Financial Report Package

April 2026
Fiscal Year: 2027

Prepared for

Regency House Condominium Assoc

By

Cantey Associates

NOT AUDITED, REVIEWED OR COMPILED.
NO ASSURANCE PROVIDED-FOR INTERNAL PURPOSES ONLY
OMITS THE STATEMENT OF CASH FLOWS AND ALL REQUIRED DISCLOSURES AND SUPPLEMENTAL INFORMATION
ON FUTURE MAJOR REPAIRS AND REPLACEMENTS

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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
Barrington Bank - Oper acct #7801	$329,603.69	$0.00	$329,603.69
Petty Cash	$300.00	$0.00	$300.00
Total: CASH - OPERATING	**$329,903.69**	**$0.00**	**$329,903.69**
CASH - RESERVES			
Barrington Bk MM Rsv #4465	$0.00	$79,593.45	$79,593.45
Barrington Bank Maxsafe #4283	$0.00	$748,272.01	$748,272.01
Town Bank -Escrow Reno #4526	$0.00	$25,543.67	$25,543.67
Total: CASH - RESERVES	**$0.00**	**$853,409.13**	**$853,409.13**
ACCOUNTS REC - OPERATING			
Homeowner Receivable	$2,712.01	$0.00	$2,712.01
Other Receivable - Operating	$722.91	$0.00	$722.91
Total: ACCOUNTS REC - OPERATING	**$3,434.92**	**$0.00**	**$3,434.92**
ACCOUNTS REC - RESERVES			
Special Assessment Receivable - Reserve	$0.00	$33,249.24	$33,249.24
Due from Operating Fund	$0.00	$192,985.09	$192,985.09
Total: ACCOUNTS REC - RESERVES	**$0.00**	**$226,234.33**	**$226,234.33**
OTHER ASSETS - OPERATING			
Prepaid Expenses - Operating	$8,143.79	$0.00	$8,143.79
Total: OTHER ASSETS - OPERATING	**$8,143.79**	**$0.00**	**$8,143.79**
FIXED ASSETS - RESERVE			
Garage Improvements	$0.00	$11,175.63	$11,175.63
Accum Deprec Garage Improvements	$0.00	($1,900.29)	($1,900.29)
Office Furniture & Fixtures	$0.00	$135,439.54	$135,439.54
Accum Depr-Office Furniture	$0.00	($88,620.48)	($88,620.48)
Equipment	$0.00	$147,649.17	$147,649.17
Accum Deprec-Equipment	$0.00	($108,198.69)	($108,198.69)
Mail Room Improvements	$0.00	$1,015.00	$1,015.00
Accum Deprec- Mail Room Improvements	$0.00	($1,015.00)	($1,015.00)
Lobby Renovations	$0.00	$8,820.00	$8,820.00
Accum Deprec- Lobby Renovation	$0.00	($8,820.00)	($8,820.00)
Exercise Room Furniture & Equipment	$0.00	$2,658.61	$2,658.61
Accum Deprec- Exercise Room	$0.00	($2,259.85)	($2,259.85)
Total: FIXED ASSETS - RESERVE	**$0.00**	**$95,943.64**	**$95,943.64**
Total: Assets	**$341,482.40**	**$1,175,587.10**	**$1,517,069.50**
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	$42,540.45	$0.00	$42,540.45
Accounts Payable - Operating	$5,024.61	$0.00	$5,024.61
Accrued Expense Payable	$46,507.63	$0.00	$46,507.63
Accrued Payroll Expense	$13,354.94	$0.00	$13,354.94
Federal Withholding Payable	($157.84)	$0.00	($157.84)
Unemployment Tax Payable	$446.05	$0.00	$446.05
Accrued Vacation	$21,998.00	$0.00	$21,998.00
Due to Replacement Fund	$192,985.09	$0.00	$192,985.09
Deposits - Operating	$28,324.60	$0.00	$28,324.60
Total: CURRENT LIABILITIES - OPERATING	**$351,023.53**	**$0.00**	**$351,023.53**
CURRENT LIABILITIES - RESERVE			
Accounts Payable - Reserve	$0.00	$80,782.96	$80,782.96
Improvement Loan #2	$0.00	$39,492.15	$39,492.15

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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Total: CURRENT LIABILITIES - RESERVE	**$0.00**	**$120,275.11**	**$120,275.11**
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	$30,144.28	$0.00	$30,144.28
Total: FUND BALANCE - OPERATING	**$30,144.28**	**$0.00**	**$30,144.28**
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	$0.00	$884,178.25	$884,178.25
Property and Equipment Fund	$0.00	$125,229.00	$125,229.00
Total: FUND BALANCE - RESERVE	**$0.00**	**$1,009,407.25**	**$1,009,407.25**
Net Income Gain/Loss	$0.00	$45,904.74	$45,904.74
Net Income Gain/Loss	($39,685.41)	$0.00	($39,685.41)
Total: Liabilities & Equity	**$341,482.40**	**$1,175,587.10**	**$1,517,069.50**

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CINCsystems

Income Statement - Operating

Regency House Condominium Assoc

4/1/2026 - 4/30/2026

(MODIFIED ACCRUAL BASIS)

Date: 5/11/2026
Time: 9:07 am

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
INCOME ASSESSMENTS OPERATING-40							
4010-00 Association Assessments	$ 156,175.00	$156,179.20	($ 4.20)	$312,350.00	$312,358.40	($ 8.40)	$ 780,896.00
TOTAL INCOME ASSESSMENTS OPERATI	$ 156,175.00	$156,179.20	($ 4.20)	$312,350.00	$312,358.40	($8.40)	$ 780,896.00
OTHER INCOME - OPERATING-41							
4100-00 Late Fees	(25.00)	13.34	(38.34)	(25.00)	26.68	(51.68)	66.70
4109-00 Pet Fees	75.00	416.67	(341.67)	75.00	833.34	(758.34)	2,083.35
4110-00 Repair and Maintenance Chargeback	-	83.33	(83.33)	-	166.66	(166.66)	416.65
4126-00 Processing Fees	300.00	116.67	183.33	300.00	233.34	66.66	583.35
4135-00 Parking Lot Rent	3,230.00	3,166.67	63.33	6,460.00	6,333.34	126.66	15,833.35
4136-00 Garage Rent	16,960.00	16,250.00	710.00	33,860.00	32,500.00	1,360.00	81,250.00
4137-00 Motorcyle Parking	175.00	150.00	25.00	350.00	300.00	50.00	750.00
4138-00 Bike Parking	-	400.00	(400.00)	-	800.00	(800.00)	2,000.00
4139-00 Guest Parking Charge	235.00	250.00	(15.00)	235.00	500.00	(265.00)	1,250.00
4140-00 Extra Storage Unit Income	160.00	-	160.00	320.00	-	320.00	-
4145-00 Electric Usage	200.00	50.00	150.00	370.00	100.00	270.00	250.00
4150-00 Interest Income - Bank - Operating	-	150.00	(150.00)	-	300.00	(300.00)	750.00
4151-00 Laundry Income	1,095.83	708.33	387.50	2,238.30	1,416.66	821.64	3,541.65
4152-00 Club Room Rental	175.00	166.67	8.33	350.00	333.34	16.66	833.35
4160-00 Staff Services to Owners-Labor	540.15	541.67	(1.52)	560.15	1,083.34	(523.19)	2,708.35
4165-00 Staff Services to Owners-Materials	10.53	208.33	(197.80)	10.53	416.66	(406.13)	1,041.65
4170-00 Vending Income	-	100.00	(100.00)	-	200.00	(200.00)	500.00
4199-00 Miscellaneous Income	(125.00)	125.00	(250.00)	(125.00)	250.00	(375.00)	625.00
TOTAL OTHER INCOME - OPERATING-41	$ 23,006.51	$ 22,896.68	$ 109.83	$ 44,978.98	$ 45,793.36	($814.38)	$ 114,483.40
TOTAL OPERATING INCOME	**$ 179,181.51**	**$179,075.88**	**$ 105.63**	**$357,328.98**	**$358,151.76**	**($ 822.78)**	**$ 895,379.40**
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7202-00 Water & Sewer	4,068.81	5,416.67	1,347.86	8,310.68	10,833.34	2,522.66	27,083.35
7203-00 Steam	17,829.24	12,916.67	(4,912.57)	35,294.64	25,833.34	(9,461.30)	64,583.35
7205-00 WiFi & Cale Tv/Subscription/Svc	382.61	750.00	367.39	409.60	1,500.00	1,090.40	3,750.00
7207-00 Electric	8,109.60	10,000.00	1,890.40	17,047.27	20,000.00	2,952.73	50,000.00
7210-00 401K Expense	1,676.43	916.67	(759.76)	2,714.95	1,833.34	(881.61)	4,583.35
7215-00 Employee Benefits	372.22	375.00	2.78	558.33	750.00	191.67	1,875.00
7220-00 Uniforms	39.21	133.33	94.12	76.91	266.66	189.75	699.32
7225-00 Health & Dental Insurance	15,859.91	4,166.67	(11,693.24)	20,254.60	8,333.34	(11,921.26)	20,833.35
7230-00 Unemployment Taxes	286.90	391.67	104.77	660.47	783.34	122.87	1,958.35
7235-00 Payroll Taxes	3,703.82	3,833.33	129.51	7,367.43	7,666.66	299.23	19,166.65
7240-00 Employee Wages	49,925.22	52,500.00	2,574.78	97,135.89	105,000.00	7,864.11	262,500.00
7245-00 Employee Bonus Wages	-	416.67	416.67	-	833.34	833.34	2,083.35
7250-00 Office Contractors	80.97	-	(80.97)	80.97	-	(80.97)	-
7255-00 Sec Deposit Refund	-	12.50	12.50	-	25.00	25.00	62.50
7260-00 Engineering Fees	-	125.00	125.00	-	250.00	250.00	625.00
7265-00 Employee Food & Beverage Perk	10.05	1,000.00	989.95	155.77	2,000.00	1,844.23	5,000.00
TOTAL OPERATING EXPENSES-72	$ 102,344.99	$ 92,954.18	($ 9,390.81)	$190,067.51	$185,908.36	($4,159.15)	$ 464,803.57
ADMINISTRATIVE EXPENSES-75							
7500-00 Administrative Expenses	48.50	250.00	201.50	5.76	500.00	494.24	1,250.00

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(MODIFIED ACCRUAL BASIS)

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
7505-00 Bank Charges	$20.00	$41.67	$21.67	$40.00	$83.34	$43.34	$208.35
7510-00 Office Internet/Website/Monthly Svcs	750.86	416.67	(334.19)	1,501.72	833.34	(668.38)	2,083.35
7515-00 Professional Dues/Consult	-	83.33	83.33	-	166.66	166.66	416.65
7520-00 Membership Functions	-	83.33	83.33	-	166.66	166.66	416.65
7525-00 Fees, Permits & Inspections	-	83.33	83.33	-	166.66	166.66	416.65
7530-00 Postage & Mailing Supplies	30.32	366.67	336.35	30.32	733.34	703.02	1,833.35
7540-00 Office Supplies	33.38	125.00	91.62	246.06	250.00	3.94	625.00
7545-00 Legal	-	125.00	125.00	-	250.00	250.00	625.00
7550-00 Employment Related Expense	94.20	333.33	239.13	94.20	666.66	572.46	1,666.65
7560-00 Accounting and Payroll	2,516.35	3,500.00	983.65	4,970.41	7,000.00	2,029.59	17,500.00
7565-00 Photocopier Maintenance/Usage	-	150.00	150.00	480.13	300.00	(180.13)	750.00
7573-00 Late Fee Expense	-	8.33	8.33	-	16.66	16.66	41.65
7575-00 Sales & use Tax	1,590.50	1,500.00	(90.50)	3,198.25	3,000.00	(198.25)	7,500.00
7580-00 IT Repair/Replace/Maintain	562.23	-	(562.23)	1,463.02	-	(1,463.02)	-
7595-00 Social Programming and Entertainment	-	666.67	666.67	395.16	1,333.34	938.18	3,333.35
TOTAL ADMINISTRATIVE EXPENSES-75	$5,646.34	$7,733.33	$2,086.99	$12,425.03	$15,466.66	$3,041.63	$38,666.65
INSURANCE-76							
7600-00 Insurance	45,481.25	14,166.00	(31,315.25)	90,962.50	28,332.00	(62,630.50)	70,830.00
7610-00 Insurance Claim Deductible	-	-	-	2,950.00	-	(2,950.00)	-
TOTAL INSURANCE-76	$45,481.25	$14,166.00	($31,315.25)	$93,912.50	$28,332.00	($65,580.50)	$70,830.00
MAINTENANCE EXPENSES-78							
7805-00 Safety & Security Repair, Replace, Maint	-	833.33	833.33	632.96	1,666.66	1,033.70	4,166.65
7810-00 Snow Removal	-	150.00	150.00	847.27	300.00	(547.27)	750.00
7815-00 Refuse Removal	1,067.08	1,083.33	16.25	1,839.85	2,166.66	326.81	5,416.65
7820-00 Pool Repair/Maintenance/Inspection	30.20	625.00	594.80	489.38	1,250.00	760.62	3,125.00
7827-00 Interior Plantscape	242.78	125.00	(117.78)	485.56	250.00	(235.56)	625.00
7830-00 Landscape Service/Gas	1,747.78	2,916.67	1,168.89	1,747.78	5,833.34	4,085.56	14,583.35
7835-00 Window Cleaning	-	1,083.33	1,083.33	-	2,166.66	2,166.66	5,416.65
7840-00 Plumbing	299.93	1,458.33	1,158.40	351.00	2,916.66	2,565.66	7,291.65
7842-00 Paint Supplies	104.45	83.33	(21.12)	126.31	166.66	40.35	416.65
7844-00 Bulbs and Batteries	93.59	208.33	114.74	175.31	416.66	241.35	1,041.65
7847-00 Fitness Room Equipment and Repairs	57.48	208.33	150.85	57.48	416.66	359.18	1,041.65
7848-00 Maintain & Repair Bldg Vehicles and Equip	(135.45)	208.33	343.78	(135.45)	416.66	552.11	1,041.65
7850-00 Hardware for Resale to Owners	622.15	375.00	(247.15)	834.69	750.00	(84.69)	1,875.00
7852-00 General/Misc Building Hardware & Supplies	359.91	208.33	(151.58)	377.72	416.66	38.94	1,041.65
7854-00 Garage Claims & Damages	-	416.67	416.67	-	833.34	833.34	2,083.35
7856-00 Garage Repair & Maintenance	(30.93)	333.33	364.26	366.31	666.66	300.35	1,666.65
7860-00 Furniture & Assessories	-	125.00	125.00	-	250.00	250.00	625.00
7862-00 Filter Replacement	-	541.67	541.67	-	1,083.34	1,083.34	2,708.35
7863-00 Repl Emg Equip: Sm Detec, Exit Lights, etc	-	208.33	208.33	-	416.66	416.66	1,041.65
7864-00 Fire Monitor, Repair, Inspection	424.05	83.33	(340.72)	424.05	166.66	(257.39)	416.65
7866-00 Exterminating	(22.55)	125.00	147.55	(22.55)	250.00	272.55	625.00
7868-00 Electrical Repair/Maintenance/Supplies	40.95	541.67	500.72	63.19	1,083.34	1,020.15	2,708.35

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(MODIFIED ACCRUAL BASIS)

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
7870-00 Housekeeping Suplies/Carpet Cleaning	$281.40	$708.33	$426.93	$967.86	$1,416.66	$448.80	$3,541.65
7872-00 Preventative Maintenance Contract	-	1,250.00	1,250.00	-	2,500.00	2,500.00	6,250.00
7876-00 Ext Bldg, Roof, Grounds & Irrigation	1,961.85	416.67	(1,545.18)	1,961.85	833.34	(1,128.51)	2,083.35
7880-00 Elevator Maint & Interior	51.16	2,666.67	2,615.51	102.32	5,333.34	5,231.02	13,333.35
7884-00 HVAC	7,545.04	3,750.00	(3,795.04)	14,913.32	7,500.00	(7,413.32)	18,750.00
7886-00 Doors & Windows	-	291.67	291.67	-	583.34	583.34	1,458.35
7890-00 Cleaning/Janitorial	2,088.00	2,333.33	245.33	7,051.00	4,666.66	(2,384.34)	11,666.65
7895-00 Repairs & Maint	210.00	125.00	(85.00)	285.48	250.00	(35.48)	625.00
TOTAL MAINTENANCE EXPENSES-78	$17,038.87	$23,483.31	$6,444.44	$33,942.69	$46,966.62	$13,023.93	$117,416.55
RESERVE TRANSFER							
9000-00 Reserve Contribution	33,333.33	33,333.33	-	66,666.66	66,666.66	-	166,666.65
TOTAL RESERVE TRANSFER	$33,333.33	$33,333.33	$-	$66,666.66	$66,666.66	$0.00	$166,666.65
TOTAL OPERATING EXPENSE	**$203,844.78**	**$171,670.15**	**($32,174.63)**	**$397,014.39**	**$343,340.30**	**($53,674.09)**	**$858,383.42**
Net Income:	**($24,663.27)**	**$7,405.73**	**($32,069.00)**	**($39,685.41)**	**$14,811.46**	**($54,496.87)**	**$36,995.98**

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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE INCOME							
INCOME ASSESSMENT - RESERVE-45							
4510-00 Reserve Assessments	$33,333.33	$33,333.33	$-	$66,666.66	$66,666.66	$-	$166,666.65
4513-00 Special Assessments - 5yr/10yr	124.51	229.51	(105.00)	252.74	459.02	(206.28)	1,147.55
TOTAL INCOME ASSESSMENT - RESERVE	$33,457.84	$33,562.84	($105.00)	$66,919.40	$67,125.68	($206.28)	$167,814.20
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	1,582.75	1,500.00	82.75	3,204.25	3,000.00	204.25	7,500.00
TOTAL OTHER INCOME - RESERVE-46	$1,582.75	$1,500.00	$82.75	$3,204.25	$3,000.00	$204.25	$7,500.00
TOTAL RESERVE INCOME	**$35,040.59**	**$35,062.84**	**($22.25)**	**$70,123.65**	**$70,125.68**	**($2.03)**	**$175,314.20**
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9100-00 Insurance Claim Expense	1,524.95	-	(1,524.95)	(110,565.87)	-	110,565.87	-
9101-00 Reserve Exp Misc	-	2,083.33	2,083.33	-	4,166.66	4,166.66	10,416.65
9105-00 Depreciation Expense	3,253.79	2,083.33	(1,170.46)	6,507.58	4,166.66	(2,340.92)	10,416.65
9110-00 Improvement Loan Interest #1	-	3.00	3.00	-	6.00	6.00	15.00
9111-00 Improvement Loan Interest #2	127.51	129.00	1.49	244.24	258.00	13.76	645.00
9140-00 Landscaping/Outdoor Capital	18,105.00	2,500.00	(15,605.00)	18,105.00	5,000.00	(13,105.00)	12,500.00
9146-00 Reserve-Fence	-	833.33	833.33	-	1,666.66	1,666.66	4,166.65
9151-00 Balcony Railing/Surface Repairs	-	4,166.67	4,166.67	-	8,333.34	8,333.34	20,833.35
9154-00 New Building Control System	-	2,500.00	2,500.00	-	5,000.00	5,000.00	12,500.00
9155-00 Elevator Refurbishing	-	2,083.00	2,083.00	-	4,166.00	4,166.00	10,415.00
9162-00 Facade Repair- North Elevation	-	4,166.67	4,166.67	-	8,333.34	8,333.34	20,833.35
9169-00 LG Plumbing/Mechanical Repair & Replacement	62,677.96	2,500.00	(60,177.96)	62,677.96	5,000.00	(57,677.96)	12,500.00
9175-00 Reserve- Garage	47,250.00	1,750.00	(45,500.00)	47,250.00	3,500.00	(43,750.00)	8,750.00
9176-00 Replace Garage Sprinkler Heads	-	250.00	250.00	-	500.00	500.00	1,250.00
9186-00 Fitness Room Upgrades	-	416.67	416.67	-	833.34	833.34	2,083.35
9187-00 Reserve Expense-New Fire Doors	-	291.67	291.67	-	583.34	583.34	1,458.35
9188-00 Pool Replaster	-	4,166.67	4,166.67	-	8,333.34	8,333.34	20,833.35
9191-00 New Replacement Equipment/Vehicles	-	416.67	416.67	-	833.34	833.34	2,083.35
9193-00 Front Stone Work-entry & Surface Lot	-	1,500.00	1,500.00	-	3,000.00	3,000.00	7,500.00
9195-00 Replace Exhaust Fans	-	1,250.00	1,250.00	-	2,500.00	2,500.00	6,250.00
9196-00 Repair Pump Room Flooring	-	416.67	416.67	-	833.34	833.34	2,083.35
9197-00 Mailroom Carpet & Flooring	-	833.33	833.33	-	1,666.66	1,666.66	4,166.65
9198-00 Air Balancing Hallways	-	2,916.67	2,916.67	-	5,833.34	5,833.34	14,583.35
TOTAL RESERVE EXPENSES-91	$132,939.21	$37,256.68	($95,682.53)	$24,218.91	$74,513.36	$50,294.45	$186,283.40
TOTAL RESERVE EXPENSE	**$132,939.21**	**$37,256.68**	**($95,682.53)**	**$24,218.91**	**$74,513.36**	**$50,294.45**	**$186,283.40**
Net Reserve:	**($97,898.62)**	**($2,193.84)**	**($95,704.78)**	**$45,904.74**	**($4,387.68)**	**$50,292.42**	**($10,969.20)**

PREPARED BY MANAGEMENT

NOT AUDITED, REVIEWED, OR COMPILED
NO ASSURANCE PROVIDED-FOR INTERNAL PURPOSES ONLY
OMITS THE STATEMENT OF CASH FLOWS, AND ALL REQUIRED DISCLOSURES AND SUPPLEMENTAL INFORMATION ON FUTURE MAJOR REPAIRS AND REPLACEMENTS

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Bank Account Summary

Property: Regency House Condominium

Activity from 03/01/26-4/30/26 (Modfied Accrual Basis)

GL Account	Beginning Balance	Transfer In	Transfer Out	Ending Balance	YTD Withdrawals
1050 Petty Cash	$ 300			$ 300	$ -
1000 Barrington Bank Oper	$ 382,325	$ 182,405	$ 235,125	$ 329,604	$ 235,125
1102 Barrington Bank Maxsafe MM- Reserve	$ 79,448	$ 146	$ -	$ 79,593	$ -
1106 Barrington Maxsafe 4283 - Reserve	$ 769,085	$ 26,437	$ 47,250	$ 748,272	$ 47,250
1107 Town Bank - Escrow (Renovations)	$ 24,807	$ 1,374	$ 638	$ 25,544	$ 638
	$ 1,255,964	**$ 210,362**	**$ 283,013**	**$ 1,183,313**	**$ 283,013**