Financial Report Package

August 2025
Fiscal Year: 2026

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	$183,393.88	$0.00	$183,393.88
Petty Cash	$300.00	$0.00	$300.00
Total: CASH - OPERATING	**$183,693.88**	**$0.00**	**$183,693.88**
CASH - RESERVES			
Barrington Bk MM Rsv #4465	$0.00	$237,744.51	$237,744.51
Barrington Bank Maxsafe #4283	$0.00	$736,335.02	$736,335.02
Town Bank -Escrow Reno #4526	$0.00	$23,301.67	$23,301.67
Total: CASH - RESERVES	**$0.00**	**$997,381.20**	**$997,381.20**
ACCOUNTS REC - OPERATING			
Homeowner Receivable	$2,190.45	$0.00	$2,190.45
Other Receivable - Operating	$512.38	$0.00	$512.38
Due from Replacement Fund	$36,475.51	$0.00	$36,475.51
Total: ACCOUNTS REC - OPERATING	**$39,178.34**	**$0.00**	**$39,178.34**
ACCOUNTS REC - RESERVES			
Special Assessment Receivable - Reserve	$0.00	$43,131.30	$43,131.30
Total: ACCOUNTS REC - RESERVES	**$0.00**	**$43,131.30**	**$43,131.30**
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	($1,602.29)	($1,602.29)
Office Furniture & Fixtures	$0.00	$135,439.54	$135,439.54
Accum Depr-Office Furniture	$0.00	($42,980.99)	($42,980.99)
Equipment	$0.00	$142,545.50	$142,545.50
Accum Deprec-Equipment	$0.00	($89,487.75)	($89,487.75)
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	($1,905.37)	($1,905.37)
Total: FIXED ASSETS - RESERVE	**$0.00**	**$155,842.88**	**$155,842.88**
Total: Assets	**$259,679.14**	**$1,196,355.38**	**$1,456,034.52**
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	$33,235.55	$0.00	$33,235.55
Accounts Payable - Operating	$22,188.48	$0.00	$22,188.48
Accrued Expense Payable	$19,507.34	$0.00	$19,507.34
Unemployment Tax Payable	$568.51	$0.00	$568.51
Accrued Vacation	$15,305.07	$0.00	$15,305.07
Deposits - Operating	$28,324.60	$0.00	$28,324.60
Total: CURRENT LIABILITIES - OPERATING	**$119,129.55**	**$0.00**	**$119,129.55**
CURRENT LIABILITIES - RESERVE			
Accounts Payable - Reserve	$0.00	$4,400.00	$4,400.00
Due to Operating Fund	$0.00	$36,475.51	$36,475.51
Improvement Loan #1	$0.00	$3,444.48	$3,444.48
Improvement Loan #2	$0.00	$43,550.03	$43,550.03
Deferred Special Assessment	$0.00	$134,275.00	$134,275.00

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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Total: CURRENT LIABILITIES - RESERVE	**$0.00**	**$222,145.02**	**$222,145.02**
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	$97,794.12	$0.00	$97,794.12
Total: FUND BALANCE - OPERATING	**$97,794.12**	**$0.00**	**$97,794.12**
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	$0.00	$796,625.40	$796,625.40
Property and Equipment Fund	$0.00	$197,846.00	$197,846.00
Total: FUND BALANCE - RESERVE	**$0.00**	**$994,471.40**	**$994,471.40**
Net Income Gain/Loss	$0.00	($20,261.04)	($20,261.04)
Net Income Gain/Loss	$42,755.47	$0.00	$42,755.47
Total: Liabilities & Equity	**$259,679.14**	**$1,196,355.38**	**$1,456,034.52**

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CINCsystems

Income Statement - Operating
Regency House Condominium Assoc
8/1/2025 - 8/31/2025
(MODIFIED ACCRUAL BASIS)

Date: 9/22/2025
Time: 10:24 am
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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
OPERATING INCOME							
INCOME ASSESSMENTS OPERATING-40							
4010-00 Association Assessments	$156,175.00	$156,179.20	($4.20)	$156,175.00	$156,179.20	($4.20)	$1,093,254.40
TOTAL INCOME ASSESSMENTS OPERATIN	$156,175.00	$156,179.20	($4.20)	$156,175.00	$156,179.20	($4.20)	$1,093,254.40
OTHER INCOME - OPERATING-41							
4100-00 Late Fees	(25.00)	13.34	(38.34)	(25.00)	13.34	(38.34)	93.38
4109-00 Pet Fees	225.00	416.67	(191.67)	225.00	416.67	(191.67)	2,916.69
4110-00 Repair and Maintenance Chargeback	-	83.33	(83.33)	-	83.33	(83.33)	583.31
4126-00 Processing Fees	150.00	116.67	33.33	150.00	116.67	33.33	816.69
4135-00 Parking Lot Rent	3,145.00	3,166.67	(21.67)	3,145.00	3,166.67	(21.67)	22,166.69
4136-00 Garage Rent	18,005.00	16,250.00	1,755.00	18,005.00	16,250.00	1,755.00	113,750.00
4137-00 Motorcyle Parking	245.00	150.00	95.00	245.00	150.00	95.00	1,050.00
4138-00 Bike Parking	4,875.00	400.00	4,475.00	4,875.00	400.00	4,475.00	2,800.00
4139-00 Guest Parking Charge	(15.00)	250.00	(265.00)	(15.00)	250.00	(265.00)	1,750.00
4145-00 Electric Usage	100.00	50.00	50.00	100.00	50.00	50.00	350.00
4150-00 Interest Income - Bank - Operating	-	150.00	(150.00)	-	150.00	(150.00)	1,050.00
4151-00 Laundry Income	617.37	708.33	(90.96)	617.37	708.33	(90.96)	4,958.31
4152-00 Club Room Rental	100.00	166.67	(66.67)	100.00	166.67	(66.67)	1,166.69
4160-00 Staff Services to Owners-Labor	1.04	541.67	(540.63)	1.04	541.67	(540.63)	3,791.69
4165-00 Staff Services to Owners-Materials	-	208.33	(208.33)	-	208.33	(208.33)	1,458.31
4170-00 Vending Income	-	100.00	(100.00)	-	100.00	(100.00)	700.00
4199-00 Miscellaneous Income	75.00	125.00	(50.00)	75.00	125.00	(50.00)	875.00
TOTAL OTHER INCOME - OPERATING-41	$27,498.41	$22,896.68	$4,601.73	$27,498.41	$22,896.68	$4,601.73	$160,276.76
TOTAL OPERATING INCOME	**$183,673.41**	**$179,075.88**	**$4,597.53**	**$183,673.41**	**$179,075.88**	**$4,597.53**	**$1,253,531.16**
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7201-00 Office Phone & Internet	(730.07)	750.00	1,480.07	(730.07)	750.00	1,480.07	5,250.00
7202-00 Water & Sewer	6,880.49	5,416.67	(1,463.82)	6,880.49	5,416.67	(1,463.82)	37,916.69
7203-00 Steam	3,142.19	12,916.67	9,774.48	3,142.19	12,916.67	9,774.48	90,416.69
7207-00 Electric	20,520.84	10,000.00	(10,520.84)	20,520.84	10,000.00	(10,520.84)	70,000.00
7210-00 401K Expense	781.07	916.67	135.60	781.07	916.67	135.60	6,416.69
7215-00 Employee Benefits	144.79	375.00	230.21	144.79	375.00	230.21	2,625.00
7220-00 Uniforms	37.72	133.33	95.61	37.72	133.33	95.61	933.31
7225-00 Health & Dental Insurance	3,776.90	4,166.67	389.77	3,776.90	4,166.67	389.77	29,166.69
7230-00 Unemployment Taxes	149.95	391.67	241.72	149.95	391.67	241.72	2,741.69
7235-00 Payroll Taxes	2,940.87	3,833.33	892.46	2,940.87	3,833.33	892.46	26,833.31
7240-00 Employee Wages	38,847.70	52,500.00	13,652.30	38,847.70	52,500.00	13,652.30	367,500.00
7245-00 Employee Bonus Wages	-	416.67	416.67	-	416.67	416.67	2,916.69
7250-00 Office Contractors	1,182.00	-	(1,182.00)	1,182.00	-	(1,182.00)	-
7255-00 Sec Deposit Refund	-	12.50	12.50	-	12.50	12.50	87.50
7260-00 Engineering Fees	-	125.00	125.00	-	125.00	125.00	875.00
7265-00 Employee Food & Beverage Perk	10.00	1,000.00	990.00	10.00	1,000.00	990.00	7,000.00
TOTAL OPERATING EXPENSES-72	$77,684.45	$92,954.18	$15,269.73	$77,684.45	$92,954.18	$15,269.73	$650,679.26
ADMINISTRATIVE EXPENSES-75							
7500-00 Administrative Expenses	-	250.00	250.00	-	250.00	250.00	1,750.00
7505-00 Bank Charges	20.00	41.67	21.67	20.00	41.67	21.67	291.69

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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
7510-00 Computer/Internet Services	$1,073.12	$416.67	($656.45)	$1,073.12	$416.67	($656.45)	$2,916.69
7515-00 Professional Dues/Consult	-	83.33	83.33	-	83.33	83.33	583.31
7520-00 Membership Functions	-	83.33	83.33	-	83.33	83.33	583.31
7525-00 Fees, Permits & Inspections	-	83.33	83.33	-	83.33	83.33	583.31
7530-00 Postage & Mailing Supplies	-	366.67	366.67	-	366.67	366.67	2,566.69
7540-00 Office Supplies	165.43	125.00	(40.43)	165.43	125.00	(40.43)	875.00
7545-00 Legal	-	125.00	125.00	-	125.00	125.00	875.00
7550-00 Employment Related Expense	154.72	333.33	178.61	154.72	333.33	178.61	2,333.31
7560-00 Accounting	1,866.43	3,500.00	1,633.57	1,866.43	3,500.00	1,633.57	24,500.00
7565-00 Photocopier Maintenance/Usage	216.66	150.00	(66.66)	216.66	150.00	(66.66)	1,050.00
7573-00 Late Fee Expense	-	8.33	8.33	-	8.33	8.33	58.31
7575-00 Sales & use Tax	1,684.99	1,500.00	(184.99)	1,684.99	1,500.00	(184.99)	10,500.00
7595-00 Social Programming and Entertainment	-	666.67	666.67	-	666.67	666.67	4,666.69
TOTAL ADMINISTRATIVE EXPENSES-75	$5,181.35	$7,733.33	$2,551.98	$5,181.35	$7,733.33	$2,551.98	$54,133.31
INSURANCE-76							
7600-00 Insurance	-	14,166.00	14,166.00	-	14,166.00	14,166.00	99,162.00
TOTAL INSURANCE-76	$-	$14,166.00	$14,166.00	$-	$14,166.00	$14,166.00	$99,162.00
MAINTENANCE EXPENSES-78							
7805-00 Security Equipment	1,765.62	833.33	(932.29)	1,765.62	833.33	(932.29)	5,833.31
7810-00 Snow Removal	-	150.00	150.00	-	150.00	150.00	1,050.00
7815-00 Refuse Removal	1,248.37	1,083.33	(165.04)	1,248.37	1,083.33	(165.04)	7,583.31
7820-00 Pool Repair/Maintenance/Inspection	454.41	625.00	170.59	454.41	625.00	170.59	4,375.00
7827-00 Interior Plantscape	235.22	125.00	(110.22)	235.22	125.00	(110.22)	875.00
7830-00 Landscape Service/Gas	636.48	2,916.67	2,280.19	636.48	2,916.67	2,280.19	20,416.69
7835-00 Window Cleaning	-	1,083.33	1,083.33	-	1,083.33	1,083.33	7,583.31
7840-00 Plumbing	1,230.42	1,458.33	227.91	1,230.42	1,458.33	227.91	10,208.31
7842-00 Paint Supplies	(456.08)	83.33	539.41	(456.08)	83.33	539.41	583.31
7844-00 Bulbs and Batteries	54.96	208.33	153.37	54.96	208.33	153.37	1,458.31
7847-00 Fitness Room Equipment and Repairs	-	208.33	208.33	-	208.33	208.33	1,458.31
7848-00 Maintain & Repair Bldg Vehicles and Equip	22.23	208.33	186.10	22.23	208.33	186.10	1,458.31
7850-00 Hardware for Resale to Owners	95.69	375.00	279.31	95.69	375.00	279.31	2,625.00
7852-00 General/Misc Building Hardware & Supplies	39.84	208.33	168.49	39.84	208.33	168.49	1,458.31
7854-00 Garage Claims & Damages	-	416.67	416.67	-	416.67	416.67	2,916.69
7856-00 Garage Repair & Maintenance	351.71	333.33	(18.38)	351.71	333.33	(18.38)	2,333.31
7860-00 Furniture & Assessories	-	125.00	125.00	-	125.00	125.00	875.00
7862-00 Filter Replacement	-	541.67	541.67	-	541.67	541.67	3,791.69
7863-00 Repl Emg Equip: Sm Detec, Exit Lights, etc	-	208.33	208.33	-	208.33	208.33	1,458.31
7864-00 Fire Monitor, Repair, Inspection	-	833.33	833.33	-	833.33	833.33	5,833.31
7866-00 Exterminating	-	125.00	125.00	-	125.00	125.00	875.00
7868-00 Electrical Repair/Maintenance/Supplies	-	541.67	541.67	-	541.67	541.67	3,791.69
7870-00 Housekeeping Suplies/Carpet Cleaning	255.23	708.33	453.10	255.23	708.33	453.10	4,958.31

(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
7872-00 Preventative Maintenance Contract	$-	$1,250.00	$1,250.00	$-	$1,250.00	$1,250.00	$8,750.00
7876-00 Exterior Building Roof/Grounds Repair	-	416.67	416.67	-	416.67	416.67	2,916.69
7880-00 Elevator Maint & Interior	-	2,666.67	2,666.67	-	2,666.67	2,666.67	18,666.69
7884-00 HVAC	16,586.28	3,750.00	(12,836.28)	16,586.28	3,750.00	(12,836.28)	26,250.00
7886-00 Doors & Windows	-	291.67	291.67	-	291.67	291.67	2,041.69
7890-00 Cleaning/Janitorial	2,198.43	2,333.33	134.90	2,198.43	2,333.33	134.90	16,333.31
7895-00 Repairs & Maint	-	125.00	125.00	-	125.00	125.00	875.00
TOTAL MAINTENANCE EXPENSES-78	$24,718.81	$24,233.31	($485.50)	$24,718.81	$24,233.31	($485.50)	$169,633.17
RESERVE TRANSFER							
9000-00 Reserve Contribution	33,333.33	33,333.33	-	33,333.33	33,333.33	-	233,333.33
TOTAL RESERVE TRANSFER	$33,333.33	$33,333.33	$-	$33,333.33	$33,333.33	$0.00	$233,333.33
TOTAL OPERATING EXPENSE	**$140,917.94**	**$172,420.15**	**$31,502.21**	**$140,917.94**	**$172,420.15**	**$31,502.21**	**$1,206,941.07**
Net Income:	**$42,755.47**	**$6,655.73**	**$36,099.74**	**$42,755.47**	**$6,655.73**	**$36,099.74**	**$46,590.09**

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CINCsystems

Income Statement - Reserve
Regency House Condominium Assoc
8/1/2025 - 8/31/2025
(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
RESERVE INCOME							
INCOME ASSESSMENT - RESERVE-45							
4510-00 Reserve Assessments	$33,333.33	$33,333.33	$-	$33,333.33	$33,333.33	$-	$233,333.33
4513-00 Special Assessments - 5yr/10yr	155.72	143.21	12.51	155.72	143.21	12.51	1,002.46
TOTAL INCOME ASSESSMENT - RESERVE	$33,489.05	$33,476.54	$12.51	$33,489.05	$33,476.54	$12.51	$234,335.79
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	2,517.49	1,500.00	1,017.49	2,517.49	1,500.00	1,017.49	10,500.00
TOTAL OTHER INCOME - RESERVE-46	$2,517.49	$1,500.00	$1,017.49	$2,517.49	$1,500.00	$1,017.49	$10,500.00
TOTAL RESERVE INCOME	**$36,006.54**	**$34,976.54**	**$1,030.00**	**$36,006.54**	**$34,976.54**	**$1,030.00**	**$244,835.79**
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9100-00 Insurance Claim Expense	50,000.00	-	(50,000.00)	50,000.00	-	(50,000.00)	-
9101-00 Reserve Exp Misc	-	2,083.33	2,083.33	-	2,083.33	2,083.33	14,583.31
9105-00 Depreciation Expense	1,712.38	2,083.33	370.95	1,712.38	2,083.33	370.95	14,583.31
9110-00 Improvement Loan Interest #1	14.91	3.00	(11.91)	14.91	3.00	(11.91)	21.00
9111-00 Improvement Loan Interest #2	140.29	129.00	(11.29)	140.29	129.00	(11.29)	903.00
9140-00 Landscaping/Outdoor Capital	4,400.00	2,500.00	(1,900.00)	4,400.00	2,500.00	(1,900.00)	17,500.00
9146-00 Reserve-Fence	-	833.33	833.33	-	833.33	833.33	5,833.31
9151-00 Balcony Railing/Surface Repairs	-	4,166.67	4,166.67	-	4,166.67	4,166.67	29,166.69
9154-00 New Building Control System	-	2,500.00	2,500.00	-	2,500.00	2,500.00	17,500.00
9155-00 Elevator Refurbishing	-	2,083.00	2,083.00	-	2,083.00	2,083.00	14,581.00
9162-00 Facade Repair- North Elevation	-	4,166.67	4,166.67	-	4,166.67	4,166.67	29,166.69
9169-00 LG Plumbing/Mechanical Repair & Replacement	-	2,500.00	2,500.00	-	2,500.00	2,500.00	17,500.00
9175-00 Reserve- Garage	-	1,750.00	1,750.00	-	1,750.00	1,750.00	12,250.00
9176-00 Replace Garage Sprinkler Heads	-	250.00	250.00	-	250.00	250.00	1,750.00
9186-00 Fitness Room Upgrades	-	416.67	416.67	-	416.67	416.67	2,916.69
9187-00 Reserve Expense-New Fire Doors	-	291.67	291.67	-	291.67	291.67	2,041.69
9188-00 Pool Replaster	-	4,166.67	4,166.67	-	4,166.67	4,166.67	29,166.69
9191-00 New Replacement Equipment/Vehicles	-	416.67	416.67	-	416.67	416.67	2,916.69
9193-00 Front Stone Work-entry & Surface Lot	-	1,500.00	1,500.00	-	1,500.00	1,500.00	10,500.00
9195-00 Replace Exhaust Fans	-	1,250.00	1,250.00	-	1,250.00	1,250.00	8,750.00
9196-00 Repair Pump Room Flooring	-	416.67	416.67	-	416.67	416.67	2,916.69
9197-00 Mailroom Carpet & Flooring	-	833.33	833.33	-	833.33	833.33	5,833.31
9198-00 Air Balancing Hallways	-	2,916.67	2,916.67	-	2,916.67	2,916.67	20,416.69
TOTAL RESERVE EXPENSES-91	$56,267.58	$37,256.68	($19,010.90)	$56,267.58	$37,256.68	($19,010.90)	$260,796.76
TOTAL RESERVE EXPENSE	**$56,267.58**	**$37,256.68**	**($19,010.90)**	**$56,267.58**	**$37,256.68**	**($19,010.90)**	**$260,796.76**
Net Reserve:	**($20,261.04)**	**($2,280.14)**	**($17,980.90)**	**($20,261.04)**	**($2,280.14)**	**($17,980.90)**	**($15,960.97)**

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 08/01/25-8/31/25 (Modfied Accrual Basis)

GL Account	Beginning Balance	Transfer In	Transfer Out	Ending Balance	YTD Withdrawals
1050 Petty Cash	$ 300			$ 300	$ -
1000 Barrington Bank Oper	$ 137,259	$ 204,502	$ 158,366	$ 183,394	$ 158,366
1102 Barrington Bank Maxsafe MM- Reserve	$ 237,148	$ 596	$ -	$ 237,745	$ -
1106 Barrington Maxsafe 4283 - Reserve	$ 759,414	$ 26,921	$ 50,000	$ 736,335	$ 50,000
1107 Town Bank - Escrow (Renovations)	$ 23,754	$ 1,437	$ 1,889	$ 23,302	$ 1,889
	$ 1,157,874	**$ 233,457**	**$ 210,256**	**$ 1,181,075**	**$ 210,256**