

Regency House Condominium Assoc								
	Account	Description	22-23 Actual	23-24 Budget	2024 Act to 4-30	2024 Remaining	23-24 Projected	24-25 Budget
Operating Accounts								
Income Accounts								
INCOME ASSESSMENTS OPERATING-40								
	40-4010-00	Association Assessments	\$1,830,300.00	\$1,830,000.00	\$1,372,725.00	\$457,500.00	\$1,830,225.00	\$1,830,225.00
OTHER INCOME - OPERATING-41								
	41-4100-00	Late Fees & NSF fees	\$50.00	\$0.00	\$80.00	\$0.00	\$80.00	\$200.00
	41-4109-00	Pet Fees	\$2,705.00	\$5,000.00	\$5,175.00	\$1,249.97	\$6,424.97	\$5,500.00
	41-4110-00	Repair and Maintenance Chargeback	\$3,115.37	\$3,500.00	\$0.00	\$874.97	\$874.97	\$1,000.00
	41-4120-00	Application & Processing fees	\$300.00	\$300.00	-\$150.00	\$75.00	-\$75.00	\$1,000.00
	41-4126-00	delete for 2024/25; combine w 4120	\$1,160.00	\$2,000.00	\$1,050.00	\$499.97	\$1,549.97	\$0.00
	41-4135-00	Parking Lot Rent	\$35,280.00	\$37,000.00	\$28,220.00	\$9,250.03	\$37,470.03	\$36,000.00
	41-4136-00	Garage Rent	\$192,850.92	\$195,000.00	\$146,610.00	\$48,750.00	\$195,360.00	\$195,000.00
	41-4137-00	Motorcycle Parking	\$2,307.00	\$2,400.00	\$1,650.00	\$600.00	\$2,250.00	\$1,800.00
	41-4138-00	Bike Parking	\$4,542.00	\$4,500.00	\$3,084.00	\$1,125.00	\$4,209.00	\$4,200.00
	41-4139-00	Guest Parking Charge	\$3,380.00	\$8,500.00	\$2,430.00	\$2,125.03	\$4,555.03	\$3,500.00
	41-4145-00	Electric Usage	\$325.00	\$0.00	\$557.50	\$0.00	\$557.50	\$500.00
?	41-4150-00	Interest Income - Bank - Operating	\$1,303.49	\$1,500.00	\$0.00	\$375.00	\$375.00	\$0.00
	41-4151-00	Laundry Income	\$6,992.55	\$6,500.00	\$5,990.60	\$1,624.97	\$7,615.57	\$7,000.00
	41-4152-00	Club Room Rental	\$945.00	\$1,000.00	\$1,560.00	\$250.03	\$1,810.03	\$2,500.00
	41-4160-00	Staff Services to Owners-Labor	\$22,137.57	\$25,000.00	\$4,945.96	\$6,250.03	\$11,195.99	\$9,000.00
	41-4165-00	Staff Services to Owners-Materials	\$2,293.73	\$2,500.00	-\$96.12	\$625.03	\$528.91	\$1,200.00
	41-4170-00	Vending Income	\$842.34	\$900.00	\$0.00	\$225.00	\$225.00	\$400.00
	41-4199-00	Miscellaneous Income	\$750.43	\$0.00	\$1,060.00	\$0.00	\$1,060.00	\$1,000.00
Income Accounts Total			\$2,111,580.40	\$2,125,600.00	\$1,574,891.94	\$531,400.03	\$2,106,291.97	\$2,100,025.00
Expense Accounts								
OPERATING EXPENSES-72			22-23 Actual	23-24 Budget	2024 Act to 4-30	2024 Remaining	23-24 Projected	24-25 Budget
	72-7201-00	Telephone	\$5,398.39	\$8,000.00	\$2,459.05	\$1,999.97	\$4,459.02	\$5,000.00
	72-7202-00	Water & Sewer	\$71,299.38	\$65,000.00	\$50,041.26	\$16,249.97	\$66,291.23	\$70,000.00
	72-7203-00	Steam	\$148,562.27	\$140,000.00	\$111,480.45	\$34,999.97	\$146,480.42	\$150,000.00
	72-7205-00	cable subscription fees						\$10,000.00
	72-7207-00	Electric	\$142,228.36	\$120,000.00	\$83,428.73	\$30,000.00	\$113,428.73	\$117,000.00
	72-7210-00	401K Expense	\$7,080.96	\$10,500.00	\$6,918.83	\$2,625.00	\$9,543.83	\$10,500.00

	72-7215-00	Employee Benefits	\$1,845.15	\$6,500.00	\$1,623.05	\$1,624.97	\$3,248.02	\$3,000.00
	72-7220-00	Uniforms	\$1,957.87	\$2,600.00	\$603.36	\$649.97	\$1,253.33	\$1,200.00
	72-7225-00	Health & Dental Insurance	\$47,604.06	\$80,000.00	\$54,385.91	\$19,999.97	\$74,385.88	\$75,000.00
	72-7230-00	Unemployment Taxes	\$3,821.49	\$2,200.00	\$4,042.42	\$550.03	\$4,592.45	\$4,500.00
	72-7235-00	Payroll Taxes	\$41,940.05	\$41,000.00	\$33,887.57	\$10,249.97	\$44,137.54	\$44,000.00
	72-7240-00	Employee Wages	\$558,147.71	\$500,000.00	\$454,519.15	\$124,999.97	\$579,519.12	\$590,000.00
	72-7245-00	Employee Bonus Wages	\$8,350.00	\$3,800.00	\$14,900.00	\$949.97	\$15,849.97	\$7,500.00
	72-7250-00	Office Contractors	\$10,164.41	\$5,000.00	\$2,030.00	\$1,249.97	\$3,279.97	\$1,000.00
	72-7252-00	Owners Rep Exp	\$0.00	\$2,500.00	\$0.00	\$625.03	\$625.03	\$1,000.00
	72-7255-00	Sec Deposit Refund	\$0.00	\$200.00	\$0.00	\$49.97	\$49.97	\$100.00
	72-7260-00	Engineering Fees (add eng.fees to proj)	\$5,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ADMINISTRATIVE EXPENSES-75								
	75-7500-00	Administrative Expenses	\$1,117.67	\$0.00	\$672.52	\$0.00	\$672.52	\$1,000.00
	75-7501-00	Automobile Travle	\$112.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
?	75-7505-00	Bank Charges	\$1,395.92	\$2,000.00	\$252.00	\$499.97	\$751.97	\$600.00
	75-7510-00	Computer/Internet management contrac	\$24,023.88	\$14,000.00	\$9,685.05	\$3,499.97	\$13,185.02	\$5,000.00
	75-7515-00	Professional Dues/Consult	\$16,436.79	\$10,000.00	\$2,767.50	\$2,500.03	\$5,267.53	\$3,000.00
	75-7520-00	Membership Functions	\$566.92	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
	75-7525-00	Fees, Permits & Inspections	\$2,337.83	\$2,500.00	\$1,069.00	\$625.03	\$1,694.03	\$1,500.00
	75-7530-00	Postage/Mail - includes Luxor fees	\$147.93	\$0.00	\$6,338.70	\$0.00	\$6,338.70	\$5,000.00
	75-7540-00	Office Supplies	\$5,076.96	\$7,320.00	\$944.92	\$1,830.00	\$2,774.92	\$2,500.00
	75-7545-00	Legal	\$5,849.05	\$10,000.00	\$1,904.00	\$2,500.03	\$4,404.03	\$6,500.00
	75-7550-00	Employment Related Expense	\$4,202.04	\$5,000.00	\$2,111.16	\$1,249.97	\$3,361.13	\$3,500.00
X	75-7555-00	Paper, Printing(delete;use off spply 7540	-\$71.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	75-7560-00	Accounting	\$26,599.69	\$30,000.00	\$33,835.08	\$7,500.00	\$41,335.08	\$40,000.00
	75-7565-00	Photocopier Maintenance/Usage	\$1,617.63	\$0.00	\$1,885.19	\$0.00	\$1,885.19	\$2,000.00
	75-7573-00	Late Fee Expense	\$40.75	\$0.00	\$473.15	\$0.00	\$473.15	\$250.00
	75-7575-00	Sales & use Tax	\$18,726.38	\$12,000.00	\$10,061.79	\$3,000.00	\$13,061.79	\$15,000.00
X	75-7580-00	Office Copier- Delete: use 7565	\$1,128.47	\$0.00	\$241.78	\$0.00	\$241.78	\$0.00
	75-7595-00	Travel, Entertainment,Social programs	\$1,816.58	\$2,500.00	\$7,250.96	\$625.03	\$7,875.99	\$7,500.00
INSURANCE-76								
	76-7600-00	Insurance	\$145,003.99	\$160,000.00	\$118,304.34	\$40,000.03	\$158,304.37	\$160,000.00
MAINTENANCE EXPENSES-78								
	78-7805-00	Security Equipment(keys/locks/cams etc	\$12,311.80	\$5,000.00	\$11,770.66	\$1,249.97	\$13,020.63	\$5,000.00

	78-7810-00	Snow Removal - salt, repairs	\$2,561.50	\$2,500.00	\$1,149.66	\$0.00	\$1,149.66	\$2,500.00
	78-7815-00	Refuse Removal	\$13,147.34	\$12,000.00	\$10,183.29	\$3,000.00	\$13,183.29	\$13,500.00
	78-7820-00	Pool Repair/Maintenance/Inspection	\$12,618.26	\$20,000.00	\$2,611.16	\$4,999.97	\$7,611.13	\$10,000.00
	78-7825-00	Interior plantscape/florals (new)	\$455.05	\$1,000.00	\$0.00	\$250.03	\$250.03	\$2,000.00
	78-7830-00	Landscape Service/Gas - KEI, Otter	\$36,736.78	\$38,000.00	\$15,782.72	\$16,200.00	\$31,982.72	\$35,000.00
	78-7835-00	Window Cleaning	\$11,338.03	\$12,000.00	\$7,177.50	\$3,000.00	\$10,177.50	\$12,000.00
	78-7840-00	Plumbing services/outside repairs	\$10,523.61	\$4,000.00	\$13,281.67	\$1,000.03	\$14,281.70	\$16,000.00
	78-7842-00	Paint Supplies	\$252.99	\$100.00	\$414.86	\$25.03	\$439.89	\$750.00
	78-7844-00	Light Bulbs & batteries	\$172.59	\$3,500.00	\$469.61	\$874.97	\$1,344.58	\$1,500.00
	78-7846-00	HVAC Repairs & Supplies	\$20,696.03	\$20,000.00	\$30,836.81	\$4,999.97	\$35,836.78	\$35,000.00
	78-7848-00	Maint Equipment supplies	\$20,944.59	\$7,500.00	\$2,770.73	\$1,875.00	\$4,645.73	\$10,000.00
	78-7850-00	Hardware for Resale to Owners	\$2,604.47	\$2,500.00	\$1,832.37	\$625.03	\$2,457.40	\$3,000.00
	78-7852-00	Hardware and Supplies	\$3,004.39	\$5,000.00	\$1,487.61	\$1,249.97	\$2,737.58	\$2,500.00
	78-7854-00	Garage Claims & Damages	\$2,676.83	\$5,000.00	\$0.00	\$1,249.97	\$1,249.97	\$5,000.00
	78-7856-00	Garage Repair & Maintenance	\$1,980.41	\$5,000.00	\$4,896.27	\$1,249.97	\$6,146.24	\$7,500.00
	78-7860-00	Furniture & Assessories & Incidentals	\$467.18	\$10,000.00	\$3,051.28	\$2,500.03	\$5,551.31	\$5,000.00
	78-7862-00	Filter Replacement	\$3,921.70	\$5,000.00	\$3,492.19	\$1,249.97	\$4,742.16	\$5,000.00
	78-7863-00	Repl emg equip: sm detec, exit lights, etc						\$2,500.00
	78-7864-00	Fire Monitor, Repair, Inspection	\$9,095.25	\$5,000.00	\$4,881.52	\$1,249.97	\$6,131.49	\$5,000.00
	78-7866-00	Exterminating	\$2,272.54	\$1,750.00	\$618.56	\$437.53	\$1,056.09	\$1,500.00
	78-7868-00	Electrical & plumbing in house repairs	\$6,288.47	\$3,500.00	\$271.88	\$874.97	\$1,146.85	\$2,000.00
	78-7870-00	Housekeeping Suplies/Carpet Cleaning	\$5,323.11	\$7,500.00	\$7,045.28	\$1,875.00	\$8,920.28	\$6,000.00
	78-7872-00	Preventative Maintenance Contract	\$8,556.14	\$15,000.00	\$17,634.27	\$3,750.00	\$21,384.27	\$16,000.00
	78-7876-00	Exterior Building Roof/Grounds Repair	\$7,819.15	\$2,000.00	\$43.15	\$499.97	\$543.12	\$2,500.00
	78-7880-00	Elevator Maint & Interior	\$20,589.15	\$28,000.00	\$20,979.41	\$7,000.03	\$27,979.44	\$25,000.00
x	78-7884-00	HVAC - delete - use 7846	\$11,785.35	\$20,000.00	\$496.98	\$4,999.97	\$5,496.95	\$0.00
	78-7886-00	Doors & Windows	\$16,194.72	\$0.00	\$7,699.55	\$0.00	\$7,699.55	\$5,000.00
	78-7890-00	Cleaning & Janitorial Contract	\$26,762.53	\$28,000.00	\$24,369.51	\$7,000.03	\$31,369.54	\$26,000.00
	78-7895-00	Repairs & Maint - miscellaneous	\$7,845.89	\$0.00	\$1,644.95	\$0.00	\$1,644.95	\$1,500.00
RESERVE TRANSFER								
	90-9000-00	Reserve Contribution	\$522,705.57	\$614,130.00	\$460,597.50	\$153,532.50	\$614,130.00	\$400,000.00
New								
Expense Accounts Total			\$2,111,580.40	\$2,125,600.00	\$1,675,607.87	\$537,474.67	\$2,213,082.54	\$2,008,400.00
Operating Accounts Net			\$0.00	\$0.00	-\$100,715.93	-\$6,074.64	-\$106,790.57	\$91,625.00

Reserve Accounts								
Income Accounts								
INCOME ASSESSMENT - RESERVE-45								
	45-4510-00	Reserve Assessments	522705.57	\$614,130.00	\$460,597.50	\$153,532.50	\$614,130.00	\$400,000.00
	45-4513-00	Special Assessments - 5yr/10yr	3586.9	\$3,000.00	\$2,233.71	\$750.00	\$2,983.71	\$21,143.04
	45-4514-00	Special Assessments - 2	74301.5	\$0.00	\$8,276.79	\$0.00	\$8,276.79	\$0.00
OTHER INCOME - RESERVE-46								
	46-4650-00	Interest Income - Bank - Reserve	10473.76	\$9,000.00	\$16,182.18	\$2,250.00	\$18,432.18	\$1,092.00
New								
Income Accounts Total			\$611,067.73	\$626,130.00	\$487,290.18	\$156,532.50	\$643,822.68	\$422,235.04
			5 22-23 Actual	23-24 Budget	2024 Act to 4-30	2024 remaining	23-24 projected	24-25 Budget
	91-9100-00	Insurance ClaimExp	\$22,635.17	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
	91-9105-00	Depreciation Expense	\$20,717.96	\$0.00	\$15,520.14	\$0.00	\$15,520.14	\$15,000.00
	91-9109-00	Engineering Capital Expense		\$0.00	\$23,002.50	\$0.00	\$23,002.50	\$25,000.00
	91-9110-00	Improvement Loan Interest #1	\$1,523.76	\$1,000.00	\$809.43	\$250.03	\$1,059.46	\$0.00
	91-9111-00	Improvement Loan Interest #2	\$2,196.70	\$1,500.00	\$1,518.21	\$375.00	\$1,893.21	\$0.00
	91-9120-00	Construction Expense	\$541,954.17	\$200,000.00	\$49,208.58	\$49,999.97	\$99,208.55	\$0.00
	91-9130-00	Security Spec Assmnt Exp	\$34,302.00					\$25,000.00
	91-9135-00	Reserve Bank Fees	\$379.81	\$0.00	\$150.00	\$0.00	\$150.00	\$250.00
	91-9136-00	New Website & Branding		\$15,000.00	\$0.00	\$3,750.00	\$3,750.00	\$2,500.00
	91-9140-00	Landscaping/Outdoor Capital		\$0.00	\$5,657.92	\$0.00	\$5,657.92	\$10,000.00
	91-9146-00	Reserve-Fence/Gate	\$13,905.00	\$46,000.00	\$0.00	\$11,500.03	\$11,500.00	\$25,000.00
	91-9147-00	Install Drains in Receiving Area		\$10,000.00	\$0.00	\$2,500.03	\$2,500.00	\$10,000.00
	91-9150-00	New Air Handler For Floors		\$20,000.00	\$0.00	\$4,999.97	\$4,999.97	\$20,000.00
	91-9152-00	Furniture Exits to lobby & Clubroom		\$10,000.00	\$0.00	\$2,500.03	\$2,500.00	\$10,000.00
	91-9154-00	New Building Control System		\$25,000.00	\$0.00	\$6,250.03	\$6,250.00	\$30,000.00
	91-9162-00	Facade Repair- North Elevation	\$85,730.00	\$250,000.00	\$0.00	\$62,500.03	\$62,500.00	\$250,000.00
	91-9165-00	Reserve - Exterior Roof/Grounds		\$100,000.00	\$0.00	\$25,000.03	\$25,000.00	\$7,500.00
	91-9175-00	Reserve- Garage vaulted membrane	\$2,990.00	\$100,000.00	\$0.00	\$25,000.03	\$25,000.00	\$100,000.00
	91-9176-00	Replace Garage Sprinkler Heads		\$25,000.00	\$0.00	\$6,250.03	\$62,540.00	\$20,000.00
	91-9180-00	Laundry Room Floor & Paint		\$10,000.00	\$0.00	\$2,500.03	\$10,000.00	\$0.00
	91-9185-00	New Front Doors		\$17,000.00	\$0.00	\$4,249.97	\$4,249.97	\$10,000.00
	91-9186-00	Fitness Room Upgrades		\$10,000.00	\$0.00	\$2,500.03	\$2,500.03	\$7,500.00
	91-9187-00	Reserve Expense-New Fire Doors		\$0.00	\$3,599.13	\$0.00	\$3,599.13	\$0.00

		Domestic cold water system		\$70,000.00				\$0.00	paid 7/2024
		Balcony Doors						\$55,000.00	
		balcony railing/surface repairs						\$100,000.00	
		Lockers (additional garage)						\$40,000.00	(?)
		pool replaster						\$50,000	2026
		miscellaneous/ unanticipated major projects						\$50,000	
Expense Accounts Total			\$703,699.40	\$910,500.00	\$99,465.91	\$210,125.24	\$373,380.88	\$862,750.00	
Reserve Accounts Net			-\$92,631.67	-\$284,370.00	\$387,824.27	-\$53,592.74	\$270,441.80	-\$440,514.96	