

Coach House Inc.

Balance Sheet

Transaction 02/29/2024

Operating

Assets

10100	Alliance - Operating	86,875.30
10110	Operating- 2024 Roof Assessment	1,002,570.00
10710	Debit Card	903.17
10600	Capital Reserve account -AAFS	51,870.20
10700	Restricted Reserve	40,054.82
10800	CDARS CD-1028117457- 2/22/24- 2.47%- 13 v	66,272.48
10810	CDARS CD- 1028110851- 5/23/24- 4.17%- 26 v	66,664.38
10815	CDARS CD- 1027259525-5/23/24- 3.69%- 52 v	66,872.90
12000	Accounts Receivable	3,855.41

1,385,938.66

Total Assets

1,385,938.66

Liabilities & Equity

20100	PrePaid Assessments	1,023,438.02
20600	A/P - Key Depsit	4,500.00
29000	Members Equity - retained Earnings	355,130.98

1,383,069.00

Equity

Net Income 2,869.66

Total Equity

2,869.66

Total Liabilities & Equity

1,385,938.66

Coach House Inc.
KR Budget Comparison Standard with Code

Transaction 2/1/2024 To 2/29/2024 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	58,883.60	58,883.60	0.00	353,301.56
33000 Guest Room Rentals	440.00	0.00	440.00	1,120.00	0.00	1,120.00	0.00
36500 Late Charges	0.00	0.00	0.00	90.00	0.00	90.00	0.00
37000 Interest Income	591.52	0.00	591.52	1,192.00	0.00	1,192.00	0.00
TOTAL	30,473.32	29,441.80	1,031.52	61,285.60	58,883.60	2,402.00	353,301.56
TOTAL Income	30,473.32	29,441.80	1,031.52	61,285.60	58,883.60	2,402.00	353,301.56
Expense							
<u>P-Utilities</u>							
43000 Telephone	384.76	325.00	59.76	760.42	650.00	110.42	3,900.00
45500 Gas & Electric Expense	2,913.61	3,250.00	(336.39)	5,337.84	6,500.00	(1,162.16)	39,000.00
47000 Water & Sewer	4,742.68	3,333.33	1,409.35	4,742.68	6,666.66	(1,923.98)	40,000.00
48000 Cable	4,340.41	3,666.67	673.74	8,680.82	7,333.34	1,347.48	44,000.00
TOTAL P-Utilities	12,381.46	10,575.00	1,806.46	19,521.76	21,150.00	(1,628.24)	126,900.00
<u>Repairs and Maintenance</u>							
51000 Supplies	224.97	500.00	(275.03)	328.14	1,000.00	(671.86)	6,000.00
55400 Roof & Gutters	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
56700 Snow Removal	722.13	333.33	388.80	722.13	666.66	55.47	4,000.00
56900 Pest Control	0.00	8.33	(8.33)	0.00	16.66	(16.66)	100.00
57500 Memorial Gifts	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00
58300 General Maintenance	2,974.00	4,166.67	(1,192.67)	7,645.00	8,333.34	(688.34)	50,000.00
58310 Full Care	2,317.47	2,759.14	(441.67)	4,634.94	5,518.28	(883.34)	33,109.63
58320 Irrigation- Chism	538.00	83.33	454.67	538.00	166.66	371.34	1,000.00
58700 Fire & Security Monitor	0.00	583.33	(583.33)	0.00	1,166.66	(1,166.66)	7,000.00
58900 Janitorial Cleaning	1,400.00	1,541.67	(141.67)	3,500.00	3,083.34	416.66	18,500.00
59000 Swimming Pool	0.00	833.33	(833.33)	0.00	1,666.66	(1,666.66)	10,000.00
59300 Plumbing Repair	2,750.00	1,000.00	1,750.00	2,750.00	2,000.00	750.00	12,000.00
59400 HVAC	0.00	83.33	(83.33)	0.00	166.66	(166.66)	1,000.00
59500 Electrical	980.00	166.67	813.33	980.00	333.34	646.66	2,000.00
59700 Elevator	0.00	416.67	(416.67)	311.64	833.34	(521.70)	5,000.00
59800 Garage Door	0.00	83.33	(83.33)	0.00	166.66	(166.66)	1,000.00
59810 Guest/ Party Room Improvements	4,621.36	500.00	4,121.36	9,608.03	1,000.00	8,608.03	6,000.00
59845 Loan	(3,500.00)	0.00	(3,500.00)	(3,500.00)	0.00	(3,500.00)	0.00
TOTAL Repairs and Maintenance	13,027.93	13,334.13	(306.20)	27,517.88	26,668.26	849.62	160,009.63
<u>S-Administrative</u>							
60400 Association Fees	0.00	625.00	(625.00)	365.48	1,250.00	(884.52)	7,500.00
63500 Insurance -Business	3,998.56	3,958.33	40.23	7,110.12	7,916.66	(806.54)	47,500.00
65500 Management Fees	1,138.33	1,138.33	0.00	2,276.66	2,276.66	0.00	13,660.00
66000 Miscellaneous Expense	0.00	83.33	(83.33)	0.00	166.66	(166.66)	1,000.00
66100 Social Committee	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00
66500 Postage/Dplication Expense	96.40	83.33	13.07	148.04	166.66	(18.62)	1,000.00
67000 Professional/Legal Fee	86.00	166.67	(80.67)	86.00	333.34	(247.34)	2,000.00
68500 Audit & Taxes Preparation	0.00	208.33	(208.33)	0.00	416.66	(416.66)	2,500.00
68600 Tax & License	250.00	29.17	220.83	250.00	58.34	191.66	350.00
68610 Coach House Website	1,140.00	125.00	1,015.00	1,140.00	250.00	890.00	1,500.00

Coach House Inc.
 KR Budget Comparison Standard with Code

Transaction 2/1/2024 To 2/29/2024 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL S-Administrative	6,709.29	6,467.49	241.80	11,376.30	12,934.98	(1,558.68)	77,610.00
<u>V-Reserve</u>							
70510 Back Gate shared exp with Royal Coach	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00
70515 Rebricking the back wall that fell	0.00	2,500.00	(2,500.00)	0.00	5,000.00	(5,000.00)	30,000.00
70520 Balance for new windows party room	0.00	416.67	(416.67)	0.00	833.34	(833.34)	5,000.00
TOTAL V-Reserve	0.00	3,416.67	(3,416.67)	0.00	6,833.34	(6,833.34)	41,000.00
TOTAL Expense	32,118.68	33,793.29	(1,674.61)	58,415.94	67,586.58	(9,170.64)	405,519.63
Excess Revenue / Expense	(1,645.36)	(4,351.49)	2,706.13	2,869.66	(8,702.98)	11,572.64	(52,218.07)