

# Financial Report as of October 31,2025

## Reconciliation Report

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### Summary

Statement beginning balance	\$98.49
Checks and payments cleared (174)	-\$581,266.47
Deposits and other credits cleared (17)	<u>\$622,829.40</u>
<b>Statement ending balance</b>	<b>\$41,661.42</b>
Cleared transactions after 10/31/2025	<b>0.00</b>

### Insight:

The account shows strong activity during the period, with **\$581,266.47 in cleared payments** and **\$622,829.40 in cleared deposits**, resulting in a healthy ending balance of **\$41,661.42**. No transactions were incorrectly cleared beyond the statement date, indicating a clean and accurate reconciliation.

## Statement of Cash Flows

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**Net Income:** -\$50,840.88

Adjustments for Non-Cash Income and Expenses

100 WIP	-\$443,439.69
200 Accounts Payable (A/P)	-\$70,191.46
Short-Term Loans	
201.10 L251001SW150-18 – Sholom (Berri) Wolosow:	+\$75,000.00
201.12 Feldman Chanan (63M):	+\$100,000.00
201.13 Feldman Chanan (120B):	+\$100,000.00
Credit Card Liabilities	
205.14 Shlomo's Amex SPG:	-\$1,000.00
205.17 VGHB:	-\$2,260.00
205.24 VGHH I Shlomo 7135:	-\$83.97
205.25 TVG Shlomo 5524:	-\$1,160.00
205.48 Michael Bongart Citi x8449:	+\$60.00
205.52 Michael's Amex Bonvoy x2008:	+\$520.98
205.55 Annette's Chase Ink x0575:	+\$61.91
Personal Reimbursement Accounts (PRA)	
208.10 PRA – J & M Contractors:	-\$4,223.75
208.11 PRA – Herson:	+\$361.73
208.12 PRA – Buildesign:	-\$11,819.68
208.13 PRA – Brian:	-\$2.60
208.14 PRA – Andrew:	-\$63.70
Total Adjustments:	-\$258,240.23
<b>Net Cash from Operating Activities</b>	<b>-\$309,081.11</b>

 Cash Flows from Investing Activities

No investing activity recorded

 Cash Flows from Financing Activities

Long-Term Loans

207.10 BlackWire Consulting:	+\$82,000.00
207.16 Loan Hoffinger Yaacov (x200-12):	-\$293,296.67
207.20 Burt & Annette Bongart:	-\$5,541.97
207.22 Meir Wagner:	-\$1,333.34
207.23 Zichron Acheinu Levi:	-\$4,575.21
207.26 Dorrn Lemesh Malka:	-\$580.00
207.27 Dorrn Lemesh Zev:	-\$580.00
207.31 Hoffinger Yaacov (185F):	+\$293,296.67
Partner Distributions	
302.1 Owner Draw:	-\$13,800.00
Net Cash from Financing Activities:	+\$55,589.48

 Net Increase/Decrease in Cash

**-\$253,491.63**

**Insight: Operations are heavily cash-negative, driven mostly by large reductions in WIP and Accounts Payable, meaning the company paid out more than it collected.**

## Overhead Expenses

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### Highest to Lowest Overhead Expenses – October 2025

602 Professional Service –	\$13,500.00
601.1 Salaries and Wages –	\$13,290.35
602.4 Professional Administrative Fees –	\$12,078.42
601.2 Employer Payroll Taxes –	\$6,466.06
600.3 Software and Subscriptions –	\$1,540.80
704.4 Loan Interest –	\$1,479.45
602.6 Professional HR Services –	\$1,000.00
600.4 Building and Land –	\$800.00
606.2 Vehicle Fuel –	\$770.09
600.7 Broker's Fee –	\$500.00
704.2 Bank Charges –	\$456.07
606.6 Tolls and Parking Fees –	\$440.00
600.6 General Project Overhead –	\$244.17
600.2 Office Utilities –	\$233.36
704 Other Expenses –	\$150.00
608.1 Team Meals –	\$42.92
600.1 Office Expenses and Supplies –	\$29.82
704.1 Interest Expenses –	<u>\$19.37</u>
<b>Total</b>	<b>\$53,040.88</b>

Insight: Most of the overhead costs for October 2025 came from labor and professional services. Salaries, professional services, and admin fees together make up the majority of spending. Software, loan interest, and payroll taxes also represent notable recurring expenses, while all other categories are minimal in comparison.

## Unpaid Bills Summary (Ranked Highest → Lowest)

[Link here to view the Report](#)

VG Home Buyers, LLC – As of October 31, 2025

Vendor	# of Invoices	Total Amount	Open Balance
Jaeger Lumber	49	\$73,254.54	\$67,710.11
Blue Ridge Lumber	4	\$25,094.12	\$25,094.12
Ashpa Management	19	\$10,810.20	\$10,810.20
<b>TOTAL</b>	<b>72</b>	<b>\$109,158.86</b>	<b>\$103,614.43</b>

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### Overall Summary

- 73% of total unpaid amount comes from Jaeger Lumber → strongest impact on cash flow and project continuity.
- Blue Ridge and Ashpa are smaller but still important for keeping material flow and services uninterrupted.
- Cash planning should prioritize Jaeger Lumber first, then Blue Ridge, and keep Ashpa from aging too long to avoid relationship strain.

## Monthly Spending by Property – October 2025 (Ranked Highest → Lowest)

[Link here to view the Report](#)

Property	Amount
120 Beverly Rd	\$93,179.00
63 Montclair Ave	\$90,527.00
2087 Dogwood Dr	\$77,124.00
— (Unassigned)	\$34,310.00
1309 Graymill Dr	\$11,040.00
2154 Shackamaxon Dr	\$5,614.00
185 Fernwood Ave	\$6,497.00
112 Wildwood Ave	\$3,630.00
2051 Jersey Ave	\$2,757.00
1936 Parkwood Dr	\$2,327.00
52 Wildwood Ave	\$1,622.00
67 Clark St	\$261.00
76 Stonebridge Rd	\$261.00
87 Essex Ave	\$644.00
2125 Jersey Ave	\$75.00
360 Roberts Ln	\$64.00
<b>TOTAL</b>	<b>\$329,933.00</b>

### Quick Insights

- Huge spending concentration in *two properties* — Beverly Rd (\$93k) and Montclair Ave (\$90k). These alone represent over 55% of total monthly s
- Dogwood Dr is also significant at \$77k, probably in an active construction phase.
- The unassigned \$34k are electrical materials. We have the receipts but the properties where it was installed was not indicated.

## Top 3 Highest Spending Property

### Purchases by Products and Services- 120 Beverly

92.7 Post Construction Cleaning (1)	\$384.00
88.8 Landscape Improvements (3)	\$4,640.00
84.0 Exterior Masonry (4)	\$981.00
82.4 Exterior Carpentry Labor (3)	\$1,560.00
82.5 Deck/Porch Labor (carpentry) (4)	\$2,982.00
82.3 Exterior Accessories (2)	\$125.00
82.2 Exterior Railing Material (2)	\$2,169.00
82.1 Deck/Porch Materials (carpentry) (2)	\$117.00
76.7 Frameless Glass Enclosures and Mirrors (2)	\$4,550.00
76.1 Bathroom Materials Accessories / Small Mirrors (5)	\$1,366.00
75.1 Paint Materials (1)	\$200.00
75.0 Painting and Wallpaper (1)	\$45.00
75.7 Paint Flat Price (2)	\$4,000.00
74.0 Interior Carpentry (1)	\$582.00
74.7 Basic Trim Labor (4)	\$3,966.00
74.8 Specialty Trim Labor (3)	\$1,356.00
74.3 Basic Trim Materials (2)	\$92.00
74.1 Interior Door Materials (1)	\$368.00
74.9 Interior Railing Flat Fee (1)	\$6.00
73.1 Cabinet Materials (5)	\$4,070.00
72.0 Flooring Non-Tile (3)	\$1,086.00
72.5 Hardwood Floor Labor (1)	\$6,262.00
71.4 Tile Labor (1)	\$594.00
70.0 Finishes (3)	\$885.00
69.4 Drywall/Spackle Labor (2)	\$1,443.00
65.0 Security and Technology (2)	\$201.00
64.2 Electrical Fixtures (10)	\$11,770.00
63.2 Plumbing Fixtures (10)	\$9,255.00
62.1 HVAC Materials (4)	\$172.00
62.4 HVAC Labor (1)	\$300.00
62.2 Premium Thermostats (1)	\$653.00
58.2 Siding Materials (7)	\$3,919.00
58.0 Siding and Shutters (5)	\$1,275.00
58.4 Siding Labor (3)	\$16,772.00
58.3 Shutter Materials (2)	\$377.00
58.1 House Wrap (1)	<u>\$6.00</u>
<b>TOTAL</b>	<b>\$93,179</b>

**Insight:**

Biggest cost drivers are Siding Labor (\$16,772), Electrical Fixtures (\$11,770), and Plumbing Fixtures (\$9,255), which together make up a large portion of the total spend. Interior and exterior finish items like Hardwood Floor Labor, Trim Labor, and Deck/Porch work also contribute significantly.

## **Purchase by Product and Services-63 Montclair**

**84.0 Exterior Masonry (1) \$9.00**  
**82.1 Deck/Porch Materials (carpentry) (4) \$5,531.00**  
**82.5 Deck/Porch Labor (carpentry) (3) \$1,344.00**  
**82.3 Exterior Accessories (1) \$97.00**  
**75.1 Paint Materials (1) \$18.00**  
**74.0 Interior Carpentry (4) \$2,089.00**  
**74.5 Interior Door Labor (2) \$1,566.00**  
**74.7 Basic Trim Labor (6) \$9,540.00**  
**74.6 Closet Labor (3) \$3,581.00**  
**74.8 Specialty Trim Labor (3) \$2,878.00**  
**74.3 Basic Trim Materials (10) \$6,446.00**  
**74.4 Specialty Trim Materials (1) \$272.00**  
**73.4 Cabinet Labor (2) \$1,944.00**  
**73.1 Cabinet Materials (3) \$13,574.00**  
**71.4 Tile Labor (5) \$7,373.00**  
**71.0 Tile Installation (1) \$111.00**  
**71.1 Tile Materials (5) \$1,214.00**  
**70.0 Finishes (2) \$450.00**  
**69.4 Drywall/Spackle Labor (2) \$999.00**  
**63.2 Plumbing Fixtures (2) \$6,653.00**  
**62.2 Premium Thermostats (1) \$218.00**  
**58.1 House Wrap (1) \$255.00**  
**58.2 Siding Materials (1) \$19,367.00**  
**56.4 Interior Stair Labor (1) \$225.00**  
**56.0 Interior Stairs (1) \$585.00**  
**56.1 Interior Stair Materials (1) \$5.00**  
**53.4 Roofing Labor (2) \$1,770.00**  
**53.1 Roofing Materials (1) \$18.00**  
**52.4 Framing Labor (3) \$1,450.00**  
**52.1 Framing Materials (4) \$667.00**  
**16.7 Architectural Plans (1) \$40.00**

**14.8 Lawn Care/Snow Removal (2) \$100.00**

**14.4 Utilities (2) \$141.00**

**TOTAL \$90,527**

**Short Insight:**

Spending is dominated by Siding Materials, Cabinet Materials, and Trim Labor, indicating the project is deep into exterior finishing and interior detailing. Significant costs in trim, cabinets, and tile work show strong focus on final interior build-out, while structural and mechanical expenses remain minimal. Overall, the project is in the finishing and aesthetic upgrade stage.

**Purchases by Product/Service -Detail 2087 Dogwood**

**Summary (Highest to Lowest Spending)**

<b>74.3 Basic Trim Materials —</b>	<b>\$23,052.00</b>
<b>74.1 Interior Door Materials —</b>	<b>\$12,808.00</b>
<b>71.4 Tile Labor —</b>	<b>\$16,575.00</b>
<b>88.7 Tree Removal and Site Clean Up / Demo —</b>	<b>\$5,510.00</b>
<b>62.7 HVAC Flat Price —</b>	<b>\$3,000.00</b>
<b>74.5 Interior Door Labor —</b>	<b>\$3,136.00</b>
<b>74.7 Basic Trim Labor —</b>	<b>\$1,845.00</b>
<b>16.2 Topographical Survey —</b>	<b>\$1,750.00</b>
<b>69.4 Drywall/Spackle Labor —</b>	<b>\$1,410.00</b>
<b>71.1 Tile Materials —</b>	<b>\$1,311.00</b>
<b>42.1 Foundation Materials —</b>	<b>\$1,097.00</b>
<b>52.4 Framing Labor —</b>	<b>\$1,560.00</b>
<b>18.1 Dumpsters Ongoing —</b>	<b>\$752.00</b>
<b>74.6 Closet Labor —</b>	<b>\$730.00</b>
<b>70.0 Finishes —</b>	<b>\$535.00</b>
<b>73.4 Cabinet Labor —</b>	<b>\$460.00</b>
<b>63.0 Plumbing —</b>	<b>\$225.00</b>
<b>63.2 Plumbing Fixtures —</b>	<b>\$144.00</b>
<b>18.2 Porta Potty Rental —</b>	<b>\$135.00</b>
<b>71.0 Tile Installation —</b>	<b>\$113.00</b>
<b>80.0 Exterior Work —</b>	<b>\$110.00</b>
<b>14.4 Utilities —</b>	<b>\$81.00</b>
<b>14.8 Lawn Care /Snow Removal —</b>	<b>\$50.00</b>
<b>69.0 Drywall —</b>	<b>\$47.00</b>
<b>62.1 HVAC Materials —</b>	<b>\$40.00</b>
<b>69.1 Drywall/Spackle Materials —</b>	<b>\$32.00</b>
<b>74.0 Interior Carpentry —</b>	<b>\$305.00</b>
<b>52.1 Framing Materials —</b>	<b>\$312.00</b>
<b>TOTAL:</b>	<b>\$77,124.00</b>

**Insight:**

The project's spending is heavily concentrated in interior finish work, specifically trim materials, tile labor, and interior doors, which dominate the budget. Exterior and structural costs are relatively low, suggesting the property was mostly in the finishing stage during this period. Labor and materials for plumbing, HVAC, and utilities remain minimal, showing no major mechanical work occurred. Overall, the expenses reflect a project focused on final interior detailing and cosmetic completion rather than major construction.

## **HOLDING COST SUMMARY PER PROPERTY**

### [Link here to view the Report](#)

 **112 Wildwood Ave, Montclair, NJ 07043 — Total: \$2,629.75**

**10/07/2025 – Utilities – PSE&G – \$3.50**

**10/29/2025 – Insurance – (SIP) – \$2,626.25**

 **120 Beverly Rd, Montclair, NJ 07043 — Total: \$124.29**

**10/07/2025 – Utilities – PSE&G – -\$50.00**

**10/08/2025 – Lawn Care – Alberto Landscaping – \$50.00**

**10/09/2025 – Utilities – PSE&G – \$124.29**

 **1309 Graymill Dr, Scotch Plains, NJ 07076 — Total: \$69.75**

**10/06/2025 – Utilities – PSE&G – \$45.89**

**10/15/2025 – Lawn Care – Alberto Landscaping – \$50.00**

**10/16/2025 – Utilities – NJ American Water – \$23.86**

**10/31/2025 – Utilities – PSE&G – -\$50.00**

 **185 Fernwood Ave, Montclair, NJ 07043 — Total: \$309.66**

**10/08/2025 – Lawn Care – Alberto Landscaping – \$75.00**

**10/09/2025 – Utilities – PSE&G – \$125.65**

**10/15/2025 – Lawn Care – Alberto Landscaping – \$50.00**

**10/15/2025 – Utilities – Township of Montclair (Water) – \$59.01**

 **1936 Parkwood Dr, Scotch Plains, NJ 07076 — Total: \$9.57**

**10/02/2025 – Utilities – Elizabethtown Gas – \$9.57**

 **2087 Dogwood Dr, Scotch Plains, NJ 07076 — Total: \$131.09**

**10/06/2025 – Utilities – PSE&G – \$98.45**

**10/14/2025 – Utilities – PSE&G – \$8.78**

**10/15/2025 – Lawn Care – Alberto Landscaping – \$50.00**

**10/21/2025 – Utilities – NJ American Water – \$23.86**

**10/31/2025 – Utilities – PSE&G – -\$50.00**

 **2154 Shackamaxon Dr, Scotch Plains, NJ 07076 — Total: \$64.21**

**10/06/2025 – Utilities – PSE&G – \$28.39**

**10/15/2025 – Lawn Care – Alberto Landscaping – \$50.00**

**10/16/2025 – Utilities – NJ American Water – \$35.82**

**10/31/2025 – Utilities – PSE&G – -\$50.00**

 **360 Roberts Ln, Scotch Plains, NJ 07076 — Total: \$64.47**

**10/30/2025 – Utilities (Collection) – Aargon Agency – \$64.47**

 **52 Wildwood Ave, Montclair, NJ 07043 — Total: \$87.00**

**10/08/2025 – Utilities – PSE&G – -\$100.00**

**10/08/2025 – Lawn Care – Alberto Landscaping – \$85.00**

**10/10/2025 – Utilities – PSE&G – \$52.00**

**10/15/2025 – Lawn Care – Alberto Landscaping – \$50.00**

 **63 Montclair Ave, Montclair, NJ 07042 — Total: \$240.87**

**10/07/2025 – Utilities – PSE&G – -\$50.00**

**10/08/2025 – Lawn Care – Alberto Landscaping – \$50.00**

**10/09/2025 – Utilities – PSE&G – \$190.87**

**10/15/2025 – Lawn Care – Alberto Landscaping – \$50.00**

 **87 Essex Ave, Montclair, NJ 07042 — Total: \$643.79**

**10/30/2025 – Utilities (Collection) – Aargon Agency – \$643.79**

**GRAND TOTAL:**

**\$4,374.45**

**Insight: The highest holding cost for October 2025 came from 112 Wildwood Ave due to a large insurance charge, followed by 87 Essex Ave because of a utility collection payment, and 185 Fernwood Ave with moderate costs driven by utilities and lawn care.**