

Coach House Inc.
Balance Sheet
Transaction 03/31/2023

Operating

Assets

10100	Alliance - Operating	73,119.77
10710	Debit Card	63.46
10600	Capital Reserve account -AAFS	51,751.39
10700	Restricted Reserve	209,002.17
12000	Accounts Receivable	2,704.92
		<u>336,641.71</u>

Total Assets

336,641.71

Liabilities & Equity

20100	PrePaid Assessments	26,008.20
20600	A/P - Key Depsit	4,050.00
29000	Members Equity - retained Earnings	294,338.64
		<u>324,396.84</u>

Equity

Net Income 12,244.87

Total Equity

12,244.87

Total Liabilities & Equity

336,641.71

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	29,441.80	29,441.80	0.00	88,325.09	88,325.40	(0.31)	353,301.56
33000 Guest Room Rentals	240.00	0.00	240.00	1,240.00	0.00	1,240.00	0.00
36500 Late Charges	45.00	0.00	45.00	150.00	0.00	150.00	0.00
37000 Interest Income	74.77	0.00	74.77	216.75	0.00	216.75	0.00
TOTAL	29,801.57	29,441.80	359.77	89,931.84	88,325.40	1,606.44	353,301.56
TOTAL Income	29,801.57	29,441.80	359.77	89,931.84	88,325.40	1,606.44	353,301.56
Expense							
<u>P-Utilities</u>							
43000 Telephone	335.66	325.00	10.66	1,000.80	975.00	25.80	3,900.00
45500 Gas & Electric Expense	2,998.23	3,250.00	(251.77)	9,505.29	9,750.00	(244.71)	39,000.00
47000 Water & Sewer	0.00	0.00	0.00	5,029.10	6,666.67	(1,637.57)	40,000.00
48000 Cable	3,939.63	3,666.67	272.96	11,641.38	11,000.01	641.37	44,000.00
TOTAL P-Utilities	7,273.52	7,241.67	31.85	27,176.57	28,391.68	(1,215.11)	126,900.00
<u>Repairs and Maintenance</u>							
51000 Supplies	167.25	500.00	(332.75)	951.64	1,500.00	(548.36)	6,000.00
55400 Roof & Gutters	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
56700 Snow Removal	0.00	1,000.00	(1,000.00)	871.85	3,000.00	(2,128.15)	4,000.00
56900 Pest Control	0.00	8.33	(8.33)	0.00	24.99	(24.99)	100.00
57500 Memorial Gifts	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00
58300 General Maintenance	6,493.00	3,583.33	2,909.67	13,357.62	10,749.99	2,607.63	43,000.00
58310 Full Care	5,288.44	2,250.00	3,038.44	7,667.66	6,750.00	917.66	27,000.00
58320 Irrigation- Chism	0.00	83.33	(83.33)	538.00	249.99	288.01	1,000.00
58500 Common Area Improvements	121.21	0.00	121.21	121.21	0.00	121.21	0.00
58600 Tree Trimming & Removal	1,200.00	0.00	1,200.00	1,200.00	0.00	1,200.00	0.00
58700 Fire & Security Monitor	473.04	583.33	(110.29)	3,543.44	1,749.99	1,793.45	7,000.00
58900 Janitorial Cleaning	1,400.00	1,516.67	(116.67)	4,000.00	4,550.01	(550.01)	18,200.00
59000 Swimming Pool	0.00	750.00	(750.00)	0.00	2,250.00	(2,250.00)	9,000.00
59300 Plumbing Repair	192.50	1,000.00	(807.50)	192.50	3,000.00	(2,807.50)	12,000.00
59400 HVAC	0.00	666.67	(666.67)	0.00	2,000.01	(2,000.01)	8,000.00
59500 Electrical	135.00	83.33	51.67	411.20	249.99	161.21	1,000.00
59700 Elevator	0.00	416.67	(416.67)	489.34	1,250.01	(760.67)	5,000.00
59800 Garage Door	314.84	83.33	231.51	314.84	249.99	64.85	1,000.00
59810 Guest/ Party Room Improvements	0.00	333.33	(333.33)	0.00	999.99	(999.99)	4,000.00
TOTAL Repairs and Maintenance	15,785.28	13,133.32	2,651.96	33,659.30	39,399.96	(5,740.66)	149,600.00
<u>S-Administrative</u>							
60400 Association Fees	0.00	625.00	(625.00)	369.44	1,875.00	(1,505.56)	7,500.00
63500 Insurance -Business	3,111.56	2,916.67	194.89	9,076.27	8,750.01	326.26	35,000.00
65500 Management Fees	1,138.33	1,138.33	0.00	3,414.99	3,414.99	0.00	13,660.00
66000 Miscellaneous Expense	0.00	83.33	(83.33)	0.00	249.99	(249.99)	1,000.00
66100 Social Committee	0.00	41.67	(41.67)	111.75	125.01	(13.26)	500.00
66500 Postage/Dplication Expense	35.59	83.33	(47.74)	496.55	249.99	246.56	1,000.00
67000 Professional/Legal Fee	74.00	166.67	(92.67)	74.00	500.01	(426.01)	2,000.00
68500 Audit & Taxes Preparation	0.00	41.67	(41.67)	0.00	125.01	(125.01)	500.00
68600 Tax & License	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00

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	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
68610 Coach House Website	0.00	125.00	(125.00)	3,308.10	375.00	2,933.10	1,500.00
TOTAL S-Administrative	4,359.48	5,246.67	(887.19)	16,851.10	15,740.01	1,111.09	62,960.00
TOTAL Expense	27,418.28	25,621.66	1,796.62	77,686.97	83,531.65	(5,844.68)	339,460.00
Excess Revenue / Expense	2,383.29	3,820.14	(1,436.85)	12,244.87	4,793.75	7,451.12	13,841.56