Financial Report Package

February 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

CINCsystems

Balance Sheet
Regency House Condominium Assoc
End Date: 02/28/2026

Date: 3/12/2026
Time: 9:24 am

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
Barrington Bank - Oper acct #7801	$315,590.54	$0.00	$315,590.54
Petty Cash	$300.00	$0.00	$300.00
Total: CASH - OPERATING	**$315,890.54**	**$0.00**	**$315,890.54**
CASH - RESERVES			
Barrington Bk MM Rsv #4465	$0.00	$79,297.64	$79,297.64
Barrington Bank Maxsafe #4283	$0.00	$759,710.69	$759,710.69
Town Bank -Escrow Reno #4526	$0.00	$24,070.47	$24,070.47
Total: CASH - RESERVES	**$0.00**	**$863,078.80**	**$863,078.80**
ACCOUNTS REC - OPERATING			
Homeowner Receivable	$4,266.53	$0.00	$4,266.53
Other Receivable - Operating	$722.91	$0.00	$722.91
Total: ACCOUNTS REC - OPERATING	**$4,989.44**	**$0.00**	**$4,989.44**
ACCOUNTS REC - RESERVES			
Special Assessment Receivable - Reserve	$0.00	$35,732.17	$35,732.17
Due from Operating Fund	$0.00	$65,765.51	$65,765.51
Total: ACCOUNTS REC - RESERVES	**$0.00**	**$101,497.68**	**$101,497.68**
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	($1,825.79)	($1,825.79)
Office Furniture & Fixtures	$0.00	$135,439.54	$135,439.54
Accum Depr-Office Furniture	$0.00	($84,105.82)	($84,105.82)
Equipment	$0.00	$147,649.17	$147,649.17
Accum Deprec-Equipment	$0.00	($106,368.89)	($106,368.89)
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	($2,171.23)	($2,171.23)
Total: FIXED ASSETS - RESERVE	**$0.00**	**$102,451.22**	**$102,451.22**
Total: Assets	**$329,023.77**	**$1,067,027.70**	**$1,396,051.47**
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	$48,796.03	$0.00	$48,796.03
Accounts Payable - Operating	$69,442.58	$0.00	$69,442.58
Accrued Expense Payable	$46,507.63	$0.00	$46,507.63
Accrued Payroll Expense	$13,354.94	$0.00	$13,354.94
Unemployment Tax Payable	$1,397.41	$0.00	$1,397.41
401K Payable	$1,046.79	$0.00	$1,046.79
Accrued Vacation	$24,244.00	$0.00	$24,244.00
Due to Replacement Fund	$65,765.51	$0.00	$65,765.51
Deposits - Operating	$28,324.60	$0.00	$28,324.60
Total: CURRENT LIABILITIES - OPERATING	**$298,879.49**	**$0.00**	**$298,879.49**
CURRENT LIABILITIES - RESERVE			
Accounts Payable - Reserve	$0.00	$17,097.12	$17,097.12
Improvement Loan #2	$0.00	$40,523.33	$40,523.33

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

CINCsystems

Balance Sheet
Regency House Condominium Assoc
End Date: 02/28/2026

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Total: CURRENT LIABILITIES - RESERVE	**$0.00**	**$57,620.45**	**$57,620.45**
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	$54,090.00	$0.00	$54,090.00
Total: FUND BALANCE - OPERATING	**$54,090.00**	**$0.00**	**$54,090.00**
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	$0.00	$993,348.88	$993,348.88
Property and Equipment Fund	$0.00	$125,229.00	$125,229.00
Total: FUND BALANCE - RESERVE	**$0.00**	**$1,118,577.88**	**$1,118,577.88**
Net Income Gain/Loss	$0.00	($109,170.63)	($109,170.63)
Net Income Gain/Loss	($23,945.72)	$0.00	($23,945.72)
Total: Liabilities & Equity	**$329,023.77**	**$1,067,027.70**	**$1,396,051.47**

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

CINCsystems

Income Statement - Operating
Regency House Condominium Assoc
2/1/2026 - 2/28/2026

Date:	3/12/2026
Time:	9:24 am
Page:	1

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME ASSESSMENTS OPERATING-40							
4010-00 Association Assessments	$ 156,175.00	$156,179.20	($ 4.20)	$1,093,225.00	$1,093,254.40	($ 29.40)	$ 1,093,254.40
TOTAL INCOME ASSESSMENTS OPERATI	$ 156,175.00	$156,179.20	($ 4.20)	$1,093,225.00	$1,093,254.40	($29.40)	$ 1,093,254.40
OTHER INCOME - OPERATING-41							
4100-00 Late Fees	125.00	13.34	111.66	425.00	93.38	331.62	93.38
4109-00 Pet Fees	-	416.67	(416.67)	4,500.00	2,916.69	1,583.31	2,916.69
4110-00 Repair and Maintenance Chargeback	-	83.33	(83.33)	-	583.31	(583.31)	583.31
4126-00 Processing Fees	-	116.67	(116.67)	300.00	816.69	(516.69)	816.69
4135-00 Parking Lot Rent	3,230.00	3,166.67	63.33	22,355.00	22,166.69	188.31	22,166.69
4136-00 Garage Rent	16,930.00	16,250.00	680.00	122,360.00	113,750.00	8,610.00	113,750.00
4137-00 Motorcyle Parking	420.00	150.00	270.00	1,452.50	1,050.00	402.50	1,050.00
4138-00 Bike Parking	-	400.00	(400.00)	5,175.00	2,800.00	2,375.00	2,800.00
4139-00 Guest Parking Charge	1,125.00	250.00	875.00	3,145.00	1,750.00	1,395.00	1,750.00
4140-00 Extra Storage Unit Income	160.00	-	160.00	310.00	-	310.00	-
4145-00 Electric Usage	160.00	50.00	110.00	1,030.00	350.00	680.00	350.00
4150-00 Interest Income - Bank - Operating	-	150.00	(150.00)	-	1,050.00	(1,050.00)	1,050.00
4151-00 Laundry Income	1,224.76	708.33	516.43	8,170.98	4,958.31	3,212.67	4,958.31
4152-00 Club Room Rental	300.00	166.67	133.33	1,850.00	1,166.69	683.31	1,166.69
4160-00 Staff Services to Owners-Labor	2,903.09	541.67	2,361.42	7,753.88	3,791.69	3,962.19	3,791.69
4165-00 Staff Services to Owners-Materials	389.59	208.33	181.26	(298.88)	1,458.31	(1,757.19)	1,458.31
4170-00 Vending Income	-	100.00	(100.00)	-	700.00	(700.00)	700.00
4199-00 Miscellaneous Income	615.00	125.00	490.00	1,534.00	875.00	659.00	875.00
TOTAL OTHER INCOME - OPERATING-41	$ 27,582.44	$ 22,896.68	$ 4,685.76	$180,062.48	$160,276.76	$19,785.72	$ 160,276.76
TOTAL OPERATING INCOME	**$ 183,757.44**	**$179,075.88**	**$ 4,681.56**	**$1,273,287.48**	**$1,253,531.16**	**$ 19,756.32**	**$ 1,253,531.16**
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7202-00 Water & Sewer	8,298.22	5,416.67	(2,881.55)	41,848.31	37,916.69	(3,931.62)	37,916.69
7203-00 Steam	41,109.20	12,916.67	(28,192.53)	98,725.37	90,416.69	(8,308.68)	90,416.69
7205-00 WiFi & Cale Tv/Subscription/Svc	711.24	750.00	38.76	2,094.52	5,250.00	3,155.48	5,250.00
7207-00 Electric	15,797.52	10,000.00	(5,797.52)	93,524.13	70,000.00	(23,524.13)	70,000.00
7210-00 401K Expense	879.42	916.67	37.25	7,111.17	6,416.69	(694.48)	6,416.69
7215-00 Employee Benefits	186.11	375.00	188.89	1,113.08	2,625.00	1,511.92	2,625.00
7220-00 Uniforms	37.70	133.33	95.63	245.12	933.31	688.19	933.31
7225-00 Health & Dental Insurance	4,847.45	4,166.67	(680.78)	32,674.14	29,166.69	(3,507.45)	29,166.69
7230-00 Unemployment Taxes	613.46	391.67	(221.79)	1,948.14	2,741.69	793.55	2,741.69
7235-00 Payroll Taxes	4,698.09	3,833.33	(864.76)	28,880.37	26,833.31	(2,047.06)	26,833.31
7240-00 Employee Wages	59,340.81	52,500.00	(6,840.81)	393,905.65	367,500.00	(26,405.65)	367,500.00
7245-00 Employee Bonus Wages	-	416.67	416.67	700.00	2,916.69	2,216.69	2,916.69
7250-00 Office Contractors	-	-	-	2,849.50	-	(2,849.50)	-
7255-00 Sec Deposit Refund	-	12.50	12.50	-	87.50	87.50	87.50
7260-00 Engineering Fees	-	125.00	125.00	-	875.00	875.00	875.00
7265-00 Employee Food & Beverage Perk	76.43	1,000.00	923.57	1,119.71	7,000.00	5,880.29	7,000.00
TOTAL OPERATING EXPENSES-72	$ 136,595.65	$ 92,954.18	($ 43,641.47)	$706,739.21	$650,679.26	($56,059.95)	$ 650,679.26
ADMINISTRATIVE EXPENSES-75							
7500-00 Administrative Expenses	68.84	250.00	181.16	374.16	1,750.00	1,375.84	1,750.00

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

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	$187.50	$291.69	$104.19	$291.69
7510-00 Office Internet/Website/Monthly Svcs	750.86	416.67	(334.19)	5,879.90	2,916.69	(2,963.21)	2,916.69
7515-00 Professional Dues/Consult	3,925.00	83.33	(3,841.67)	4,914.50	583.31	(4,331.19)	583.31
7520-00 Membership Functions	-	83.33	83.33	340.00	583.31	243.31	583.31
7525-00 Fees, Permits & Inspections	-	83.33	83.33	39.00	583.31	544.31	583.31
7530-00 Postage & Mailing Supplies	15.40	366.67	351.27	60.35	2,566.69	2,506.34	2,566.69
7535-00 LuxerOne	323.70	-	(323.70)	323.70	-	(323.70)	-
7540-00 Office Supplies	274.02	125.00	(149.02)	1,285.92	875.00	(410.92)	875.00
7545-00 Legal	-	125.00	125.00	-	875.00	875.00	875.00
7550-00 Employment Related Expense	-	333.33	333.33	573.56	2,333.31	1,759.75	2,333.31
7560-00 Accounting and Payroll	3,548.37	3,500.00	(48.37)	30,300.71	24,500.00	(5,800.71)	24,500.00
7565-00 Photocopier Maintenance/Usage	-	150.00	150.00	1,474.74	1,050.00	(424.74)	1,050.00
7573-00 Late Fee Expense	-	8.33	8.33	-	58.31	58.31	58.31
7575-00 Sales & use Tax	1,686.16	1,500.00	(186.16)	11,714.32	10,500.00	(1,214.32)	10,500.00
7580-00 IT Repair/Replace/Maintain	280.79	-	(280.79)	6,750.91	-	(6,750.91)	-
7595-00 Social Programming and Entertainment	-	666.67	666.67	5,941.78	4,666.69	(1,275.09)	4,666.69
TOTAL ADMINISTRATIVE EXPENSES-75	$10,893.14	$7,733.33	($3,159.81)	$70,161.05	$54,133.31	($16,027.74)	$54,133.31
INSURANCE-76							
7600-00 Insurance	2,831.00	14,166.00	11,335.00	111,718.50	99,162.00	(12,556.50)	99,162.00
TOTAL INSURANCE-76	$2,831.00	$14,166.00	$11,335.00	$111,718.50	$99,162.00	($12,556.50)	$99,162.00
MAINTENANCE EXPENSES-78							
7805-00 Safety & Security Repair, Replace, Maint	(1,623.52)	833.33	2,456.85	10,084.84	5,833.31	(4,251.53)	5,833.31
7810-00 Snow Removal	694.29	150.00	(544.29)	2,757.31	1,050.00	(1,707.31)	1,050.00
7815-00 Refuse Removal	-	1,083.33	1,083.33	6,699.70	7,583.31	883.61	7,583.31
7820-00 Pool Repair/Maintenance/Inspection	-	625.00	625.00	2,077.89	4,375.00	2,297.11	4,375.00
7827-00 Interior Plantscape	242.78	125.00	(117.78)	1,654.10	875.00	(779.10)	875.00
7830-00 Landscape Service/Gas	-	2,916.67	2,916.67	9,797.54	20,416.69	10,619.15	20,416.69
7835-00 Window Cleaning	-	1,083.33	1,083.33	6,196.00	7,583.31	1,387.31	7,583.31
7840-00 Plumbing	6,200.39	1,458.33	(4,742.06)	12,578.88	10,208.31	(2,370.57)	10,208.31
7842-00 Paint Supplies	-	83.33	83.33	(63.20)	583.31	646.51	583.31
7844-00 Bulbs and Batteries	216.37	208.33	(8.04)	730.93	1,458.31	727.38	1,458.31
7847-00 Fitness Room Equipment and Repairs	-	208.33	208.33	527.74	1,458.31	930.57	1,458.31
7848-00 Maintain & Repair Bldg Vehicles and Equip	2,175.52	208.33	(1,967.19)	4,006.56	1,458.31	(2,548.25)	1,458.31
7850-00 Hardware for Resale to Owners	390.59	375.00	(15.59)	1,163.55	2,625.00	1,461.45	2,625.00
7851-00 Owner/Unit RH Expense	-	-	-	341.49	-	(341.49)	-
7852-00 General/Misc Building Hardware & Supplies	359.20	208.33	(150.87)	1,151.78	1,458.31	306.53	1,458.31
7854-00 Garage Claims & Damages	-	416.67	416.67	-	2,916.69	2,916.69	2,916.69
7856-00 Garage Repair & Maintenance	1,318.26	333.33	(984.93)	5,193.46	2,333.31	(2,860.15)	2,333.31
7860-00 Furniture & Assessories	-	125.00	125.00	1,726.52	875.00	(851.52)	875.00
7862-00 Filter Replacement	-	541.67	541.67	6,131.48	3,791.69	(2,339.79)	3,791.69
7863-00 Repl Emg Equip: Sm Detec, Exit Lights, etc	-	208.33	208.33	-	1,458.31	1,458.31	1,458.31
7864-00 Fire Monitor, Repair, Inspection	9,417.50	833.33	(8,584.17)	12,169.38	5,833.31	(6,336.07)	5,833.31
7866-00 Exterminating	-	125.00	125.00	431.73	875.00	443.27	875.00

CINCsystems	**Income Statement - Operating** Regency House Condominium Assoc 2/1/2026 - 2/28/2026	**Date:** 3/12/2026 **Time:** 9:24 am **Page:** 3	

(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
7868-00 Electrical Repair/Maintenance/Supplies	$-	$541.67	$541.67	$57.44	$3,791.69	$3,734.25	$3,791.69
7870-00 Housekeeping Suplies/Carpet Cleaning	662.27	708.33	46.06	6,760.08	4,958.31	(1,801.77)	4,958.31
7872-00 Preventative Maintenance Contract	-	1,250.00	1,250.00	7,878.86	8,750.00	871.14	8,750.00
7876-00 Ext Bldg, Roof, Grounds & Irrigation	-	416.67	416.67	841.55	2,916.69	2,075.14	2,916.69
7880-00 Elevator Maint & Interior	7,440.28	2,666.67	(4,773.61)	17,535.49	18,666.69	1,131.20	18,666.69
7884-00 HVAC	3,170.52	3,750.00	579.48	35,668.69	26,250.00	(9,418.69)	26,250.00
7886-00 Doors & Windows	-	291.67	291.67	864.91	2,041.69	1,176.78	2,041.69
7890-00 Cleaning/Janitorial	2,088.00	2,333.33	245.33	14,553.75	16,333.31	1,779.56	16,333.31
7895-00 Repairs & Maint	-	125.00	125.00	5,762.66	875.00	(4,887.66)	875.00
TOTAL MAINTENANCE EXPENSES-78	$32,752.45	$24,233.31	($8,519.14)	$175,281.11	$169,633.17	($5,647.94)	$169,633.17
RESERVE TRANSFER							
9000-00 Reserve Contribution	33,333.35	33,333.35	-	233,333.33	233,333.33	-	233,333.33
TOTAL RESERVE TRANSFER	$33,333.35	$33,333.35	$-	$233,333.33	$233,333.33	$0.00	$233,333.33
TOTAL OPERATING EXPENSE	**$216,405.59**	**$172,420.17**	**($43,985.42)**	**$1,297,233.20**	**$1,206,941.07**	**($90,292.13)**	**$1,206,941.07**
Net Income:	**($32,648.15)**	**$6,655.71**	**($39,303.86)**	**($23,945.72)**	**$46,590.09**	**($70,535.81)**	**$46,590.09**

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