

Coach House Inc.

Balance Sheet

Transaction 03/31/2024

Operating

Assets

10100	Alliance - Operating	92,149.90
10110	Operating- 2024 Roof Assessment	1,375,083.75
10710	Debit Card	732.18
10600	Capital Reserve account -AAFS	51,881.18
10700	Restricted Reserve	42,501.76
10800	CDARS CD-1028572332- 8/22/24- 4.17%- 26	66,507.60
10810	CDARS CD- 1028110851- 5/23/24- 4.17%- 26	66,900.89
10815	CDARS CD- 1027259525-5/23/24- 3.69%- 52	67,082.80
12000	Accounts Receivable	344,945.30
		<u>2,107,785.36</u>

Total Assets

2,107,785.36

Liabilities & Equity

20100	PrePaid Assessments	17,563.22
20600	A/P - Key Depsit	4,500.00
29000	Members Equity - retained Earnings	355,130.98
		<u>377,194.20</u>

Equity

Net Income 1,730,591.16

Total Equity

1,730,591.16

Total Liabilities & Equity

2,107,785.36

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

Transaction 3/1/2024 To 3/31/2024 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	88,325.40	88,325.40	0.00	353,301.56
33000 Guest Room Rentals	160.00	0.00	160.00	1,280.00	0.00	1,280.00	0.00
34110 Special Assessment- June	1,725,000.00	0.00	1,725,000.00	1,725,000.00	0.00	1,725,000.00	0.00
36500 Late Charges	0.00	0.00	0.00	90.00	0.00	90.00	0.00
37000 Interest Income	726.34	0.00	726.34	1,918.34	0.00	1,918.34	0.00
<b>TOTAL</b>	<b>1,755,328.14</b>	<b>29,441.80</b>	<b>1,725,886.34</b>	<b>1,816,613.74</b>	<b>88,325.40</b>	<b>1,728,288.34</b>	<b>353,301.56</b>
<b>TOTAL Income</b>	<b>1,755,328.14</b>	<b>29,441.80</b>	<b>1,725,886.34</b>	<b>1,816,613.74</b>	<b>88,325.40</b>	<b>1,728,288.34</b>	<b>353,301.56</b>
<b>Expense</b>							
<b><u>P-Utilities</u></b>							
43000 Telephone	391.77	325.00	66.77	1,152.19	975.00	177.19	3,900.00
45500 Gas & Electric Expense	2,259.85	3,250.00	(990.15)	7,597.69	9,750.00	(2,152.31)	39,000.00
47000 Water & Sewer	0.00	3,333.33	(3,333.33)	4,742.68	9,999.99	(5,257.31)	40,000.00
48000 Cable	4,340.41	3,666.67	673.74	13,021.23	11,000.01	2,021.22	44,000.00
<b>TOTAL P-Utilities</b>	<b>6,992.03</b>	<b>10,575.00</b>	<b>(3,582.97)</b>	<b>26,513.79</b>	<b>31,725.00</b>	<b>(5,211.21)</b>	<b>126,900.00</b>
<b><u>Repairs and Maintenance</u></b>							
51000 Supplies	170.99	500.00	(329.01)	499.13	1,500.00	(1,000.87)	6,000.00
55400 Roof & Gutters	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
56700 Snow Removal	0.00	333.33	(333.33)	722.13	999.99	(277.86)	4,000.00
56900 Pest Control	0.00	8.33	(8.33)	0.00	24.99	(24.99)	100.00
57500 Memorial Gifts	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00
58000 Extraordinary Maintenance	266.35	0.00	266.35	266.35	0.00	266.35	0.00
58300 General Maintenance	6,683.00	4,166.67	2,516.33	14,328.00	12,500.01	1,827.99	50,000.00
58310 Full Care	2,317.47	2,759.14	(441.67)	6,952.41	8,277.42	(1,325.01)	33,109.60
58320 Irrigation- Chism	0.00	83.33	(83.33)	538.00	249.99	288.01	1,000.00
58700 Fire & Security Monitor	890.12	583.33	306.79	890.12	1,749.99	(859.87)	7,000.00
58900 Janitorial Cleaning	2,450.00	1,541.67	908.33	5,950.00	4,625.01	1,324.99	18,500.00
59000 Swimming Pool	325.00	833.33	(508.33)	325.00	2,499.99	(2,174.99)	10,000.00
59300 Plumbing Repair	0.00	1,000.00	(1,000.00)	2,750.00	3,000.00	(250.00)	12,000.00
59400 HVAC	0.00	83.33	(83.33)	0.00	249.99	(249.99)	1,000.00
59500 Electrical	0.00	166.67	(166.67)	980.00	500.01	479.99	2,000.00
59700 Elevator	0.00	416.67	(416.67)	311.64	1,250.01	(938.37)	5,000.00
59800 Garage Door	730.00	83.33	646.67	730.00	249.99	480.01	1,000.00
59810 Guest/ Party Room Improvements	1,238.72	916.67	322.05	10,846.75	2,750.01	8,096.74	11,000.00
59845 Loan	0.00	0.00	0.00	(3,500.00)	0.00	(3,500.00)	0.00
<b>TOTAL Repairs and Maintenance</b>	<b>15,071.65</b>	<b>13,750.80</b>	<b>1,320.85</b>	<b>42,589.53</b>	<b>41,252.40</b>	<b>1,337.13</b>	<b>165,009.60</b>
<b><u>S-Administrative</u></b>							
60400 Association Fees	0.00	625.00	(625.00)	365.48	1,875.00	(1,509.52)	7,500.00
63500 Insurance -Business	3,998.69	3,958.33	40.36	11,108.81	11,874.99	(766.18)	47,500.00
65500 Management Fees	1,138.33	1,138.33	0.00	3,414.99	3,414.99	0.00	13,660.00
66000 Miscellaneous Expense	0.00	83.33	(83.33)	0.00	249.99	(249.99)	1,000.00
66100 Social Committee	255.62	50.00	205.62	255.62	150.00	105.62	600.00
66500 Postage/Dplication Expense	150.32	83.33	66.99	298.36	249.99	48.37	1,000.00

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

Transaction 3/1/2024 To 3/31/2024 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
67000 Professional/Legal Fee	0.00	166.67	(166.67)	86.00	500.01	(414.01)	2,000.00
68500 Audit & Taxes Preparation	0.00	208.33	(208.33)	0.00	624.99	(624.99)	2,500.00
68600 Tax & License	0.00	29.17	(29.17)	250.00	87.51	162.49	350.00
68610 Coach House Website	0.00	125.00	(125.00)	1,140.00	375.00	765.00	1,500.00
<b>TOTAL S-Administrative</b>	<b>5,542.96</b>	<b>6,467.49</b>	<b>(924.53)</b>	<b>16,919.26</b>	<b>19,402.47</b>	<b>(2,483.21)</b>	<b>77,610.00</b>
<b><u>V-Reserve</u></b>							
70510 Back Gate shared exp with Royal Coach	0.00	500.00	(500.00)	0.00	1,500.00	(1,500.00)	6,000.00
70515 Rebricking the back wall that fell	0.00	2,500.00	(2,500.00)	0.00	7,500.00	(7,500.00)	30,000.00
<b>TOTAL V-Reserve</b>	<b>0.00</b>	<b>3,000.00</b>	<b>(3,000.00)</b>	<b>0.00</b>	<b>9,000.00</b>	<b>(9,000.00)</b>	<b>36,000.00</b>
<b>TOTAL Expense</b>	<b>27,606.64</b>	<b>33,793.29</b>	<b>(6,186.65)</b>	<b>86,022.58</b>	<b>101,379.87</b>	<b>(15,357.29)</b>	<b>405,519.63</b>
<b>Excess Revenue / Expense</b>	<b>1,727,721.50</b>	<b>(4,351.49)</b>	<b>1,732,072.99</b>	<b>1,730,591.16</b>	<b>(13,054.47)</b>	<b>1,743,645.63</b>	<b>(52,218.07)</b>



# Aging DS with Contact

Period 03/31/2024

## Coach House Inc.

Thursday, April 11, 2024 14:10

Acct #	Type	Status	Resident Contact	Property Address	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
38644	Owner		Bridge, Edward & Joyce	5800 Coach Gate Wynde C-325	0.00	32,343.75	0.00	0.00	32,343.75
39468	Owner		Blandford, Michelle	5800 Coach Gate Wynde C-289	0.00	30,981.00	15.00	577.87	31,573.87
38358	Owner		Whitaker, Denise	5800 Coach Gate Wynde B-332	0.00	27,173.69	0.00	453.44	27,627.13
38499	Owner		Morris, Joyce	5800 Coach Gate Wynde D-281	0.00	26,720.25	15.00	513.44	27,248.69
38377	Owner		Rice & Cynthia Felizianetti, Norm	5800 Coach Gate Wynde D-272	0.00	26,720.31	0.00	0.00	26,720.31
38369	Owner		Horine, Wallace	5800 Coach Gate Wynde C-319	0.00	26,720.25	0.00	0.00	26,720.25
38333	Owner		Meiers & Vincent O'Neil, Henry &	5800 Coach Gate Wynde A-267	0.00	26,720.25	0.00	0.00	26,720.25
38383	Owner		Doughten Trust, The Joan	5800 Coach Gate Wynde D-278	0.00	26,720.25	0.00	0.00	26,720.25
38337	Owner		Simpson, William Shelby	5800 Coach Gate Wynde A-271	0.00	21,780.20	15.00	750.20	22,545.40
38348	Owner		Simpson, William Shelby	5800 Coach Gate Wynde B-293	0.00	21,780.20	15.00	750.20	22,545.40
41102	Owner		Flower, Steven	5800 Coach Gate Wynde A-308	0.00	21,045.00	0.00	0.00	21,045.00
38334	Owner	LIEN- Aug 2022	Barrickman, David	5800 Coach Gate Wynde A-268	0.00	21,045.00	0.00	0.00	21,045.00
38374	Owner		Lowry, William & Shirley	5800 Coach Gate Wynde C-324	0.00	21,045.00	0.00	0.00	21,045.00
38342	Owner		Keller Korfnage, Mary & Karol	5800 Coach Gate Wynde A-306	0.00	11,045.00	0.00	0.00	11,045.00
<b>Count: 14</b>					<b>0.00</b>	<b>341,840.15</b>	<b>60.00</b>	<b>3,045.15</b>	<b>344,945.30</b>

### Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
68	0	68	68	0	100.00%

### Charge Code Summary

Description	G/L Acct #	Amount
LATE 36500	12000	210.00
MFEE 31000	12000	3,394.30
SFEE Restrictive 34000	12000	1,424.75
SFEE Sp Assess- 34110	12000	339,916.25
		<u>344,945.30</u>