

# Coach House Inc.

## KR Budget Comparison Standard with Code

Transaction 8/1/2024 To 8/31/2024 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	235,534.40	235,534.40	0.00	353,301.56
33000 Guest Room Rentals	760.00	0.00	760.00	4,200.00	0.00	4,200.00	0.00
36500 Late Charges	120.00	0.00	120.00	735.00	0.00	735.00	0.00
37000 Interest Income	1,765.62	0.00	1,765.62	6,652.19	0.00	6,652.19	0.00
<b>TOTAL</b>	<b>32,087.42</b>	<b>29,441.80</b>	<b>2,645.62</b>	<b>247,121.59</b>	<b>235,534.40</b>	<b>11,587.19</b>	<b>353,301.56</b>
<b>Assessment Revenue</b>							
34110 Special Assessment- June	(1,725,000.00)	0.00	(1,725,000.00)	0.00	0.00	0.00	0.00
<b>TOTAL Assessment Revenue</b>	<b>(1,725,000.00)</b>	<b>0.00</b>	<b>(1,725,000.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>(1,692,912.58)</b>	<b>29,441.80</b>	<b>(1,722,354.38)</b>	<b>247,121.59</b>	<b>235,534.40</b>	<b>11,587.19</b>	<b>353,301.56</b>
<b>Expense</b>							
<b>P-Utilities</b>							
43000 Telephone	392.92	325.00	67.92	3,097.19	2,600.00	497.19	3,900.00
45500 Gas & Electric Expense	2,865.65	3,250.00	(384.35)	20,565.54	26,000.00	(5,434.46)	39,000.00
47000 Water & Sewer	9,755.17	3,333.33	6,421.84	26,175.26	26,666.64	(491.38)	40,000.00
48000 Cable	4,340.41	3,666.67	673.74	34,723.28	29,333.36	5,389.92	44,000.00
<b>TOTAL P-Utilities</b>	<b>17,354.15</b>	<b>10,575.00</b>	<b>6,779.15</b>	<b>84,561.27</b>	<b>84,600.00</b>	<b>(38.73)</b>	<b>126,900.00</b>
<b>Repairs and Maintenance</b>							
51000 Supplies	272.59	500.00	(227.41)	1,504.92	4,000.00	(2,495.08)	6,000.00
55400 Roof & Gutters	0.00	250.00	(250.00)	0.00	2,000.00	(2,000.00)	3,000.00
56700 Snow Removal	0.00	333.33	(333.33)	722.13	2,666.64	(1,944.51)	4,000.00
56900 Pest Control	0.00	8.33	(8.33)	0.00	66.64	(66.64)	100.00
57500 Memorial Gifts	0.00	25.00	(25.00)	0.00	200.00	(200.00)	300.00
58000 Extraordinary Maintenance	15,719.30	0.00	15,719.30	19,098.79	0.00	19,098.79	0.00
58300 General Maintenance	5,594.25	4,166.67	1,427.58	36,227.75	33,333.36	2,894.39	50,000.00
58310 Full Care	2,317.47	2,759.14	(441.67)	18,539.76	22,073.12	(3,533.36)	33,109.63
58320 Irrigation- Chism	0.00	83.33	(83.33)	969.10	666.64	302.46	1,000.00
58700 Fire & Security Monitor	546.66	583.33	(36.67)	3,734.84	4,666.64	(931.80)	7,000.00
58900 Janitorial Cleaning	1,400.00	1,541.67	(141.67)	12,250.00	12,333.36	(83.36)	18,500.00
59000 Swimming Pool	2,034.20	833.33	1,200.87	13,509.92	6,666.64	6,843.28	10,000.00
59300 Plumbing Repair	0.00	1,000.00	(1,000.00)	3,650.00	8,000.00	(4,350.00)	12,000.00
59400 HVAC	0.00	83.33	(83.33)	635.00	666.64	(31.64)	1,000.00
59500 Electrical	0.00	166.67	(166.67)	1,455.00	1,333.36	121.64	2,000.00
59700 Elevator	0.00	416.67	(416.67)	2,616.88	3,333.36	(716.48)	5,000.00
59800 Garage Door	0.00	83.33	(83.33)	5,690.00	666.64	5,023.36	1,000.00
59810 Guest/ Party Room Improvements	207.68	916.67	(708.99)	11,054.43	7,333.36	3,721.07	11,000.00
59820 Drywall & Painting	0.00	0.00	0.00	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
<b>TOTAL Repairs and Maintenance</b>	<b>28,092.15</b>	<b>13,750.80</b>	<b>14,341.35</b>	<b>128,533.52</b>	<b>110,006.40</b>	<b>18,527.12</b>	<b>165,009.63</b>
<b>S-Administrative</b>							
60400 Association Fees	9,662.88	625.00	9,037.88	11,643.00	5,000.00	6,643.00	7,500.00
63500 Insurance -Business	3,998.69	3,958.33	40.36	31,102.26	31,666.64	(564.38)	47,500.00
65500 Management Fees	1,138.33	1,138.33	0.00	9,106.64	9,106.64	0.00	13,660.00

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66000 Miscellaneous Expense	189.00	83.33	105.67	189.00	666.64	(477.64)	1,000.00
66100 Social Committee	39.28	50.00	(10.72)	69.90	400.00	(330.10)	600.00
66500 Postage/Dplication Expense	20.88	83.33	(62.45)	659.88	666.64	(6.76)	1,000.00
67000 Professional/Legal Fee	0.00	166.67	(166.67)	129.00	1,333.36	(1,204.36)	2,000.00
68500 Audit & Taxes Preparation	0.00	208.33	(208.33)	2,450.00	1,666.64	783.36	2,500.00
68600 Tax & License	0.00	29.17	(29.17)	285.00	233.36	51.64	350.00
68610 Coach House Website	0.00	125.00	(125.00)	1,140.00	1,000.00	140.00	1,500.00
<b>TOTAL S-Administrative</b>	<b>15,049.06</b>	<b>6,467.49</b>	<b>8,581.57</b>	<b>56,774.68</b>	<b>51,739.92</b>	<b>5,034.76</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)	5,527.90	4,000.00	1,527.90	6,000.00
70515 Rebricking the back wall that fell	0.00	2,500.00	(2,500.00)	0.00	20,000.00	(20,000.00)	30,000.00
<b>TOTAL V-Reserve</b>	<b>0.00</b>	<b>3,000.00</b>	<b>(3,000.00)</b>	<b>5,527.90</b>	<b>24,000.00</b>	<b>(18,472.10)</b>	<b>36,000.00</b>
<b>TOTAL Expense</b>	<b>60,495.36</b>	<b>33,793.29</b>	<b>26,702.07</b>	<b>275,397.37</b>	<b>270,346.32</b>	<b>5,051.05</b>	<b>405,519.63</b>
<b>Excess Revenue / Expense</b>	<b>(1,753,407.94)</b>	<b>(4,351.49)</b>	<b>(1,749,056.45)</b>	<b>(28,275.78)</b>	<b>(34,811.92)</b>	<b>6,536.14</b>	<b>(52,218.07)</b>

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	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Assessment Revenue</u></b>							
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
			0			0	
TOTAL Assessment Revenue	<u>1,725,000.00</u>	<u>0.00</u>	<u>1,725,000.00</u>	<u>1,725,000.00</u>	<u>0.00</u>	<u>1,725,000.00</u>	<u>0.00</u>
			0			0	
TOTAL Income	<u>1,725,000.00</u>	<u>0.00</u>	<u>1,725,000.00</u>	<u>1,725,000.00</u>	<u>0.00</u>	<u>1,725,000.00</u>	<u>0.00</u>
			0			0	
<b>Expense</b>							
<b><u>Reserve Expense</u></b>							
59850 2024- New Roof	479,671.74	0.00	479,671.74	1,114,763.40	0.00	1,114,763.40	0.00
						0	
TOTAL Reserve Expense	<u>479,671.74</u>	<u>0.00</u>	<u>479,671.74</u>	<u>1,114,763.40</u>	<u>0.00</u>	<u>1,114,763.40</u>	<u>0.00</u>
						0	
TOTAL Expense	<u>479,671.74</u>	<u>0.00</u>	<u>479,671.74</u>	<u>1,114,763.40</u>	<u>0.00</u>	<u>1,114,763.40</u>	<u>0.00</u>
						0	
Excess Revenue / Expense	<u>1,245,328.26</u>	<u>0.00</u>	<u>1,245,328.26</u>	<u>610,236.60</u>	<u>0.00</u>	<u>610,236.60</u>	<u>0.00</u>
			6				