Financial Report Package

September 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

CINCsystems

Balance Sheet
Regency House Condominium Assoc
End Date: 09/30/2025

Date: 10/9/2025
Time: 10:43 am
Page: 1

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
Barrington Bank - Oper acct #7801	$236,355.83	$0.00	$236,355.83
Petty Cash	$300.00	$0.00	$300.00
Total: CASH - OPERATING	**$236,655.83**	**$0.00**	**$236,655.83**
CASH - RESERVES			
Barrington Bk MM Rsv #4465	$0.00	$238,304.35	$238,304.35
Barrington Bank Maxsafe #4283	$0.00	$763,142.41	$763,142.41
Town Bank -Escrow Reno #4526	$0.00	$22,849.60	$22,849.60
Total: CASH - RESERVES	**$0.00**	**$1,024,296.36**	**$1,024,296.36**
ACCOUNTS REC - OPERATING			
Homeowner Receivable	$1,749.83	$0.00	$1,749.83
Other Receivable - Operating	$512.38	$0.00	$512.38
Due from Replacement Fund	$8,448.76	$0.00	$8,448.76
Total: ACCOUNTS REC - OPERATING	**$10,710.97**	**$0.00**	**$10,710.97**
ACCOUNTS REC - RESERVES			
Special Assessment Receivable - Reserve	$0.00	$41,907.27	$41,907.27
Total: ACCOUNTS REC - RESERVES	**$0.00**	**$41,907.27**	**$41,907.27**
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	($1,639.54)	($1,639.54)
Office Furniture & Fixtures	$0.00	$135,439.54	$135,439.54
Accum Depr-Office Furniture	$0.00	($44,134.06)	($44,134.06)
Equipment	$0.00	$142,545.50	$142,545.50
Accum Deprec-Equipment	$0.00	($89,965.50)	($89,965.50)
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	($1,949.68)	($1,949.68)
Total: FIXED ASSETS - RESERVE	**$0.00**	**$154,130.50**	**$154,130.50**
Total: Assets	**$284,173.72**	**$1,220,334.13**	**$1,504,507.85**
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	$28,790.82	$0.00	$28,790.82
Accounts Payable - Operating	$18,658.43	$0.00	$18,658.43
Accrued Expense Payable	$19,507.34	$0.00	$19,507.34
Unemployment Tax Payable	$711.25	$0.00	$711.25
Accrued Vacation	$14,493.07	$0.00	$14,493.07
Deposits - Operating	$28,324.60	$0.00	$28,324.60
Total: CURRENT LIABILITIES - OPERATING	**$110,485.51**	**$0.00**	**$110,485.51**
CURRENT LIABILITIES - RESERVE			
Accounts Payable - Reserve	$0.00	$43,628.89	$43,628.89
Due to Operating Fund	$0.00	$8,448.76	$8,448.76
Improvement Loan #1	$0.00	$2,203.72	$2,203.72
Improvement Loan #2	$0.00	$43,051.02	$43,051.02
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**	**$231,607.39**	**$231,607.39**
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	($5,744.66)	($5,744.66)
Net Income Gain/Loss	$75,894.09	$0.00	$75,894.09
Total: Liabilities & Equity	**$284,173.72**	**$1,220,334.13**	**$1,504,507.85**

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(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
OPERATING INCOME							
INCOME ASSESSMENTS OPERATING-40							
4010-00 Association Assessments	$156,175.00	$156,179.20	($4.20)	$312,350.00	$312,358.40	($8.40)	$1,093,254.40
TOTAL INCOME ASSESSMENTS OPERATIN	$156,175.00	$156,179.20	($4.20)	$312,350.00	$312,358.40	($8.40)	$1,093,254.40
OTHER INCOME - OPERATING-41							
4100-00 Late Fees	125.00	13.34	111.66	100.00	26.68	73.32	93.38
4109-00 Pet Fees	4,200.00	416.67	3,783.33	4,425.00	833.34	3,591.66	2,916.69
4110-00 Repair and Maintenance Chargeback	-	83.33	(83.33)	-	166.66	(166.66)	583.31
4126-00 Processing Fees	-	116.67	(116.67)	150.00	233.34	(83.34)	816.69
4135-00 Parking Lot Rent	3,230.00	3,166.67	63.33	6,375.00	6,333.34	41.66	22,166.69
4136-00 Garage Rent	17,910.00	16,250.00	1,660.00	35,915.00	32,500.00	3,415.00	113,750.00
4137-00 Motorcyle Parking	175.00	150.00	25.00	420.00	300.00	120.00	1,050.00
4138-00 Bike Parking	75.00	400.00	(325.00)	4,950.00	800.00	4,150.00	2,800.00
4139-00 Guest Parking Charge	105.00	250.00	(145.00)	90.00	500.00	(410.00)	1,750.00
4145-00 Electric Usage	160.00	50.00	110.00	260.00	100.00	160.00	350.00
4150-00 Interest Income - Bank - Operating	-	150.00	(150.00)	-	300.00	(300.00)	1,050.00
4151-00 Laundry Income	1,723.22	708.33	1,014.89	2,340.59	1,416.66	923.93	4,958.31
4152-00 Club Room Rental	100.00	166.67	(66.67)	200.00	333.34	(133.34)	1,166.69
4160-00 Staff Services to Owners-Labor	438.28	541.67	(103.39)	439.32	1,083.34	(644.02)	3,791.69
4165-00 Staff Services to Owners-Materials	(137.50)	208.33	(345.83)	(137.50)	416.66	(554.16)	1,458.31
4170-00 Vending Income	-	100.00	(100.00)	-	200.00	(200.00)	700.00
4199-00 Miscellaneous Income	25.00	125.00	(100.00)	100.00	250.00	(150.00)	875.00
TOTAL OTHER INCOME - OPERATING-41	$28,129.00	$22,896.68	$5,232.32	$55,627.41	$45,793.36	$9,834.05	$160,276.76
TOTAL OPERATING INCOME	**$184,304.00**	**$179,075.88**	**$5,228.12**	**$367,977.41**	**$358,151.76**	**$9,825.65**	**$1,253,531.16**
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7201-00 Office Phone & Internet	355.56	750.00	394.44	(374.51)	1,500.00	1,874.51	5,250.00
7202-00 Water & Sewer	6,389.75	5,416.67	(973.08)	13,270.24	10,833.34	(2,436.90)	37,916.69
7203-00 Steam	4,567.38	12,916.67	8,349.29	7,709.57	25,833.34	18,123.77	90,416.69
7207-00 Electric	17,453.33	10,000.00	(7,453.33)	37,974.17	20,000.00	(17,974.17)	70,000.00
7210-00 401K Expense	781.28	916.67	135.39	1,562.35	1,833.34	270.99	6,416.69
7215-00 Employee Benefits	144.79	375.00	230.21	289.58	750.00	460.42	2,625.00
7220-00 Uniforms	56.58	133.33	76.75	94.30	266.66	172.36	933.31
7225-00 Health & Dental Insurance	4,622.29	4,166.67	(455.62)	8,399.19	8,333.34	(65.85)	29,166.69
7230-00 Unemployment Taxes	142.74	391.67	248.93	292.69	783.34	490.65	2,741.69
7235-00 Payroll Taxes	3,531.34	3,833.33	301.99	6,472.21	7,666.66	1,194.45	26,833.31
7240-00 Employee Wages	46,334.19	52,500.00	6,165.81	85,181.89	105,000.00	19,818.11	367,500.00
7245-00 Employee Bonus Wages	-	416.67	416.67	-	833.34	833.34	2,916.69
7250-00 Office Contractors	217.50	-	(217.50)	1,399.50	-	(1,399.50)	-
7255-00 Sec Deposit Refund	-	12.50	12.50	-	25.00	25.00	87.50
7260-00 Engineering Fees	-	125.00	125.00	-	250.00	250.00	875.00
7265-00 Employee Food & Beverage Perk	174.57	1,000.00	825.43	184.57	2,000.00	1,815.43	7,000.00
TOTAL OPERATING EXPENSES-72	$84,771.30	$92,954.18	$8,182.88	$162,455.75	$185,908.36	$23,452.61	$650,679.26
ADMINISTRATIVE EXPENSES-75							
7500-00 Administrative Expenses	-	250.00	250.00	-	500.00	500.00	1,750.00
7505-00 Bank Charges	20.00	41.67	21.67	40.00	83.34	43.34	291.69

(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
7510-00 Computer/Internet Services	$818.43	$416.67	($401.76)	$1,891.55	$833.34	($1,058.21)	$2,916.69
7515-00 Professional Dues/Consult	-	83.33	83.33	-	166.66	166.66	583.31
7520-00 Membership Functions	-	83.33	83.33	-	166.66	166.66	583.31
7525-00 Fees, Permits & Inspections	-	83.33	83.33	-	166.66	166.66	583.31
7530-00 Postage & Mailing Supplies	44.95	366.67	321.72	44.95	733.34	688.39	2,566.69
7540-00 Office Supplies	5.38	125.00	119.62	170.81	250.00	79.19	875.00
7545-00 Legal	-	125.00	125.00	-	250.00	250.00	875.00
7550-00 Employment Related Expense	295.66	333.33	37.67	450.38	666.66	216.28	2,333.31
7560-00 Accounting	2,390.06	3,500.00	1,109.94	4,256.49	7,000.00	2,743.51	24,500.00
7565-00 Photocopier Maintenance/Usage	223.97	150.00	(73.97)	440.63	300.00	(140.63)	1,050.00
7573-00 Late Fee Expense	-	8.33	8.33	-	16.66	16.66	58.31
7575-00 Sales & use Tax	1,665.77	1,500.00	(165.77)	3,350.76	3,000.00	(350.76)	10,500.00
7595-00 Social Programming and Entertainment	4,773.79	666.67	(4,107.12)	4,773.79	1,333.34	(3,440.45)	4,666.69
TOTAL ADMINISTRATIVE EXPENSES-75	$10,238.01	$7,733.33	($2,504.68)	$15,419.36	$15,466.66	$47.30	$54,133.31
INSURANCE-76							
7600-00 Insurance	1,000.00	14,166.00	13,166.00	1,000.00	28,332.00	27,332.00	99,162.00
TOTAL INSURANCE-76	$1,000.00	$14,166.00	$13,166.00	$1,000.00	$28,332.00	$27,332.00	$99,162.00
MAINTENANCE EXPENSES-78							
7805-00 Security Equipment	394.36	833.33	438.97	2,159.98	1,666.66	(493.32)	5,833.31
7810-00 Snow Removal	-	150.00	150.00	-	300.00	300.00	1,050.00
7815-00 Refuse Removal	987.90	1,083.33	95.43	2,236.27	2,166.66	(69.61)	7,583.31
7820-00 Pool Repair/Maintenance/Inspection	-	625.00	625.00	454.41	1,250.00	795.59	4,375.00
7827-00 Interior Plantscape	235.22	125.00	(110.22)	470.44	250.00	(220.44)	875.00
7830-00 Landscape Service/Gas	698.47	2,916.67	2,218.20	1,334.95	5,833.34	4,498.39	20,416.69
7835-00 Window Cleaning	-	1,083.33	1,083.33	-	2,166.66	2,166.66	7,583.31
7840-00 Plumbing	3,513.08	1,458.33	(2,054.75)	4,743.50	2,916.66	(1,826.84)	10,208.31
7842-00 Paint Supplies	-	83.33	83.33	(456.08)	166.66	622.74	583.31
7844-00 Bulbs and Batteries	-	208.33	208.33	54.96	416.66	361.70	1,458.31
7847-00 Fitness Room Equipment and Repairs	-	208.33	208.33	-	416.66	416.66	1,458.31
7848-00 Maintain & Repair Bldg Vehicles and Equip	135.45	208.33	72.88	157.68	416.66	258.98	1,458.31
7850-00 Hardware for Resale to Owners	64.41	375.00	310.59	160.10	750.00	589.90	2,625.00
7852-00 General/Misc Building Hardware & Supplies	141.21	208.33	67.12	181.05	416.66	235.61	1,458.31
7854-00 Garage Claims & Damages	-	416.67	416.67	-	833.34	833.34	2,916.69
7856-00 Garage Repair & Maintenance	3,011.65	333.33	(2,678.32)	3,363.36	666.66	(2,696.70)	2,333.31
7860-00 Furniture & Assessories	-	125.00	125.00	-	250.00	250.00	875.00
7862-00 Filter Replacement	-	541.67	541.67	-	1,083.34	1,083.34	3,791.69
7863-00 Repl Emg Equip: Sm Detec, Exit Lights, etc	-	208.33	208.33	-	416.66	416.66	1,458.31
7864-00 Fire Monitor, Repair, Inspection	987.50	833.33	(154.17)	987.50	1,666.66	679.16	5,833.31
7866-00 Exterminating	22.55	125.00	102.45	22.55	250.00	227.45	875.00
7868-00 Electrical Repair/Maintenance/Supplies	-	541.67	541.67	-	1,083.34	1,083.34	3,791.69
7870-00 Housekeeping Suplies/Carpet Cleaning	709.76	708.33	(1.43)	964.99	1,416.66	451.67	4,958.31

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(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	$-	$2,500.00	$2,500.00	$8,750.00
7876-00 Exterior Building Roof/Grounds Repair	31.46	416.67	385.21	31.46	833.34	801.88	2,916.69
7880-00 Elevator Maint & Interior	2,780.73	2,666.67	(114.06)	2,780.73	5,333.34	2,552.61	18,666.69
7884-00 HVAC	389.49	3,750.00	3,360.51	16,975.77	7,500.00	(9,475.77)	26,250.00
7886-00 Doors & Windows	-	291.67	291.67	-	583.34	583.34	2,041.69
7890-00 Cleaning/Janitorial	2,008.00	2,333.33	325.33	4,206.43	4,666.66	460.23	16,333.31
7895-00 Repairs & Maint	5,711.50	125.00	(5,586.50)	5,711.50	250.00	(5,461.50)	875.00
TOTAL MAINTENANCE EXPENSES-78	$21,822.74	$24,233.31	$2,410.57	$46,541.55	$48,466.62	$1,925.07	$169,633.17
RESERVE TRANSFER							
9000-00 Reserve Contribution	33,333.33	33,333.33	-	66,666.66	66,666.66	-	233,333.33
TOTAL RESERVE TRANSFER	$33,333.33	$33,333.33	$-	$66,666.66	$66,666.66	$0.00	$233,333.33
TOTAL OPERATING EXPENSE	**$151,165.38**	**$172,420.15**	**$21,254.77**	**$292,083.32**	**$344,840.30**	**$52,756.98**	**$1,206,941.07**
Net Income:	**$33,138.62**	**$6,655.73**	**$26,482.89**	**$75,894.09**	**$13,311.46**	**$62,582.63**	**$46,590.09**

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CINCsystems

Income Statement - Reserve
Regency House Condominium Assoc
9/1/2025 - 9/30/2025

Date: 10/9/2025
Time: 10:43 am

(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	$-	$66,666.66	$66,666.66	$-	$233,333.33
4513-00 Special Assessments - 5yr/10yr	150.28	143.21	7.07	306.00	286.42	19.58	1,002.46
4515-00 Insurance Claim Proceeds	25,000.00	-	25,000.00	25,000.00	-	25,000.00	-
TOTAL INCOME ASSESSMENT - RESERVE	$58,483.61	$33,476.54	$25,007.07	$91,972.66	$66,953.08	$25,019.58	$234,335.79
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	2,367.23	1,500.00	867.23	4,884.72	3,000.00	1,884.72	10,500.00
TOTAL OTHER INCOME - RESERVE-46	$2,367.23	$1,500.00	$867.23	$4,884.72	$3,000.00	$1,884.72	$10,500.00
TOTAL RESERVE INCOME	**$60,850.84**	**$34,976.54**	**$25,874.30**	**$96,857.38**	**$69,953.08**	**$26,904.30**	**$244,835.79**
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9100-00 Insurance Claim Expense	-	-	-	50,000.00	-	(50,000.00)	-
9101-00 Reserve Exp Misc	-	2,083.33	2,083.33	-	4,166.66	4,166.66	14,583.31
9105-00 Depreciation Expense	1,712.38	2,083.33	370.95	3,424.76	4,166.66	741.90	14,583.31
9110-00 Improvement Loan Interest #1	10.97	3.00	(7.97)	25.88	6.00	(19.88)	21.00
9111-00 Improvement Loan Interest #2	138.70	129.00	(9.70)	278.99	258.00	(20.99)	903.00
9140-00 Landscaping/Outdoor Capital	43,628.89	2,500.00	(41,128.89)	48,028.89	5,000.00	(43,028.89)	17,500.00
9146-00 Reserve-Fence	-	833.33	833.33	-	1,666.66	1,666.66	5,833.31
9151-00 Balcony Railing/Surface Repairs	-	4,166.67	4,166.67	-	8,333.34	8,333.34	29,166.69
9154-00 New Building Control System	-	2,500.00	2,500.00	-	5,000.00	5,000.00	17,500.00
9155-00 Elevator Refurbishing	-	2,083.00	2,083.00	-	4,166.00	4,166.00	14,581.00
9162-00 Facade Repair- North Elevation	-	4,166.67	4,166.67	-	8,333.34	8,333.34	29,166.69
9169-00 LG Plumbing/Mechanical Repair & Replacement	843.52	2,500.00	1,656.48	843.52	5,000.00	4,156.48	17,500.00
9175-00 Reserve- Garage	-	1,750.00	1,750.00	-	3,500.00	3,500.00	12,250.00
9176-00 Replace Garage Sprinkler Heads	-	250.00	250.00	-	500.00	500.00	1,750.00
9186-00 Fitness Room Upgrades	-	416.67	416.67	-	833.34	833.34	2,916.69
9187-00 Reserve Expense-New Fire Doors	-	291.67	291.67	-	583.34	583.34	2,041.69
9188-00 Pool Replaster	-	4,166.67	4,166.67	-	8,333.34	8,333.34	29,166.69
9191-00 New Replacement Equipment/Vehicles	-	416.67	416.67	-	833.34	833.34	2,916.69
9193-00 Front Stone Work-entry & Surface Lot	-	1,500.00	1,500.00	-	3,000.00	3,000.00	10,500.00
9195-00 Replace Exhaust Fans	-	1,250.00	1,250.00	-	2,500.00	2,500.00	8,750.00
9196-00 Repair Pump Room Flooring	-	416.67	416.67	-	833.34	833.34	2,916.69
9197-00 Mailroom Carpet & Flooring	-	833.33	833.33	-	1,666.66	1,666.66	5,833.31
9198-00 Air Balancing Hallways	-	2,916.67	2,916.67	-	5,833.34	5,833.34	20,416.69
TOTAL RESERVE EXPENSES-91	$46,334.46	$37,256.68	($9,077.78)	$102,602.04	$74,513.36	($28,088.68)	$260,796.76
TOTAL RESERVE EXPENSE	**$46,334.46**	**$37,256.68**	**($9,077.78)**	**$102,602.04**	**$74,513.36**	**($28,088.68)**	**$260,796.76**
Net Reserve:	**$14,516.38**	**($2,280.14)**	**$16,796.52**	**($5,744.66)**	**($4,560.28)**	**($1,184.38)**	**($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 08/01/25-9/30/25 (Modfied Accrual Basis)

GL Account	Beginning Balance	Transfer In	Transfer Out	Ending Balance	YTD Withdrawals
1050 Petty Cash	$ 300			$ 300	$ -
1000 Barrington Bank Oper	$ 183,394	$ 204,526	$ 151,564	$ 236,356	$ 309,930
1102 Barrington Bank Maxsafe MM- Reserve	$ 237,745	$ 560	$ -	$ 238,304	$ -
1106 Barrington Maxsafe 4283 - Reserve	$ 736,335	$ 26,807	$ -	$ 763,142	$ 50,000
1107 Town Bank - Escrow (Renovations)	$ 23,302	$ 1,437	$ 1,889	$ 22,850	$ 3,779
	$ 1,181,075	**$ 233,331**	**$ 153,453**	**$ 1,260,952**	**$ 363,709**