

Regency House Condominium Assoc

Account	Description	23-24 Budget	23-24 Actual	24-25 Budget	24-25 Act to 6/30	2025 Variance	New 25-26 Budget
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Operating Accounts

Income Accounts							
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INCOME ASSESSMENTS OPERATING-40							
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40-4010-00	Association Assessments	23-24 Budget \$1,830,000.00	23-24 Actual \$1,830,300.00	24-25 Budget \$1,830,225.00	24-25 Act to 6/30 \$1,677,775.00	2025 Variance \$152,450.00	New 25-26 Budget \$1,874,150.40
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OTHER INCOME - OPERATING-41							
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41-4100-00	Late Fees & NSF fees	\$0.00	\$230.00	\$200.00	\$250.00	-\$50.00	\$160.00
41-4109-00	Pet Fees	\$5,000.00	\$5,175.00	\$5,500.00	\$4,800.00	\$700.00	\$5,000.00
41-4110-00	Repair and Maintenance Chargeback	\$3,500.00	\$0.00	\$1,000.00	\$37.50	\$962.50	\$1,000.00
41-4120-00	Application & Processing fees	\$300.00	-\$150.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00
41-4126-00	delete for 2024/25; combine w 4120	\$2,000.00	\$1,835.00	\$0.00	\$1,430.00	-\$1,430.00	\$1,400.00
41-4135-00	Parking Lot Rent	\$37,000.00	\$37,655.00	\$36,000.00	\$34,597.00	\$1,403.00	\$38,000.00
41-4136-00	Garage Rent	\$195,000.00	\$198,750.00	\$195,000.00	\$185,985.00	\$9,015.00	\$195,000.00
41-4137-00	Motorcycle Parking	\$2,400.00	\$2,070.00	\$1,800.00	\$1,855.00	-\$55.00	\$1,800.00
41-4138-00	Bike Parking	\$4,500.00	\$4,248.00	\$4,200.00	\$4,800.00	-\$600.00	\$4,800.00
41-4139-00	Guest Parking Charge	\$8,500.00	\$4,015.00	\$3,500.00	\$2,910.00	\$590.00	\$3,000.00
41-4145-00	Electric Usage	\$0.00	\$987.50	\$500.00	\$705.00	-\$205.00	\$600.00
?	Interest Income - Bank - Operating	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.00
41-4151-00	Laundry Income	\$6,500.00	\$8,371.05	\$7,000.00	\$9,346.91	-\$2,346.91	\$8,500.00
41-4152-00	Club Room Rental	\$1,000.00	\$1,935.00	\$2,500.00	\$2,525.00	-\$25.00	\$2,000.00
41-4160-00	Staff Services to Owners-Labor	\$25,000.00	\$8,273.40	\$9,000.00	\$6,189.40	\$2,810.60	\$6,500.00
41-4165-00	Staff Services to Owners-Materials	\$2,500.00	\$24.98	\$1,200.00	\$2,343.82	-\$1,143.82	\$2,500.00
41-4170-00	Vending Income	\$900.00	\$400.00	\$400.00	\$1,431.04	-\$1,031.04	\$1,200.00
41-4199-00	Miscellaneous Income	\$0.00	\$5,206.00	\$1,000.00	\$3,810.00	-\$2,810.00	\$1,500.00
<b>Income Accounts Total</b>		<b>\$2,125,600.00</b>	<b>\$2,109,325.93</b>	<b>\$2,100,025.00</b>	<b>\$1,940,790.67</b>	<b>\$159,234.33</b>	<b>\$2,148,910.40</b>

Expense Accounts							
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OPERATING EXPENSES-72							
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72-7201-00	Telephone	23-24 Budget \$8,000.00	23-24 Act \$3,890.75	24-25 Budget \$5,000.00	24-25 Act to 6/30 \$8,003.93	2025 Variance -\$3,003.93	25-26 Budget \$9,000.00
72-7202-00	Water & Sewer	\$65,000.00	\$73,828.90	\$70,000.00	\$46,935.64	\$23,064.36	\$65,000.00
72-7203-00	Steam	\$140,000.00	\$132,513.38	\$150,000.00	\$133,039.70	\$16,960.30	\$155,000.00



75-7575-00	Sales & use Tax	\$12,000.00	\$16,613.02	\$15,000.00	\$17,680.90	-\$2,680.90	\$18,000.00
75-7580-00	Office Copier- Delete: use 7565	\$0.00	\$241.78	\$0.00	\$3,479.29	-\$3,479.29	\$0.00
75-7595-00	Travel, Entertainment, Social programs	\$2,500.00	\$7,862.47	\$7,500.00	\$7,017.32	\$482.68	\$8,000.00
Total Adm ex		\$95,320.00	\$100,676.69	\$94,350.00	\$64,434.07	\$29,915.93	\$92,800.00
<b>INSURANCE-76</b>		23-24 Budget	23-24 Actual	24-25 Budget	24-25 Act to 6-30	2025 variance	25-26 budget
76-7600-00	Insurance	\$160,000.00	\$156,327.84	\$160,000.00	\$114,718.33	\$45,281.67	\$170,000.00
<b>MAINTENANCE EXPENSES-78</b>		23-24 Budget	23-24 Actual	24-25 Budget	24-25 Act to 6-30	2025 Variance	25-26 budget
78-7805-00	Security Equipment(keys/locks/cams etc	\$5,000.00	\$12,210.89	\$5,000.00	\$9,643.67	-\$4,643.67	\$10,000.00
78-7810-00	Snow Removal - salt, repairs	\$2,500.00	\$1,149.66	\$2,500.00	\$1,590.13	\$909.87	\$1,800.00
78-7815-00	Refuse Removal	\$12,000.00	\$15,930.81	\$13,500.00	\$11,314.16	\$2,185.84	\$13,000.00
78-7820-00	Pool Repair/Maintenance/Inspection	\$20,000.00	\$11,908.96	\$10,000.00	\$5,958.68	\$4,041.32	\$7,500.00
78-7825-00	Interior plantscape/florals (new)	\$1,000.00	\$0.00	\$2,000.00	\$1,152.53	\$847.47	\$1,500.00
78-7830-00	Landscape Service/Gas - KEI, Otter	\$38,000.00	\$27,314.87	\$35,000.00	\$27,542.91	\$7,457.09	\$35,000.00
78-7835-00	Window Cleaning	\$12,000.00	\$7,177.50	\$12,000.00	\$12,084.00	-\$84.00	\$13,000.00
78-7840-00	Plumbing services/outside repairs	\$4,000.00	\$15,961.59	\$16,000.00	\$15,593.00	\$407.00	\$17,500.00
78-7842-00	Paint Supplies	\$100.00	\$668.90	\$750.00	\$635.09	\$114.91	\$1,000.00
78-7844-00	Light Bulbs & batteries	\$3,500.00	\$621.99	\$1,500.00	\$2,273.65	-\$773.65	\$2,500.00
78-7846-00	HVAC Repairs & Supplies-delete use 7884	\$20,000.00		\$35,000.00	\$0.00	\$35,000.00	\$0.00
78-7847-00	Fitness Room Equip and Repairs	\$0.00		\$0.00	\$1,084.01	-\$1,084.01	\$2,500.00
78-7848-00	Maint Equipment supplies	\$7,500.00	\$2,907.66	\$10,000.00	\$577.06	\$9,422.94	\$2,500.00
78-7850-00	Hardware for Resale to Owners	\$2,500.00	\$3,227.03	\$3,000.00	\$4,175.06	-\$1,175.06	\$4,500.00
78-7852-00	Hardware and Supplies	\$5,000.00	\$1,723.52	\$2,500.00	\$898.97	\$1,601.03	\$2,500.00
78-7854-00	Garage Claims & Damages	\$5,000.00	\$3,582.69	\$5,000.00	\$3,382.41	\$1,617.59	\$5,000.00
78-7856-00	Garage Repair & Maintenance	\$5,000.00	\$9,107.75	\$7,500.00	\$2,617.75	\$4,882.25	\$4,000.00
78-7860-00	Furniture & Assessoris & Incidentals	\$10,000.00	\$3,762.66	\$5,000.00	\$1,294.63	\$3,705.37	\$1,500.00
78-7862-00	Filter Replacement	\$5,000.00	\$3,492.19	\$5,000.00	\$5,164.83	-\$164.83	\$6,500.00
78-7863-00	Repl emg equip: sm detec, exit lights, etc			\$2,500.00	\$0.00	\$2,500.00	\$2,500.00
78-7864-00	Fire Monitor, Repair, Inspection	\$5,000.00	\$5,709.55	\$5,000.00	\$9,899.40	-\$4,899.40	\$10,000.00
78-7866-00	Exterminating	\$1,750.00	\$818.48	\$1,500.00	\$526.56	\$973.44	\$1,500.00
78-7868-00	Electrical & plumbing in house repairs	\$3,500.00	\$2,571.88	\$2,000.00	\$6,384.03	-\$4,384.03	\$6,500.00
78-7870-00	Housekeeping Suplies/Carpet Cleaning	\$7,500.00	\$9,348.08	\$6,000.00	\$8,399.07	-\$2,399.07	\$8,500.00
78-7872-00	Preventative Maintenance Contract	\$15,000.00	\$20,234.27	\$16,000.00	\$26,743.94	-\$10,743.94	\$15,000.00

78-7876-00	Exterior Building Roof/Grounds Repair	\$2,000.00	\$4,366.50	\$2,500.00	\$7,773.08	-\$5,273.08	\$5,000.00
78-7880-00	Elevator Maint & Interior	\$28,000.00	\$29,395.17	\$25,000.00	\$30,296.14	-\$5,296.14	\$32,000.00
78-7884-00	HVAC -	\$20,000.00	\$48,538.27	\$35,000.00	\$47,625.00	-\$12,625.00	\$45,000.00
78-7886-00	Doors & Windows	\$0.00	\$9,561.58	\$5,000.00	\$6,630.68	-\$1,630.68	\$3,500.00
78-7890-00	Cleaning & Janitorial Contract	\$28,000.00	\$28,385.51	\$26,000.00	\$24,985.49	\$1,014.51	\$28,000.00
78-7895-00	Repairs & Maint - miscellaneous	\$0.00	\$2,236.82	\$1,500.00	847.79	\$652.21	\$1,500.00
	Tot Maint ex	\$268,850.00	\$281,914.78	\$299,250.00	\$277,093.72	\$22,156.28	\$290,800.00
	Total Expense before reserve transfer						\$1,669,050.00
<b>RESERVE TRANSFER</b>							
90-9000-00	Reserve Contribution	\$614,130.00	\$457,756.44	\$400,000.00	\$366,666.63	\$33,333.37	\$400,000.00
New	Alter						1,269,050.00
New	Balance						
<b>Expense Accounts Total</b>		<b>\$3,477,070.00</b>	<b>\$3,604,567.58</b>	<b>\$3,526,800.00</b>	<b>\$3,164,577.40</b>	<b>\$362,222.60</b>	<b>\$1,269,050.00</b>
<b>Operating Accounts Net (NOI)</b>							
<b>Reserve Accounts</b>							
<b>Income Accounts</b>							
<b>INCOME ASSESSMENT - RESERVE-45</b>							
45-4510-00	Reserve Assessments	\$614,130.00	\$457,756.44	\$400,000.00	\$366,666.63	\$33,333.37	\$400,000.00
45-4513-00	Special Assessments - 5yr/10yr	\$3,000.00	\$2,893.24	\$21,143.04	\$1,887.21	\$19,255.83	\$2,150.00
45-4514-00	Special Assessments - 2	\$0.00	\$8,276.79	\$0.00	\$1,000.00	-\$1,000.00	\$0.00
<b>OTHER INCOME - RESERVE-46</b>							
46-4650-00	Interest Income - Bank - Reserve	\$9,000.00	\$23,584.04	\$1,092.00	\$16,492.63	-\$15,400.63	\$18,000.00
New							
<b>Reserve Income Accounts Total</b>		<b>\$626,130.00</b>	<b>\$492,510.51</b>	<b>\$422,235.04</b>	<b>\$386,046.47</b>	<b>\$36,188.57</b>	<b>\$420,150.00</b>
<b>25-26 Budget</b>							
5	23-24 Budget	23-24 Actual	24-25 Budget	24-25 Actual	24-25 Variance	25-26 Budget	
91-9100-00	Insurance ClaimExp	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$0.00
91-9101-00	Reserve Exp Misc	\$0.00	\$0.00	\$50,000.00	\$50,000.00	\$0.00	\$25,000.00
91-9105-00	Depreciation Expense	\$0.00	\$20,717.96	\$15,000.00	\$18,836.18	-\$3,836.18	\$25,000.00
91-9109-00	Engineering Capital Expense	\$0.00	\$23,002.50	\$25,000.00	\$0.00	\$25,000.00	\$0.00
91-9110-00	Improvement Loan Interest #1	\$1,000.00	\$1,011.48	\$0.00	\$456.31	-\$456.31	\$36.00

91-9111-00	Improvement Loan Interest #2	\$1,500.00	\$1,994.01	\$0.00	\$1,635.44	-\$1,635.44	\$1,548.00
91-9120-00	Construction Expense	\$200,000.00	\$49,208.58	\$0.00	\$0.00	\$0.00	\$0.00
91-9130-00	Security Spec Assmnt Exp			\$25,000.00	\$0.00	\$25,000.00	\$0.00
91-9135-00	Reserve Bank Fees	\$0.00	\$150.00	\$250.00	\$0.00	\$250.00	\$0.00
91-9136-00	New Website & Branding	\$15,000.00	\$2,070.00	\$2,500.00	\$2,101.05	\$398.95	\$0.00
91-9140-00	Landscaping/Outdoor Capital	\$0.00	\$8,615.83	\$10,000.00	\$2,700.00	\$7,300.00	\$30,000.00
91-9146-00	Reserve-Fence/Gates	\$46,000.00		\$25,000.00	\$0.00	\$25,000.00	\$10,000.00
91-9147-00	Install Drains in Receiving Area	\$10,000.00		\$10,000.00	\$0.00	\$10,000.00	\$0.00
91-9148-00	Gate - Capital Expense - delete: use 9146	\$0.00	\$20,800.00	\$0.00	\$21,780.14	-\$21,780.14	\$0.00
91-9150-00	New Air Handler For Floors	\$20,000.00		\$20,000.00	\$0.00	\$20,000.00	\$0.00
91-9151-00	balcony surface repairs-for future -2030	\$0.00		\$100,000.00	\$0.00	\$100,000.00	\$50,000.00
91-9152-00	Furniture Exits to lobby & Clubroom	\$10,000.00		\$10,000.00	\$0.00	\$10,000.00	\$0.00
91-9153-00	Balcony Door Replacement	\$0.00	\$52,499.96	\$55,000.00	\$86,271.18	-\$31,271.18	\$0.00
91-9154-00	New Building Control System	\$25,000.00		\$30,000.00	\$0.00	\$30,000.00	\$30,000.00
91-9155-00	Elevator Refurbishing		\$5,175.00				\$25,000.00
91-9160-00	Common Area Floor/Wall/Light Imprv	\$0.00		\$0.00	\$1,518.35	-\$1,518.35	\$0.00
91-9162-00	Facade Repair- North & South Elevation	\$250,000.00		\$250,000.00	\$351,742.50	-\$101,742.50	\$50,000.00
91-9165-00	Reserve - Exterior Roof/Grounds	\$100,000.00		\$7,500.00	\$0.00	\$7,500.00	\$0.00
91-9169-00	LG Plumbing/Mechanical rep	\$0.00	\$72,910.31	\$0.00	\$69,263.21	-\$69,263.21	\$30,000.00
91-9175-00	Reserve- Garage vaulted membrane	\$100,000.00		\$100,000.00	\$0.00	\$100,000.00	\$21,000.00
91-9176-00	Replace Garage Sprinkler Heads	\$25,000.00		\$20,000.00	\$0.00	\$20,000.00	\$3,000.00
91-9178-00	Locker room Intallations				\$35,500.00	-\$35,500.00	\$0.00
91-9180-00	Laundry Room Floor & Paint	\$10,000.00	\$5,680.19	\$0.00	\$3,024.90	-\$3,024.90	\$0.00
91-9185-00	New Front Doors	\$17,000.00	\$10,010.04	\$10,000.00	\$10,500.20	-\$500.20	\$0.00
91-9186-00	Fitness Room Upgrades	\$10,000.00		\$7,500.00	\$3,341.66	\$4,158.34	\$5,000.00
91-9187-00	Reserve Expense-New Fire Doors	\$0.00	\$3,599.13	\$0.00	\$0.00	\$0.00	\$3,500.00
91-9188-00	pool replaster			\$50,000	\$0.00	\$50,000.00	\$50,000
91-9189-00	Building Trash Compactor Cap Exp			\$0	\$37,064.31	-\$37,064.31	\$0
91-9191-00	New Replacement Equip/Vehicles FRONT STONE WORK (FLOOR) -entry & surrace			\$0	\$5,103.67	-\$5,103.67	\$5,000
91-9193-00	FRONT STONE WORK (FLOOR) -entry & surrace						\$18,000
91-9195-00	Replace Exhaust Fans (2)						\$15,000
91-9196-00	Repair pump room flooring						\$5,000
91-9197-00	Replace mailroom carpet and flooring						\$10,000

91-9198-00	Air Balancing hallways									\$35,000
	<b>Reserve Expense Accounts Total</b>	\$840,500.00	\$277,444.99	\$772,750.00	\$650,839.10	\$181,910.90	\$447,084.00			
	<b>Reserve Accounts Net</b>	-\$214,370.00	\$215,065.52	-\$350,514.96	-\$264,792.63	-\$145,722.33	-\$26,934.00			