

Coach House Inc.
 Balance Sheet
 Transaction 10/31/2023

Operating

Assets

10100	Alliance - Operating	73,799.54
10710	Debit Card	781.97
10600	Capital Reserve account -AAFS	51,827.29
10700	Restricted Reserve	40,034.94
10800	CDARS CD-1027259509- 11/24/23- 2.81%	65,805.58
10810	CDARS CD- 1027666082 11/24/23- 2.47%	65,707.58
10815	CDARS CD- 1027259525-5/23/24- 3.69%	66,059.89
12000	Accounts Receivable	7,316.75
		371,333.54

Total Assets

371,333.54

Liabilities & Equity

20100	PrePaid Assessments	13,182.26
20600	A/P - Key Depsit	4,300.00
29000	Members Equity - retained Earnings	294,338.64
		311,820.90

Equity

Net Income	59,512.64
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Total Equity

59,512.64

Total Liabilities & Equity

371,333.54

Coach House Inc.

KR Budget Comparison Standard with Code

Transaction 10/1/2023 To 10/31/2023 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	294,417.69	294,418.00	(0.31)	353,301.56
33000 Guest Room Rentals	160.00	0.00	160.00	6,520.00	0.00	6,520.00	0.00
34000 Sp assess Restrictive Res- Sept	0.00	0.00	0.00	29,441.80	0.00	29,441.80	0.00
36500 Late Charges	90.00	0.00	90.00	570.00	0.00	570.00	0.00
37000 Interest Income	519.34	0.00	519.34	3,006.74	0.00	3,006.74	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	30,211.14	29,441.80	769.34	400,939.99	294,418.00	106,521.99	353,301.56
TOTAL Income	30,211.14	29,441.80	769.34	400,939.99	294,418.00	106,521.99	353,301.56
Expense							
<u>P-Utilities</u>							
43000 Telephone	375.66	325.00	50.66	3,043.63	3,250.00	(206.37)	3,900.00
45500 Gas & Electric Expense	2,686.05	3,250.00	(563.95)	28,607.41	32,500.00	(3,892.59)	39,000.00
47000 Water & Sewer	8,775.80	6,666.67	2,109.13	31,953.48	33,333.35	(1,379.87)	40,000.00
48000 Cable	3,874.19	3,666.67	207.52	39,690.04	36,666.70	3,023.34	44,000.00
TOTAL P-Utilities	15,711.70	13,908.34	1,803.36	103,294.56	105,750.05	(2,455.49)	126,900.00
<u>Repairs and Maintenance</u>							
51000 Supplies	140.44	500.00	(359.56)	2,210.23	5,000.00	(2,789.77)	6,000.00
55400 Roof & Gutters	0.00	250.00	(250.00)	3,950.00	2,500.00	1,450.00	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	83.30	(83.30)	100.00
57500 Memorial Gifts	0.00	25.00	(25.00)	50.00	250.00	(200.00)	300.00
58300 General Maintenance	2,558.00	3,583.33	(1,025.33)	37,949.46	35,833.30	2,116.16	43,000.00
58310 Full Care	2,379.22	2,250.00	129.22	21,942.98	22,500.00	(557.02)	27,000.00
58320 Irrigation- Chism	0.00	83.33	(83.33)	889.00	833.30	55.70	1,000.00
58400 Landscaping	121.64	0.00	121.64	121.64	0.00	121.64	0.00
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	4,000.00	0.00	4,000.00	0.00
58700 Fire & Security Monitor	0.00	583.33	(583.33)	4,525.00	5,833.30	(1,308.30)	7,000.00
58900 Janitorial Cleaning	1,050.00	1,516.67	(466.67)	15,812.04	15,166.70	645.34	18,200.00
59000 Swimming Pool	900.27	750.00	150.27	15,109.60	7,500.00	7,609.60	9,000.00
59300 Plumbing Repair	307.00	1,000.00	(693.00)	4,005.87	10,000.00	(5,994.13)	12,000.00
59400 HVAC	0.00	666.67	(666.67)	316.63	6,666.70	(6,350.07)	8,000.00
59500 Electrical	0.00	83.33	(83.33)	8,397.89	833.30	7,564.59	1,000.00
59700 Elevator	253.70	416.67	(162.97)	5,163.44	4,166.70	996.74	5,000.00
59800 Garage Door	0.00	83.33	(83.33)	3,192.34	833.30	2,359.04	1,000.00
59810 Guest/ Party Room Improvements	2,555.31	333.33	2,221.98	2,860.33	3,333.30	(472.97)	4,000.00
59820 Drywall & Painting	700.00	0.00	700.00	700.00	0.00	700.00	0.00
59840 Hot Water Install	0.00	0.00	0.00	29,100.00	0.00	29,100.00	0.00
59845 Loan	0.00	0.00	0.00	3,500.00	0.00	3,500.00	0.00
59846 Garage Floor Refinishing	0.00	0.00	0.00	2,775.10	0.00	2,775.10	0.00
59847 Permanently Stabilize Walls	11,285.00	0.00	11,285.00	16,775.00	0.00	16,775.00	0.00
TOTAL Repairs and Maintenance	22,250.58	12,133.32	10,117.26	184,339.61	124,333.20	60,006.41	149,600.00
<u>S-Administrative</u>							
60400 Association Fees	0.00	625.00	(625.00)	2,742.21	6,250.00	(3,507.79)	7,500.00

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	
63500 Insurance -Business	3,111.56	2,916.67	194.89	30,857.19	29,166.70	1,690.49	35,000.00
65500 Management Fees	1,138.33	1,138.33	0.00	11,383.30	11,383.30	0.00	13,660.00
66000 Miscellaneous Expense	0.00	83.33	(83.33)	289.00	833.30	(544.30)	1,000.00
66100 Social Committee	0.00	41.67	(41.67)	500.39	416.70	83.69	500.00
66500 Postage/Dplication Expense	59.80	83.33	(23.53)	930.24	833.30	96.94	1,000.00
67000 Professional/Legal Fee	20.00	166.67	(146.67)	417.75	1,666.70	(1,248.95)	2,000.00
68500 Audit & Taxes Preparation	0.00	41.67	(41.67)	2,350.00	416.70	1,933.30	500.00
68600 Tax & License	0.00	25.00	(25.00)	350.00	250.00	100.00	300.00
68610 Coach House Website	0.00	125.00	(125.00)	3,973.10	1,250.00	2,723.10	1,500.00
TOTAL S-Administrative	<u>4,329.69</u>	<u>5,246.67</u>	<u>(916.98)</u>	<u>53,793.18</u>	<u>52,466.70</u>	<u>1,326.48</u>	<u>62,960.00</u>
TOTAL Expense	<u>42,291.97</u>	<u>31,288.33</u>	<u>11,003.64</u>	<u>341,427.35</u>	<u>282,549.95</u>	<u>58,877.40</u>	<u>339,460.00</u>
Excess Revenue / Expense	<u>(12,080.83)</u>	<u>(1,846.53)</u>	<u>(10,234.30)</u>	<u>59,512.64</u>	<u>11,868.05</u>	<u>47,644.59</u>	<u>13,841.56</u>