

Coach House Inc.
Balance Sheet
Transaction 08/31/2023

Operating

Assets

| | | |
|-------|--------------------------------------|------------|
| 10100 | Alliance - Operating | 89,781.59 |
| 10710 | Debit Card | 976.91 |
| 10600 | Capital Reserve account -AAFS | 51,805.65 |
| 10700 | Restricted Reserve | 30,139.36 |
| 10800 | CDARS CD-1027259509- 11/24/23- 2.81% | 65,497.28 |
| 10810 | CDARS CD- 1027666082 11/24/23- 2.47% | 65,436.91 |
| 10815 | CDARS CD- 1027259525-5/23/24- 3.69% | 65,653.78 |
| 12000 | Accounts Receivable | 3,467.84 |
| | | 372,759.32 |

Total Assets

372,759.32

Liabilities & Equity

| | | |
|-------|------------------------------------|------------|
| 20100 | PrePaid Assessments | 35,347.66 |
| 20600 | A/P - Key Depsit | 4,250.00 |
| 29000 | Members Equity - retained Earnings | 294,338.64 |
| | | 333,936.30 |

Equity

Net Income

38,823.02

Total Equity

38,823.02

Total Liabilities & Equity

372,759.32

Coach House Inc.
KR Budget Comparison Standard with Code

Transaction 8/1/2023 To 8/31/2023 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 | 235,534.09 | 235,534.40 | (0.31) | 353,301.56 |
| 33000 Guest Room Rentals | 640.00 | 0.00 | 640.00 | 6,000.00 | 0.00 | 6,000.00 | 0.00 |
| 36500 Late Charges | 45.00 | 0.00 | 45.00 | 375.00 | 0.00 | 375.00 | 0.00 |
| 37000 Interest Income | 514.60 | 0.00 | 514.60 | 1,987.01 | 0.00 | 1,987.01 | 0.00 |
| 39100 Wind Damage 2023- Erie Insurance | 0.00 | 0.00 | 0.00 | 66,983.76 | 0.00 | 66,983.76 | 0.00 |
| TOTAL | 30,641.40 | 29,441.80 | 1,199.60 | 310,879.86 | 235,534.40 | 75,345.46 | 353,301.56 |
| TOTAL Income | 30,641.40 | 29,441.80 | 1,199.60 | 310,879.86 | 235,534.40 | 75,345.46 | 353,301.56 |
| Expense | | | | | | | |
| <u>P-Utilities</u> | | | | | | | |
| 43000 Telephone | 307.92 | 325.00 | (17.08) | 2,292.31 | 2,600.00 | (307.69) | 3,900.00 |
| 45500 Gas & Electric Expense | 2,729.50 | 3,250.00 | (520.50) | 23,289.90 | 26,000.00 | (2,710.10) | 39,000.00 |
| 47000 Water & Sewer | 7,433.88 | 6,666.67 | 767.21 | 23,177.68 | 26,666.68 | (3,489.00) | 40,000.00 |
| 48000 Cable | 4,007.56 | 3,666.67 | 340.89 | 31,876.03 | 29,333.36 | 2,542.67 | 44,000.00 |
| TOTAL P-Utilities | 14,478.86 | 13,908.34 | 570.52 | 80,635.92 | 84,600.04 | (3,964.12) | 126,900.00 |
| <u>Repairs and Maintenance</u> | | | | | | | |
| 51000 Supplies | 0.00 | 500.00 | (500.00) | 1,930.28 | 4,000.00 | (2,069.72) | 6,000.00 |
| 55400 Roof & Gutters | 0.00 | 250.00 | (250.00) | 0.00 | 2,000.00 | (2,000.00) | 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 | 66.64 | (66.64) | 100.00 |
| 57500 Memorial Gifts | 0.00 | 25.00 | (25.00) | 50.00 | 200.00 | (150.00) | 300.00 |
| 58300 General Maintenance | 2,606.00 | 3,583.33 | (977.33) | 32,888.96 | 28,666.64 | 4,222.32 | 43,000.00 |
| 58310 Full Care | 4,758.44 | 2,250.00 | 2,508.44 | 19,563.76 | 18,000.00 | 1,563.76 | 27,000.00 |
| 58320 Irrigation- Chism | 0.00 | 83.33 | (83.33) | 889.00 | 666.64 | 222.36 | 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 | 3,200.00 | 0.00 | 3,200.00 | 0.00 |
| 58700 Fire & Security Monitor | 0.00 | 583.33 | (583.33) | 4,016.48 | 4,666.64 | (650.16) | 7,000.00 |
| 58900 Janitorial Cleaning | 3,737.04 | 1,516.67 | 2,220.37 | 13,712.04 | 12,133.36 | 1,578.68 | 18,200.00 |
| 59000 Swimming Pool | 1,572.00 | 750.00 | 822.00 | 13,816.33 | 6,000.00 | 7,816.33 | 9,000.00 |
| 59300 Plumbing Repair | 968.46 | 1,000.00 | (31.54) | 3,698.87 | 8,000.00 | (4,301.13) | 12,000.00 |
| 59400 HVAC | 0.00 | 666.67 | (666.67) | 316.63 | 5,333.36 | (5,016.73) | 8,000.00 |
| 59500 Electrical | 9.82 | 83.33 | (73.51) | 8,397.89 | 666.64 | 7,731.25 | 1,000.00 |
| 59700 Elevator | 0.00 | 416.67 | (416.67) | 4,869.74 | 3,333.36 | 1,536.38 | 5,000.00 |
| 59800 Garage Door | 287.50 | 83.33 | 204.17 | 2,342.34 | 666.64 | 1,675.70 | 1,000.00 |
| 59810 Guest/ Party Room Improvements | 0.00 | 333.33 | (333.33) | 0.00 | 2,666.64 | (2,666.64) | 4,000.00 |
| 59840 Hot Water Install | 29,100.00 | 0.00 | 29,100.00 | 29,100.00 | 0.00 | 29,100.00 | 0.00 |
| 59845 Loan | 3,500.00 | 0.00 | 3,500.00 | 3,500.00 | 0.00 | 3,500.00 | 0.00 |
| 59847 Permanently Stabilize Walls | 5,490.00 | 0.00 | 5,490.00 | 5,490.00 | 0.00 | 5,490.00 | 0.00 |
| TOTAL Repairs and Maintenance | 52,029.26 | 12,133.32 | 39,895.94 | 148,775.38 | 100,066.56 | 48,708.82 | 149,600.00 |
| <u>S-Administrative</u> | | | | | | | |
| 60400 Association Fees | 0.00 | 625.00 | (625.00) | 2,742.21 | 5,000.00 | (2,257.79) | 7,500.00 |
| 63500 Insurance -Business | 3,111.56 | 2,916.67 | 194.89 | 24,634.07 | 23,333.36 | 1,300.71 | 35,000.00 |
| 65500 Management Fees | 1,138.33 | 1,138.33 | 0.00 | 9,106.64 | 9,106.64 | 0.00 | 13,660.00 |
| 66000 Miscellaneous Expense | 189.00 | 83.33 | 105.67 | 239.00 | 666.64 | (427.64) | 1,000.00 |
| 66100 Social Committee | 0.00 | 41.67 | (41.67) | 408.09 | 333.36 | 74.73 | 500.00 |

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 KR Budget Comparison Standard with Code

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| | Current Month Operating | | | Year to Date Operating | | | Annual |
|----------------------------------|-------------------------|------------|-------------|------------------------|------------|-----------|------------|
| | Actual | Budget | \$ Var | Actual | Budget | \$ Var | |
| 66500 Postage/Dplication Expense | 112.08 | 83.33 | 28.75 | 794.68 | 666.64 | 128.04 | 1,000.00 |
| 67000 Professional/Legal Fee | 0.00 | 166.67 | (166.67) | 397.75 | 1,333.36 | (935.61) | 2,000.00 |
| 68500 Audit & Taxes Preparation | 0.00 | 41.67 | (41.67) | 0.00 | 333.36 | (333.36) | 500.00 |
| 68600 Tax & License | 0.00 | 25.00 | (25.00) | 350.00 | 200.00 | 150.00 | 300.00 |
| 68610 Coach House Website | 380.00 | 125.00 | 255.00 | 3,973.10 | 1,000.00 | 2,973.10 | 1,500.00 |
| TOTAL S-Administrative | 4,930.97 | 5,246.67 | (315.70) | 42,645.54 | 41,973.36 | 672.18 | 62,960.00 |
| TOTAL Expense | 71,439.09 | 31,288.33 | 40,150.76 | 272,056.84 | 226,639.96 | 45,416.88 | 339,460.00 |
| Excess Revenue / Expense | (40,797.69) | (1,846.53) | (38,951.16) | 38,823.02 | 8,894.44 | 29,928.58 | 13,841.56 |