

Reconciliation Report as of April 30,2025

[Link here to view the Report](#)

Statement beginning balance:	\$149,502.87
Cleared checks/payments:	\$542,040.38
Cleared deposits/credits:	+\$608,045.49
Statement ending balance:	\$215,507.98
Cleared transactions after Apr 30, 2025:	\$0.00

Reconciliation Insights

The account was successfully reconciled with a **statement ending balance of \$215,507.98** — meaning the bank records and QuickBooks match as of May 30, 2025.

Cleared deposits totaled **\$608,045.49**, which exceeded cleared payments (**\$542,040.38**), resulting in a positive movement of funds during the period.

A total of **264 transactions (224 payments + 40 deposits)** cleared, showing active cash flow and ongoing project or operational spending.

There were **no cleared transactions after April 30**, indicating that May's banking activity may not yet be fully reflected or processed by the bank.

Statement of Cash Flows Summary as of April 2025

[Link here to View the Report](#)

Operating Activities

Net Income: -\$118,824.56 (operating loss) ([P&L Report](#))

Key Adjustments:

Work in Progress (WIP): -\$537,062.81 (major use of cash)

Prepaid Expenses: -\$10,000.00

Accounts Payable: +\$101,706.27 (cash inflow from delayed payments)

Short-Term Loans:

Moishe Hyman: -\$900.00

SACHS Enterprises: +\$30,000.00

Michael Bongart: +\$25,000.00

Annette Bongart: +\$13,000.00

Credit Cards: Mixed activity; largest impact from:

R. Garcia (9210): $-\$15,494.16$

VGHH I Shlomo (7135): $+\$12,082.28$

TVG Shlomo (5524): $+\$15,017.31$

Personal Reimbursement Accounts: Small net inflow of about $+\$3,492.29$

➔ **Total Adjustments: $-\$367,624.23$**

➔ **Net Cash from Operating Activities: $-\$486,448.79$** (net cash outflow)

Investing Activities

No investing activity reported during the period.

Financing Activities

Loan Received from Roberk Klink: $+\$200,000.00$

Loan Received from BlackWire Consulting: $+\$21,500.00$

Loan Repayments to Others:

Burt & Annette Bongart: $-\$4,949.75$

Meir Wagner: $-\$1,333.34$

Zichron Acheinu Levi: $-\$4,474.90$

Natalya Grzhanko: $-\$7,000.00$

Dorron Lemesh Malka & Zev: $-\$1,160.00$ total

Owner Draw: $-\$15,750.00$

Minor Opening Balance Adjustment: $+\$10.00$

➔ **Net Cash from Financing Activities: $+\$186,842.01$**

Net Cash Position

Category	Amount (\$)
----------	-------------

Net Cash from Operations	$-486,448.79$
--------------------------	---------------

Net Cash from Investing	—
-------------------------	---

Net Cash from Financing	$+186,842.01$
-------------------------	---------------

Net Decrease in Cash	$-299,606.78$
-----------------------------	---------------------------------

Insights

Operations heavily consumed cash — primarily due to increased WIP costs and prepaid expenses. Financing inflows (notably the $\$200K$ loan from Roberk Klink) partially offset the operational outflow.


The company's ending cash balance remains negative, suggesting continued liquidity pressure despite external financing.

Overall Summary:

VG Home Buyers experienced a net cash decrease of $\$299,606.78$ in April 2025, driven mainly by high construction-related spending (WIP), with loan inflows helping mitigate but not eliminate the cash deficit.

Overhead Expenses as of April 30 2025

[Link here to view the Report](#)

 Office & Administrative Expenses –	\$3,161.56
600.1 Office Expenses & Supplies –	\$171.80
600.2 Office Utilities –	\$230.98
600.3 Software & Subscriptions –	\$1,349.61
600.4 Building & Land Rent –	\$800.00
600.5 Licenses & Memberships –	\$365.00
600.6 General Project Overhead –	\$244.17
 Payroll Expenses –	\$19,906.79
601.1 Salaries & Wages –	\$13,273.59
601.2 Employer Payroll Taxes –	\$6,633.20
 Professional Services –	\$24,289.91
602 Professional Service Expenses –	\$11,250.00
602.4 Admin & Accounting –	\$12,039.91
602.6 HR Services –	\$1,000.00
603.2 Property Insurance	\$-26
 Vehicle & Travel Expenses –	\$2,353.67
606.2 Vehicle Fuel –	\$2,223.67
606.6 Tolls & Parking Fees –	\$130.00
 Meals & Entertainment –	
608.1 Team Meals –	\$77.49
 Charitable Contributions –	\$2,750.00
609 Charitable Contributions –	\$2,750.00
 Financial & Bank Charges –	\$2,231.67
704.1 Interest Expenses –	\$2,099.92
704.2 Bank Charges –	\$131.75
Total Expenses:	\$54,745.09

Insight:

Most spending went to admin and accounting work, Office & Admin and Payroll Expenses. Payroll's the next big chunk, mainly from salaries and taxes. Good sign of stable staffing, but worth keeping an eye on overtime or workload balance.

Monthly Spending by Product per Property

[Link here to View the Report](#)

April 2025 Monthly Spending by Property (Highest to Lowest)

2087 Dogwood Dr, Scotch Plains, NJ 07076 –	\$139,138.00
112 Wildwood Ave, Montclair, NJ 07043 –	\$89,255.00
76 Midland Ave, Glen Ridge, NJ 07028 –	\$77,829.00
1936 Parkwood Dr, Scotch Plains, NJ 07076 –	\$73,531.00
120 Beverly Rd, Montclair, NJ 07043 –	\$57,167.00
63 Montclair Ave, Montclair, NJ 07042 –	\$18,354.00
1309 Graymill Dr, Scotch Plains, NJ 07076 –	\$15,250.00
2154 Shackamaxon Dr, Scotch Plains, NJ 07076 –	\$6,301.00
52 Wildwood Ave, Montclair, NJ 07043 –	\$3,665.00
2125 Jersey Ave, Scotch Plains, NJ 07076 –	\$3,524.00
27 Hidden Glen Ln, Airmont, NY 10952 –	\$438.00
109 Pleasant Ave, Fanwood, NJ 07023 –	\$346.00
360 Roberts Ln, Scotch Plains, NJ 07076 –	\$242.00
1641 Cooper Rd, Scotch Plains, NJ 07076 –	\$150.00
75 Llewellyn Rd, Montclair, NJ 07042 –	\$75.00
1406 Sylvan Ln, Scotch Plains, NJ 07076 –	\$38.00
Total Project Spending for the Month of April	\$485,304.00

Insight:

April's spending was primarily driven by Dogwood Dr and Wildwood Ave (Montclair) projects, which together accounted for nearly half of the total expenditures.

Holding Cost as of April 30,2025

[Link here to view the Report](#)

Summary by Property

Property	Total Amt	Key Cost Components
63 Montclair Ave, Montclair,	\$16,986.65	Property Tax, Insurance (GL & BR), Electric, Lawn Care
120 Beverly Rd, Montclair, NJ	\$7,159.14	Property Tax, Electric, Lawn Care
112 Wildwood Ave, Montclair, NJ	\$5,127.14	Property Tax, Electric, Sewer, Lawn Care
52 Wildwood Ave, Montclair, NJ	\$5,410.10	Property Tax, Electric, Lawn Care
2087 Dogwood Dr, Scotch Plains, NJ	\$4,345.45	Property Tax, Electric, Water, Lawn Care
1309 Graymill Dr, Scotch Plains, NJ	\$4,162.45	Property Tax, Electric, Water, Gas, Lawn Care
2154 Shackamaxon Dr ,NJ	\$3,358.85	Property Tax, Electric, Water, Lawn Care
1936 Parkwood Dr, NJ	\$2,179.29	Property Tax, Electric, Gas, Water
185 Fernwood Ave, Montclair, NJ	\$182.32	Electric, Lawn Care
76 Midland Ave, Glen Ridge, NJ	\$3.50	Convenience fee (Electric)
✔ Total Holding Cost (All Properties):	\$46,310.59	

💡 Insights

63 Montclair Ave holds the highest cost due to property insurance totaling over \$11,000 from Strategic Insurance Partners.

Municipal taxes represent the largest recurring expense across all properties, typically billed as “Q3-Tax.”

Utility and lawn care costs are moderate but consistent across most properties, reflecting typical holding maintenance.