

Financial Report Package

April 2025

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

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
Barrington Bank - Oper acct #7801	\$123,328.79	\$0.00	\$123,328.79
Petty Cash	\$300.00	\$0.00	\$300.00
Total: CASH - OPERATING	\$123,628.79	\$0.00	\$123,628.79
CASH - RESERVES			
Town Bank Kilborn MM-Rsv #8298	\$0.00	\$451,183.13	\$451,183.13
Barrington Bk MM Rsv #4465	\$0.00	\$251,036.63	\$251,036.63
Barrington Bank Maxsafe #4283	\$0.00	\$228,353.01	\$228,353.01
Town Bank -Escrow Reno #4526	\$0.00	\$25,109.95	\$25,109.95
Total: CASH - RESERVES	\$0.00	\$955,682.72	\$955,682.72
ACCOUNTS REC - OPERATING			
Homeowner Receivable	\$2,022.47	\$0.00	\$2,022.47
Other Receivable - Operating	\$512.38	\$0.00	\$512.38
Due from Replacement Fund	\$71,326.60	\$0.00	\$71,326.60
Total: ACCOUNTS REC - OPERATING	\$73,861.45	\$0.00	\$73,861.45
ACCOUNTS REC - RESERVES			
Special Assessment Receivable - Reserve	\$0.00	\$48,752.78	\$48,752.78
Total: ACCOUNTS REC - RESERVES	\$0.00	\$48,752.78	\$48,752.78
OTHER ASSETS - OPERATING			
Prepaid Expenses - Operating	\$36,806.92	\$0.00	\$36,806.92
Total: OTHER ASSETS - OPERATING	\$36,806.92	\$0.00	\$36,806.92
FIXED ASSETS - RESERVE			
Garage Improvements	\$0.00	\$11,175.63	\$11,175.63
Accum Deprec Garage Improvements	\$0.00	(\$1,453.29)	(\$1,453.29)
Office Furniture & Fixtures	\$0.00	\$135,439.54	\$135,439.54
Accum Depr-Office Furniture	\$0.00	(\$38,368.71)	(\$38,368.71)
Equipment	\$0.00	\$142,545.50	\$142,545.50
Accum Deprec-Equipment	\$0.00	(\$87,576.75)	(\$87,576.75)
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	(\$1,728.13)	(\$1,728.13)
Total: FIXED ASSETS - RESERVE	\$0.00	\$162,692.40	\$162,692.40
Total: Assets	\$234,297.16	\$1,167,127.90	\$1,401,425.06
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	\$42,605.24	\$0.00	\$42,605.24
Accounts Payable - Operating	\$6,579.46	\$0.00	\$6,579.46
Unemployment Tax Payable	\$260.69	\$0.00	\$260.69
401K Payable	\$190.47	\$0.00	\$190.47
Accrued Vacation	\$21,123.07	\$0.00	\$21,123.07
Deposits - Operating	\$28,324.60	\$0.00	\$28,324.60
Total: CURRENT LIABILITIES - OPERATING	\$99,083.53	\$0.00	\$99,083.53
CURRENT LIABILITIES - RESERVE			
Due to Operating Fund	\$0.00	\$71,326.60	\$71,326.60
Improvement Loan #1	\$0.00	\$8,369.46	\$8,369.46
Improvement Loan #2	\$0.00	\$45,539.36	\$45,539.36
Deferred Special Assessment	\$0.00	\$134,275.00	\$134,275.00

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

Balance Sheet

Regency House Condominium Assoc

End Date: 04/30/2025

Date: 5/13/2025

Time: 9:55 am

Page: 2

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Total: CURRENT LIABILITIES - RESERVE	\$0.00	\$259,510.42	\$259,510.42
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	\$54,091.44	\$0.00	\$54,091.44
Total: FUND BALANCE - OPERATING	\$54,091.44	\$0.00	\$54,091.44
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	\$0.00	\$1,028,261.82	\$1,028,261.82
Property and Equipment Fund	\$0.00	\$197,846.00	\$197,846.00
Total: FUND BALANCE - RESERVE	\$0.00	\$1,226,107.82	\$1,226,107.82
Net Income Gain/Loss	\$0.00	(\$318,490.34)	(\$318,490.34)
Net Income Gain/Loss	\$81,122.19	\$0.00	\$81,122.19
Total: Liabilities & Equity	\$234,297.16	\$1,167,127.90	\$1,401,425.06

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

Income Statement - Operating
Regency House Condominium Assoc
4/1/2025 - 4/30/2025

Date: 5/13/2025
Time: 9:55 am
Page: 1

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME ASSESSMENTS OPERATING-40							
4010-00 Association Assessments	\$152,525.00	\$152,518.75	\$6.25	\$1,372,725.00	\$1,372,668.75	\$56.25	\$1,830,225.00
TOTAL INCOME ASSESSMENTS OPERATING-40	\$152,525.00	\$152,518.75	\$6.25	\$1,372,725.00	\$1,372,668.75	\$56.25	\$1,830,225.00
OTHER INCOME - OPERATING-41							
4100-00 Late Fees	-	16.67	(16.67)	225.00	150.03	74.97	200.00
4109-00 Pet Fees	600.00	458.33	141.67	4,800.00	4,124.97	675.03	5,500.00
4110-00 Repair and Maintenance Chargeback	-	83.33	(83.33)	37.50	749.97	(712.47)	1,000.00
4120-00 Application Fees	-	83.33	(83.33)	-	749.97	(749.97)	1,000.00
4126-00 Processing Fees	300.00	-	300.00	885.00	-	885.00	-
4135-00 Parking Lot Rent	3,145.00	3,000.00	145.00	28,262.50	27,000.00	1,262.50	36,000.00
4136-00 Garage Rent	16,380.00	16,250.00	130.00	151,705.00	146,250.00	5,455.00	195,000.00
4137-00 Motorcyle Parking	140.00	150.00	(10.00)	1,435.00	1,350.00	85.00	1,800.00
4138-00 Bike Parking	-	350.00	(350.00)	4,800.00	3,150.00	1,650.00	4,200.00
4139-00 Guest Parking Charge	395.00	291.67	103.33	2,160.00	2,625.03	(465.03)	3,500.00
4145-00 Electric Usage	55.00	41.67	13.33	505.00	375.03	129.97	500.00
4151-00 Laundry Income	835.80	583.33	252.47	7,329.17	5,249.97	2,079.20	7,000.00
4152-00 Club Room Rental	100.00	208.33	(108.33)	1,525.00	1,874.97	(349.97)	2,500.00
4160-00 Staff Services to Owners-Labor	846.12	750.00	96.12	4,952.45	6,750.00	(1,797.55)	9,000.00
4165-00 Staff Services to Owners-Materials	-	100.00	(100.00)	2,343.82	900.00	1,443.82	1,200.00
4170-00 Vending Income	-	33.33	(33.33)	1,431.04	299.97	1,131.07	400.00
4199-00 Miscellaneous Income	145.00	83.33	61.67	2,240.00	749.97	1,490.03	1,000.00
TOTAL OTHER INCOME - OPERATING-41	\$22,941.92	\$22,483.32	\$458.60	\$214,636.48	\$202,349.88	\$12,286.60	\$269,800.00
TOTAL OPERATING INCOME	\$175,466.92	\$175,002.07	\$464.85	\$1,587,361.48	\$1,575,018.63	\$12,342.85	\$2,100,025.00
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7201-00 Office Phone & Internet	730.07	416.67	(313.40)	6,865.96	3,750.03	(3,115.93)	5,000.00
7202-00 Water & Sewer	3,988.22	5,833.33	1,845.11	36,994.38	52,499.97	15,505.59	70,000.00
7203-00 Steam	14,379.82	12,500.00	(1,879.82)	111,123.31	112,500.00	1,376.69	150,000.00
7205-00 Clubroom TV, Cable Subscriptions	335.55	833.33	497.78	2,314.54	7,499.97	5,185.43	10,000.00
7207-00 Electric	7,131.81	9,750.00	2,618.19	86,530.23	87,750.00	1,219.77	117,000.00
7210-00 401K Expense	1,041.88	875.00	(166.88)	7,824.05	7,875.00	50.95	10,500.00
7215-00 Employee Benefits	144.79	250.00	105.21	4,460.21	2,250.00	(2,210.21)	3,000.00
7220-00 Uniforms	112.03	100.00	(12.03)	1,216.82	900.00	(316.82)	1,200.00
7225-00 Health & Dental Insurance	4,521.21	6,250.00	1,728.79	33,758.48	56,250.00	22,491.52	75,000.00
7230-00 Unemployment Taxes	260.63	375.00	114.37	4,027.17	3,375.00	(652.17)	4,500.00
7235-00 Payroll Taxes	3,605.99	3,666.67	60.68	34,547.28	33,000.03	(1,547.25)	44,000.00
7240-00 Employee Wages	47,122.56	49,166.67	2,044.11	463,892.85	442,500.03	(21,392.82)	590,000.00
7245-00 Employee Bonus Wages	-	625.00	625.00	3,340.08	5,625.00	2,284.92	7,500.00
7250-00 Office Contractors	-	83.33	83.33	-	749.97	749.97	1,000.00
7252-00 Owners Rep Exp	94.43	83.33	(11.10)	94.43	749.97	655.54	1,000.00
7255-00 Sec Deposit Refund	-	8.33	8.33	-	74.97	74.97	100.00
7260-00 Engineering Fees	-	-	-	5,625.00	-	(5,625.00)	-
7265-00 Employee Food & Beverage Perk	618.67	-	(618.67)	1,065.76	-	(1,065.76)	-
TOTAL OPERATING EXPENSES-72	\$84,087.66	\$90,816.66	\$6,729.00	\$803,680.55	\$817,349.94	\$13,669.39	\$1,089,800.00

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

Income Statement - Operating
Regency House Condominium Assoc
4/1/2025 - 4/30/2025

Date: 5/13/2025
Time: 9:55 am
Page: 2

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7500-00 Administrative Expenses	\$172.54	\$83.33	(\$89.21)	\$2,981.59	\$749.97	(\$2,231.62)	\$1,000.00
7505-00 Bank Charges	27.25	50.00	22.75	289.50	450.00	160.50	600.00
7510-00 Computer/Internet Services	-	416.67	416.67	2,677.26	3,750.03	1,072.77	5,000.00
7515-00 Professional Dues/Consult	-	250.00	250.00	320.00	2,250.00	1,930.00	3,000.00
7520-00 Membership Functions	-	83.33	83.33	-	749.97	749.97	1,000.00
7525-00 Fees, Permits & Inspections	355.60	125.00	(230.60)	355.60	1,125.00	769.40	1,500.00
7530-00 Postage & Mailing Supplies	-	416.67	416.67	4,065.03	3,750.03	(315.00)	5,000.00
7540-00 Office Supplies	209.68	208.33	(1.35)	1,149.39	1,874.97	725.58	2,500.00
7545-00 Legal	-	541.67	541.67	-	4,875.03	4,875.03	6,500.00
7550-00 Employment Related Expense	1,294.20	291.67	(1,002.53)	6,520.66	2,625.03	(3,895.63)	3,500.00
7560-00 Accounting	1,837.83	3,333.33	1,495.50	30,229.23	29,999.97	(229.26)	40,000.00
7565-00 Photocopier Maintenance/Usage	-	166.67	166.67	1,555.92	1,500.03	(55.89)	2,000.00
7573-00 Late Fee Expense	-	20.83	20.83	194.46	187.47	(6.99)	250.00
7575-00 Sales & use Tax	1,572.85	1,250.00	(322.85)	14,410.15	11,250.00	(3,160.15)	15,000.00
7580-00 IT Repair and Maintenance	317.71	-	(317.71)	2,826.79	-	(2,826.79)	-
7595-00 Social Programming and Entertainment	-	625.00	625.00	6,451.03	5,625.00	(826.03)	7,500.00
TOTAL ADMINISTRATIVE EXPENSES-75	\$5,787.66	\$7,862.50	\$2,074.84	\$74,026.61	\$70,762.50	(\$3,264.11)	\$94,350.00
INSURANCE-76							
7600-00 Insurance	37,285.50	13,333.33	(23,952.17)	114,718.33	119,999.97	5,281.64	160,000.00
TOTAL INSURANCE-76	\$37,285.50	\$13,333.33	(\$23,952.17)	\$114,718.33	\$119,999.97	\$5,281.64	\$160,000.00
MAINTENANCE EXPENSES-78							
7805-00 Security Equipment	-	416.67	416.67	6,150.34	3,750.03	(2,400.31)	5,000.00
7810-00 Snow Removal	-	208.33	208.33	1,590.13	1,874.97	284.84	2,500.00
7815-00 Refuse Removal	932.69	1,125.00	192.31	9,434.56	10,125.00	690.44	13,500.00
7820-00 Pool	-	833.33	833.33	1,834.51	7,499.97	5,665.46	10,000.00
Repair/Maintenance/Inspection							
7825-00 Flowers/Contribution	-	166.67	166.67	98.01	1,500.03	1,402.02	2,000.00
7827-00 Interior Plantscape	235.22	-	(235.22)	1,054.52	-	(1,054.52)	-
7830-00 Landscape Service/Gas	742.94	2,916.67	2,173.73	11,279.04	26,250.03	14,970.99	35,000.00
7835-00 Window Cleaning	-	1,000.00	1,000.00	5,888.00	9,000.00	3,112.00	12,000.00
7840-00 Plumbing	597.94	1,333.33	735.39	11,611.88	11,999.97	388.09	16,000.00
7842-00 Paint Supplies	-	62.50	62.50	635.09	562.50	(72.59)	750.00
7844-00 Bulbs and Batteries	1,552.38	125.00	(1,427.38)	1,859.88	1,125.00	(734.88)	1,500.00
7847-00 Fitness Room Equipment and Repairs	35.87	-	(35.87)	1,038.11	-	(1,038.11)	-
7848-00 Maintain & Repair Bldg Vehicles and Equip	-	833.33	833.33	577.06	7,499.97	6,922.91	10,000.00
7850-00 Hardware for Resale to Owners	222.88	250.00	27.12	4,141.62	2,250.00	(1,891.62)	3,000.00
7852-00 General/Misc Building Hardware & Supplies	213.63	208.33	(5.30)	804.51	1,874.97	1,070.46	2,500.00
7854-00 Garage Claims & Damages	-	416.67	416.67	3,382.41	3,750.03	367.62	5,000.00
7856-00 Garage Repair & Maintenance	236.53	625.00	388.47	2,289.10	5,625.00	3,335.90	7,500.00
7860-00 Furniture & Assessories	-	416.67	416.67	1,294.63	3,750.03	2,455.40	5,000.00
7862-00 Filter Replacement	-	416.67	416.67	5,164.83	3,750.03	(1,414.80)	5,000.00
7863-00 Repl Emg Equip: Sm Detec, Exit Lights, etc	-	208.33	208.33	-	1,874.97	1,874.97	2,500.00
7864-00 Fire Monitor, Repair, Inspection	-	416.67	416.67	9,899.40	3,750.03	(6,149.37)	5,000.00
7866-00 Exterminating	188.56	125.00	(63.56)	526.56	1,125.00	598.44	1,500.00

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

Income Statement - Operating
Regency House Condominium Assoc
4/1/2025 - 4/30/2025

Date: 5/13/2025
Time: 9:55 am
Page: 3

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7868-00 Electrical	\$4,318.50	\$166.67	(\$4,151.83)	\$6,067.33	\$1,500.03	(\$4,567.30)	\$2,000.00
Repair/Maintenance/Supplies							
7870-00 Housekeeping Suplies/Carpet	1,245.82	500.00	(745.82)	7,469.83	4,500.00	(2,969.83)	6,000.00
Cleaning							
7872-00 Preventative Maintenance	-	1,333.33	1,333.33	18,865.08	11,999.97	(6,865.11)	16,000.00
Contract							
7876-00 Exterior Building Roof/Grounds	-	208.33	208.33	7,656.00	1,874.97	(5,781.03)	2,500.00
Repair							
7880-00 Elevator Maint & Interior	7,208.66	2,083.33	(5,125.33)	29,621.14	18,749.97	(10,871.17)	25,000.00
7884-00 HVAC	2,877.10	2,916.67	39.57	39,964.96	26,250.03	(13,714.93)	35,000.00
7886-00 Doors & Windows	-	416.67	416.67	1,798.02	3,750.03	1,952.01	5,000.00
7890-00 Cleaning/Janitorial	2,392.90	2,166.67	(226.23)	20,969.49	19,500.03	(1,469.46)	26,000.00
7895-00 Repairs & Maint	26.18	125.00	98.82	847.79	1,125.00	277.21	1,500.00
TOTAL MAINTENANCE EXPENSES-78	\$23,027.80	\$22,020.84	(\$1,006.96)	\$213,813.83	\$198,187.56	(\$15,626.27)	\$264,250.00
RESERVE TRANSFER							
9000-00 Reserve Contribution	33,333.33	33,333.33	-	299,999.97	299,999.97	-	400,000.00
TOTAL RESERVE TRANSFER	\$33,333.33	\$33,333.33	\$-	\$299,999.97	\$299,999.97	\$0.00	\$400,000.00
TOTAL OPERATING EXPENSE	\$183,521.95	\$167,366.66	(\$16,155.29)	\$1,506,239.29	\$1,506,299.94	\$60.65	\$2,008,400.00
Net Income:	(\$8,055.03)	\$7,635.41	(\$15,690.44)	\$81,122.19	\$68,718.69	\$12,403.50	\$91,625.00

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

Income Statement - Reserve
Regency House Condominium Assoc
4/1/2025 - 4/30/2025

Date: 5/13/2025
Time: 9:55 am
Page: 4

(MODIFIED ACCRUAL BASIS)

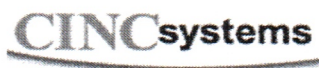
Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
INCOME ASSESSMENT - RESERVE-45							
4510-00 Reserve Assessments	\$33,333.33	\$33,333.33	\$-	\$299,999.97	\$299,999.97	\$-	\$400,000.00
4513-00 Special Assessments - 5yr/10yr	174.16	1,761.92	(1,587.76)	1,720.08	15,857.28	(14,137.20)	21,143.04
TOTAL INCOME ASSESSMENT - RESERVE	\$33,507.49	\$35,095.25	(\$1,587.76)	\$301,720.05	\$315,857.25	(\$14,137.20)	\$421,143.04
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	1,207.12	91.00	1,116.12	14,595.39	819.00	13,776.39	1,092.00
TOTAL OTHER INCOME - RESERVE-46	\$1,207.12	\$91.00	\$1,116.12	\$14,595.39	\$819.00	\$13,776.39	\$1,092.00
TOTAL RESERVE INCOME	\$34,714.61	\$35,186.25	(\$471.64)	\$316,315.44	\$316,676.25	(\$360.81)	\$422,235.04
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9100-00 Insurance Claim Expense	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
9101-00 Reserve Exp Misc	-	4,166.67	4,166.67	-	37,500.03	37,500.03	50,000.00
9105-00 Depreciation Expense	1,712.38	1,250.00	(462.38)	15,411.42	11,250.00	(4,161.42)	15,000.00
9109-00 Engineering Capital Expense	-	2,083.33	2,083.33	-	18,749.97	18,749.97	25,000.00
9110-00 Improvement Loan Interest #1	30.55	-	(30.55)	407.76	-	(407.76)	-
9111-00 Improvement Loan Interest #2	146.61	-	(146.61)	1,351.63	-	(1,351.63)	-
9130-00 Security Spec Assmnt Exp	-	2,083.33	2,083.33	-	18,749.97	18,749.97	25,000.00
9135-00 Reserve Bank Fees	-	20.83	20.83	-	187.47	187.47	250.00
9136-00 New Website & Branding	-	208.33	208.33	2,101.05	1,874.97	(226.08)	2,500.00
9140-00 Landscaping/Outdoor Capital	-	833.33	833.33	2,700.00	7,499.97	4,799.97	10,000.00
9146-00 Reserve-Fence	-	2,083.33	2,083.33	-	18,749.97	18,749.97	25,000.00
9147-00 Install Drains in Receiving Area	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
9148-00 Gate - Capital Expense	-	-	-	21,780.14	-	(21,780.14)	-
9150-00 New Air Handler For Floors	-	1,666.67	1,666.67	-	15,000.03	15,000.03	20,000.00
9151-00 Balcony Railing/Surface Repairs	-	8,333.33	8,333.33	-	74,999.97	74,999.97	100,000.00
9152-00 Furniture Exits to lobby & Clubroom	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
9153-00 Balcony Door Replacement	-	4,583.33	4,583.33	86,271.18	41,249.97	(45,021.21)	55,000.00
9154-00 New Building Control System	-	2,500.00	2,500.00	-	22,500.00	22,500.00	30,000.00
9160-00 Common Area Floor/Wall/Lighting Improvements	-	-	-	1,518.35	-	(1,518.35)	-
9162-00 Facade Repair- North Elevation	-	20,833.33	20,833.33	342,487.50	187,499.97	(154,987.53)	250,000.00
9165-00 Reserve - Exterior Roof/Grounds	-	625.00	625.00	-	5,625.00	5,625.00	7,500.00
9169-00 LG Plumbing/Mechanical Repair & Replacement	11,842.16	-	(11,842.16)	69,263.21	-	(69,263.21)	-
9175-00 Reserve- Garage	-	8,333.33	8,333.33	-	74,999.97	74,999.97	100,000.00
9176-00 Replace Garage Sprinkler Heads	-	1,666.67	1,666.67	-	15,000.03	15,000.03	20,000.00
9178-00 Locker Room Installation	-	3,333.33	3,333.33	35,500.00	29,999.97	(5,500.03)	40,000.00
9180-00 Laundry Room Improvements	-	-	-	3,024.90	-	(3,024.90)	-
9185-00 New Front Doors	-	833.33	833.33	7,479.00	7,499.97	20.97	10,000.00
9186-00 Fitness Room Upgrades	-	625.00	625.00	3,341.66	5,625.00	2,283.34	7,500.00
9188-00 Pool Replaster	-	4,166.67	4,166.67	-	37,500.03	37,500.03	50,000.00
9189-00 Building Trash Compactor Capital Expense	-	-	-	37,064.31	-	(37,064.31)	-
9191-00 New Replacement Equipment/Vehicles	-	-	-	5,103.67	-	(5,103.67)	-
TOTAL RESERVE EXPENSES-91	\$13,731.70	\$72,729.13	\$58,997.43	\$634,805.78	\$654,562.17	\$19,756.39	\$872,750.00

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



Income Statement - Reserve
Regency House Condominium Assoc
4/1/2025 - 4/30/2025

Date: 5/13/2025
Time: 9:55 am
Page: 5

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
TOTAL RESERVE EXPENSE	\$13,731.70	\$72,729.13	\$58,997.43	\$634,805.78	\$654,562.17	\$19,756.39	\$872,750.00
Net Reserve:	\$20,982.91	(\$37,542.88)	\$58,525.79	(\$318,490.34)	(\$337,885.92)	\$19,395.58	(\$450,514.96)

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

Bank Account Summary
Property: Regency House Condominium
Activity from 08/01/24-4/30/25 (Modified Accrual Basis)

GL Account	Beginning Balance	Transfer In	Transfer Out	Ending Balance	YTD Withdrawals
1050 Petty Cash	\$ 300			\$ 300	\$ -
1000 Barrington Bank Oper	\$ 156,689	\$ 182,130	\$ 215,490	\$ 123,329	\$ 1,780,574
1100 Town Bank Kilborn MM-Reserve	\$ 451,128	\$ 56	\$ -	\$ 451,183	\$ -
1102 Barrington Bank Maxsafe MM- Reserve	\$ 250,427	\$ 609	\$ -	\$ 251,037	\$ 171,637
1106 Barrington Maxsafe 4283 - Reserve	\$ 214,653	\$ 25,542	\$ 11,842	\$ 228,353	\$ 384,010
1107 Town Bank - Escrow (Renovations)	\$ 25,486	\$ 1,513	\$ 1,889	\$ 25,110	\$ 17,005
	\$ 1,098,683	\$ 209,851	\$ 229,222	\$ 1,079,312	\$ 2,353,227