

Coach House Inc.
Balance Sheet
Transaction 12/31/2022

Operating

Assets

10100	Alliance - Operating	45,234.12
10710	Debit Card	219.49
10600	Capital Reserve account -AAFS	51,719.50
10700	Restricted Reserve	208,821.90
12000	Accounts Receivable	4,706.02
		<u>310,701.03</u>

Total Assets

310,701.03

Liabilities & Equity

20100	PrePaid Assessments	12,462.39
20600	A/P - Key Depsit	3,900.00
29000	Members Equity - retained Earnings	200,637.76
		<u>217,000.15</u>

Equity

Net Income 93,700.88

Total Equity

93,700.88

Total Liabilities & Equity

310,701.03

Coach House Inc.
KR Budget Comparison Standard with Code

Transaction 12/1/2022 To 12/31/2022 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
31000 Maintenance Fees	26,765.31	26,765.31	0.00	321,183.72	321,183.72	0.00	321,183.72
33000 Guest Room Rentals	0.00	166.63	(166.63)	4,080.00	2,000.00	2,080.00	2,000.00
34000 Sp assess Restrictive Res- Sept	0.00	0.00	0.00	26,765.31	26,765.31	0.00	26,765.31
34100 Sp assess Capital Projects 3 yrs- March	0.00	0.00	0.00	32,118.05	32,118.05	0.00	32,118.05
34110 Special Assessment- June	0.00	0.00	0.00	26,765.31	26,765.31	0.00	26,765.31
36500 Late Charges	90.00	0.00	90.00	719.36	0.00	719.36	0.00
37000 Interest Income	74.29	16.63	57.66	502.74	200.00	302.74	200.00
39000 Other Revenues	0.00	0.00	0.00	100.00	0.00	100.00	0.00
TOTAL	26,929.60	26,948.57	(18.97)	412,234.49	409,032.39	3,202.10	409,032.39
TOTAL Income	26,929.60	26,948.57	(18.97)	412,234.49	409,032.39	3,202.10	409,032.39
Expense							
<u>P-Utilities</u>							
43000 Telephone	329.48	66.63	262.85	3,392.23	800.00	2,592.23	800.00
45500 Gas & Electric Expense	2,772.72	3,250.00	(477.28)	34,080.74	39,000.00	(4,919.26)	39,000.00
47000 Water & Sewer	6,603.15	6,333.68	269.47	41,330.95	38,000.00	3,330.95	38,000.00
48000 Cable	3,548.97	3,441.63	107.34	42,024.98	41,300.00	724.98	41,300.00
TOTAL P-Utilities	13,254.32	13,091.94	162.38	120,828.90	119,100.00	1,728.90	119,100.00
<u>Repairs and Maintenance</u>							
51000 Supplies	698.14	500.00	198.14	5,482.66	6,000.00	(517.34)	6,000.00
55400 Roof & Gutters	0.00	41.63	(41.63)	2,840.67	500.00	2,340.67	500.00
56700 Snow Removal	0.00	1,000.00	(1,000.00)	2,137.50	4,000.00	(1,862.50)	4,000.00
56900 Pest Control	0.00	41.63	(41.63)	0.00	500.00	(500.00)	500.00
57500 Flowers/Hospitality	0.00	75.00	(75.00)	0.00	900.00	(900.00)	900.00
58000 Extraordinary Maintenance	0.00	416.63	(416.63)	3,624.77	5,000.00	(1,375.23)	5,000.00
58300 General Maintenance	7,132.00	3,120.00	4,012.00	35,429.89	37,440.00	(2,010.11)	37,440.00
58310 Full Care	2,167.70	2,250.00	(82.30)	26,732.98	27,000.00	(267.02)	27,000.00
58400 Landscaping	0.00	0.00	0.00	5,863.00	0.00	5,863.00	0.00
58700 Fire & Security Monitor	0.00	530.00	(530.00)	9,283.33	6,360.00	2,923.33	6,360.00
58900 Janitorial Cleaning	1,200.00	1,333.37	(133.37)	17,761.10	16,000.00	1,761.10	16,000.00
59000 Swimming Pool	(145.69)	750.00	(895.69)	7,451.99	9,000.00	(1,548.01)	9,000.00
59300 Plumbing Repair	3,110.29	833.37	2,276.92	14,591.76	10,000.00	4,591.76	10,000.00
59400 HVAC	0.00	666.63	(666.63)	117.00	8,000.00	(7,883.00)	8,000.00
59500 Electrical	0.00	1,000.00	(1,000.00)	792.27	12,000.00	(11,207.73)	12,000.00
59600 Building/ Carpentry	0.00	208.37	(208.37)	0.00	2,500.00	(2,500.00)	2,500.00
59700 Elevator	0.00	416.63	(416.63)	4,513.52	5,000.00	(486.48)	5,000.00
59800 Garage Door	0.00	83.37	(83.37)	770.00	1,000.00	(230.00)	1,000.00
59810 Guest/ Party Room Improvements	0.00	83.37	(83.37)	270.54	1,000.00	(729.46)	1,000.00
59820 Drywall & Painting	0.00	100.00	(100.00)	0.00	1,200.00	(1,200.00)	1,200.00
TOTAL Repairs and Maintenance	14,162.44	13,450.00	712.44	137,662.98	153,400.00	(15,737.02)	153,400.00
<u>S-Administrative</u>							
60400 Association Fees	0.00	190.50	(190.50)	11,130.10	2,286.00	8,844.10	2,286.00
63500 Insurance -Business	2,853.15	2,750.00	103.15	33,213.49	33,000.00	213.49	33,000.00
65500 Management Fees	1,054.00	1,054.00	0.00	12,648.00	12,648.00	0.00	12,648.00
66000 Miscellaneous Expense	0.00	70.13	(70.13)	922.14	842.00	80.14	842.00

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	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
66100 Social Committee	171.09	0.00	171.09	352.97	0.00	352.97	0.00
66500 Postage/Dplication Expense	40.22	83.37	(43.15)	829.17	1,000.00	(170.83)	1,000.00
67000 Professional/Legal Fee	0.00	166.63	(166.63)	88.86	2,000.00	(1,911.14)	2,000.00
68500 Audit & Taxes Preparation	0.00	41.63	(41.63)	580.00	500.00	80.00	500.00
68600 Tax & License	0.00	2.12	(2.12)	277.00	25.00	252.00	25.00
TOTAL S-Administrative	4,118.46	4,358.38	(239.92)	60,041.73	52,301.00	7,740.73	52,301.00
<u>V-Reserve</u>							
70100 Capital Projects Reserve	0.00	2,676.50	(2,676.50)	0.00	32,118.00	(32,118.00)	32,118.00
70200 Contribution to restricted reserve	0.00	2,230.38	(2,230.38)	0.00	26,765.00	(26,765.00)	26,765.00
TOTAL V-Reserve	0.00	4,906.88	(4,906.88)	0.00	58,883.00	(58,883.00)	58,883.00
TOTAL Expense	31,535.22	35,807.20	(4,271.98)	318,533.61	383,684.00	(65,150.39)	383,684.00
Excess Revenue / Expense	(4,605.62)	(8,858.63)	4,253.01	93,700.88	25,348.39	68,352.49	25,348.39