

Coach House Inc.
Balance Sheet
Transaction 02/28/2023

Operating

Assets

10100	Alliance - Operating	60,501.48
10710	Debit Card	230.71
10600	Capital Reserve account -AAFS	51,740.41
10700	Restricted Reserve	208,940.08
12000	Accounts Receivable	5,474.36
		326,887.02

Total Assets

326,887.02

Liabilities & Equity

20100	PrePaid Assessments	18,636.80
20600	A/P - Key DepsIt	4,050.00
29000	Members Equity - retained Earnings	294,338.64
		317,025.44

Equity

Net Income	9,861.58
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Total Equity

9,861.58

Total Liabilities & Equity

326,887.02

Coach House Inc.
KR Budget Comparison Standard with Code

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	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
31000 Maintenance Fees	29,441.49	29,441.80	(0.31)	58,883.29	58,883.60	(0.31)	353,301.56
33000 Guest Room Rentals	720.00	0.00	720.00	1,000.00	0.00	1,000.00	0.00
36500 Late Charges	45.00	0.00	45.00	105.00	0.00	105.00	0.00
37000 Interest Income	67.46	0.00	67.46	141.98	0.00	141.98	0.00
TOTAL	30,273.95	29,441.80	832.15	60,130.27	58,883.60	1,246.67	353,301.56
TOTAL Income	30,273.95	29,441.80	832.15	60,130.27	58,883.60	1,246.67	353,301.56
Expense							
<u>P-Utilities</u>							
43000 Telephone	335.66	325.00	10.66	665.14	650.00	15.14	3,900.00
45500 Gas & Electric Expense	3,205.28	3,250.00	(44.72)	6,507.06	6,500.00	7.06	39,000.00
47000 Water & Sewer	5,029.10	6,666.67	(1,637.57)	5,029.10	6,666.67	(1,637.57)	40,000.00
48000 Cable	3,939.63	3,666.67	272.96	7,701.75	7,333.34	368.41	44,000.00
TOTAL P-Utilities	12,509.67	13,908.34	(1,398.67)	19,903.05	21,150.01	(1,246.96)	126,900.00
<u>Repairs and Maintenance</u>							
51000 Supplies	245.20	500.00	(254.80)	784.39	1,000.00	(215.61)	6,000.00
55400 Roof & Gutters	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
56700 Snow Removal	132.50	1,000.00	(867.50)	871.85	2,000.00	(1,128.15)	4,000.00
56900 Pest Control	0.00	8.33	(8.33)	0.00	16.66	(16.66)	100.00
57500 Memorial Gifts	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
58300 General Maintenance	2,970.00	3,583.33	(613.33)	6,864.62	7,166.66	(302.04)	43,000.00
58310 Full Care	2,379.22	2,250.00	129.22	2,379.22	4,500.00	(2,120.78)	27,000.00
58320 Irrigation- Chism	0.00	83.33	(83.33)	538.00	166.66	371.34	1,000.00
58700 Fire & Security Monitor	3,070.40	583.33	2,487.07	3,070.40	1,166.66	1,903.74	7,000.00
58900 Janitorial Cleaning	1,400.00	1,516.67	(116.67)	2,600.00	3,033.34	(433.34)	18,200.00
59000 Swimming Pool	0.00	750.00	(750.00)	0.00	1,500.00	(1,500.00)	9,000.00
59300 Plumbing Repair	0.00	1,000.00	(1,000.00)	0.00	2,000.00	(2,000.00)	12,000.00
59400 HVAC	0.00	666.67	(666.67)	0.00	1,333.34	(1,333.34)	8,000.00
59500 Electrical	276.20	83.33	192.87	276.20	166.66	109.54	1,000.00
59700 Elevator	0.00	416.67	(416.67)	489.34	833.34	(344.00)	5,000.00
59800 Garage Door	0.00	83.33	(83.33)	0.00	166.66	(166.66)	1,000.00
59810 Guest/ Party Room Improvements	0.00	333.33	(333.33)	0.00	666.66	(666.66)	4,000.00
TOTAL Repairs and Maintenance	10,473.52	13,133.32	(2,659.80)	17,874.02	26,266.64	(8,392.62)	149,600.00
<u>S-Administrative</u>							
60400 Association Fees	0.00	625.00	(625.00)	369.44	1,250.00	(880.56)	7,500.00
63500 Insurance -Business	3,111.56	2,916.67	194.89	5,964.71	5,833.34	131.37	35,000.00
65500 Management Fees	1,222.66	1,138.33	84.33	2,276.66	2,276.66	0.00	13,660.00
66000 Miscellaneous Expense	0.00	83.33	(83.33)	0.00	166.66	(166.66)	1,000.00
66100 Social Committee	0.00	41.67	(41.67)	111.75	83.34	28.41	500.00
66500 Postage/Dplication Expense	174.75	83.33	91.42	460.96	166.66	294.30	1,000.00
67000 Professional/Legal Fee	0.00	166.67	(166.67)	0.00	333.34	(333.34)	2,000.00
68500 Audit & Taxes Preparation	0.00	41.67	(41.67)	0.00	83.34	(83.34)	500.00
68600 Tax & License	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
68810 Coach House Website	2,308.10	125.00	2,183.10	3,308.10	250.00	3,058.10	1,500.00
TOTAL S-Administrative	6,817.07	5,246.67	1,570.40	12,491.62	10,493.34	1,998.28	62,960.00

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	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Expense	29,800.26	32,288.33	(2,488.07)	50,268.69	57,909.99	(7,641.30)	339,460.00
Excess Revenue / Expense	473.69	(2,846.53)	3,320.22	9,861.58	973.61	8,887.97	13,841.58