



# **Financial Report Package**

**January 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

**Balance Sheet**

Regency House Condominium Assoc

End Date: 01/31/2026

Date: 2/7/2026

Time: 9:52 am

Page: 1

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH - OPERATING</b>			
Barrington Bank - Oper acct #7801	\$295,203.72	\$0.00	\$295,203.72
Petty Cash	\$300.00	\$0.00	\$300.00
<b>Total: CASH - OPERATING</b>	<b>\$295,503.72</b>	<b>\$0.00</b>	<b>\$295,503.72</b>
<b>CASH - RESERVES</b>			
Barrington Bk MM Rsv #4465	\$0.00	\$79,160.82	\$79,160.82
Barrington Bank Maxsafe #4283	\$0.00	\$863,206.52	\$863,206.52
Town Bank -Escrow Reno #4526	\$0.00	\$23,333.87	\$23,333.87
<b>Total: CASH - RESERVES</b>	<b>\$0.00</b>	<b>\$965,701.21</b>	<b>\$965,701.21</b>
<b>ACCOUNTS REC - OPERATING</b>			
Homeowner Receivable	\$2,639.99	\$0.00	\$2,639.99
Other Receivable - Operating	\$512.38	\$0.00	\$512.38
<b>Total: ACCOUNTS REC - OPERATING</b>	<b>\$3,152.37</b>	<b>\$0.00</b>	<b>\$3,152.37</b>
<b>ACCOUNTS REC - RESERVES</b>			
Special Assessment Receivable - Reserve	\$0.00	\$36,974.55	\$36,974.55
Due from Operating Fund	\$0.00	\$71,266.92	\$71,266.92
<b>Total: ACCOUNTS REC - RESERVES</b>	<b>\$0.00</b>	<b>\$108,241.47</b>	<b>\$108,241.47</b>
<b>OTHER ASSETS - OPERATING</b>			
Prepaid Expenses - Operating	\$8,143.79	\$0.00	\$8,143.79
<b>Total: OTHER ASSETS - OPERATING</b>	<b>\$8,143.79</b>	<b>\$0.00</b>	<b>\$8,143.79</b>
<b>FIXED ASSETS - RESERVE</b>			
Garage Improvements	\$0.00	\$11,175.63	\$11,175.63
Accum Deprec Garage Improvements	\$0.00	(\$1,788.54)	(\$1,788.54)
Office Furniture & Fixtures	\$0.00	\$135,439.54	\$135,439.54
Accum Depr-Office Furniture	\$0.00	(\$81,848.49)	(\$81,848.49)
Equipment	\$0.00	\$147,649.17	\$147,649.17
Accum Deprec-Equipment	\$0.00	(\$105,453.99)	(\$105,453.99)
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	(\$2,126.92)	(\$2,126.92)
<b>Total: FIXED ASSETS - RESERVE</b>	<b>\$0.00</b>	<b>\$105,705.01</b>	<b>\$105,705.01</b>
<b>Total: Assets</b>	<b>\$306,799.88</b>	<b>\$1,179,647.69</b>	<b>\$1,486,447.57</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES - OPERATING</b>			
Prepaid Assessments	\$51,001.67	\$0.00	\$51,001.67
Accounts Payable - Operating	\$43,718.95	\$0.00	\$43,718.95
Accrued Expense Payable	\$19,507.34	\$0.00	\$19,507.34
Unemployment Tax Payable	\$884.42	\$0.00	\$884.42
401K Payable	\$1,755.55	\$0.00	\$1,755.55
Accrued Vacation	\$27,548.00	\$0.00	\$27,548.00
Due to Replacement Fund	\$71,266.92	\$0.00	\$71,266.92
Deposits - Operating	\$28,324.60	\$0.00	\$28,324.60
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$244,007.45</b>	<b>\$0.00</b>	<b>\$244,007.45</b>
<b>CURRENT LIABILITIES - RESERVE</b>			
Improvement Loan #2	\$0.00	\$41,030.36	\$41,030.36
<b>Total: CURRENT LIABILITIES - RESERVE</b>	<b>\$0.00</b>	<b>\$41,030.36</b>	<b>\$41,030.36</b>

PREPARED BY MANAGEMENT

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ON FUTURE MAJOR REPAIRS AND REPLACEMENTS

**Balance Sheet**  
 Regency House Condominium Assoc  
 End Date: 01/31/2026

Date: 2/7/2026  
 Time: 9:52 am  
 Page: 2

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
<b>FUND BALANCE - OPERATING</b>			
Operating Fund Balance/Prior	\$54,090.00	\$0.00	\$54,090.00
<b>Total: FUND BALANCE - OPERATING</b>	<b>\$54,090.00</b>	<b>\$0.00</b>	<b>\$54,090.00</b>
<b>FUND BALANCE - RESERVE</b>			
Reserve Fund Balance/Prior	\$0.00	\$993,348.88	\$993,348.88
Property and Equipment Fund	\$0.00	\$125,229.00	\$125,229.00
<b>Total: FUND BALANCE - RESERVE</b>	<b>\$0.00</b>	<b>\$1,118,577.88</b>	<b>\$1,118,577.88</b>
Net Income Gain/Loss	\$0.00	\$20,039.45	\$20,039.45
Net Income Gain/Loss	\$8,702.43	\$0.00	\$8,702.43
<b>Total: Liabilities &amp; Equity</b>	<b>\$306,799.88</b>	<b>\$1,179,647.69</b>	<b>\$1,486,447.57</b>

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**Income Statement - Operating**  
 Regency House Condominium Assoc  
 1/1/2026 - 1/31/2026

Date: 2/7/2026  
 Time: 9:52 am  
 Page: 1

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>INCOME ASSESSMENTS OPERATING-40</b>							
4010-00 Association Assessments	\$ 156,175.00	\$156,179.20	(\$ 4.20)	\$937,050.00	\$937,075.20	(\$ 25.20)	\$ 1,093,254.40
<b>TOTAL INCOME ASSESSMENTS OPERATI</b>	<b>\$ 156,175.00</b>	<b>\$156,179.20</b>	<b>(\$ 4.20)</b>	<b>\$937,050.00</b>	<b>\$937,075.20</b>	<b>(\$25.20)</b>	<b>\$ 1,093,254.40</b>
<b>OTHER INCOME - OPERATING-41</b>							
4100-00 Late Fees	75.00	13.34	61.66	300.00	80.04	219.96	93.38
4109-00 Pet Fees	-	416.67	( 416.67)	4,500.00	2,500.02	1,999.98	2,916.69
4110-00 Repair and Maintenance Chargeback	-	83.33	( 83.33)	-	499.98	( 499.98)	583.31
4126-00 Processing Fees	-	116.67	( 116.67)	300.00	700.02	( 400.02)	816.69
4135-00 Parking Lot Rent	3,187.50	3,166.67	20.83	19,125.00	19,000.02	124.98	22,166.69
4136-00 Garage Rent	17,620.00	16,250.00	1,370.00	105,430.00	97,500.00	7,930.00	113,750.00
4137-00 Motorcycle Parking	140.00	150.00	( 10.00)	1,032.50	900.00	132.50	1,050.00
4138-00 Bike Parking	-	400.00	( 400.00)	5,175.00	2,400.00	2,775.00	2,800.00
4139-00 Guest Parking Charge	755.00	250.00	505.00	2,020.00	1,500.00	520.00	1,750.00
4140-00 Extra Storage Unit Income	150.00	-	150.00	150.00	-	150.00	-
4145-00 Electric Usage	180.00	50.00	130.00	870.00	300.00	570.00	350.00
4150-00 Interest Income - Bank - Operating	-	150.00	( 150.00)	-	900.00	( 900.00)	1,050.00
4151-00 Laundry Income	1,193.34	708.33	485.01	6,946.22	4,249.98	2,696.24	4,958.31
4152-00 Club Room Rental	100.00	166.67	( 66.67)	1,550.00	1,000.02	549.98	1,166.69
4160-00 Staff Services to Owners-Labor	1,400.22	541.67	858.55	4,850.79	3,250.02	1,600.77	3,791.69
4165-00 Staff Services to Owners-Materials	( 522.39)	208.33	( 730.72)	( 688.47)	1,249.98	( 1,938.45)	1,458.31
4170-00 Vending Income	-	100.00	( 100.00)	-	600.00	( 600.00)	700.00
4199-00 Miscellaneous Income	470.00	125.00	345.00	919.00	750.00	169.00	875.00
<b>TOTAL OTHER INCOME - OPERATING-41</b>	<b>\$ 24,748.67</b>	<b>\$ 22,896.68</b>	<b>\$ 1,851.99</b>	<b>\$152,480.04</b>	<b>\$137,380.08</b>	<b>\$15,099.96</b>	<b>\$ 160,276.76</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$ 180,923.67</b>	<b>\$179,075.88</b>	<b>\$ 1,847.79</b>	<b>\$1,089,530.04</b>	<b>\$1,074,455.28</b>	<b>\$ 15,074.76</b>	<b>\$ 1,253,531.16</b>
<b>OPERATING EXPENSE</b>							
<b>OPERATING EXPENSES-72</b>							
7202-00 Water & Sewer	5,368.10	5,416.67	48.57	33,550.09	32,500.02	( 1,050.07)	37,916.69
7203-00 Steam	22,522.90	12,916.67	( 9,606.23)	57,616.17	77,500.02	19,883.85	90,416.69
7205-00 WiFi & Cale Tv/Subscription/Svc	355.56	750.00	394.44	1,383.28	4,500.00	3,116.72	5,250.00
7207-00 Electric	9,070.89	10,000.00	929.11	77,726.61	60,000.00	( 17,726.61)	70,000.00
7210-00 401K Expense	1,541.74	916.67	( 625.07)	6,231.75	5,500.02	( 731.73)	6,416.69
7215-00 Employee Benefits	186.11	375.00	188.89	926.97	2,250.00	1,323.03	2,625.00
7220-00 Uniforms	37.70	133.33	95.63	207.42	799.98	592.56	933.31
7225-00 Health & Dental Insurance	4,847.45	4,166.67	( 680.78)	27,826.69	25,000.02	( 2,826.67)	29,166.69
7230-00 Unemployment Taxes	725.32	391.67	( 333.65)	1,334.68	2,350.02	1,015.34	2,741.69
7235-00 Payroll Taxes	4,719.30	3,833.33	( 885.97)	24,182.28	22,999.98	( 1,182.30)	26,833.31
7240-00 Employee Wages	82,388.02	52,500.00	( 29,888.02)	334,564.84	315,000.00	( 19,564.84)	367,500.00
7245-00 Employee Bonus Wages	-	416.67	416.67	700.00	2,500.02	1,800.02	2,916.69
7250-00 Office Contractors	-	-	-	2,849.50	-	( 2,849.50)	-
7255-00 Sec Deposit Refund	-	12.50	12.50	-	75.00	75.00	87.50
7260-00 Engineering Fees	-	125.00	125.00	-	750.00	750.00	875.00
7265-00 Employee Food & Beverage Perk	8.55	1,000.00	991.45	1,043.28	6,000.00	4,956.72	7,000.00
<b>TOTAL OPERATING EXPENSES-72</b>	<b>\$ 131,771.64</b>	<b>\$ 92,954.18</b>	<b>(\$ 38,817.46)</b>	<b>\$570,143.56</b>	<b>\$557,725.08</b>	<b>(\$12,418.48)</b>	<b>\$ 650,679.26</b>
<b>ADMINISTRATIVE EXPENSES-75</b>							
7500-00 Administrative Expenses	73.55	250.00	176.45	305.32	1,500.00	1,194.68	1,750.00

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**Income Statement - Operating**  
 Regency House Condominium Assoc  
 1/1/2026 - 1/31/2026

Date: 2/7/2026  
 Time: 9:52 am  
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7505-00 Bank Charges	\$20.00	\$41.67	\$21.67	\$167.50	\$250.02	\$82.52	\$291.69
7510-00 Office Internet/Website/Monthly Svcs	750.36	416.67	(333.69)	5,129.04	2,500.02	(2,629.02)	2,916.69
7515-00 Professional Dues/Consult	-	83.33	83.33	989.50	499.98	(489.52)	583.31
7520-00 Membership Functions	-	83.33	83.33	340.00	499.98	159.98	583.31
7525-00 Fees, Permits & Inspections	39.00	83.33	44.33	39.00	499.98	460.98	583.31
7530-00 Postage & Mailing Supplies	-	366.67	366.67	44.95	2,200.02	2,155.07	2,566.69
7540-00 Office Supplies	100.14	125.00	24.86	1,011.90	750.00	(261.90)	875.00
7545-00 Legal	-	125.00	125.00	-	750.00	750.00	875.00
7550-00 Employment Related Expense	-	333.33	333.33	573.56	1,999.98	1,426.42	2,333.31
7560-00 Accounting and Payroll	16,457.94	3,500.00	(12,957.94)	26,752.34	21,000.00	(5,752.34)	24,500.00
7565-00 Photocopier Maintenance/Usage	358.81	150.00	(208.81)	1,474.74	900.00	(574.74)	1,050.00
7573-00 Late Fee Expense	-	8.33	8.33	-	49.98	49.98	58.31
7575-00 Sales & use Tax	1,701.64	1,500.00	(201.64)	10,028.16	9,000.00	(1,028.16)	10,500.00
7580-00 IT Repair/Replace/Maintain	569.90	-	(569.90)	6,470.12	-	(6,470.12)	-
7595-00 Social Programming and Entertainment	-	666.67	666.67	5,941.78	4,000.02	(1,941.76)	4,666.69
<b>TOTAL ADMINISTRATIVE EXPENSES-75</b>	<b>\$20,071.34</b>	<b>\$7,733.33</b>	<b>(\$12,338.01)</b>	<b>\$59,267.91</b>	<b>\$46,399.98</b>	<b>(\$12,867.93)</b>	<b>\$54,133.31</b>
<b>INSURANCE-76</b>							
7600-00 Insurance	-	14,166.00	14,166.00	108,887.50	84,996.00	(23,891.50)	99,162.00
<b>TOTAL INSURANCE-76</b>	<b>\$-</b>	<b>\$14,166.00</b>	<b>\$14,166.00</b>	<b>\$108,887.50</b>	<b>\$84,996.00</b>	<b>(\$23,891.50)</b>	<b>\$99,162.00</b>
<b>MAINTENANCE EXPENSES-78</b>							
7805-00 Safety & Security Repair, Replace, Maint	522.24	833.33	311.09	11,708.36	4,999.98	(6,708.38)	5,833.31
7810-00 Snow Removal	173.02	150.00	(23.02)	2,063.02	900.00	(1,163.02)	1,050.00
7815-00 Refuse Removal	2,479.38	1,083.33	(1,396.05)	6,699.70	6,499.98	(199.72)	7,583.31
7820-00 Pool Repair/Maintenance/Inspection	-	625.00	625.00	2,077.89	3,750.00	1,672.11	4,375.00
7827-00 Interior Plantscape	470.44	125.00	(345.44)	1,411.32	750.00	(661.32)	875.00
7830-00 Landscape Service/Gas	113.70	2,916.67	2,802.97	9,797.54	17,500.02	7,702.48	20,416.69
7835-00 Window Cleaning	-	1,083.33	1,083.33	6,196.00	6,499.98	303.98	7,583.31
7840-00 Plumbing	1,121.98	1,458.33	336.35	6,378.49	8,749.98	2,371.49	10,208.31
7842-00 Paint Supplies	70.03	83.33	13.30	(63.20)	499.98	563.18	583.31
7844-00 Bulbs and Batteries	20.87	208.33	187.46	514.56	1,249.98	735.42	1,458.31
7847-00 Fitness Room Equipment and Repairs	20.99	208.33	187.34	527.74	1,249.98	722.24	1,458.31
7848-00 Maintain & Repair Bldg Vehicles and Equip	-	208.33	208.33	1,831.04	1,249.98	(581.06)	1,458.31
7850-00 Hardware for Resale to Owners	154.00	375.00	221.00	772.96	2,250.00	1,477.04	2,625.00
7851-00 Owner/Unit RH Expense	341.49	-	(341.49)	341.49	-	(341.49)	-
7852-00 General/Misc Building Hardware & Supplies	89.95	208.33	118.38	792.58	1,249.98	457.40	1,458.31
7854-00 Garage Claims & Damages	-	416.67	416.67	-	2,500.02	2,500.02	2,916.69
7856-00 Garage Repair & Maintenance	115.27	333.33	218.06	3,875.20	1,999.98	(1,875.22)	2,333.31
7860-00 Furniture & Assessories	-	125.00	125.00	1,726.52	750.00	(976.52)	875.00
7862-00 Filter Replacement	46.05	541.67	495.62	6,131.48	3,250.02	(2,881.46)	3,791.69
7863-00 Repl Emg Equip: Sm Detec, Exit Lights, etc	-	208.33	208.33	-	1,249.98	1,249.98	1,458.31
7864-00 Fire Monitor, Repair, Inspection	-	833.33	833.33	2,751.88	4,999.98	2,248.10	5,833.31
7866-00 Exterminating	179.14	125.00	(54.14)	431.73	750.00	318.27	875.00
7868-00 Electrical Repair/Maintenance/Supplies	18.50	541.67	523.17	57.44	3,250.02	3,192.58	3,791.69

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**Income Statement - Operating**  
 Regency House Condominium Assoc  
 1/1/2026 - 1/31/2026

Date: 2/7/2026  
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7870-00 Housekeeping Suplies/Carpet Cleaning	\$1,318.33	\$708.33	(\$610.00)	\$6,097.81	\$4,249.98	(\$1,847.83)	\$4,958.31
7872-00 Preventative Maintenance Contract	-	1,250.00	1,250.00	7,878.86	7,500.00	(378.86)	8,750.00
7876-00 Ext Bldg, Roof, Grounds & Irrigation	-	416.67	416.67	841.55	2,500.02	1,658.47	2,916.69
7880-00 Elevator Maint & Interior	104.32	2,666.67	2,562.35	10,095.21	16,000.02	5,904.81	18,666.69
7884-00 HVAC	1,368.80	3,750.00	2,381.20	32,498.17	22,500.00	(9,998.17)	26,250.00
7886-00 Doors & Windows	22.00	291.67	269.67	864.91	1,750.02	885.11	2,041.69
7890-00 Cleaning/Janitorial	2,088.00	2,333.33	245.33	12,465.75	13,999.98	1,534.23	16,333.31
7895-00 Repairs & Maint	51.16	125.00	73.84	5,762.66	750.00	(5,012.66)	875.00
<b>TOTAL MAINTENANCE EXPENSES-78</b>	<b>\$10,889.66</b>	<b>\$24,233.31</b>	<b>\$13,343.65</b>	<b>\$142,528.66</b>	<b>\$145,399.86</b>	<b>\$2,871.20</b>	<b>\$169,633.17</b>
<b>RESERVE TRANSFER</b>							
9000-00 Reserve Contribution	33,333.33	33,333.33	-	199,999.98	199,999.98	-	233,333.33
<b>TOTAL RESERVE TRANSFER</b>	<b>\$33,333.33</b>	<b>\$33,333.33</b>	<b>\$-</b>	<b>\$199,999.98</b>	<b>\$199,999.98</b>	<b>\$0.00</b>	<b>\$233,333.33</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$196,065.97</b>	<b>\$172,420.15</b>	<b>(\$23,645.82)</b>	<b>\$1,080,827.61</b>	<b>\$1,034,520.90</b>	<b>(\$46,306.71)</b>	<b>\$1,206,941.07</b>
<b>Net Income:</b>	<b>(\$15,142.30)</b>	<b>\$6,655.73</b>	<b>(\$21,798.03)</b>	<b>\$8,702.43</b>	<b>\$39,934.38</b>	<b>(\$31,231.95)</b>	<b>\$46,590.09</b>

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**Income Statement - Reserve**  
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 1/1/2026 - 1/31/2026

Date: 2/7/2026  
 Time: 9:52 am  
 Page: 4

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>INCOME ASSESSMENT - RESERVE-45</b>							
4510-00 Reserve Assessments	\$33,333.33	\$33,333.33	\$-	\$199,999.98	\$199,999.98	\$-	\$233,333.33
4513-00 Special Assessments - 5yr/10yr	135.62	143.21	(7.59)	870.52	859.26	11.26	1,002.46
4515-00 Insurance Claim Proceeds	56,891.77	-	56,891.77	81,891.77	-	81,891.77	-
<b>TOTAL INCOME ASSESSMENT - RESERVE</b>	<b>\$90,360.72</b>	<b>\$33,476.54</b>	<b>\$56,884.18</b>	<b>\$282,762.27</b>	<b>\$200,859.24</b>	<b>\$81,903.03</b>	<b>\$234,335.79</b>
<b>OTHER INCOME - RESERVE-46</b>							
4650-00 Interest Income - Bank - Reserve	1,796.08	1,500.00	296.08	12,725.94	9,000.00	3,725.94	10,500.00
<b>TOTAL OTHER INCOME - RESERVE-46</b>	<b>\$1,796.08</b>	<b>\$1,500.00</b>	<b>\$296.08</b>	<b>\$12,725.94</b>	<b>\$9,000.00</b>	<b>\$3,725.94</b>	<b>\$10,500.00</b>
<b>TOTAL RESERVE INCOME</b>	<b>\$92,156.80</b>	<b>\$34,976.54</b>	<b>\$57,180.26</b>	<b>\$295,488.21</b>	<b>\$209,859.24</b>	<b>\$85,628.97</b>	<b>\$244,835.79</b>
<b>RESERVE EXPENSE</b>							
<b>RESERVE EXPENSES-91</b>							
9100-00 Insurance Claim Expense	-	-	-	50,000.00	-	(50,000.00)	-
9101-00 Reserve Exp Misc	3,475.00	2,083.33	(1,391.67)	3,475.00	12,499.98	9,024.98	14,583.31
9105-00 Depreciation Expense	3,253.79	2,083.33	(1,170.46)	19,522.73	12,499.98	(7,022.75)	14,583.31
9109-00 Engineering Capital Expense	6,300.00	-	(6,300.00)	6,300.00	-	(6,300.00)	-
9110-00 Improvement Loan Interest #1	-	3.00	3.00	35.85	18.00	(17.85)	21.00
9111-00 Improvement Loan Interest #2	132.34	129.00	(3.34)	809.17	774.00	(35.17)	903.00
9140-00 Landscaping/Outdoor Capital	-	2,500.00	2,500.00	48,028.89	15,000.00	(33,028.89)	17,500.00
9146-00 Reserve-Fence	-	833.33	833.33	-	4,999.98	4,999.98	5,833.31
9151-00 Balcony Railing/Surface Repairs	-	4,166.67	4,166.67	-	25,000.02	25,000.02	29,166.69
9154-00 New Building Control System	-	2,500.00	2,500.00	-	15,000.00	15,000.00	17,500.00
9155-00 Elevator Refurbishing	-	2,083.00	2,083.00	7,118.01	12,498.00	5,379.99	14,581.00
9156-00 Windopws and Doors	-	-	-	11,380.00	-	(11,380.00)	-
9162-00 Facade Repair- North Elevation	-	4,166.67	4,166.67	73,727.50	25,000.02	(48,727.48)	29,166.69
9169-00 LG Plumbing/Mechanical Repair & Replacement	-	2,500.00	2,500.00	18,494.77	15,000.00	(3,494.77)	17,500.00
9175-00 Reserve- Garage	-	1,750.00	1,750.00	8,620.42	10,500.00	1,879.58	12,250.00
9176-00 Replace Garage Sprinkler Heads	-	250.00	250.00	-	1,500.00	1,500.00	1,750.00
9186-00 Fitness Room Upgrades	-	416.67	416.67	3,727.00	2,500.02	(1,226.98)	2,916.69
9187-00 Reserve Expense-New Fire Doors	-	291.67	291.67	-	1,750.02	1,750.02	2,041.69
9188-00 Pool Replaster	-	4,166.67	4,166.67	-	25,000.02	25,000.02	29,166.69
9189-00 Building Trash Compactor Capital Expense	-	-	-	3,776.50	-	(3,776.50)	-
9191-00 New Replacement Equipment/Vehicles	-	416.67	416.67	-	2,500.02	2,500.02	2,916.69
9193-00 Front Stone Work-entry & Surface Lot	-	1,500.00	1,500.00	-	9,000.00	9,000.00	10,500.00
9195-00 Replace Exhaust Fans	-	1,250.00	1,250.00	-	7,500.00	7,500.00	8,750.00
9196-00 Repair Pump Room Flooring	-	416.67	416.67	-	2,500.02	2,500.02	2,916.69
9197-00 Mailroom Carpet & Flooring	-	833.33	833.33	9,012.00	4,999.98	(4,012.02)	5,833.31
9198-00 Air Balancing Hallways	-	2,916.67	2,916.67	-	17,500.02	17,500.02	20,416.69
9199-00 Heat Exchanger	11,420.92	-	(11,420.92)	11,420.92	-	(11,420.92)	-
<b>TOTAL RESERVE EXPENSES-91</b>	<b>\$24,582.05</b>	<b>\$37,256.68</b>	<b>\$12,674.63</b>	<b>\$275,448.76</b>	<b>\$223,540.08</b>	<b>(\$51,908.68)</b>	<b>\$260,796.76</b>
<b>TOTAL RESERVE EXPENSE</b>	<b>\$24,582.05</b>	<b>\$37,256.68</b>	<b>\$12,674.63</b>	<b>\$275,448.76</b>	<b>\$223,540.08</b>	<b>(\$51,908.68)</b>	<b>\$260,796.76</b>
<b>Net Reserve:</b>	<b>\$67,574.75</b>	<b>(\$2,280.14)</b>	<b>\$69,854.89</b>	<b>\$20,039.45</b>	<b>(\$13,680.84)</b>	<b>\$33,720.29</b>	<b>(\$15,960.97)</b>

PREPARED BY MANAGEMENT

NOT AUDITED, REVIEWED, OR COMPILED  
 NO ASSURANCE PROVIDED-FOR INTERNAL PURPOSES ONLY  
 OMITTS 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 08/01/25-1/31/26 ( Modified Accrual Basis)**

GL Account	Beginning Balance	Transfer In	Transfer Out	Ending Balance	YTD Withdrawals
1050 Petty Cash	\$ 300			\$ 300	\$ -
1000 Barrington Bank Oper	\$ 202,825	\$ 232,655	\$ 140,276	\$ 295,204	\$ 1,061,265
1102 Barrington Bank Maxsafe MM- Reserve	\$ 93,878	\$ 178	\$ 14,896	\$ 79,161	\$ 160,148
1106 Barrington Maxsafe 4283 - Reserve	\$ 829,816	\$ 26,618	\$ -	\$ 856,434	\$ 63,546
1107 Town Bank - Escrow (Renovations)	\$ 22,846	\$ 1,126	\$ 638	\$ 23,334	\$ 8,543
	<b>\$ 1,149,665</b>	<b>\$ 260,576</b>	<b>\$ 155,809</b>	<b>\$ 1,254,432</b>	<b>\$ 1,293,501</b>