



# **Financial Report Package**

**August 2023**

**Fiscal Year: 2024**

**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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## Balance Sheet

Regency House Condominium Assoc

End Date: 08/31/2023

Date: 9/11/2023

Time: 2:50 pm

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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH - OPERATING</b>			
Barrington Bank - Oper acct #7801	\$389,354.33	\$0.00	\$389,354.33
Petty Cash	\$300.00	\$0.00	\$300.00
<b>Total: CASH - OPERATING</b>	<b>\$389,654.33</b>	<b>\$0.00</b>	<b>\$389,654.33</b>
<b>CASH - RESERVES</b>			
Town Bank Kilborn MM-Rsv #8298	\$0.00	\$549,975.77	\$549,975.77
Barrington Bk MM Rsv #4465	\$0.00	\$399,942.19	\$399,942.19
Barrington Bank Maxsafe #4283	\$0.00	\$13,174.13	\$13,174.13
Town Bank -Escrow Reno #4526	\$0.00	\$14,246.63	\$14,246.63
<b>Total: CASH - RESERVES</b>	<b>\$0.00</b>	<b>\$977,338.72</b>	<b>\$977,338.72</b>
<b>ACCOUNTS REC - OPERATING</b>			
Homeowner Receivable	\$5,578.29	\$0.00	\$5,578.29
Other Receivable - Operating	\$1,421.22	\$0.00	\$1,421.22
<b>Total: ACCOUNTS REC - OPERATING</b>	<b>\$6,999.51</b>	<b>\$0.00</b>	<b>\$6,999.51</b>
<b>ACCOUNTS REC - RESERVES</b>			
Special Assessment Receivable - Reserve	\$0.00	\$79,924.40	\$79,924.40
Due from Operating Fund	\$0.00	\$39,149.87	\$39,149.87
<b>Total: ACCOUNTS REC - RESERVES</b>	<b>\$0.00</b>	<b>\$119,074.27</b>	<b>\$119,074.27</b>
<b>FIXED ASSETS - RESERVE</b>			
Garage Improvements	\$0.00	\$11,175.63	\$11,175.63
Accum Deprec Garage Improvements	\$0.00	(\$466.71)	(\$466.71)
Office Furniture & Fixtures	\$0.00	\$2,928.90	\$2,928.90
Accum Depr-Office Furniture	\$0.00	(\$585.95)	(\$585.95)
Equipment	\$0.00	\$101,629.00	\$101,629.00
Accum Deprec-Equipment	\$0.00	(\$78,021.75)	(\$78,021.75)
Mail Room Improvements	\$0.00	\$1,015.00	\$1,015.00
Accum Deprec- Mail Room Improvements	\$0.00	(\$918.04)	(\$918.04)
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	(\$457.91)	(\$457.91)
<b>Total: FIXED ASSETS - RESERVE</b>	<b>\$0.00</b>	<b>\$38,956.78</b>	<b>\$38,956.78</b>
<b>Total: Assets</b>	<b>\$396,653.84</b>	<b>\$1,135,369.77</b>	<b>\$1,532,023.61</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES - OPERATING</b>			
Prepaid Assessments	\$34,288.82	\$0.00	\$34,288.82
Accounts Payable - Operating	\$11,030.06	\$0.00	\$11,030.06
Unemployment Tax Payable	\$930.65	\$0.00	\$930.65
401K Payable	\$246.32	\$0.00	\$246.32
Accrued Vacation	\$10,274.00	\$0.00	\$10,274.00
Due to Replacement Fund	\$39,149.87	\$0.00	\$39,149.87
Deposits - Operating	\$28,324.60	\$0.00	\$28,324.60
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$124,244.32</b>	<b>\$0.00</b>	<b>\$124,244.32</b>
<b>CURRENT LIABILITIES - RESERVE</b>			
Improvement Loan #1	\$0.00	\$32,090.68	\$32,090.68
Improvement Loan #2	\$0.00	\$55,124.96	\$55,124.96
<b>Total: CURRENT LIABILITIES - RESERVE</b>	<b>\$0.00</b>	<b>\$87,215.64</b>	<b>\$87,215.64</b>
<b>FUND BALANCE - OPERATING</b>			
Operating Fund Balance/Prior	\$177,351.67	\$0.00	\$177,351.67
Prior Year Accrued Exp	\$58,649.06	\$0.00	\$58,649.06

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## Balance Sheet

Regency House Condominium Assoc  
End Date: 08/31/2023

Date: 9/11/2023  
Time: 2:50 pm  
Page: 2

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
<b>Total: FUND BALANCE - OPERATING</b>	<b>\$236,000.73</b>	<b>\$0.00</b>	<b>\$236,000.73</b>
<b>FUND BALANCE - RESERVE</b>			
Reserve Fund Balance/Prior	\$0.00	\$711,440.27	\$711,440.27
Property and Equipment Fund	\$0.00	\$64,025.84	\$64,025.84
Prior Year Accrued Exp	\$0.00	\$217,891.87	\$217,891.87
<b>Total: FUND BALANCE - RESERVE</b>	<b>\$0.00</b>	<b>\$993,357.98</b>	<b>\$993,357.98</b>
Net Income Gain/Loss	\$0.00	\$54,796.15	\$54,796.15
Net Income Gain/Loss	\$36,408.79	\$0.00	\$36,408.79
<b>Total: Liabilities &amp; Equity</b>	<b>\$396,653.84</b>	<b>\$1,135,369.77</b>	<b>\$1,532,023.61</b>

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# Income Statement - Operating

## Regency House Condominium Assoc

08/31/2023

(MODIFIED ACCRUAL BASIS)

Date: 9/11/2023

Time: 2:50 pm

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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	\$152,500.00	\$25.00	\$152,525.00	\$152,500.00	\$25.00	\$1,830,000.00
TOTAL INCOME ASSESSMENTS OPERATING-40	\$152,525.00	\$152,500.00	\$25.00	\$152,525.00	\$152,500.00	\$25.00	\$1,830,000.00
OTHER INCOME - OPERATING-41							
4109-00 Pet Fees	150.00	416.67	(266.67)	150.00	416.67	(266.67)	5,000.00
4110-00 Repair and Maintenance Chargeb	-	291.67	(291.67)	-	291.67	(291.67)	3,500.00
4120-00 Application Fees	-	25.00	(25.00)	-	25.00	(25.00)	300.00
4126-00 Processing Fees	300.00	166.67	133.33	300.00	166.67	133.33	2,000.00
4135-00 Parking Lot Rent	3,145.00	3,083.33	61.67	3,145.00	3,083.33	61.67	37,000.00
4136-00 Garage Rent	16,350.00	16,250.00	100.00	16,350.00	16,250.00	100.00	195,000.00
4137-00 Motorcyle Parking	105.00	200.00	(95.00)	105.00	200.00	(95.00)	2,400.00
4138-00 Bike Parking	354.00	375.00	(21.00)	354.00	375.00	(21.00)	4,500.00
4139-00 Guest Parking Charge	120.00	708.33	(588.33)	120.00	708.33	(588.33)	8,500.00
4145-00 Electric Usage	50.00	-	50.00	50.00	-	50.00	-
4150-00 Interest Income - Bank - Operating	-	125.00	(125.00)	-	125.00	(125.00)	1,500.00
4151-00 Laundry Income	842.87	541.67	301.20	842.87	541.67	301.20	6,500.00
4152-00 Club Room Rental	45.00	83.33	(38.33)	45.00	83.33	(38.33)	1,000.00
4160-00 Staff Services to Owners-Labor	-	2,083.33	(2,083.33)	-	2,083.33	(2,083.33)	25,000.00
4165-00 Staff Services to Owners-Materia	-	208.33	(208.33)	-	208.33	(208.33)	2,500.00
4170-00 Vending Income	-	75.00	(75.00)	-	75.00	(75.00)	900.00
4199-00 Miscellaneous Income	225.00	-	225.00	225.00	-	225.00	-
TOTAL OTHER INCOME - OPERATING-41	\$21,686.87	\$24,633.33	(\$2,946.46)	\$21,686.87	\$24,633.33	(\$2,946.46)	\$295,600.00
TOTAL OPERATING INCOME	\$174,211.87	\$177,133.33	(\$2,921.46)	\$174,211.87	\$177,133.33	(\$2,921.46)	\$2,125,600.00
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7201-00 Telephone	289.70	666.67	376.97	289.70	666.67	376.97	8,000.00
7202-00 Water & Sewer	-	5,416.67	5,416.67	-	5,416.67	5,416.67	65,000.00
7203-00 Steam	713.10	11,666.67	10,953.57	713.10	11,666.67	10,953.57	140,000.00
7207-00 Electric	3,045.27	10,000.00	6,954.73	3,045.27	10,000.00	6,954.73	120,000.00
7210-00 401K Expense	547.30	875.00	327.70	547.30	875.00	327.70	10,500.00
7215-00 Employee Benefits	196.96	541.67	344.71	196.96	541.67	344.71	6,500.00
7220-00 Uniforms	-	216.67	216.67	-	216.67	216.67	2,600.00
7225-00 Health & Dental Insurance	(910.31)	6,666.67	7,576.98	(910.31)	6,666.67	7,576.98	80,000.00
7230-00 Unemployment Taxes	105.74	183.33	77.59	105.74	183.33	77.59	2,200.00
7235-00 Payroll Taxes	3,266.95	3,416.67	149.72	3,266.95	3,416.67	149.72	41,000.00
7240-00 Employee Wages	41,522.76	41,666.67	143.91	41,522.76	41,666.67	143.91	500,000.00
7245-00 Employee Bonus Wages	300.00	316.67	16.67	300.00	316.67	16.67	3,800.00
7250-00 Office Contractors	-	416.67	416.67	-	416.67	416.67	5,000.00
7252-00 Owners Rep Exp	-	208.33	208.33	-	208.33	208.33	2,500.00
7255-00 Sec Deposit Refund	-	16.67	16.67	-	16.67	16.67	200.00
TOTAL OPERATING EXPENSES-72	\$49,077.47	\$82,275.03	\$33,197.56	\$49,077.47	\$82,275.03	\$33,197.56	\$987,300.00
ADMINISTRATIVE EXPENSES-75							
7500-00 Administrative Expenses	7.00	-	(7.00)	7.00	-	(7.00)	-
7505-00 Bank Charges	20.00	166.67	146.67	20.00	166.67	146.67	2,000.00
7510-00 Computer/Internet Services	1,382.44	1,166.67	(215.77)	1,382.44	1,166.67	(215.77)	14,000.00
7515-00 Professional Dues/Consult	-	833.33	833.33	-	833.33	833.33	10,000.00
7525-00 Fees, Permits & Inspections	-	208.33	208.33	-	208.33	208.33	2,500.00

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**Income Statement - Operating**  
**Regency House Condominium Assoc**  
**08/31/2023**

Date: 9/11/2023  
Time: 2:50 pm  
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7540-00 Office Supplies	\$93.26	\$610.00	\$516.74	\$93.26	\$610.00	\$516.74	\$7,320.00
7545-00 Legal	1,800.00	833.33	(966.67)	1,800.00	833.33	(966.67)	10,000.00
7550-00 Employment Related Expense	-	416.67	416.67	-	416.67	416.67	5,000.00
7560-00 Accounting	1,863.62	2,500.00	636.38	1,863.62	2,500.00	636.38	30,000.00
7575-00 Sales & use Tax	1,077.35	1,000.00	(77.35)	1,077.35	1,000.00	(77.35)	12,000.00
7595-00 Travel & Entertainment	4,530.53	208.33	(4,322.20)	4,530.53	208.33	(4,322.20)	2,500.00
<b>TOTAL ADMINISTRATIVE EXPENSES-75</b>	<b>\$10,774.20</b>	<b>\$7,943.33</b>	<b>(\$2,830.87)</b>	<b>\$10,774.20</b>	<b>\$7,943.33</b>	<b>(\$2,830.87)</b>	<b>\$95,320.00</b>
<b>INSURANCE-76</b>							
7600-00 Insurance	-	13,333.33	13,333.33	-	13,333.33	13,333.33	160,000.00
<b>TOTAL INSURANCE-76</b>	<b>\$-</b>	<b>\$13,333.33</b>	<b>\$13,333.33</b>	<b>\$-</b>	<b>\$13,333.33</b>	<b>\$13,333.33</b>	<b>\$160,000.00</b>
<b>MAINTENANCE EXPENSES-78</b>							
7805-00 Security Equipment	-	416.67	416.67	-	416.67	416.67	5,000.00
7810-00 Snow Removal	-	-	-	-	-	-	2,500.00
7815-00 Refuse Removal	1,182.58	1,000.00	(182.58)	1,182.58	1,000.00	(182.58)	12,000.00
7820-00 Pool Repair/Maintenance/Inspectio	-	1,666.67	1,666.67	-	1,666.67	1,666.67	20,000.00
7825-00 Flowers/Contribution	-	83.33	83.33	-	83.33	83.33	1,000.00
7830-00 Landscape Service/Gas	1,156.44	5,450.00	4,293.56	1,156.44	5,450.00	4,293.56	38,000.00
7835-00 Window Cleaning	-	1,000.00	1,000.00	-	1,000.00	1,000.00	12,000.00
7840-00 Plumbing	827.44	333.33	(494.11)	827.44	333.33	(494.11)	4,000.00
7842-00 Paint Supplies	-	8.33	8.33	-	8.33	8.33	100.00
7844-00 Light Bulbs	-	291.67	291.67	-	291.67	291.67	3,500.00
7846-00 HVAC Repairs & Supplies	3,788.89	1,666.67	(2,122.22)	3,788.89	1,666.67	(2,122.22)	20,000.00
7848-00 Maint & Repair Equipment	-	625.00	625.00	-	625.00	625.00	7,500.00
7850-00 Hardware for Resale to Owners	-	208.33	208.33	-	208.33	208.33	2,500.00
7852-00 Hardware and Supplies	165.15	416.67	251.52	165.15	416.67	251.52	5,000.00
7854-00 Garage Claims & Damages	-	416.67	416.67	-	416.67	416.67	5,000.00
7856-00 Garage Repair & Maintenance	1,523.07	416.67	(1,106.40)	1,523.07	416.67	(1,106.40)	5,000.00
7860-00 Furniture & Assessories	206.76	833.33	626.57	206.76	833.33	626.57	10,000.00
7862-00 Filter Replacement	-	416.67	416.67	-	416.67	416.67	5,000.00
7864-00 Fire Monitor, Repair, Inspection	397.74	416.67	18.93	397.74	416.67	18.93	5,000.00
7866-00 Exterminating	25.27	145.83	120.56	25.27	145.83	120.56	1,750.00
7868-00 Electrical Repair/Maintenance/Sup	200.42	291.67	91.25	200.42	291.67	91.25	3,500.00
7870-00 Housekeeping Suplies/Carpet Cle	1,420.00	625.00	(795.00)	1,420.00	625.00	(795.00)	7,500.00
7872-00 Preventative Maintenance Contra	4,230.56	1,250.00	(2,980.56)	4,230.56	1,250.00	(2,980.56)	15,000.00
7876-00 Exterior Building Roof/Grounds Re	-	166.67	166.67	-	166.67	166.67	2,000.00
7880-00 Elevator Maint & Interior	6,691.05	2,333.33	(4,357.72)	6,691.05	2,333.33	(4,357.72)	28,000.00
7884-00 HVAC	496.98	1,666.67	1,169.69	496.98	1,666.67	1,169.69	20,000.00
7890-00 Cleaning/Janitorial	4,461.56	2,333.33	(2,128.23)	4,461.56	2,333.33	(2,128.23)	28,000.00
<b>TOTAL MAINTENANCE EXPENSES-78</b>	<b>\$26,773.91</b>	<b>\$24,479.18</b>	<b>(\$2,294.73)</b>	<b>\$26,773.91</b>	<b>\$24,479.18</b>	<b>(\$2,294.73)</b>	<b>\$268,850.00</b>
<b>RESERVE TRANSFER</b>							
9000-00 Reserve Contribution	51,177.50	51,177.50	-	51,177.50	51,177.50	-	614,130.00
<b>TOTAL RESERVE TRANSFER</b>	<b>\$51,177.50</b>	<b>\$51,177.50</b>	<b>\$-</b>	<b>\$51,177.50</b>	<b>\$51,177.50</b>	<b>\$0.00</b>	<b>\$614,130.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$137,803.08</b>	<b>\$179,208.37</b>	<b>\$41,405.29</b>	<b>\$137,803.08</b>	<b>\$179,208.37</b>	<b>\$41,405.29</b>	<b>\$2,125,600.00</b>
<b>Net Income:</b>	<b>\$36,408.79</b>	<b>(\$2,075.04)</b>	<b>\$38,483.83</b>	<b>\$36,408.79</b>	<b>(\$2,075.04)</b>	<b>\$38,483.83</b>	<b>\$0.00</b>

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**Income Statement - Reserve**  
**Regency House Condominium Assoc**  
**08/31/2023**

Date: 9/11/2023  
Time: 2:50 pm  
Page: 3

(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	\$51,177.50	\$51,177.50	\$-	\$51,177.50	\$51,177.50	\$-	\$614,130.00
4513-00 Special Assessments - 5yr/10yr	273.12	250.00	23.12	273.12	250.00	23.12	3,000.00
4514-00 Special Assessments - 2	2,758.93	-	2,758.93	2,758.93	-	2,758.93	-
TOTAL INCOME ASSESSMENT - RESERVE	\$54,209.55	\$51,427.50	\$2,782.05	\$54,209.55	\$51,427.50	\$2,782.05	\$617,130.00
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	1,467.18	750.00	717.18	1,467.18	750.00	717.18	9,000.00
TOTAL OTHER INCOME - RESERVE-46	\$1,467.18	\$750.00	\$717.18	\$1,467.18	\$750.00	\$717.18	\$9,000.00
TOTAL RESERVE INCOME	\$55,676.73	\$52,177.50	\$3,499.23	\$55,676.73	\$52,177.50	\$3,499.23	\$626,130.00
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9105-00 Depreciation Expense	547.68	-	(547.68)	547.68	-	(547.68)	-
9110-00 Improvement Loan Interest #1	105.86	83.33	(22.53)	105.86	83.33	(22.53)	1,000.00
9111-00 Improvement Loan Interest #2	177.04	125.00	(52.04)	177.04	125.00	(52.04)	1,500.00
9120-00 Construction Expense	-	16,666.67	16,666.67	-	16,666.67	16,666.67	200,000.00
9135-00 Reserve Bank Fees	50.00	-	(50.00)	50.00	-	(50.00)	-
9136-00 New Website & Branding	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
9146-00 Reserve-Fence	-	3,833.33	3,833.33	-	3,833.33	3,833.33	46,000.00
9147-00 Install Drains in Receiving Area	-	833.33	833.33	-	833.33	833.33	10,000.00
9150-00 New Air Handler For Floors	-	1,666.67	1,666.67	-	1,666.67	1,666.67	20,000.00
9152-00 Furniture Exits to lobby & Clubroom	-	833.33	833.33	-	833.33	833.33	10,000.00
9154-00 New Building Control System	-	2,083.33	2,083.33	-	2,083.33	2,083.33	25,000.00
9162-00 Facade Repair- North Elevation	-	20,833.33	20,833.33	-	20,833.33	20,833.33	250,000.00
9165-00 Reserve - Exterior Roof/Grounds	-	8,333.33	8,333.33	-	8,333.33	8,333.33	100,000.00
9175-00 Reserve- Garage	-	8,333.33	8,333.33	-	8,333.33	8,333.33	100,000.00
9176-00 Replace Garage Sprinkler Heads	-	2,083.33	2,083.33	-	2,083.33	2,083.33	25,000.00
9180-00 Laundry Room Floor & Paint	-	833.33	833.33	-	833.33	833.33	10,000.00
9185-00 New Front Doors	-	1,416.67	1,416.67	-	1,416.67	1,416.67	17,000.00
9186-00 Fitness Room Upgrades	-	833.33	833.33	-	833.33	833.33	10,000.00
TOTAL RESERVE EXPENSES-91	\$880.58	\$70,041.64	\$69,161.06	\$880.58	\$70,041.64	\$69,161.06	\$840,500.00
TOTAL RESERVE EXPENSE	\$880.58	\$70,041.64	\$69,161.06	\$880.58	\$70,041.64	\$69,161.06	\$840,500.00
Net Reserve:	\$54,796.15	(\$17,864.14)	\$72,660.29	\$54,796.15	(\$17,864.14)	\$72,660.29	(\$214,370.00)

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

**Bank Account Summary**  
**Property: Regency House Condominium**  
**Activity from 08/01/23-8/31/23 ( Modified Accrual Basis)**

GL Account	Beginning			YTD	
	Balance	Transfer In	Transfer Out	Ending Balance	Withdrawals
1050 Petty Cash	\$ 300			\$ 300	\$ -
1000 Barrington Bank Oper	\$ 343,592	\$ 180,829	\$ 135,067	\$ 389,354	\$ 135,067
1100 Town Bank Kilborn MM-Reserve	\$ 549,882	\$ 93	\$ -	\$ 549,976	\$ -
1102 Barrington Bank Maxsafe MM- Reserve	\$ 398,612	\$ 1,330	\$ -	\$ 399,942	\$ -
1106 Barrington Maxsafe 4283 - Reserve	\$ 13,180	\$ 44	\$ 50	\$ 13,174	\$ 50
1107 Town Bank - Escrow (Renovations)	\$ 16,136	\$ -	\$ 1,889	\$ 14,246	\$ 1,889
	<b>\$ 1,321,703</b>	<b>\$ 182,296</b>	<b>\$ 137,006</b>	<b>\$ 1,366,993</b>	<b>\$ 137,006</b>