

Coach House Inc.

Balance Sheet

Transaction 06/30/2025

AssetsCash

Alliance - Operating	79,864.04
Debit Card	251.31

<u>Total Cash</u>	<u>80,115.35</u>
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Reserve

Capital Reserve account -AAFS	38,797.83
Restricted Reserve	1,130.21
CDARS CD- 0586- 8/21/25- 4.00%- 26 wk	69,999.15
CDARS CD- 3207- 11/20/25- 3.80%- 26 wk	70,405.35

<u>Total Reserve</u>	<u>180,332.54</u>
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Accounts Receivable	109,803.64
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<u>109,803.64</u>

<i>Total Assets</i>	<u><u>370,251.53</u></u>
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Liabilities & Equity

PrePaid Assessments	21,913.15
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A/P - Key Depsit	4,700.00
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Members Equity - retained Earnings	636,626.20
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<u>663,239.35</u>

Equity

Net Income	(292,987.82)
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<u>Total Equity</u>	<u>(292,987.82)</u>
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<i>Total Liabilities & Equity</i>	<u><u>370,251.53</u></u>
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Coach House Inc.
KR Budget Comparison Standard with Code

Transaction 6/1/2025 To 6/30/2025 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	176,650.86	176,650.80	0.06	353,301.60
33000 Guest Room Rentals	0.00	500.00	(500.00)	1,920.00	3,000.00	(1,080.00)	6,000.00
36500 Late Charges	175.00	100.00	75.00	620.00	600.00	20.00	1,200.00
37000 Interest Income	447.80	500.00	(52.20)	4,070.33	3,000.00	1,070.33	6,000.00
TOTAL	30,064.60	30,541.80	(477.20)	183,261.19	183,250.80	10.39	366,501.60
TOTAL Income	30,064.60	30,541.80	(477.20)	183,261.19	183,250.80	10.39	366,501.60
Expense							
<u>P-Utilities</u>							
43000 Telephone	232.20	391.67	(159.47)	1,363.24	2,350.02	(986.78)	4,700.00
45500 Gas & Electric Expense	2,557.51	2,916.67	(359.16)	15,202.79	17,500.02	(2,297.23)	35,000.00
47000 Water & Sewer	2,946.03	3,750.00	(803.97)	19,638.20	22,500.00	(2,861.80)	45,000.00
48000 Cable	4,789.31	0.00	4,789.31	28,885.97	0.00	28,885.97	0.00
48100 Trash	430.00	0.00	430.00	430.00	0.00	430.00	0.00
48200 Internet/ Verizon- WI-FI	140.00	140.00	0.00	840.00	840.00	0.00	1,680.00
TOTAL P-Utilities	11,095.05	7,198.34	3,896.71	66,360.20	43,190.04	23,170.16	86,380.00
<u>Repairs and Maintenance</u>							
51000 Supplies	39.20	333.33	(294.13)	499.68	1,999.98	(1,500.30)	4,000.00
56700 Snow Removal	0.00	166.67	(166.67)	2,129.27	1,000.02	1,129.25	2,000.00
57500 Memorial Gifts	0.00	16.67	(16.67)	0.00	100.02	(100.02)	200.00
58100 Equipment	0.00	0.00	0.00	1,035.61	0.00	1,035.61	0.00
58300 General Maintenance	4,978.75	5,000.00	(21.25)	29,991.26	30,000.00	(8.74)	60,000.00
58310 Full Care	4,634.94	2,750.00	1,884.94	13,904.82	16,500.00	(2,595.18)	33,000.00
58320 Irrigation- Chism	0.00	166.67	(166.67)	340.00	1,000.02	(660.02)	2,000.00
58500 Common Area Improvements	0.00	0.00	0.00	42.38	0.00	42.38	0.00
58700 Fire & Security Monitor	546.66	666.67	(120.01)	14,007.43	4,000.02	10,007.41	8,000.00
58900 Janitorial Cleaning	1,750.00	1,583.33	166.67	9,100.00	9,499.98	(399.98)	19,000.00
59000 Swimming Pool	3,771.84	1,250.00	2,521.84	5,098.24	7,500.00	(2,401.76)	15,000.00
59300 Plumbing Repair	0.00	1,000.00	(1,000.00)	1,273.86	6,000.00	(4,726.14)	12,000.00
59400 HVAC	0.00	83.33	(83.33)	705.70	499.98	205.72	1,000.00
59500 Electrical	0.00	166.67	(166.67)	7,552.57	1,000.02	6,552.55	2,000.00
59700 Elevator	0.00	416.67	(416.67)	5,086.50	2,500.02	2,586.48	5,000.00
59800 Garage Door	0.00	500.00	(500.00)	376.78	3,000.00	(2,623.22)	6,000.00
59810 Guest/ Party Room Improvements	0.00	333.33	(333.33)	773.62	1,999.98	(1,226.36)	4,000.00
59825 Security Cameras	0.00	583.33	(583.33)	5,500.00	3,499.98	2,000.02	7,000.00
TOTAL Repairs and Maintenance	15,721.39	15,016.67	704.72	97,417.72	90,100.02	7,317.70	180,200.00
<u>S-Administrative</u>							
60400 Association Fees	0.00	1,000.00	(1,000.00)	1,544.38	6,000.00	(4,455.62)	12,000.00
63500 Insurance -Business	4,768.44	4,166.67	601.77	27,841.07	25,000.02	2,841.05	50,000.00
65500 Management Fees	1,138.33	1,138.33	0.00	6,829.98	6,829.98	0.00	13,660.00
66100 Social Committee	0.00	50.00	(50.00)	0.00	300.00	(300.00)	600.00
66200 Memorial Gifts	0.00	0.00	0.00	50.00	0.00	50.00	0.00
66500 Postage/Dplication Expense	36.95	83.33	(46.38)	431.02	499.98	(68.96)	1,000.00
67000 Professional/Legal Fee	90.00	333.33	(243.33)	1,372.25	1,999.98	(627.73)	4,000.00
68500 Audit & Taxes Preparation	0.00	208.33	(208.33)	0.00	1,249.98	(1,249.98)	2,500.00

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	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
68600 Tax & License	375.00	29.17	345.83	390.00	175.02	214.98	350.00
68610 Coach House Website	0.00	125.00	(125.00)	237.50	750.00	(512.50)	1,500.00
TOTAL S-Administrative	6,408.72	7,134.16	(725.44)	38,696.20	42,804.96	(4,108.76)	85,610.00
TOTAL Expense	33,225.16	29,349.17	3,875.99	202,474.12	176,095.02	26,379.10	352,190.00
Excess Revenue / Expense	(3,160.56)	1,192.63	(4,353.19)	(19,212.93)	7,155.78	(26,368.71)	14,311.60

Coach House Inc.
 KR Budget Comparison Standard with Code

Transaction 6/1/2025 To 6/30/2025 11:59:00 PM

	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>V-Reserve</u>							
34000 Sp assess Restrictive Res- Sept	0.00	0.00	0.00	0.00	0.00	0.00	29,441.00
TOTAL V-Reserve	0.00	0.00	0.00	0.00	0.00	0.00	29,441.00
TOTAL Income	0.00	0.00	0.00	0.00	0.00	0.00	29,441.00
Expense							
<u>Reserve Expense</u>							
59850 2024- New Roof	0.00	0.00	0.00	190,165.56	0.00	190,165.56	0.00
TOTAL Reserve Expense	0.00	0.00	0.00	190,165.56	0.00	190,165.56	0.00
<u>V-Reserve</u>							
70515 Rebricking the back wall that fell	0.00	0.00	0.00	19,900.00	0.00	19,900.00	0.00
70571 Carpet & Painting	0.00	11,925.00	(11,925.00)	61,986.29	71,550.00	(9,563.71)	143,100.00
70572 Unit Door Numbers	0.00	83.33	(83.33)	1,723.04	499.98	1,223.06	1,000.00
70573 Tree Removal	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00
70574 Defibulator	0.00	125.00	(125.00)	0.00	750.00	(750.00)	1,500.00
70575 Garage Drain Repair	0.00	833.33	(833.33)	0.00	4,999.98	(4,999.98)	10,000.00
70576 Shrub Replacement	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00
70577 Reserve Study	0.00	500.00	(500.00)	0.00	3,000.00	(3,000.00)	6,000.00
TOTAL V-Reserve	0.00	13,966.66	(13,966.66)	83,609.33	83,799.96	(190.63)	167,600.00
TOTAL Expense	0.00	13,966.66	(13,966.66)	273,774.89	83,799.96	189,974.93	167,600.00
Excess Revenue / Expense	0.00	(13,966.66)	13,966.66	(273,774.89)	(83,799.96)	(189,974.93)	(138,159.00)