

Coach House Inc.

Balance Sheet

Transaction 06/30/2024

Operating

Assets

10100	Alliance - Operating	76,345.64
10110	Operating- 2024 Roof Assessment	894,586.59
10710	Debit Card	1,406.72
10600	Capital Reserve account -AAFS	51,913.44
10700	Restricted Reserve	42,517.61
10800	CDARS CD- 2332- 8/22/24- 4.17%- 26 wk	67,202.61
10810	CDARS CD- 8047- 11/21/24- 4.25%- 26 wk	67,599.46
10815	CDARS CD- 0887 -5/22/25- 4.50%- 52 wk	67,754.27
12000	Accounts Receivable	193,898.45
		<u>1,463,224.79</u>

Total Assets

1,463,224.79

Liabilities & Equity

20100	PrePaid Assessments	16,584.17
20600	A/P - Key Depsit	4,700.00
29000	Members Equity - retained Earnings	355,130.98
		<u>376,415.15</u>

Equity

Net Income 1,086,809.64

Total Equity

1,086,809.64

Total Liabilities & Equity

1,463,224.79

Coach House Inc.
KR Budget Comparison Standard with Code

Transaction 6/1/2024 To 6/30/2024 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	176,650.80	176,650.80	0.00	353,301.56
33000 Guest Room Rentals	760.00	0.00	760.00	3,320.00	0.00	3,320.00	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	180.00	0.00	180.00	600.00	0.00	600.00	0.00
37000 Interest Income	743.17	0.00	743.17	4,117.57	0.00	4,117.57	0.00
TOTAL	31,124.97	29,441.80	1,683.17	1,909,688.37	176,650.80	1,733,037.57	353,301.56
TOTAL Income	31,124.97	29,441.80	1,683.17	1,909,688.37	176,650.80	1,733,037.57	353,301.56
Expense							
<u>P-Utilities</u>							
43000 Telephone	386.77	325.00	61.77	2,317.50	1,950.00	367.50	3,900.00
45500 Gas & Electric Expense	2,506.46	3,250.00	(743.54)	14,953.83	19,500.00	(4,546.17)	39,000.00
47000 Water & Sewer	6,226.46	3,333.33	2,893.13	16,420.09	19,999.98	(3,579.89)	40,000.00
48000 Cable	4,340.41	3,666.67	673.74	26,042.46	22,000.02	4,042.44	44,000.00
TOTAL P-Utilities	13,460.10	10,575.00	2,885.10	59,733.88	63,450.00	(3,716.12)	126,900.00
<u>Repairs and Maintenance</u>							
51000 Supplies	87.83	500.00	(412.17)	1,087.64	3,000.00	(1,912.36)	6,000.00
55400 Roof & Gutters	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00
56700 Snow Removal	0.00	333.33	(333.33)	722.13	1,999.98	(1,277.85)	4,000.00
56900 Pest Control	0.00	8.33	(8.33)	0.00	49.98	(49.98)	100.00
57500 Memorial Gifts	0.00	25.00	(25.00)	0.00	150.00	(150.00)	300.00
58000 Extraordinary Maintenance	641.30	0.00	641.30	2,007.65	0.00	2,007.65	0.00
58300 General Maintenance	6,563.50	4,166.67	2,396.83	28,523.00	25,000.02	3,522.98	50,000.00
58310 Full Care	4,634.94	2,759.14	1,875.80	13,904.82	16,554.84	(2,650.02)	33,109.63
58320 Irrigation- Chism	0.00	83.33	(83.33)	969.10	499.98	469.12	1,000.00
58700 Fire & Security Monitor	508.52	583.33	(74.81)	2,420.19	3,499.98	(1,079.79)	7,000.00
58900 Janitorial Cleaning	1,750.00	1,541.67	208.33	9,100.00	9,250.02	(150.02)	18,500.00
59000 Swimming Pool	6,134.88	833.33	5,301.55	8,174.70	4,999.98	3,174.72	10,000.00
59300 Plumbing Repair	0.00	1,000.00	(1,000.00)	2,750.00	6,000.00	(3,250.00)	12,000.00
59400 HVAC	190.00	83.33	106.67	635.00	499.98	135.02	1,000.00
59500 Electrical	475.00	166.67	308.33	1,455.00	1,000.02	454.98	2,000.00
59700 Elevator	0.00	416.67	(416.67)	623.28	2,500.02	(1,876.74)	5,000.00
59800 Garage Door	4,510.00	83.33	4,426.67	5,690.00	499.98	5,190.02	1,000.00
59810 Guest/ Party Room Improvements	0.00	916.67	(916.67)	10,846.75	5,500.02	5,346.73	11,000.00
59820 Drywall & Painting	375.00	0.00	375.00	375.00	0.00	375.00	0.00
59845 Loan	0.00	0.00	0.00	(3,500.00)	0.00	(3,500.00)	0.00
59850 2024- New Roof	635,091.66	0.00	635,091.66	635,091.66	0.00	635,091.66	0.00
TOTAL Repairs and Maintenance	660,962.63	13,750.80	647,211.83	720,875.92	82,504.80	638,371.12	165,009.63
<u>S-Administrative</u>							
60400 Association Fees	0.00	625.00	(625.00)	1,980.12	3,750.00	(1,769.88)	7,500.00
63500 Insurance -Business	3,998.69	3,958.33	40.36	23,104.88	23,749.98	(645.10)	47,500.00
65500 Management Fees	1,138.33	1,138.33	0.00	6,829.98	6,829.98	0.00	13,660.00
66000 Miscellaneous Expense	0.00	83.33	(83.33)	0.00	499.98	(499.98)	1,000.00

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	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
66100 Social Committee	0.00	50.00	(50.00)	255.62	300.00	(44.38)	600.00
66500 Postage/Dplication Expense	68.93	83.33	(14.40)	609.43	499.98	109.45	1,000.00
67000 Professional/Legal Fee	0.00	166.67	(166.67)	86.00	1,000.02	(914.02)	2,000.00
68500 Audit & Taxes Preparation	0.00	208.33	(208.33)	2,450.00	1,249.98	1,200.02	2,500.00
68600 Tax & License	0.00	29.17	(29.17)	285.00	175.02	109.98	350.00
68610 Coach House Website	0.00	125.00	(125.00)	1,140.00	750.00	390.00	1,500.00
TOTAL S-Administrative	<u>5,205.95</u>	<u>6,467.49</u>	<u>(1,261.54)</u>	<u>36,741.03</u>	<u>38,804.94</u>	<u>(2,063.91)</u>	<u>77,610.00</u>
<u>V-Reserve</u>							
70510 Back Gate shared exp with Royal Coach	0.00	500.00	(500.00)	5,527.90	3,000.00	2,527.90	6,000.00
70515 Rebricking the back wall that fell	0.00	2,500.00	(2,500.00)	0.00	15,000.00	(15,000.00)	30,000.00
TOTAL V-Reserve	<u>0.00</u>	<u>3,000.00</u>	<u>(3,000.00)</u>	<u>5,527.90</u>	<u>18,000.00</u>	<u>(12,472.10)</u>	<u>36,000.00</u>
TOTAL Expense	<u>679,628.68</u>	<u>33,793.29</u>	<u>645,835.39</u>	<u>822,878.73</u>	<u>202,759.74</u>	<u>620,118.99</u>	<u>405,519.63</u>
Excess Revenue / Expense	<u>(648,503.71)</u>	<u>(4,351.49)</u>	<u>(644,152.22)</u>	<u>1,086,809.64</u>	<u>(26,108.94)</u>	<u>1,112,918.58</u>	<u>(52,218.07)</u>