

Financial Report as of July 2025

RECONCILIATION REPORT AS OF JULY 31,2025

[Link Here to view the Report](#)

Summary

Statement beginning balance	\$ 8,998.29
Checks and payments cleared (189)	\$-770,479.88
Deposits and other credits cleared (27)	\$775,280.65
Statement ending balance	\$13,799.06
Cleared transactions after 07/31/2025	\$0.00

1. Statement beginning balance:\$ 8,998.29

- This is the bank's starting balance at the beginning of the statement period (start of July 2025).

2. Checks and payments cleared (189): -\$770,479.88

- 189 outgoing transactions (checks, ACH payments, withdrawals) cleared the bank, totaling **\$770,479.88**.

3. Deposits and other credits cleared (27): \$775,280.65

- 27 incoming transactions (deposits, transfers in, credits) cleared the bank, totaling **\$775,280.65**.

4. Statement ending balance:\$ 13,799.06

- The bank's ending balance at the close of the statement period (end of July 2025).
- Calculation check:
 - Beginning balance (8,998.29)
 - Payments (\$770,479.88)
 - Deposits (\$775,280.65)
 - = **\$13,799.06**

7. Cleared transactions after 07/31/2025: \$0.00

- No transactions dated after 07/31/2025 have cleared the bank yet.

In short:

- The bank shows it ended July 2025 with **\$13,799.06**,

STATEMENT OF CASH FLOWS AS OF JULY 31, 2025

[Link here to view the Report](#)

1. Operating Activities

Shows the cash generated or used by the company's core business.

- **Net Income: -\$210,443.00**

[Link Here to view the Profit and Loss Report](#)

The company recorded a net loss of **-\$210,443.00** for the month.

- **Adjustments to reconcile Net Income to Net Cash provided by operations:
These adjustments reflect timing differences and non-cash items:**

○ 100 WIP:	\$1,003,619.76
○ 104 Prepaid expenses:	\$12,93108.1
○ Loans Receivables – Blackwire Consulting:	\$60,000.00
○ 200 Accounts Payable: -\$10,079.02 →	\$10,079
○ 201.4 Short-Term Loans – Michael Bongart:	\$60,500.00
○ 201.5 Short-Term Loans – Chanan Feldman: –	\$3,008.22
○ 205.14 Credit Card Liabilities – Shlomo's Amex SPG:	\$900.00
○ 205.17 Credit Card Liabilities – VGHB 4948: –	\$863.01
○ 205.24 Credit Card Liabilities – VGHH I Shlomo 7135: –	\$708.47
○ 205.25 Credit Card Liabilities – TVG Shlomo 5524 (9210): –	\$514.33
○ 208.10 PRA – J And M Contractors: –	\$4,287.12
○ 208.12 PRA – Buildesign: –	\$5,644.77
○ 208.15 PRA – Hector: –	\$2,585.27

- **Total adjustments: \$1,095,430.41**

Net cash provided by operating activities \$884,987.41

Net cash provided by operating activities: **\$884,987.41** Despite a **\$210,443.00** loss, the company's operations generated **\$884,987.41** in cash this month, mainly from WIP conversion and loan inflows.

2. Investing Activities

- **\$0.00**
No buying or selling of long-term assets during July.

3. Financing Activities

Covers loans, repayments, and owner withdrawals:

- 207.10 Long-Term Loans – BlackWire Consulting: –\$70,000.00 → Loan repayment.
- 207.17 Long-Term Loans – L240228WK250-2&12: –\$750,000.00 → Major loan repayment.
- 207.18 Long-Term Loans – L240809TK160-2&12: –\$160,000.00 → Loan repayment.
- 207.20 Long-Term Loans – Burt and Annette Bongart: –\$5,541.97 → Loan repayment.
- 207.22 Long-Term Loans – Meir Wagner: –\$1,333.34 → Loan repayment.
- 207.23 Long-Term Loans – Zichron Acheinu Levi (c/o Mendel Goldberg): –\$4,525.06 → Loan repayment.
- 207.25 Long-Term Loans – Natalya Grzhanko: –\$2,500.00 → Loan repayment.
- 207.26 Long-Term Loans – Dorron Lemesh Malka: –\$580.00 → Loan repayment.
- 207.27 Long-Term Loans – Dorron Lemesh Zev: –\$580.00 → Loan repayment.
- 207.28 Long-Term Loans – L250710TK180821.88-2&12: \$180,821.88 → Loan proceeds received.
- 302.1 Partner Distributions – Owner Draw: –\$17,110.00 → Cash withdrawn by owners.

Net cash used in financing activities:

-\$831,348.49

Net CASH INCREASE

\$53,638.49 net increase in cash for the month.

Insight:

The company generated **positive cash flow of \$53,638.92** for the period, indicating healthy liquidity despite reporting a **net loss of \$210,443.00**.

OVERHEAD EXPENSE REPORT AS OF JULY 31,2025

[Link here to view the Report](#)

Purpose of This Report

This report is essentially the company's overhead and general expenses for July 2025 — all the costs required to run the business that are not attached to buying, renovating, or selling a specific property.

602.4 Professional Admin and Accounting Expenses	\$17,508.99
601.1 Salaries and Wages	\$13,290.20
602 Professional Service Expenses	\$12,750.00
609 Charitable Contributions	\$11,000.00
601.2 Employer Payroll Taxes	\$6,525.04
606.2 Vehicle Fuel	\$2,231.92
704.1 Interest Expenses	\$2,042.66
602.6 Professional HR Services	\$1,000.00
600.7 Broker's Fee	\$1,000.00
600.3 Software and Subscriptions	\$1,181.85
600.4 Building and Land	\$800.00
600.4 Building and Land Rent	\$390.00
600.1 Office Expenses and Supplies	\$312.44
600.2 Office Utilities	\$263.52
600.6 General Project Overhead	\$244.17
704.2 Bank Charges	\$229.89
TOTAL	\$70,770.68

Insight:

Total spending for the period is **\$70,770.68**. The largest expenses are in **Professional Admin and Accounting (\$17,508.99)**, **Salaries and Wages (\$13,290.20)**, and **Professional Services (\$12,750.00)** — showing that most costs are people- and service-related.

UNPAID BILLS FOR THE THREE BIG VENDORS

[Link here to view the Report](#)

Vendor	Open Balance
Ashpa Management	\$22,231.60
Blue Ridge Lumber	\$125,768.62
Jaeger Lumber	\$59,354.75
Grand Total	\$207,354.97

AP AGING SUMMARY FOR THE THREE BIG VENDORS

[Link Here to view the Report](#)

A/P Aging Summary Report -7/31/2025						
VG Home Buyers, LLC						
As of July 31, 2025						
Vendor	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	Total
Ashpa Management	13,529.05		8,702.55			22,231.60
Blue Ridge Lumber	68,690.18		57,078.44			125,768.62
Jaeger Lumber	20,769.62		13,246.08	25,339.05		59,354.75
TOTAL	102,988.85	0.00	79,027.07	25,339.05	0.00	\$207,354.97

Summary Insight

- **Total A/P owed: \$207,354.97**
- Most debt is with **Blue Ridge Lumber** (about 61% of total A/P).
- The bulk of the payables are still “Current” or within 60 days, but **Jaeger Lumber** has a significant 61–90 day overdue balance, which might need prioritization to avoid supplier issues.

MONTHLY SPENDING PER PROPERTY AS OF JULY 31, 2025

[Link Here to view the Report](#)

Sorted Property Expenses (Highest Expending to Lowest Spending)

Property	Amount
120 Beverly Rd, Montclair, NJ 07043	\$122,173.00
63 Montclair Ave, Montclair, NJ 07042	\$100,961.00
1936 Parkwood Dr, Scotch Plains, NJ 07076	\$41,808.00
2087 Dogwood Dr, Scotch Plains, NJ 07076	\$38,264.00
2154 Shackamaxon Dr, Scotch Plains, NJ 07076	\$17,007.00
112 Wildwood Ave, Montclair, NJ 07043	\$15,256.00
76 Midland Ave, Glen Ridge, NJ 07028	\$10,050.00
2 Roosevelt Ave, Hackettstown, NJ 07840	\$5,585.00
185 Fernwood Ave, Montclair, NJ 07043	\$5,275.00
52 Wildwood Ave, Montclair, NJ 07043	\$4,102.00
1406 Sylvan Ln, Scotch Plains, NJ 07076	\$3,065.00
76 Stonebridge Rd, Montclair, NJ 07042	\$762.00
1309 Graymill Dr, Scotch Plains, NJ 07076	\$1,218.00
75 Llewellyn Rd, Montclair, NJ 07042	\$75.00
67 Clark St, Glen Ridge, NJ 07028	\$68.00
1641 Cooper Rd, Scotch Plains, NJ 07076	-\$181.00
TOTAL	 \$365,489.00

Insights:

- The highest spending came from 120 Beverly Rd (\$122,173) and 63 Montclair Ave (\$100,961), indicating major construction or renovation activities during July.
- 1936 Parkwood (\$41,808) and 2087 Dogwood (\$38,264) followed, suggesting active project phases with significant material or contractor costs.
- Overall, July's total spending reached \$365,489, reflecting a high activity month across multiple properties, led by large-scale projects in Montclair.

Holding Cost as of July 2025

[Link here to view the Report](#)

Property	Vendor	Amount
112W	Alberto Landscaping & Snow Removal, PSE&G, Township of Montclair	\$841.73
120B	Alberto Landscaping & Snow Removal, PSE&G, Township of Montclair	\$195.10
1309G	Alberto Landscaping & Snow Removal, NJ American Water, PSE&G	\$568.28
185F	Alberto Landscaping & Snow Removal	\$50.00
1936P	Alberto Landscaping & Snow Rem, Elizabethtown Gas, NJ American Water, PSE&G	\$1,029.47
2087D	Alberto Landscaping & Snow Removal, NJ American Water, PSE&G	\$281.95
2154S	Alberto Landscaping & Snow Removal, NJ American Water, PSE&G	\$266.49
52W	Alberto Landscaping & Snow Removal, PSE&G	\$6.01
63M	Alberto Landscaping & Snow Rem., PSE&G, SIP, Township of Montclair	\$180.71
76M	Alberto Landscaping, Borough of Glen Ridge, PSE&G, Ridge Title Agency	\$9,110.11
Grand Total	 	\$12,529.85

Insights:

- The highest spending came from 76M (\$9,110.11), mainly due to Ridge Title Agency, suggesting a closing or settlement-related cost.
- 1936P (\$1,029.47) ranked second, with notable payments to PSE&G and Elizabethtown Gas, reflecting ongoing utility or maintenance expenses.
- Other active properties like 112W, 1309G, and 2087D show consistent payments to PSE&G, NJ American Water, and Alberto Landscaping, indicating regular operational costs.
- Several Montclair properties (120B, 52W, 63M) had minimal activity, implying lower usage or temporarily idle projects.
- Overall, landscaping and utility services remain the most common recurring expenses across properties, while title-related fees caused a one-time spike for 76M.

PURCHASES BY VENDOR DETAIL PER PROPERTY (July 2025)

76 Midland

[Link here to view the Report](#)

Vendor / Payee	Cost Code(s)	Amount
Ridge Title Agency	96.2 Closing Costs	\$14,756.50
	14.2 Taxes	\$8,345.80
	14.4 Utilities	\$500.00
	96.7 Realtor's Fee	\$63,250.00
Total Ridge Title Agency		\$86,852.30
Rosario AC & Heating	62.7 HVAC Flat Price	\$4,000.00
The Opal Group	96.2 Closing Costs	\$128.96
Thomas Klink	13.0 Financing	\$3,673.42
UPS	96.2 Closing Costs	\$49.90
Walter Klink	13.0 Financing	\$20,825.34
Yover Tenezaca (Plumber)	63.4 Plumbing Labor	\$4,884.00
Grand Total:		\$121,142.07

PURCHASES BY VENDOR DETAIL PER PROPERTY

63 MONTCLAIRE

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Vendor / Payee	Category (Cost Code)	Amount
Township of Montclair	14.2 Taxes	\$70.00
PSE&G	14.4 Utilities	\$0.22
Strategic Insurance Partners (SIP)	14.6 Insurance	\$11,094.02
Jaeger Lumber	52.1 Framing Materials	\$553.59
J & M Contractors LLC	52.4 Framing Labor	\$110.00
SRS Building Products	53.1 Roofing Materials	\$1,880.80
WaterWays Decor	63.1 Plumbing Rough Materials	\$3,500.00
Yover Tenezaca (Plumber)	63.4 Plumbing Labor	\$8,816.66
Noble Builders & Fireplaces LLC	66.7 Fireplace Flat Price	\$2,932.00
J & M Contractors LLC	74.0 Interior Carpentry	\$440.00
Jaeger Lumber	74.3 Basic Trim Materials	\$28.86
J & M Contractors LLC	88.7 Tree Removal and Site Clean Up / Demo	\$110.00
TOTAL		\$111,489.2

PURCHASES BY VENDOR DETAIL PER PROPERTY

120 Beverly Rd,

[Link here to view the Report](#)

Vendor / Payee	Cost Codes & Categories	Total Amount
PSE&G	14.4 Utilities	\$84.61
J & M Contractors LLC	18.0 Site Management; 52.4 Framing Labor; 58.1 House Wrap; 58.4 Siding Labor; 69.4 Drywall/Spackle Labor; 74.0 Interior Carpentry; 82.5 Deck/Porch Labor (Carpentry)	\$2,330.50
Lowe's	58.1 House Wrap	\$90.50
Nestor Tacconi	62.7 HVAC Flat Price	\$17,000.00
Marcos Moncada	64.4 Electrical Labor	\$6,000.00
Noble Builders & Fireplaces LLC	66.7 Fireplace Flat Price	\$2,932.00
Marv Insulation LLC	67.7 Insulation/Fire Stop Flat Price	\$8,000.00
TOTAL		\$110,726.28

PURCHASES BY VENDOR DETAIL PER PROPERTY

1936 PARKWOOD

[Link here to view the Report](#)

Here's a concise summary of the spending by vendor and category (cost code):

Vendor	Cost Codes & Categories	Total Amount
Huston Lumber	74.4 Specialty Trim Materials	\$399.67
Jaeger Lumber	74.3 Basic Trim Materials; 74.4 Specialty Trim Materials	\$1,565.65
NJ American Water	14.4 Utilities	\$59.64
PSE&G	14.4 Utilities	\$547.12
Staples	75.1 Paint Materials; 64.0 Electrical	\$39.80
US Fuel/76	73.0 Cabinetry	\$37.00
Wallworks Painting & Wallpaper	75.7 Paint Flat Price	\$5,000.00
WaterWays Decor	74.4 Specialty Trim Materials; 63.2 Plumbing Fixtures	\$1,356.63
Woodream	75.4 Paint Labor	\$3,644.75
Grand Total:		\$39,068.56

PURCHASES BY VENDOR DETAIL PER PROPERTY

2087 Dogwood

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Vendor	Cost Codes & Categories	Total Amount
Buildesign Home Improvement, LLC	52.4 Framing Labor; 67.4 Insulation/Fire Stop Labor; 74.5 Interior Door Labor	\$8,560.50
Euwin	54.0 Windows and Exterior Doors	\$13,000.00
Home Depot	56.1 Interior Stair Materials; 64.1 Electrical Materials Rough; 62.1 HVAC Materials	\$214.69
Huston Lumber	52.1 Framing Materials; 53.1 Roofing Materials; 42.1 Foundation Materials	\$2,793.78
Marv Insulation LLC	67.7 Insulation/Fire Stop Flat Price	\$4,500.00
NJ American Water	14.4 Utilities	\$23.86
PSE&G	14.4 Utilities	\$133.09
Grand Total		\$36,808.50

PURCHASES BY VENDOR DETAIL PER PROPERTY

1309 Graymill

[Link here to view the Report](#)

Vendor	Cost Codes & Categories	Total Amount
Alberto Landscaping & Snow Removal	14.8 Lawn Care/Snow Removal	\$125.00
Garfinkel Design Group LLC	16.7 Architectural Plans	-\$100.00 (credit)
HVAC Experts LLC	62.9 HVAC Manuals	\$750.00
NJ American Water	14.4 Utilities	\$23.86
PSE&G	14.4 Utilities	\$419.42
Zalmen Raskin	13.0 Financing	\$29,917.80
Grand Total:		\$31,136.08

PURCHASES BY VENDOR DETAIL PER PROPERTY

112Wildwood

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Vendor	Cost Codes & Categories	Total Amount
Alberto Landscaping & Snow Removal	14.8 Lawn Care/Snow Removal	\$100.00
Alpha Funding Solutions (FCI LendingServices)	13.0 Financing	\$9,511.92
Hoffinger Yaacov	13.0 Financing	\$2,672.87
Jose Moreno (Electrician)	64.4 Electrical Labor	\$2,668.00
PSE&G	14.4 Utilities	\$671.73
Rosario AC & Heating	62.7 HVAC Flat Price	\$4,000.00
S&L Pool Installation LLC	29.4 Other Site Systems and Amenities Labor	\$1,000.00
Tor Glass	76.7 Frameless Glass Enclosures and Mirrors	\$1,200.00
Township of Montclair	14.2 Taxes	\$70.00
Yover Tenezaca (Plumber)	63.4 Plumbing Labor	\$5,616.66
Grand Total:		\$27,511.18

PURCHASES BY VENDOR DETAIL PER PROPERTY

185 Fernwood Ave.

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Vendor	Cost Codes & Categories	Total Amount
Alberto Landscaping & Snow Removal	14.8 Lawn Care/Snow Removal	\$50.00
Alpha Funding Solutions (FCI LendingServices)	13.0 Financing	\$14,098.42
Buildesign Home Improvement, LLC	32.4 Demolition Labor	\$225.00
J & J Demo LLC	32.7 Demolition Flat Price	\$5,000.00
Grand Total:		\$19,373.42

PURCHASES BY VENDOR DETAIL PER PROPERTY

2154 Shackamaxon Dr

[Link Here to View the Report](#)

Vendor	Cost Codes & Categories	Total Amount
Alberto Landscaping & Snow Removal	14.8 Lawn Care/Snow Removal	\$170.00
Garfinkel Design Group LLC	16.7 Architectural Plans	\$15,230.00
Lakeland Surveying Inc	16.2 Topographical Survey	\$700.00
NJ American Water	14.4 Utilities	\$35.82
PSE&G	14.4 Utilities	\$60.67
Staples	16.8 Permits	\$110.02
Grand Total:		\$16,306.51