



## **Financial Report Package**

**November 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

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH - OPERATING</b>			
Barrington Bank - Oper acct #7801	\$232,041.65	\$0.00	\$232,041.65
Petty Cash	\$300.00	\$0.00	\$300.00
<b>Total: CASH - OPERATING</b>	<b>\$232,341.65</b>	<b>\$0.00</b>	<b>\$232,341.65</b>
<b>CASH - RESERVES</b>			
Barrington Bk MM Rsv #4465	\$0.00	\$105,792.48	\$105,792.48
Barrington Bank Maxsafe #4283	\$0.00	\$809,929.26	\$809,929.26
Town Bank -Escrow Reno #4526	\$0.00	\$22,109.11	\$22,109.11
<b>Total: CASH - RESERVES</b>	<b>\$0.00</b>	<b>\$937,830.85</b>	<b>\$937,830.85</b>
<b>ACCOUNTS REC - OPERATING</b>			
Homeowner Receivable	\$1,776.02	\$0.00	\$1,776.02
Other Receivable - Operating	\$512.38	\$0.00	\$512.38
<b>Total: ACCOUNTS REC - OPERATING</b>	<b>\$2,288.40</b>	<b>\$0.00</b>	<b>\$2,288.40</b>
<b>ACCOUNTS REC - RESERVES</b>			
Special Assessment Receivable - Reserve	\$0.00	\$39,448.25	\$39,448.25
Due from Operating Fund	\$0.00	\$4,229.64	\$4,229.64
<b>Total: ACCOUNTS REC - RESERVES</b>	<b>\$0.00</b>	<b>\$43,677.89</b>	<b>\$43,677.89</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	(\$1,714.04)	(\$1,714.04)
Office Furniture & Fixtures	\$0.00	\$135,439.54	\$135,439.54
Accum Depr-Office Furniture	\$0.00	(\$77,333.83)	(\$77,333.83)
Equipment	\$0.00	\$147,649.17	\$147,649.17
Accum Deprec-Equipment	\$0.00	(\$103,624.19)	(\$103,624.19)
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	(\$2,038.30)	(\$2,038.30)
<b>Total: FIXED ASSETS - RESERVE</b>	<b>\$0.00</b>	<b>\$112,212.59</b>	<b>\$112,212.59</b>
<b>Total: Assets</b>	<b>\$242,773.84</b>	<b>\$1,093,721.33</b>	<b>\$1,336,495.17</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES - OPERATING</b>			
Prepaid Assessments	\$13,695.97	\$0.00	\$13,695.97
Accounts Payable - Operating	\$36,809.18	\$0.00	\$36,809.18
Accrued Expense Payable	\$19,507.34	\$0.00	\$19,507.34
Unemployment Tax Payable	\$692.31	\$0.00	\$692.31
Accrued Vacation	\$11,383.07	\$0.00	\$11,383.07
Due to Replacement Fund	\$4,229.64	\$0.00	\$4,229.64
Deposits - Operating	\$28,324.60	\$0.00	\$28,324.60
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$114,642.11</b>	<b>\$0.00</b>	<b>\$114,642.11</b>
<b>CURRENT LIABILITIES - RESERVE</b>			
Improvement Loan #2	\$0.00	\$42,043.85	\$42,043.85
<b>Total: CURRENT LIABILITIES - RESERVE</b>	<b>\$0.00</b>	<b>\$42,043.85</b>	<b>\$42,043.85</b>
<b>FUND BALANCE - OPERATING</b>			

PREPARED BY MANAGEMENT

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ON FUTURE MAJOR REPAIRS AND REPLACEMENTS

**Balance Sheet**

Regency House Condominium Assoc

End Date: 11/30/2025

Date: 12/11/2025

Time: 11:03 am

Page: 2

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
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	(\$66,900.40)	(\$66,900.40)
Net Income Gain/Loss	\$74,041.73	\$0.00	\$74,041.73
<b>Total: Liabilities &amp; Equity</b>	<b>\$242,773.84</b>	<b>\$1,093,721.33</b>	<b>\$1,336,495.17</b>

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**Income Statement - Operating**  
 Regency House Condominium Assoc  
 11/1/2025 - 11/30/2025

Date: 12/11/2025  
 Time: 11:03 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)	\$624,700.00	\$624,716.80	(\$ 16.80)	\$ 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>\$624,700.00</b>	<b>\$624,716.80</b>	<b>(\$16.80)</b>	<b>\$ 1,093,254.40</b>
<b>OTHER INCOME - OPERATING-41</b>							
4100-00 Late Fees	25.00	13.34	11.66	125.00	53.36	71.64	93.38
4109-00 Pet Fees	-	416.67	( 416.67)	4,500.00	1,666.68	2,833.32	2,916.69
4110-00 Repair and Maintenance Chargeback	-	83.33	( 83.33)	-	333.32	( 333.32)	583.31
4126-00 Processing Fees	-	116.67	( 116.67)	150.00	466.68	( 316.68)	816.69
4135-00 Parking Lot Rent	3,230.00	3,166.67	63.33	12,707.50	12,666.68	40.82	22,166.69
4136-00 Garage Rent	17,360.00	16,250.00	1,110.00	70,660.00	65,000.00	5,660.00	113,750.00
4137-00 Motorcycle Parking	140.00	150.00	( 10.00)	752.50	600.00	152.50	1,050.00
4138-00 Bike Parking	150.00	400.00	( 250.00)	5,175.00	1,600.00	3,575.00	2,800.00
4139-00 Guest Parking Charge	155.00	250.00	( 95.00)	935.00	1,000.00	( 65.00)	1,750.00
4145-00 Electric Usage	130.00	50.00	80.00	530.00	200.00	330.00	350.00
4150-00 Interest Income - Bank - Operating	-	150.00	( 150.00)	-	600.00	( 600.00)	1,050.00
4151-00 Laundry Income	1,195.90	708.33	487.57	5,023.21	2,833.32	2,189.89	4,958.31
4152-00 Club Room Rental	200.00	166.67	33.33	950.00	666.68	283.32	1,166.69
4160-00 Staff Services to Owners-Labor	665.85	541.67	124.18	2,325.02	2,166.68	158.34	3,791.69
4165-00 Staff Services to Owners-Materials	( 170.08)	208.33	( 378.41)	( 166.08)	833.32	( 999.40)	1,458.31
4170-00 Vending Income	-	100.00	( 100.00)	-	400.00	( 400.00)	700.00
4199-00 Miscellaneous Income	60.00	125.00	( 65.00)	379.00	500.00	( 121.00)	875.00
<b>TOTAL OTHER INCOME - OPERATING-41</b>	<b>\$ 23,141.67</b>	<b>\$ 22,896.68</b>	<b>\$ 244.99</b>	<b>\$104,046.15</b>	<b>\$ 91,586.72</b>	<b>\$12,459.43</b>	<b>\$ 160,276.76</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$ 179,316.67</b>	<b>\$179,075.88</b>	<b>\$ 240.79</b>	<b>\$728,746.15</b>	<b>\$716,303.52</b>	<b>\$ 12,442.63</b>	<b>\$ 1,253,531.16</b>
<b>OPERATING EXPENSE</b>							
<b>OPERATING EXPENSES-72</b>							
7201-00 Telephone and Radios	-	750.00	750.00	( 374.51)	3,000.00	3,374.51	5,250.00
7202-00 Water & Sewer	10,954.50	5,416.67	( 5,537.83)	24,224.74	21,666.68	( 2,558.06)	37,916.69
7203-00 Steam	7,286.51	12,916.67	5,630.16	18,811.67	51,666.68	32,855.01	90,416.69
7205-00 WiFi & Cale Tv/Subscription/Svc	355.56	-	( 355.56)	355.56	-	( 355.56)	-
7207-00 Electric	10,274.73	10,000.00	( 274.73)	60,890.41	40,000.00	( 20,890.41)	70,000.00
7210-00 401K Expense	738.32	916.67	178.35	3,342.57	3,666.68	324.11	6,416.69
7215-00 Employee Benefits	164.08	375.00	210.92	885.65	1,500.00	614.35	2,625.00
7220-00 Uniforms	37.70	133.33	95.63	169.72	533.32	363.60	933.31
7225-00 Health & Dental Insurance	( 1,025.16)	4,166.67	5,191.83	18,094.09	16,666.68	( 1,427.41)	29,166.69
7230-00 Unemployment Taxes	72.80	391.67	318.87	491.00	1,566.68	1,075.68	2,741.69
7235-00 Payroll Taxes	3,611.19	3,833.33	222.14	13,677.82	15,333.32	1,655.50	26,833.31
7240-00 Employee Wages	45,444.30	52,500.00	7,055.70	178,233.42	210,000.00	31,766.58	367,500.00
7245-00 Employee Bonus Wages	-	416.67	416.67	-	1,666.68	1,666.68	2,916.69
7250-00 Office Contractors	1,450.00	-	( 1,450.00)	2,849.50	-	( 2,849.50)	-
7255-00 Sec Deposit Refund	-	12.50	12.50	-	50.00	50.00	87.50
7260-00 Engineering Fees	-	125.00	125.00	-	500.00	500.00	875.00
7265-00 Employee Food & Beverage Perk	29.16	1,000.00	970.84	508.16	4,000.00	3,491.84	7,000.00
<b>TOTAL OPERATING EXPENSES-72</b>	<b>\$ 79,393.69</b>	<b>\$ 92,954.18</b>	<b>\$ 13,560.49</b>	<b>\$322,159.80</b>	<b>\$371,816.72</b>	<b>\$49,656.92</b>	<b>\$ 650,679.26</b>
<b>ADMINISTRATIVE EXPENSES-75</b>							
7500-00 Administrative Expenses	180.65	250.00	69.35	231.77	1,000.00	768.23	1,750.00

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**Income Statement - Operating**  
 Regency House Condominium Assoc  
 11/1/2025 - 11/30/2025

Date: 12/11/2025  
 Time: 11:03 am  
 Page: 2

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7505-00 Bank Charges	\$60.00	\$41.67	(\$18.33)	\$127.50	\$166.68	\$39.18	\$291.69
7510-00 Office Internet/Website/Monthly Svcs	750.09	416.67	(333.42)	4,987.01	1,666.68	(3,320.33)	2,916.69
7515-00 Professional Dues/Consult	-	83.33	83.33	989.50	333.32	(656.18)	583.31
7520-00 Membership Functions	-	83.33	83.33	340.00	333.32	(6.68)	583.31
7525-00 Fees, Permits & Inspections	-	83.33	83.33	-	333.32	333.32	583.31
7530-00 Postage & Mailing Supplies	-	366.67	366.67	44.95	1,466.68	1,421.73	2,566.69
7540-00 Office Supplies	133.04	125.00	(8.04)	489.54	500.00	10.46	875.00
7545-00 Legal	-	125.00	125.00	-	500.00	500.00	875.00
7550-00 Employment Related Expense	10.72	333.33	322.61	515.09	1,333.32	818.23	2,333.31
7560-00 Accounting and Payroll	1,881.06	3,500.00	1,618.94	8,317.00	14,000.00	5,683.00	24,500.00
7565-00 Photocopier Maintenance/Usage	286.72	150.00	(136.72)	920.32	600.00	(320.32)	1,050.00
7573-00 Late Fee Expense	-	8.33	8.33	-	33.32	33.32	58.31
7575-00 Sales & use Tax	1,637.55	1,500.00	(137.55)	6,691.72	6,000.00	(691.72)	10,500.00
7580-00 IT Repair/Replace/Maintain	605.41	-	(605.41)	827.80	-	(827.80)	-
7595-00 Social Programming and Entertainment	224.34	666.67	442.33	5,841.78	2,666.68	(3,175.10)	4,666.69
<b>TOTAL ADMINISTRATIVE EXPENSES-75</b>	<b>\$5,769.58</b>	<b>\$7,733.33</b>	<b>\$1,963.75</b>	<b>\$30,323.98</b>	<b>\$30,933.32</b>	<b>\$609.34</b>	<b>\$54,133.31</b>
<b>INSURANCE-76</b>							
7600-00 Insurance	2,000.00	14,166.00	12,166.00	63,406.25	56,664.00	(6,742.25)	99,162.00
<b>TOTAL INSURANCE-76</b>	<b>\$2,000.00</b>	<b>\$14,166.00</b>	<b>\$12,166.00</b>	<b>\$63,406.25</b>	<b>\$56,664.00</b>	<b>(\$6,742.25)</b>	<b>\$99,162.00</b>
<b>MAINTENANCE EXPENSES-78</b>							
7805-00 Safety & Security Repair, Replace, Maint	832.99	833.33	0.34	7,295.81	3,333.32	(3,962.49)	5,833.31
7810-00 Snow Removal	1,890.00	150.00	(1,740.00)	1,890.00	600.00	(1,290.00)	1,050.00
7815-00 Refuse Removal	990.45	1,083.33	92.88	3,226.72	4,333.32	1,106.60	7,583.31
7820-00 Pool Repair/Maintenance/Inspection	95.27	625.00	529.73	2,077.89	2,500.00	422.11	4,375.00
7827-00 Interior Plantscape	-	125.00	125.00	705.66	500.00	(205.66)	875.00
7830-00 Landscape Service/Gas	1,125.24	2,916.67	1,791.43	4,981.37	11,666.68	6,685.31	20,416.69
7835-00 Window Cleaning	6,196.00	1,083.33	(5,112.67)	6,196.00	4,333.32	(1,862.68)	7,583.31
7840-00 Plumbing	21.43	1,458.33	1,436.90	5,063.26	5,833.32	770.06	10,208.31
7842-00 Paint Supplies	-	83.33	83.33	(456.08)	333.32	789.40	583.31
7844-00 Bulbs and Batteries	-	208.33	208.33	172.31	833.32	661.01	1,458.31
7847-00 Fitness Room Equipment and Repairs	97.04	208.33	111.29	506.75	833.32	326.57	1,458.31
7848-00 Maintain & Repair Bldg Vehicles and Equip	135.45	208.33	72.88	404.96	833.32	428.36	1,458.31
7850-00 Hardware for Resale to Owners	253.49	375.00	121.51	618.96	1,500.00	881.04	2,625.00
7852-00 General/Misc Building Hardware & Supplies	221.83	208.33	(13.50)	633.75	833.32	199.57	1,458.31
7854-00 Garage Claims & Damages	-	416.67	416.67	-	1,666.68	1,666.68	2,916.69
7856-00 Garage Repair & Maintenance	63.49	333.33	269.84	3,714.63	1,333.32	(2,381.31)	2,333.31
7860-00 Furniture & Assessories	-	125.00	125.00	557.66	500.00	(57.66)	875.00
7862-00 Filter Replacement	5,784.31	541.67	(5,242.64)	5,784.31	2,166.68	(3,617.63)	3,791.69
7863-00 Repl Emg Equip: Sm Detec, Exit Lights, etc	-	208.33	208.33	-	833.32	833.32	1,458.31
7864-00 Fire Monitor, Repair, Inspection	1,764.38	833.33	(931.05)	2,751.88	3,333.32	581.44	5,833.31
7866-00 Exterminating	22.55	125.00	102.45	252.59	500.00	247.41	875.00
7868-00 Electrical Repair/Maintenance/Supplies	-	541.67	541.67	38.94	2,166.68	2,127.74	3,791.69
7870-00 Housekeeping Suplies/Carpet Cleaning	946.23	708.33	(237.90)	2,874.36	2,833.32	(41.04)	4,958.31

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**Income Statement - Operating**  
 Regency House Condominium Assoc  
 11/1/2025 - 11/30/2025

Date: 12/11/2025  
 Time: 11:03 am  
 Page: 3

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7872-00 Preventative Maintenance Contract	\$7,878.86	\$1,250.00	(\$6,628.86)	\$7,878.86	\$5,000.00	(\$2,878.86)	\$8,750.00
7876-00 Ext Bldg, Roof, Grounds & Irrigation	241.46	416.67	175.21	784.37	1,666.68	882.31	2,916.69
7880-00 Elevator Maint & Interior	92.15	2,666.67	2,574.52	9,990.89	10,666.68	675.79	18,666.69
7884-00 HVAC	501.27	3,750.00	3,248.73	22,691.06	15,000.00	(7,691.06)	26,250.00
7886-00 Doors & Windows	810.74	291.67	(519.07)	842.91	1,166.68	323.77	2,041.69
7890-00 Cleaning/Janitorial	-	2,333.33	2,333.33	8,289.75	9,333.32	1,043.57	16,333.31
7895-00 Repairs & Maint	-	125.00	125.00	5,711.50	500.00	(5,211.50)	875.00
<b>TOTAL MAINTENANCE EXPENSES-78</b>	<b>\$29,964.63</b>	<b>\$24,233.31</b>	<b>(\$5,731.32)</b>	<b>\$105,481.07</b>	<b>\$96,933.24</b>	<b>(\$8,547.83)</b>	<b>\$169,633.17</b>
<b>RESERVE TRANSFER</b>							
9000-00 Reserve Contribution	33,333.33	33,333.33	-	133,333.32	133,333.32	-	233,333.33
<b>TOTAL RESERVE TRANSFER</b>	<b>\$33,333.33</b>	<b>\$33,333.33</b>	<b>\$-</b>	<b>\$133,333.32</b>	<b>\$133,333.32</b>	<b>\$0.00</b>	<b>\$233,333.33</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$150,461.23</b>	<b>\$172,420.15</b>	<b>\$21,958.92</b>	<b>\$654,704.42</b>	<b>\$689,680.60</b>	<b>\$34,976.18</b>	<b>\$1,206,941.07</b>
<b>Net Income:</b>	<b>\$28,855.44</b>	<b>\$6,655.73</b>	<b>\$22,199.71</b>	<b>\$74,041.73</b>	<b>\$26,622.92</b>	<b>\$47,418.81</b>	<b>\$46,590.09</b>

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**Income Statement - Reserve**  
 Regency House Condominium Assoc  
 11/1/2025 - 11/30/2025

Date: 12/11/2025  
 Time: 11:03 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	\$-	\$133,333.32	\$133,333.32	\$-	\$233,333.33
4513-00 Special Assessments - 5yr/10yr	142.97	143.21	(0.24)	595.60	572.84	22.76	1,002.46
4515-00 Insurance Claim Proceeds	-	-	-	25,000.00	-	25,000.00	-
<b>TOTAL INCOME ASSESSMENT - RESERVE</b>	<b>\$33,476.30</b>	<b>\$33,476.54</b>	<b>(\$0.24)</b>	<b>\$158,928.92</b>	<b>\$133,906.16</b>	<b>\$25,022.76</b>	<b>\$234,335.79</b>
<b>OTHER INCOME - RESERVE-46</b>							
4650-00 Interest Income - Bank - Reserve	1,955.39	1,500.00	455.39	9,068.42	6,000.00	3,068.42	10,500.00
<b>TOTAL OTHER INCOME - RESERVE-46</b>	<b>\$1,955.39</b>	<b>\$1,500.00</b>	<b>\$455.39</b>	<b>\$9,068.42</b>	<b>\$6,000.00</b>	<b>\$3,068.42</b>	<b>\$10,500.00</b>
<b>TOTAL RESERVE INCOME</b>	<b>\$35,431.69</b>	<b>\$34,976.54</b>	<b>\$455.15</b>	<b>\$167,997.34</b>	<b>\$139,906.16</b>	<b>\$28,091.18</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	-	2,083.33	2,083.33	-	8,333.32	8,333.32	14,583.31
9105-00 Depreciation Expense	6,336.60	2,083.33	(4,253.27)	13,015.15	8,333.32	(4,681.83)	14,583.31
9110-00 Improvement Loan Interest #1	3.05	3.00	(0.05)	35.85	12.00	(23.85)	21.00
9111-00 Improvement Loan Interest #2	135.51	129.00	(6.51)	547.24	516.00	(31.24)	903.00
9140-00 Landscaping/Outdoor Capital	-	2,500.00	2,500.00	48,028.89	10,000.00	(38,028.89)	17,500.00
9146-00 Reserve-Fence	-	833.33	833.33	-	3,333.32	3,333.32	5,833.31
9151-00 Balcony Railing/Surface Repairs	-	4,166.67	4,166.67	-	16,666.68	16,666.68	29,166.69
9154-00 New Building Control System	-	2,500.00	2,500.00	-	10,000.00	10,000.00	17,500.00
9155-00 Elevator Refurbishing	-	2,083.00	2,083.00	7,118.01	8,332.00	1,213.99	14,581.00
9155-00 Windopws and Doors	-	-	-	11,380.00	-	(11,380.00)	-
9162-00 Facade Repair- North Elevation	-	4,166.67	4,166.67	69,115.00	16,666.68	(52,448.32)	29,166.69
9169-00 LG Plumbing/Mechanical Repair & Replacement	7,274.07	2,500.00	(4,774.07)	14,298.18	10,000.00	(4,298.18)	17,500.00
9175-00 Reserve- Garage	8,620.42	1,750.00	(6,870.42)	8,620.42	7,000.00	(1,620.42)	12,250.00
9176-00 Replace Garage Sprinkler Heads	-	250.00	250.00	-	1,000.00	1,000.00	1,750.00
9186-00 Fitness Room Upgrades	3,727.00	416.67	(3,310.33)	3,727.00	1,666.68	(2,060.32)	2,916.69
9187-00 Reserve Expense-New Fire Doors	-	291.67	291.67	-	1,166.68	1,166.68	2,041.69
9188-00 Pool Replaster	-	4,166.67	4,166.67	-	16,666.68	16,666.68	29,166.69
9191-00 New Replacement Equipment/Vehicles	-	416.67	416.67	-	1,666.68	1,666.68	2,916.69
9193-00 Front Stone Work-entry & Surface Lot	-	1,500.00	1,500.00	-	6,000.00	6,000.00	10,500.00
9195-00 Replace Exhaust Fans	-	1,250.00	1,250.00	-	5,000.00	5,000.00	8,750.00
9196-00 Repair Pump Room Flooring	-	416.67	416.67	-	1,666.68	1,666.68	2,916.69
9197-00 Mailroom Carpet & Flooring	-	833.33	833.33	9,012.00	3,333.32	(5,678.68)	5,833.31
9198-00 Air Balancing Hallways	-	2,916.67	2,916.67	-	11,666.68	11,666.68	20,416.69
<b>TOTAL RESERVE EXPENSES-91</b>	<b>\$26,096.65</b>	<b>\$37,256.68</b>	<b>\$11,160.03</b>	<b>\$234,897.74</b>	<b>\$149,026.72</b>	<b>(\$85,871.02)</b>	<b>\$260,796.76</b>
<b>TOTAL RESERVE EXPENSE</b>	<b>\$26,096.65</b>	<b>\$37,256.68</b>	<b>\$11,160.03</b>	<b>\$234,897.74</b>	<b>\$149,026.72</b>	<b>(\$85,871.02)</b>	<b>\$260,796.76</b>
<b>Net Reserve:</b>	<b>\$9,335.04</b>	<b>(\$2,280.14)</b>	<b>\$11,615.18</b>	<b>(\$66,900.40)</b>	<b>(\$9,120.56)</b>	<b>(\$57,779.84)</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 08/01/25-11/30/25 ( Modified Accrual Basis)**

GL Account	Beginning Balance	Transfer In	Transfer Out	Ending Balance	YTD Withdrawals
1050 Petty Cash	\$ 300			\$ 300	\$ -
1000 Barrington Bank Oper	\$ 216,717	\$ 166,014	\$ 150,689	\$ 232,042	\$ 666,052
1102 Barrington Bank Maxsafe MM- Reserve	\$ 105,565	\$ 228	\$ -	\$ 105,792	\$ 133,136
1106 Barrington Maxsafe 4283 - Reserve	\$ 789,975	\$ 26,727	\$ 6,773	\$ 809,929	\$ 56,773
1107 Town Bank - Escrow (Renovations)	\$ 22,334	\$ 1,374	\$ 1,600	\$ 22,109	\$ 7,268
	<b>\$ 1,134,890</b>	<b>\$ 194,343</b>	<b>\$ 159,061</b>	<b>\$ 1,170,173</b>	<b>\$ 863,228</b>