

Coach House Inc.
KR Budget Comparison Standard with Code

Transaction 4/1/2024 To 4/30/2024 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	117,767.20	117,767.20	0.00	353,301.56
33000 Guest Room Rentals	0.00	0.00	0.00	1,280.00	0.00	1,280.00	0.00
34110 Special Assessment- June	0.00	0.00	0.00	1,725,000.00	0.00	1,725,000.00	0.00
36500 Late Charges	195.00	0.00	195.00	285.00	0.00	285.00	0.00
37000 Interest Income	708.72	0.00	708.72	2,627.06	0.00	2,627.06	0.00
TOTAL	30,345.52	29,441.80	903.72	1,846,959.26	117,767.20	1,729,192.06	353,301.56
TOTAL Income	30,345.52	29,441.80	903.72	1,846,959.26	117,767.20	1,729,192.06	353,301.56
Expense							
<u>P-Utilities</u>							
43000 Telephone	391.77	325.00	66.77	1,543.96	1,300.00	243.96	3,900.00
45500 Gas & Electric Expense	2,528.41	3,250.00	(721.59)	10,126.10	13,000.00	(2,873.90)	39,000.00
47000 Water & Sewer	5,450.95	3,333.33	2,117.62	10,193.63	13,333.32	(3,139.69)	40,000.00
48000 Cable	4,340.41	3,666.67	673.74	17,361.64	14,666.68	2,694.96	44,000.00
TOTAL P-Utilities	12,711.54	10,575.00	2,136.54	39,225.33	42,300.00	(3,074.67)	126,900.00
<u>Repairs and Maintenance</u>							
51000 Supplies	235.71	500.00	(264.29)	734.84	2,000.00	(1,265.16)	6,000.00
55400 Roof & Gutters	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
56700 Snow Removal	0.00	333.33	(333.33)	722.13	1,333.32	(611.19)	4,000.00
56900 Pest Control	0.00	8.33	(8.33)	0.00	33.32	(33.32)	100.00
57500 Memorial Gifts	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00
58000 Extraordinary Maintenance	0.00	0.00	0.00	266.35	0.00	266.35	0.00
58300 General Maintenance	3,859.00	4,166.67	(307.67)	18,187.00	16,666.68	1,520.32	50,000.00
58310 Full Care	0.00	2,759.14	(2,759.14)	6,952.41	11,036.56	(4,084.15)	33,109.63
58320 Irrigation- Chism	0.00	83.33	(83.33)	538.00	333.32	204.68	1,000.00
58700 Fire & Security Monitor	0.00	583.33	(583.33)	890.12	2,333.32	(1,443.20)	7,000.00
58900 Janitorial Cleaning	0.00	1,541.67	(1,541.67)	5,950.00	6,166.68	(216.68)	18,500.00
59000 Swimming Pool	427.67	833.33	(405.66)	752.67	3,333.32	(2,580.65)	10,000.00
59300 Plumbing Repair	0.00	1,000.00	(1,000.00)	2,750.00	4,000.00	(1,250.00)	12,000.00
59400 HVAC	175.00	83.33	91.67	175.00	333.32	(158.32)	1,000.00
59500 Electrical	0.00	166.67	(166.67)	980.00	666.68	313.32	2,000.00
59700 Elevator	311.64	416.67	(105.03)	623.28	1,666.68	(1,043.40)	5,000.00
59800 Garage Door	0.00	83.33	(83.33)	730.00	333.32	396.68	1,000.00
59810 Guest/ Party Room Improvements	0.00	916.67	(916.67)	10,846.75	3,666.68	7,180.07	11,000.00
59845 Loan	0.00	0.00	0.00	(3,500.00)	0.00	(3,500.00)	0.00
TOTAL Repairs and Maintenance	5,009.02	13,750.80	(8,741.78)	47,598.55	55,003.20	(7,404.65)	165,009.63
<u>S-Administrative</u>							
60400 Association Fees	1,614.64	625.00	989.64	1,980.12	2,500.00	(519.88)	7,500.00
63500 Insurance -Business	3,998.69	3,958.33	40.36	15,107.50	15,833.32	(725.82)	47,500.00
65500 Management Fees	1,138.33	1,138.33	0.00	4,553.32	4,553.32	0.00	13,660.00
66000 Miscellaneous Expense	0.00	83.33	(83.33)	0.00	333.32	(333.32)	1,000.00
66100 Social Committee	0.00	50.00	(50.00)	255.62	200.00	55.62	600.00
66500 Postage/Dplication Expense	97.52	83.33	14.19	395.88	333.32	62.56	1,000.00

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67000 Professional/Legal Fee	0.00	166.67	(166.67)	86.00	666.68	(580.68)	2,000.00
68500 Audit & Taxes Preparation	2,450.00	208.33	2,241.67	2,450.00	833.32	1,616.68	2,500.00
68600 Tax & License	0.00	29.17	(29.17)	250.00	116.68	133.32	350.00
68610 Coach House Website	0.00	125.00	(125.00)	1,140.00	500.00	640.00	1,500.00
TOTAL S-Administrative	9,299.18	6,467.49	2,831.69	26,218.44	25,869.96	348.48	77,610.00
<u>V-Reserve</u>							
70510 Back Gate shared exp with Royal Coach	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	6,000.00
70515 Rebricking the back wall that fell	0.00	2,500.00	(2,500.00)	0.00	10,000.00	(10,000.00)	30,000.00
TOTAL V-Reserve	0.00	3,000.00	(3,000.00)	0.00	12,000.00	(12,000.00)	36,000.00
TOTAL Expense	27,019.74	33,793.29	(6,773.55)	113,042.32	135,173.16	(22,130.84)	405,519.63
Excess Revenue / Expense	3,325.78	(4,351.49)	7,677.27	1,733,916.94	(17,405.96)	1,751,322.90	(52,218.07)

Coach House Inc.

Balance Sheet

Transaction 04/30/2024

Operating

Assets

10100	Alliance - Operating	95,280.21
10110	Operating- 2024 Roof Assessment	1,449,569.25
10710	Debit Card	686.69
10600	Capital Reserve account -AAFS	51,891.82
10700	Restricted Reserve	42,506.99
10800	CDARS CD-1028572332- 8/22/24- 4.17%- 26	66,735.93
10810	CDARS CD- 1028110851- 5/23/24- 4.17%- 26	67,130.57
10815	CDARS CD- 1027259525-5/23/24- 3.69%- 52	67,286.55
12000	Accounts Receivable	270,303.34
		<u>2,111,391.35</u>

Total Assets

2,111,391.35

Liabilities & Equity

20100	PrePaid Assessments	17,793.43
20600	A/P - Key Deposit	4,550.00
29000	Members Equity - retained Earnings	355,130.98
		<u>377,474.41</u>

Equity

Net Income 1,733,916.94

Total Equity

1,733,916.94

Total Liabilities & Equity

2,111,391.35