

Coach House Inc.
Balance Sheet
Transaction 04/30/2023

Operating

Assets			
10100	Alliance - Operating	72,835.44	
10710	Debit Card	873.76	
10600	Capital Reserve account -AAFS	51,762.03	
10700	Restricted Reserve	209,062.29	
12000	Accounts Receivable	3,480.12	
		<u>338,013.64</u>	
<i>Total Assets</i>			<u>338,013.64</u>
Liabilities & Equity			
20100	PrePaid Assessments	23,195.14	
20600	A/P - Key Depsit	4,050.00	
29000	Members Equity - retained Earnings	294,338.64	
		<u>321,583.78</u>	
<u>Equity</u>			
	Net Income	16,429.86	
<u>Total Equity</u>		<u>16,429.86</u>	
<i>Total Liabilities & Equity</i>			<u>338,013.64</u>

Coach House Inc.

KR Budget Comparison Standard with Code

Transaction 4/1/2023 To 4/30/2023 11:59:00 PM

	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	117,766.89	117,767.20	(0.31)	353,301.56
33000 Guest Room Rentals	2,480.00	0.00	2,480.00	3,720.00	0.00	3,720.00	0.00
36500 Late Charges	45.00	0.00	45.00	195.00	0.00	195.00	0.00
37000 Interest Income	72.41	0.00	72.41	289.16	0.00	289.16	0.00
TOTAL	32,039.21	29,441.80	2,597.41	121,971.05	117,767.20	4,203.85	353,301.56
TOTAL Income	32,039.21	29,441.80	2,597.41	121,971.05	117,767.20	4,203.85	353,301.56
Expense							
<u>P-Utilities</u>							
43000 Telephone	360.66	325.00	35.66	1,361.46	1,300.00	61.46	3,900.00
45500 Gas & Electric Expense	2,872.88	3,250.00	(377.12)	12,378.17	13,000.00	(621.83)	39,000.00
47000 Water & Sewer	5,312.85	6,666.67	(1,353.82)	10,341.95	13,333.34	(2,991.39)	40,000.00
48000 Cable	3,939.63	3,666.67	272.96	15,581.01	14,666.68	914.33	44,000.00
TOTAL P-Utilities	12,486.02	13,908.34	(1,422.32)	39,662.59	42,300.02	(2,637.43)	126,900.00
<u>Repairs and Maintenance</u>							
51000 Supplies	189.70	500.00	(310.30)	1,141.34	2,000.00	(858.66)	6,000.00
55400 Roof & Gutters	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
56700 Snow Removal	0.00	0.00	0.00	871.85	3,000.00	(2,128.15)	4,000.00
56900 Pest Control	0.00	8.33	(8.33)	0.00	33.32	(33.32)	100.00
57500 Memorial Gifts	50.00	25.00	25.00	50.00	100.00	(50.00)	300.00
58300 General Maintenance	3,238.00	3,583.33	(345.33)	16,595.62	14,333.32	2,262.30	43,000.00
58310 Full Care	0.00	2,250.00	(2,250.00)	7,667.66	9,000.00	(1,332.34)	27,000.00
58320 Irrigation- Chism	0.00	83.33	(83.33)	538.00	333.32	204.68	1,000.00
58500 Common Area Improvements	0.00	0.00	0.00	121.21	0.00	121.21	0.00
58600 Tree Trimming & Removal	0.00	0.00	0.00	1,200.00	0.00	1,200.00	0.00
58700 Fire & Security Monitor	0.00	583.33	(583.33)	3,543.44	2,333.32	1,210.12	7,000.00
58900 Janitorial Cleaning	1,400.00	1,516.67	(116.67)	5,400.00	6,066.68	(666.68)	18,200.00
59000 Swimming Pool	0.00	750.00	(750.00)	0.00	3,000.00	(3,000.00)	9,000.00
59300 Plumbing Repair	0.00	1,000.00	(1,000.00)	192.50	4,000.00	(3,807.50)	12,000.00
59400 HVAC	316.63	666.67	(350.04)	316.63	2,666.68	(2,350.05)	8,000.00
59500 Electrical	3,671.87	83.33	3,588.54	4,083.07	333.32	3,749.75	1,000.00
59700 Elevator	239.34	416.67	(177.33)	728.68	1,666.68	(938.00)	5,000.00
59800 Garage Door	1,440.00	83.33	1,356.67	1,754.84	333.32	1,421.52	1,000.00
59810 Guest/ Party Room Improvements	0.00	333.33	(333.33)	0.00	1,333.32	(1,333.32)	4,000.00
TOTAL Repairs and Maintenance	10,545.54	12,133.32	(1,587.78)	44,204.84	51,533.28	(7,328.44)	149,600.00
<u>S-Administrative</u>							
60400 Association Fees	0.00	625.00	(625.00)	369.44	2,500.00	(2,130.56)	7,500.00
63500 Insurance -Business	3,111.56	2,916.67	194.89	12,187.83	11,666.68	521.15	35,000.00
65500 Management Fees	1,138.33	1,138.33	0.00	4,553.32	4,553.32	0.00	13,660.00
66000 Miscellaneous Expense	0.00	83.33	(83.33)	0.00	333.32	(333.32)	1,000.00
66100 Social Committee	111.67	41.67	70.00	223.42	166.68	56.74	500.00
66500 Postage/Dplication Expense	42.35	83.33	(40.98)	538.90	333.32	205.58	1,000.00
67000 Professional/Legal Fee	323.75	166.67	157.08	397.75	666.68	(268.93)	2,000.00
68500 Audit & Taxes Preparation	0.00	41.67	(41.67)	0.00	166.68	(166.68)	500.00
68600 Tax & License	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00

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	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
68610 Coach House Website	95.00	125.00	(30.00)	3,403.10	500.00	2,903.10	1,500.00
TOTAL S-Administrative	4,822.66	5,246.67	(424.01)	21,673.76	20,986.68	687.08	62,960.00
TOTAL Expense	27,854.22	31,288.33	(3,434.11)	105,541.19	114,819.98	(9,278.79)	339,460.00
Excess Revenue / Expense	4,184.99	(1,846.53)	6,031.52	16,429.86	2,947.22	13,482.64	13,841.56