

Coach House Inc.

Balance Sheet

Transaction 11/30/2023

**Operating**

**Assets**

10100	Alliance - Operating	79,979.26
10710	Debit Card	283.25
10600	Capital Reserve account -AAFS	51,837.94
10700	Restricted Reserve	40,039.87
10800	CDARS CD-1028117457- 2/22/24- 2.47%- 13 v	65,841.11
10810	CDARS CD- 1028110851- 5/23/24- 4.17%- 26 v	65,974.94
10815	CDARS CD- 1027259525-5/23/24- 3.69%- 52 v	66,260.54
12000	Accounts Receivable	4,153.34
		<u>374,370.25</u>

*Total Assets*

374,370.25

**Liabilities & Equity**

20100	PrePaid Assessments	12,804.57
20600	A/P - Key Deposit	4,350.00
29000	Members Equity - retained Earnings	294,338.64
		<u>311,493.21</u>

Equity

Net Income 62,877.04

Total Equity

62,877.04

*Total Liabilities & Equity*

374,370.25

**Coach House Inc.**  
**KR Budget Comparison Standard with Code**

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

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
31000 Maintenance Fees	29,441.80	29,441.80	0.00	323,859.49	323,859.80	(0.31)	353,301.56
33000 Guest Room Rentals	720.00	0.00	720.00	7,240.00	0.00	7,240.00	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	645.00	0.00	645.00	0.00
37000 Interest Income	520.78	0.00	520.78	3,527.52	0.00	3,527.52	0.00
39100 Wind Damage 2023- Erie Insurance	0.00	0.00	0.00	66,983.76	0.00	66,983.76	0.00
<b>TOTAL</b>	<b>30,772.58</b>	<b>29,441.80</b>	<b>1,330.78</b>	<b>431,697.57</b>	<b>323,859.80</b>	<b>107,837.77</b>	<b>353,301.56</b>
<b>TOTAL Income</b>	<b>30,772.58</b>	<b>29,441.80</b>	<b>1,330.78</b>	<b>431,697.57</b>	<b>323,859.80</b>	<b>107,837.77</b>	<b>353,301.56</b>
<b>Expense</b>							
<b><u>P-Utilities</u></b>							
43000 Telephone	375.66	325.00	50.66	3,419.29	3,575.00	(155.71)	3,900.00
45500 Gas & Electric Expense	2,217.67	3,250.00	(1,032.33)	30,825.08	35,750.00	(4,924.92)	39,000.00
47000 Water & Sewer	0.00	0.00	0.00	31,953.48	33,333.35	(1,379.87)	40,000.00
48000 Cable	3,939.82	3,666.67	273.15	43,629.86	40,333.37	3,296.49	44,000.00
48100 Trash	168.41	0.00	168.41	168.41	0.00	168.41	0.00
<b>TOTAL P-Utilities</b>	<b>6,701.56</b>	<b>7,241.67</b>	<b>(540.11)</b>	<b>109,996.12</b>	<b>112,991.72</b>	<b>(2,995.60)</b>	<b>126,900.00</b>
<b><u>Repairs and Maintenance</u></b>							
51000 Supplies	552.48	500.00	52.48	2,762.71	5,500.00	(2,737.29)	6,000.00
55400 Roof & Gutters	0.00	250.00	(250.00)	3,950.00	2,750.00	1,200.00	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	91.63	(91.63)	100.00
57500 Memorial Gifts	0.00	25.00	(25.00)	50.00	275.00	(225.00)	300.00
58000 Extraordinary Maintenance	4,162.66	0.00	4,162.66	4,162.66	0.00	4,162.66	0.00
58100 Equipment	199.00	0.00	199.00	199.00	0.00	199.00	0.00
58300 General Maintenance	4,358.50	3,583.33	775.17	42,307.96	39,416.63	2,891.33	43,000.00
58310 Full Care	2,379.22	2,250.00	129.22	24,322.20	24,750.00	(427.80)	27,000.00
58320 Irrigation- Chism	0.00	83.33	(83.33)	889.00	916.63	(27.63)	1,000.00
58400 Landscaping	0.00	0.00	0.00	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	256.74	583.33	(326.59)	4,781.74	6,416.63	(1,634.89)	7,000.00
58900 Janitorial Cleaning	1,050.00	1,516.67	(466.67)	16,862.04	16,683.37	178.67	18,200.00
59000 Swimming Pool	0.00	750.00	(750.00)	15,109.60	8,250.00	6,859.60	9,000.00
59300 Plumbing Repair	0.00	1,000.00	(1,000.00)	4,005.87	11,000.00	(6,994.13)	12,000.00
59400 HVAC	0.00	666.67	(666.67)	316.63	7,333.37	(7,016.74)	8,000.00
59500 Electrical	0.00	83.33	(83.33)	8,397.89	916.63	7,481.26	1,000.00
59700 Elevator	1,681.96	416.67	1,265.29	6,845.40	4,583.37	2,262.03	5,000.00
59800 Garage Door	0.00	83.33	(83.33)	3,192.34	916.63	2,275.71	1,000.00
59810 Guest/ Party Room Improvements	1,139.33	333.33	806.00	3,999.66	3,666.63	333.03	4,000.00
59820 Drywall & Painting	0.00	0.00	0.00	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	0.00	0.00	0.00	16,775.00	0.00	16,775.00	0.00

Coach House Inc.  
 KR Budget Comparison Standard with Code

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

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Repairs and Maintenance	15,779.89	12,133.32	3,646.57	200,119.50	136,466.52	63,652.98	149,600.00
<b><u>S-Administrative</u></b>							
60400 Association Fees	0.00	625.00	(625.00)	2,742.21	6,875.00	(4,132.79)	7,500.00
63500 Insurance -Business	3,111.56	2,916.67	194.89	33,968.75	32,083.37	1,885.38	35,000.00
65500 Management Fees	1,138.33	1,138.33	0.00	12,521.63	12,521.63	0.00	13,660.00
66000 Miscellaneous Expense	0.00	83.33	(83.33)	289.00	916.63	(627.63)	1,000.00
66100 Social Committee	0.00	41.67	(41.67)	500.39	458.37	42.02	500.00
66500 Postage/Dplication Expense	31.84	83.33	(51.49)	962.08	916.63	45.45	1,000.00
67000 Professional/Legal Fee	60.00	166.67	(106.67)	477.75	1,833.37	(1,355.62)	2,000.00
68500 Audit & Taxes Preparation	0.00	41.67	(41.67)	2,350.00	458.37	1,891.63	500.00
68600 Tax & License	0.00	25.00	(25.00)	350.00	275.00	75.00	300.00
68610 Coach House Website	570.00	125.00	445.00	4,543.10	1,375.00	3,168.10	1,500.00
TOTAL S-Administrative	4,911.73	5,246.67	(334.94)	58,704.91	57,713.37	991.54	62,960.00
TOTAL Expense	27,393.18	24,621.66	2,771.52	368,820.53	307,171.61	61,648.92	339,460.00
Excess Revenue / Expense	3,379.40	4,820.14	(1,440.74)	62,877.04	16,688.19	46,188.85	13,841.56