

Coach House Inc.
Balance Sheet
Transaction 05/31/2023

Operating

Assets

10100	Alliance - Operating	147,156.69
10710	Debit Card	41.27
10600	Capital Reserve account -AAFS	51,773.02
10700	Restricted Reserve	14,445.04
10800	CDARS CD-1027259509- 11/24/23- 2.81%	65,035.04
10810	CDARS CD- 1027259533-8/24/23- 2.47%	65,030.80
10815	CDARS CD- 1027259525-5/23/24- 3.69%	65,046.01
12000	Accounts Receivable	2,281.58
		410,809.45

Total Assets

410,809.45

Liabilities & Equity

20100	PrePaid Assessments	25,948.40
20600	A/P - Key Depsit	4,150.00
29000	Members Equity - retained Earnings	294,338.64
		324,437.04

Equity

Net Income	86,372.41
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Total Equity

86,372.41

Total Liabilities & Equity

410,809.45

Coach House Inc.
KR Budget Comparison Standard with Code

Transaction 5/1/2023 To 5/31/2023 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	147,208.69	147,209.00	(0.31)	353,301.56
33000 Guest Room Rentals	1,040.00	0.00	1,040.00	4,760.00	0.00	4,760.00	0.00
36500 Late Charges	45.00	0.00	45.00	240.00	0.00	240.00	0.00
37000 Interest Income	174.41	0.00	174.41	463.57	0.00	463.57	0.00
39100 Wind Damage 2023- Erie Insurance	66,983.76	0.00	66,983.76	66,983.76	0.00	66,983.76	0.00
TOTAL	97,684.97	29,441.80	68,243.17	219,656.02	147,209.00	72,447.02	353,301.56
TOTAL Income	97,684.97	29,441.80	68,243.17	219,656.02	147,209.00	72,447.02	353,301.56
Expense							
<u>P-Utilities</u>							
43000 Telephone	360.66	325.00	35.66	1,722.12	1,625.00	97.12	3,900.00
45500 Gas & Electric Expense	2,674.61	3,250.00	(575.39)	15,052.78	16,250.00	(1,197.22)	39,000.00
47000 Water & Sewer	0.00	0.00	0.00	10,341.95	13,333.34	(2,991.39)	40,000.00
48000 Cable	3,939.82	3,666.67	273.15	19,520.83	18,333.35	1,187.48	44,000.00
TOTAL P-Utilities	6,975.09	7,241.67	(266.58)	46,637.68	49,541.69	(2,904.01)	126,900.00
<u>Repairs and Maintenance</u>							
51000 Supplies	674.85	500.00	174.85	1,816.19	2,500.00	(683.81)	6,000.00
55400 Roof & Gutters	0.00	250.00	(250.00)	0.00	1,250.00	(1,250.00)	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	41.65	(41.65)	100.00
57500 Memorial Gifts	0.00	25.00	(25.00)	50.00	125.00	(75.00)	300.00
58300 General Maintenance	2,984.00	3,583.33	(599.33)	19,579.62	17,916.65	1,662.97	43,000.00
58310 Full Care	2,379.22	2,250.00	129.22	10,046.88	11,250.00	(1,203.12)	27,000.00
58320 Irrigation- Chism	0.00	83.33	(83.33)	538.00	416.65	121.35	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	2,000.00	0.00	2,000.00	3,200.00	0.00	3,200.00	0.00
58700 Fire & Security Monitor	0.00	583.33	(583.33)	3,543.44	2,916.65	626.79	7,000.00
58900 Janitorial Cleaning	1,750.00	1,516.67	233.33	7,150.00	7,583.35	(433.35)	18,200.00
59000 Swimming Pool	2,786.49	750.00	2,036.49	2,786.49	3,750.00	(963.51)	9,000.00
59300 Plumbing Repair	0.00	1,000.00	(1,000.00)	192.50	5,000.00	(4,807.50)	12,000.00
59400 HVAC	0.00	666.67	(666.67)	316.63	3,333.35	(3,016.72)	8,000.00
59500 Electrical	0.00	83.33	(83.33)	4,083.07	416.65	3,666.42	1,000.00
59700 Elevator	1,616.66	416.67	1,199.99	2,345.34	2,083.35	261.99	5,000.00
59800 Garage Door	300.00	83.33	216.67	2,054.84	416.65	1,638.19	1,000.00
59810 Guest/ Party Room Improvements	0.00	333.33	(333.33)	0.00	1,666.65	(1,666.65)	4,000.00
TOTAL Repairs and Maintenance	14,491.22	12,133.32	2,357.90	58,696.06	63,666.60	(4,970.54)	149,600.00
<u>S-Administrative</u>							
60400 Association Fees	1,534.45	625.00	909.45	1,903.89	3,125.00	(1,221.11)	7,500.00
63500 Insurance -Business	3,111.56	2,916.67	194.89	15,299.39	14,583.35	716.04	35,000.00
65500 Management Fees	1,138.33	1,138.33	0.00	5,691.65	5,691.65	0.00	13,660.00
66000 Miscellaneous Expense	0.00	83.33	(83.33)	0.00	416.65	(416.65)	1,000.00
66100 Social Committee	32.52	41.67	(9.15)	255.94	208.35	47.59	500.00
66500 Postage/Dplication Expense	39.25	83.33	(44.08)	578.15	416.65	161.50	1,000.00
67000 Professional/Legal Fee	0.00	166.67	(166.67)	397.75	833.35	(435.60)	2,000.00
68500 Audit & Taxes Preparation	0.00	41.67	(41.67)	0.00	208.35	(208.35)	500.00

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	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
68600 Tax & License	325.00	25.00	300.00	325.00	125.00	200.00	300.00
68610 Coach House Website	95.00	125.00	(30.00)	3,498.10	625.00	2,873.10	1,500.00
TOTAL S-Administrative	<u>6,276.11</u>	<u>5,246.67</u>	<u>1,029.44</u>	<u>27,949.87</u>	<u>26,233.35</u>	<u>1,716.52</u>	<u>62,960.00</u>
TOTAL Expense	<u>27,742.42</u>	<u>24,621.66</u>	<u>3,120.76</u>	<u>133,283.61</u>	<u>139,441.64</u>	<u>(6,158.03)</u>	<u>339,460.00</u>
Excess Revenue / Expense	<u>69,942.55</u>	<u>4,820.14</u>	<u>65,122.41</u>	<u>86,372.41</u>	<u>7,767.36</u>	<u>78,605.05</u>	<u>13,841.56</u>