

VOF Treasurer's Report

August-25

	Operation	Reserve	Total	Adj/Accrued
Alliance Bank	266,533		266,533	
Alliance Bank-Pipe repair-Special Assessment		14,057	14,057	
Merill Lynch		813,199	813,199	
WSFS Bank		618,831	618,831	(263,000.00)
	266,533	1,446,087	1,712,620	
Total Account Receivable	30,663			
*(Accounts Receivable over 90 days)	6,639			
Total Accrued Expenses	6,810			
Unpaid Bldg 3000 Rebuild	76,294			(76,294.00)
Net Income	123,077	17,827	140,904	
Net Expenses	75,984	-	75,984	33,000.00
Net Income (Loss)	47,093	17,827	64,920	
Compare Budget vs Actual	Budget Aug 2025	Budget YTD	Actual YTD	
Net Income	104,614	895,712	1,107,458	
Net Expenses	97,098	781,684	726,815	
Net Income (Loss)	7,516	114,028	380,643	

Explanation for some large expenses

Pest control used 230.72%

Fire Sprinklers used 95.17% of the budget

Missing bldg #3000 water invoice from the city ~16000

Missing ground maintance invoice ~ 17000

Reclass sewer expense as part of water invoice ~11542

****Note****

Payments toward pipe project not recorded \$263,000 on WSFS

Need to write-off liabilities to ServPro \$76294, Traveler closed claims

Spec Assessment Receivable \$5630

Spec Assessment Prepaid \$159734.12 (PIF 18 units)