

Financial Report Package

February 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	\$85,069.30	\$0.00	\$85,069.30
Petty Cash	\$300.00	\$0.00	\$300.00
Total: CASH - OPERATING	\$85,369.30	\$0.00	\$85,369.30
CASH - RESERVES			
Town Bank Kilborn MM-Rsv #8298	\$0.00	\$451,070.05	\$451,070.05
Barrington Bk MM Rsv #4465	\$0.00	\$305,505.79	\$305,505.79
Barrington Bank Maxsafe #4283	\$0.00	\$214,107.33	\$214,107.33
Town Bank -Escrow Reno #4526	\$0.00	\$25,861.87	\$25,861.87
Total: CASH - RESERVES	\$0.00	\$996,545.04	\$996,545.04
ACCOUNTS REC - OPERATING			
Homeowner Receivable	\$2,194.09	\$0.00	\$2,194.09
Other Receivable - Operating	\$512.38	\$0.00	\$512.38
Due from Replacement Fund	\$88,961.23	\$0.00	\$88,961.23
Total: ACCOUNTS REC - OPERATING	\$91,667.70	\$0.00	\$91,667.70
ACCOUNTS REC - RESERVES			
Special Assessment Receivable - Reserve	\$0.00	\$52,395.40	\$52,395.40
Total: ACCOUNTS REC - RESERVES	\$0.00	\$52,395.40	\$52,395.40
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	(\$1,378.79)	(\$1,378.79)
Office Furniture & Fixtures	\$0.00	\$135,439.54	\$135,439.54
Accum Depr-Office Furniture	\$0.00	(\$36,062.57)	(\$36,062.57)
Equipment	\$0.00	\$142,545.50	\$142,545.50
Accum Deprec-Equipment	\$0.00	(\$86,621.25)	(\$86,621.25)
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	(\$1,639.51)	(\$1,639.51)
Total: FIXED ASSETS - RESERVE	\$0.00	\$166,117.16	\$166,117.16
Total: Assets	\$213,843.92	\$1,215,057.60	\$1,428,901.52
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	\$38,940.86	\$0.00	\$38,940.86
Accounts Payable - Operating	\$12,782.26	\$0.00	\$12,782.26
Unemployment Tax Payable	\$1,429.29	\$0.00	\$1,429.29
401K Payable	\$190.47	\$0.00	\$190.47
Accrued Vacation	\$22,033.07	\$0.00	\$22,033.07
Deposits - Operating	\$28,324.60	\$0.00	\$28,324.60
Total: CURRENT LIABILITIES - OPERATING	\$103,700.55	\$0.00	\$103,700.55
CURRENT LIABILITIES - RESERVE			
Accounts Payable - Reserve	\$0.00	\$5,103.67	\$5,103.67
Due to Operating Fund	\$0.00	\$88,961.23	\$88,961.23
Improvement Loan #1	\$0.00	\$10,811.27	\$10,811.27
Improvement Loan #2	\$0.00	\$46,534.31	\$46,534.31

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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Deferred Special Assessment	\$0.00	\$134,275.00	\$134,275.00
Total: CURRENT LIABILITIES - RESERVE	\$0.00	\$285,685.48	\$285,685.48
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	(\$296,735.70)	(\$296,735.70)
Net Income Gain/Loss	\$56,051.93	\$0.00	\$56,051.93
Total: Liabilities & Equity	\$213,843.92	\$1,215,057.60	\$1,428,901.52

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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	\$152,518.75	\$6.25	\$1,067,675.00	\$1,067,631.25	\$43.75	\$1,830,225.00
TOTAL INCOME ASSESSMENTS OPERATING-40	\$152,525.00	\$152,518.75	\$6.25	\$1,067,675.00	\$1,067,631.25	\$43.75	\$1,830,225.00
OTHER INCOME - OPERATING-41							
4100-00 Late Fees	-	16.67	(16.67)	200.00	116.69	83.31	200.00
4109-00 Pet Fees	450.00	458.33	(8.33)	4,200.00	3,208.31	991.69	5,500.00
4110-00 Repair and Maintenance Chargeback	-	83.33	(83.33)	37.50	583.31	(545.81)	1,000.00
4120-00 Application Fees	-	83.33	(83.33)	-	583.31	(583.31)	1,000.00
4126-00 Processing Fees	-	-	-	450.00	-	450.00	-
4135-00 Parking Lot Rent	3,145.00	3,000.00	145.00	21,972.50	21,000.00	972.50	36,000.00
4136-00 Garage Rent	16,300.00	16,250.00	50.00	118,865.00	113,750.00	5,115.00	195,000.00
4137-00 Motorcyle Parking	140.00	150.00	(10.00)	1,155.00	1,050.00	105.00	1,800.00
4138-00 Bike Parking	-	350.00	(350.00)	4,800.00	2,450.00	2,350.00	4,200.00
4139-00 Guest Parking Charge	135.00	291.67	(156.67)	1,395.00	2,041.69	(646.69)	3,500.00
4145-00 Electric Usage	50.00	41.67	8.33	400.00	291.69	108.31	500.00
4151-00 Laundry Income	935.15	583.33	351.82	5,430.29	4,083.31	1,346.98	7,000.00
4152-00 Club Room Rental	-	208.33	(208.33)	950.00	1,458.31	(508.31)	2,500.00
4160-00 Staff Services to Owners-Labor	412.69	750.00	(337.31)	4,013.54	5,250.00	(1,236.46)	9,000.00
4165-00 Staff Services to Owners-Materials	93.82	100.00	(6.18)	2,343.82	700.00	1,643.82	1,200.00
4170-00 Vending Income	-	33.33	(33.33)	1,431.04	233.31	1,197.73	400.00
4199-00 Miscellaneous Income	145.00	83.33	61.67	2,035.00	583.31	1,451.69	1,000.00
TOTAL OTHER INCOME - OPERATING-41	\$21,806.66	\$22,483.32	(\$676.66)	\$169,678.69	\$157,383.24	\$12,295.45	\$269,800.00
TOTAL OPERATING INCOME	\$174,331.66	\$175,002.07	(\$670.41)	\$1,237,353.69	\$1,225,014.49	\$12,339.20	\$2,100,025.00
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7201-00 Telephone	-	416.67	416.67	2,118.83	2,916.69	797.86	5,000.00
7202-00 Water & Sewer	4,256.15	5,833.33	1,577.18	29,375.18	40,833.31	11,458.13	70,000.00
7203-00 Steam	26,331.23	12,500.00	(13,831.23)	72,127.25	87,500.00	15,372.75	150,000.00
7205-00 Cable Subscription Fees	-	833.33	833.33	329.87	5,833.31	5,503.44	10,000.00
7207-00 Electric	7,580.44	9,750.00	2,169.56	71,617.46	68,250.00	(3,367.46)	117,000.00
7210-00 401K Expense	811.52	875.00	63.48	6,019.75	6,125.00	105.25	10,500.00
7215-00 Employee Benefits	144.79	250.00	105.21	4,170.63	1,750.00	(2,420.63)	3,000.00
7220-00 Uniforms	18.12	100.00	81.88	1,085.93	700.00	(385.93)	1,200.00
7225-00 Health & Dental Insurance	3,260.47	6,250.00	2,989.53	25,976.80	43,750.00	17,773.20	75,000.00
7230-00 Unemployment Taxes	446.78	375.00	(71.78)	3,421.97	2,625.00	(796.97)	4,500.00
7235-00 Payroll Taxes	3,627.18	3,666.67	39.49	27,364.62	25,666.69	(1,697.93)	44,000.00
7240-00 Employee Wages	45,569.23	49,166.67	3,597.44	368,941.00	344,166.69	(24,774.31)	590,000.00
7245-00 Employee Bonus Wages	-	625.00	625.00	3,340.08	4,375.00	1,034.92	7,500.00
7250-00 Office Contractors	-	83.33	83.33	-	583.31	583.31	1,000.00
7252-00 Owners Rep Exp	-	83.33	83.33	-	583.31	583.31	1,000.00
7255-00 Sec Deposit Refund	-	8.33	8.33	-	58.31	58.31	100.00
7260-00 Engineering Fees	3,600.00	-	(3,600.00)	5,625.00	-	(5,625.00)	-
7265-00 Employee Food & Beverage Perk	-	-	-	405.89	-	(405.89)	-
TOTAL OPERATING EXPENSES-72	\$95,645.91	\$90,816.66	(\$4,829.25)	\$621,920.26	\$635,716.62	\$13,796.36	\$1,089,800.00
ADMINISTRATIVE EXPENSES-75							

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Income Statement - Operating
Regency House Condominium Assoc
2/1/2025 - 2/28/2025

Date: 3/12/2025
Time: 1:55 pm
Page: 2

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7500-00 Administrative Expenses	\$-	\$83.33	\$83.33	\$2,724.32	\$583.31	(\$2,141.01)	\$1,000.00
7505-00 Bank Charges	20.00	50.00	30.00	242.25	350.00	107.75	600.00
7510-00 Computer/Internet Services	1,126.91	416.67	(710.24)	8,167.16	2,916.69	(5,250.47)	5,000.00
7515-00 Professional Dues/Consult	-	250.00	250.00	320.00	1,750.00	1,430.00	3,000.00
7520-00 Membership Functions	-	83.33	83.33	-	583.31	583.31	1,000.00
7525-00 Fees, Permits & Inspections	(813.82)	125.00	938.82	-	875.00	875.00	1,500.00
7530-00 Postage & Mailing Supplies	-	416.67	416.67	4,065.03	2,916.69	(1,148.34)	5,000.00
7540-00 Office Supplies	76.09	208.33	132.24	862.16	1,458.31	596.15	2,500.00
7545-00 Legal	-	541.67	541.67	-	3,791.69	3,791.69	6,500.00
7550-00 Employment Related Expense	50.00	291.67	241.67	5,181.06	2,041.69	(3,139.37)	3,500.00
7560-00 Accounting	15,102.92	3,333.33	(11,769.59)	26,553.86	23,333.31	(3,220.55)	40,000.00
7565-00 Photocopier Maintenance/Usage	138.05	166.67	28.62	1,388.31	1,166.69	(221.62)	2,000.00
7573-00 Late Fee Expense	-	20.83	20.83	194.46	145.81	(48.65)	250.00
7575-00 Sales & use Tax	1,554.82	1,250.00	(304.82)	11,260.13	8,750.00	(2,510.13)	15,000.00
7580-00 IT Repair and Maintenance	444.78	-	(444.78)	1,107.76	-	(1,107.76)	-
7595-00 Social Programming and Entertainment	730.93	625.00	(105.93)	6,451.03	4,375.00	(2,076.03)	7,500.00
TOTAL ADMINISTRATIVE EXPENSES-75	\$18,430.68	\$7,862.50	(\$10,568.18)	\$68,517.53	\$55,037.50	(\$13,480.03)	\$94,350.00
INSURANCE-76							
7600-00 Insurance	(15,000.00)	13,333.33	28,333.33	76,432.83	93,333.31	16,900.48	160,000.00
TOTAL INSURANCE-76	(\$15,000.00)	\$13,333.33	\$28,333.33	\$76,432.83	\$93,333.31	\$16,900.48	\$160,000.00
MAINTENANCE EXPENSES-78							
7805-00 Security Equipment	-	416.67	416.67	5,865.48	2,916.69	(2,948.79)	5,000.00
7810-00 Snow Removal	1,356.19	208.33	(1,147.86)	1,474.83	1,458.31	(16.52)	2,500.00
7815-00 Refuse Removal	1,184.46	1,125.00	(59.46)	7,502.52	7,875.00	372.48	13,500.00
7820-00 Pool	-	833.33	833.33	1,830.32	5,833.31	4,002.99	10,000.00
Repair/Maintenance/Inspection							
7825-00 Flowers/Contribution	98.01	166.67	68.66	98.01	1,166.69	1,068.68	2,000.00
7827-00 Interior Plantscape	-	-	-	448.86	-	(448.86)	-
7830-00 Landscape Service/Gas	-	2,916.67	2,916.67	7,788.88	20,416.69	12,627.81	35,000.00
7835-00 Window Cleaning	-	1,000.00	1,000.00	5,888.00	7,000.00	1,112.00	12,000.00
7840-00 Plumbing	-	1,333.33	1,333.33	10,766.90	9,333.31	(1,433.59)	16,000.00
7842-00 Paint Supplies	-	62.50	62.50	635.09	437.50	(197.59)	750.00
7844-00 Bulbs and Batteries	-	125.00	125.00	235.29	875.00	639.71	1,500.00
7846-00 HVAC Repairs & Supplies	2,246.18	2,916.67	670.49	15,435.64	20,416.69	4,981.05	35,000.00
7847-00 Fitness Room Equipment and Repairs	-	-	-	1,002.24	-	(1,002.24)	-
7848-00 Maintain & Repair Bldg Vehicles and Equip	-	833.33	833.33	577.06	5,833.31	5,256.25	10,000.00
7850-00 Hardware for Resale to Owners	433.33	250.00	(183.33)	3,402.83	1,750.00	(1,652.83)	3,000.00
7852-00 General/Misc Building Hardware & Supplies	30.19	208.33	178.14	412.92	1,458.31	1,045.39	2,500.00
7854-00 Garage Claims & Damages	-	416.67	416.67	3,382.41	2,916.69	(465.72)	5,000.00
7856-00 Garage Repair & Maintenance	85.12	625.00	539.88	1,368.27	4,375.00	3,006.73	7,500.00
7860-00 Furniture & Assessories	-	416.67	416.67	1,269.02	2,916.69	1,647.67	5,000.00
7862-00 Filter Replacement	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
7863-00 Repl Emg Equip: Sm Detec, Exit Lights, etc	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
7864-00 Fire Monitor, Repair, Inspection	8,480.96	416.67	(8,064.29)	16,260.12	2,916.69	(13,343.43)	5,000.00
7866-00 Exterminating	-	125.00	125.00	338.00	875.00	537.00	1,500.00

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Date: 3/12/2025
Time: 1:55 pm
Page: 3

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7868-00 Electrical	\$8.30	\$166.67	\$158.37	\$1,708.29	\$1,166.69	(\$541.60)	\$2,000.00
Repair/Maintenance/Supplies							
7870-00 Housekeeping Supplies/Carpet	691.94	500.00	(191.94)	5,766.69	3,500.00	(2,266.69)	6,000.00
Cleaning							
7872-00 Preventative Maintenance	-	1,333.33	1,333.33	18,865.08	9,333.31	(9,531.77)	16,000.00
Contract							
7876-00 Exterior Building Roof/Grounds	1,161.00	208.33	(952.67)	7,656.00	1,458.31	(6,197.69)	2,500.00
Repair							
7880-00 Elevator Maint & Interior	-	2,083.33	2,083.33	22,369.17	14,583.31	(7,785.86)	25,000.00
7884-00 HVAC	-	-	-	21,085.74	-	(21,085.74)	-
7886-00 Doors & Windows	32.04	416.67	384.63	1,456.26	2,916.69	1,460.43	5,000.00
7890-00 Cleaning/Janitorial	2,815.31	2,166.67	(648.64)	15,386.30	15,166.69	(219.61)	26,000.00
7895-00 Repairs & Maint	-	125.00	125.00	821.61	875.00	53.39	1,500.00
TOTAL MAINTENANCE EXPENSES-78	\$18,623.03	\$22,020.84	\$3,397.81	\$181,097.83	\$154,145.88	(\$26,951.95)	\$264,250.00
RESERVE TRANSFER							
9000-00 Reserve Contribution	33,333.33	33,333.33	-	233,333.31	233,333.31	-	400,000.00
TOTAL RESERVE TRANSFER	\$33,333.33	\$33,333.33	\$-	\$233,333.31	\$233,333.31	\$0.00	\$400,000.00
TOTAL OPERATING EXPENSE	\$151,032.95	\$167,366.66	\$16,333.71	\$1,181,301.76	\$1,171,566.62	(\$9,735.14)	\$2,008,400.00
Net Income:	\$23,298.71	\$7,635.41	\$15,663.30	\$56,051.93	\$53,447.87	\$2,604.06	\$91,625.00

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2/1/2025 - 2/28/2025

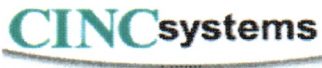
Date: 3/12/2025
Time: 1:55 pm
Page: 4

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVE INCOME							
INCOME ASSESSMENT - RESERVE-45							
4510-00 Reserve Assessments	\$33,333.33	\$33,333.33	\$-	\$233,333.31	\$233,333.31	\$-	\$400,000.00
4513-00 Special Assessments - 5yr/10yr	182.14	1,761.92	(1,579.78)	1,367.77	12,333.44	(10,965.67)	21,143.04
TOTAL INCOME ASSESSMENT - RESERVE	\$33,515.47	\$35,095.25	(\$1,579.78)	\$234,701.08	\$245,666.75	(\$10,965.67)	\$421,143.04
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	1,233.48	91.00	1,142.48	12,017.20	637.00	11,380.20	1,092.00
TOTAL OTHER INCOME - RESERVE-46	\$1,233.48	\$91.00	\$1,142.48	\$12,017.20	\$637.00	\$11,380.20	\$1,092.00
TOTAL RESERVE INCOME	\$34,748.95	\$35,186.25	(\$437.30)	\$246,718.28	\$246,303.75	\$414.53	\$422,235.04
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9100-00 Insurance Claim Expense	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
9101-00 Reserve Exp Misc	-	4,166.67	4,166.67	-	29,166.69	29,166.69	50,000.00
9105-00 Depreciation Expense	1,712.38	1,250.00	(462.38)	11,986.66	8,750.00	(3,236.66)	15,000.00
9109-00 Engineering Capital Expense	-	2,083.33	2,083.33	-	14,583.31	14,583.31	25,000.00
9110-00 Improvement Loan Interest #1	38.30	-	(38.30)	346.11	-	(346.11)	-
9111-00 Improvement Loan Interest #2	149.77	-	(149.77)	1,071.16	-	(1,071.16)	-
9130-00 Security Spec Assmnt Exp	-	2,083.33	2,083.33	-	14,583.31	14,583.31	25,000.00
9135-00 Reserve Bank Fees	-	20.83	20.83	-	145.81	145.81	250.00
9136-00 New Website & Branding	-	208.33	208.33	2,101.05	1,458.31	(642.74)	2,500.00
9140-00 Landscaping/Outdoor Capital	-	833.33	833.33	2,700.00	5,833.31	3,133.31	10,000.00
9146-00 Reserve-Fence	-	2,083.33	2,083.33	-	14,583.31	14,583.31	25,000.00
9147-00 Install Drains in Receiving Area	-	833.33	833.33	-	5,833.31	5,833.31	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	-	11,666.69	11,666.69	20,000.00
9151-00 Balcony Railing/Surface Repairs	-	8,333.33	8,333.33	-	58,333.31	58,333.31	100,000.00
9152-00 Furniture Exits to lobby & Clubroom	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
9153-00 Balcony Door Replacement	-	4,583.33	4,583.33	86,271.18	32,083.31	(54,187.87)	55,000.00
9154-00 New Building Control System	-	2,500.00	2,500.00	-	17,500.00	17,500.00	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	145,833.31	(196,654.19)	250,000.00
9165-00 Reserve - Exterior Roof/Grounds	-	625.00	625.00	-	4,375.00	4,375.00	7,500.00
9169-00 LG Plumbing/Mechanical Repair & Replacement	-	-	-	1,567.30	-	(1,567.30)	-
9175-00 Reserve- Garage	-	8,333.33	8,333.33	-	58,333.31	58,333.31	100,000.00
9176-00 Replace Garage Sprinkler Heads	-	1,666.67	1,666.67	-	11,666.69	11,666.69	20,000.00
9178-00 Locker Room Installation	18,000.00	3,333.33	(14,666.67)	35,500.00	23,333.31	(12,166.69)	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	5,833.31	(1,645.69)	10,000.00
9186-00 Fitness Room Upgrades	-	625.00	625.00	3,341.66	4,375.00	1,033.34	7,500.00
9188-00 Pool Replaster	-	4,166.67	4,166.67	-	29,166.69	29,166.69	50,000.00
9189-00 Building Trash Compactor Capital Expense	-	-	-	17,175.30	-	(17,175.30)	-
9191-00 New Replacement Equipment/Vehicles	5,103.67	-	(5,103.67)	5,103.67	-	(5,103.67)	-
TOTAL RESERVE EXPENSES-91	\$25,004.12	\$72,729.13	\$47,725.01	\$543,453.98	\$509,103.91	(\$34,350.07)	\$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
2/1/2025 - 2/28/2025

Date: 3/12/2025
Time: 1:55 pm
Page: 5

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
TOTAL RESERVE EXPENSE	\$25,004.12	\$72,729.13	\$47,725.01	\$543,453.98	\$509,103.91	(\$34,350.07)	\$872,750.00
Net Reserve:	\$9,744.83	(\$37,542.88)	\$47,287.71	(\$296,735.70)	(\$262,800.16)	(\$33,935.54)	(\$450,514.96)

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FUTURE MAJOR REPAIRS AND REPLACEMENTS

Bank Account Summary
Property: Regency House Condominium
Activity from 08/01/24-2/28/25 (Modified Accrual Basis)

GL Account	Beginning			YTD	
	Balance	Transfer In	Transfer Out	Ending Balance	Withdrawals
1050 Petty Cash	\$ 300			\$ 300	\$ -
1000 Barrington Bank Oper	\$ 73,853	\$ 175,015	\$ 163,798	\$ 85,069	\$ 1,449,685
1100 Town Bank Kilborn MM-Reserve	\$ 451,018	\$ 52	\$ -	\$ 451,070	\$ -
1102 Barrington Bank Maxsafe MM- Reserve	\$ 322,773	\$ 733	\$ 18,000	\$ 305,506	\$ 115,784
1106 Barrington Maxsafe 4283 - Reserve	\$ 188,659	\$ 25,449	\$ -	\$ 214,107	\$ 347,175
1107 Town Bank - Escrow (Renovations)	\$ 26,238	\$ 1,513	\$ 1,889	\$ 25,862	\$ 13,226
	\$ 1,062,840	\$ 202,762	\$ 183,687	\$ 1,081,914	\$ 1,925,870