



Financial Report Package

January 2023

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
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Balance Sheet

Regency House Condominium Assoc

End Date: 01/31/2023

Date: 2/14/2023

Time: 4:51 pm

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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
Barrington Bank - Oper acct #7801	\$170,351.55	\$0.00	\$170,351.55
Old National Bk former Oper #8097	\$111,730.60	\$0.00	\$111,730.60
Old National Spec Ins Acct #7755	\$20,018.57	\$0.00	\$20,018.57
Petty Cash	\$300.00	\$0.00	\$300.00
Total: CASH - OPERATING	\$302,400.72	\$0.00	\$302,400.72
CASH - RESERVES			
Town Bank Kilborn MM-Rsv #8298	\$0.00	\$456,913.20	\$456,913.20
Barrington Bk MM Rsv #4465	\$0.00	\$402,550.87	\$402,550.87
Old National BK MM #8615	\$0.00	\$37,145.46	\$37,145.46
Barrington Bank Maxsafe #4283	\$0.00	\$16,261.34	\$16,261.34
Town Bank -Escrow Reno #4526	\$0.00	\$524,444.96	\$524,444.96
Total: CASH - RESERVES	\$0.00	\$1,437,315.83	\$1,437,315.83
ACCOUNTS REC - OPERATING			
Homeowner Receivable	\$7,530.43	\$0.00	\$7,530.43
Other Receivable - Operating	\$2,390.68	\$0.00	\$2,390.68
Total: ACCOUNTS REC - OPERATING	\$9,921.11	\$0.00	\$9,921.11
ACCOUNTS REC - RESERVES			
Special Assessment Receivable - Reserve	\$0.00	\$93,163.44	\$93,163.44
Due from Operating Fund	\$0.00	\$90,416.87	\$90,416.87
Total: ACCOUNTS REC - RESERVES	\$0.00	\$183,580.31	\$183,580.31
OTHER ASSETS - OPERATING			
Prepaid Expenses - Operating	\$7,962.02	\$0.00	\$7,962.02
Total: OTHER ASSETS - OPERATING	\$7,962.02	\$0.00	\$7,962.02
FIXED ASSETS - RESERVE			
Garage Improvements	\$0.00	\$11,175.63	\$11,175.63
Accum Deprec Garage Improvements	\$0.00	(\$336.02)	(\$336.02)
Office Furniture & Fixtures	\$0.00	\$2,928.90	\$2,928.90
Accum Depr-Office Furniture	\$0.00	(\$415.08)	(\$415.08)
Equipment	\$0.00	\$101,629.00	\$101,629.00
Accum Deprec-Equipment	\$0.00	(\$74,677.50)	(\$74,677.50)
Mail Room Improvements	\$0.00	\$1,015.00	\$1,015.00
Accum Deprec- Mail Room Improvements	\$0.00	(\$833.48)	(\$833.48)
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	(\$354.52)	(\$354.52)
Total: FIXED ASSETS - RESERVE	\$0.00	\$42,790.54	\$42,790.54
Total: Assets	\$320,283.85	\$1,663,686.68	\$1,983,970.53
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	\$48,017.76	\$0.00	\$48,017.76
Accounts Payable - Operating	\$82,325.08	\$0.00	\$82,325.08
Condo Manager Open AP	\$5,696.20	\$0.00	\$5,696.20
Accrued Payroll Expense	(\$1.00)	\$0.00	(\$1.00)
Unemployment Tax Payable	\$1,005.08	\$0.00	\$1,005.08
401K Payable	\$1,475.54	\$0.00	\$1,475.54
Accrued Vacation	\$330.00	\$0.00	\$330.00
Due to Replacement Fund	\$90,416.87	\$0.00	\$90,416.87
Deposits - Operating	\$28,374.60	\$0.00	\$28,374.60

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Balance Sheet

Regency House Condominium Assoc

End Date: 01/31/2023

Date: 2/14/2023

Time: 4:51 pm

Page: 2

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Total: CURRENT LIABILITIES - OPERATING	\$257,640.13	\$0.00	\$257,640.13
CURRENT LIABILITIES - RESERVE			
Improvement Loan #1	\$0.00	\$40,054.45	\$40,054.45
Improvement Loan #2	\$0.00	\$58,348.10	\$58,348.10
Total: CURRENT LIABILITIES - RESERVE	\$0.00	\$98,402.55	\$98,402.55
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	\$54,090.87	\$0.00	\$54,090.87
Prior Year Accrued Exp	\$58,649.06	\$0.00	\$58,649.06
Total: FUND BALANCE - OPERATING	\$112,739.93	\$0.00	\$112,739.93
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	\$0.00	\$1,054,164.68	\$1,054,164.68
Property and Equipment Fund	\$0.00	\$64,025.84	\$64,025.84
Prior Year Accrued Exp	\$0.00	\$510,765.24	\$510,765.24
Total: FUND BALANCE - RESERVE	\$0.00	\$1,628,955.76	\$1,628,955.76
Net Income Gain/Loss	\$0.00	(\$63,671.63)	(\$63,671.63)
Net Income Gain/Loss	(\$50,096.21)	\$0.00	(\$50,096.21)
Total: Liabilities & Equity	\$320,283.85	\$1,663,686.68	\$1,983,970.53

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Income Statement - Operating
Regency House Condominium Assoc
01/31/2023
(MODIFIED ACCRUAL BASIS)

Date: 2/14/2023
Time: 4:51 pm
Page: 1

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME ASSESSMENTS OPERATING-40							
4010-00 Association Assessments	\$152,525.00	\$152,500.00	\$25.00	\$915,150.00	\$915,000.00	\$150.00	\$1,830,000.00
TOTAL INCOME ASSESSMENTS OPERATING-40	\$152,525.00	\$152,500.00	\$25.00	\$915,150.00	\$915,000.00	\$150.00	\$1,830,000.00
OTHER INCOME - OPERATING-41							
4109-00 Pet Fees	300.00	275.00	25.00	2,625.00	1,650.00	975.00	3,300.00
4110-00 Repair and Maintenance Chargeb	-	-	-	3,115.37	-	3,115.37	-
4120-00 Application Fees	-	16.67	(16.67)	-	100.02	(100.02)	200.00
4126-00 Processing Fees	-	83.33	(83.33)	110.00	499.98	(389.98)	1,000.00
4135-00 Parking Lot Rent	2,880.00	2,833.33	46.67	17,520.00	16,999.98	520.02	34,000.00
4136-00 Garage Rent	14,995.00	15,000.00	(5.00)	93,549.42	90,000.00	3,549.42	180,000.00
4137-00 Motorcycle Parking	192.00	291.67	(99.67)	1,408.00	1,750.02	(342.02)	3,500.00
4138-00 Bike Parking	354.00	416.67	(62.67)	2,286.00	2,500.02	(214.02)	5,000.00
4139-00 Guest Parking Charge	150.00	458.33	(308.33)	1,405.00	2,749.98	(1,344.98)	5,500.00
4150-00 Interest Income - Bank - Operating	-	33.33	(33.33)	1,303.49	199.98	1,103.51	400.00
4151-00 Laundry Income	369.42	462.50	(93.08)	3,667.89	2,775.00	892.89	5,550.00
4152-00 Club Room Rental	120.00	50.00	70.00	300.00	300.00	-	600.00
4160-00 Staff Services to Owners-Labor	86.55	833.33	(746.78)	1,304.55	4,999.98	(3,695.43)	10,000.00
4165-00 Staff Services to Owners-Materia	235.00	291.67	(56.67)	1,300.08	1,750.02	(449.94)	3,500.00
4170-00 Vending Income	-	41.67	(41.67)	842.34	250.02	592.32	500.00
TOTAL OTHER INCOME - OPERATING-41	\$19,681.97	\$21,087.50	(\$1,405.53)	\$130,737.14	\$126,525.00	\$4,212.14	\$253,050.00
TOTAL OPERATING INCOME	\$172,206.97	\$173,587.50	(\$1,380.53)	\$1,045,887.14	\$1,041,525.00	\$4,362.14	\$2,083,050.00
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7201-00 Telephone	1,714.55	661.67	(1,052.88)	4,899.28	3,970.02	(929.26)	7,940.00
7202-00 Water & Sewer	2,156.70	5,271.92	3,115.22	32,968.18	31,631.52	(1,336.66)	63,263.00
7203-00 Steam	25,712.87	11,914.58	(13,798.29)	58,614.53	71,487.48	12,872.95	142,975.00
7207-00 Electric	7,420.08	9,816.67	2,396.59	83,590.24	58,900.02	(24,690.22)	117,800.00
7210-00 401K Expense	414.58	833.33	418.75	3,057.87	4,999.98	1,942.11	10,000.00
7215-00 Employee Benefits	-	511.25	511.25	598.96	3,067.50	2,468.54	6,135.00
7220-00 Uniforms	-	210.00	210.00	1,559.49	1,260.00	(299.49)	2,520.00
7225-00 Health & Dental Insurance	4,071.15	6,289.58	2,218.43	21,912.03	37,737.48	15,825.45	75,475.00
7230-00 Unemployment Taxes	951.98	166.67	(785.31)	1,175.63	1,000.02	(175.61)	2,000.00
7235-00 Payroll Taxes	3,739.71	3,328.08	(411.63)	20,291.11	19,968.48	(322.63)	39,937.00
7240-00 Employee Wages	48,352.15	42,989.58	(5,362.57)	259,365.38	257,937.48	(1,427.90)	515,875.00
7245-00 Employee Bonus Wages	150.00	833.33	683.33	3,250.00	4,999.98	1,749.98	10,000.00
7250-00 Office Contractors	4,907.52	-	(4,907.52)	7,158.15	-	(7,158.15)	-
7260-00 Engineering Fees	-	-	-	5,400.00	-	(5,400.00)	-
TOTAL OPERATING EXPENSES-72	\$99,591.29	\$82,826.66	(\$16,764.63)	\$503,840.85	\$496,959.96	(\$6,880.89)	\$993,920.00
ADMINISTRATIVE EXPENSES-75							
7500-00 Administrative Expenses	-	-	-	178.00	-	(178.00)	-
7501-00 Automobile, Travel	112.30	16.67	(95.63)	112.30	100.02	(12.28)	200.00
7505-00 Bank Charges	94.00	166.67	72.67	931.42	1,000.02	68.60	2,000.00
7510-00 Computer/Internet Services	2,741.52	1,166.67	(1,574.85)	9,099.33	7,000.02	(2,099.31)	14,000.00
7515-00 Professional Dues/Consult	12,025.00	-	(12,025.00)	12,025.00	-	(12,025.00)	-
7520-00 Membership Functions	-	416.67	416.67	566.92	2,500.02	1,933.10	5,000.00
7525-00 Fees, Permits & Inspections	813.82	216.67	(597.15)	813.82	1,300.02	486.20	2,600.00
7530-00 Postage & Mailing Supplies	-	33.33	33.33	-	199.98	199.98	400.00

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Income Statement - Operating
Regency House Condominium Assoc
01/31/2023

Date: 2/14/2023

Time: 4:51 pm

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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7540-00 Office Supplies	\$153.84	\$416.67	\$262.83	\$3,794.58	\$2,500.02	(\$1,294.56)	\$5,000.00
7545-00 Legal	-	833.33	833.33	1,004.55	4,999.98	3,995.43	10,000.00
7550-00 Employment Related Expense	192.43	500.00	307.57	871.03	3,000.00	2,128.97	6,000.00
7555-00 Paper, Printing Etc.	27.88	83.33	55.45	27.88	499.98	472.10	1,000.00
7560-00 Accounting	1,660.20	2,500.00	839.80	12,884.95	15,000.00	2,115.05	30,000.00
7565-00 Photocopier Maintenance/Usage	-	300.00	300.00	671.39	1,800.00	1,128.61	3,600.00
7575-00 Sales & use Tax	1,047.02	900.00	(147.02)	12,189.27	5,400.00	(6,789.27)	10,800.00
7580-00 Office Copier	89.04	33.33	(55.71)	435.09	199.98	(235.11)	400.00
7590-00 Taxes	(4,906.88)	-	4,906.88	10.00	-	(10.00)	-
TOTAL ADMINISTRATIVE EXPENSES-75	\$14,050.17	\$7,583.34	(\$6,466.83)	\$55,615.53	\$45,500.04	(\$10,115.49)	\$91,000.00
INSURANCE-76							
7600-00 Insurance	36,806.91	12,760.42	(24,046.49)	111,053.07	76,562.52	(34,490.55)	153,125.00
TOTAL INSURANCE-76	\$36,806.91	\$12,760.42	(\$24,046.49)	\$111,053.07	\$76,562.52	(\$34,490.55)	\$153,125.00
MAINTENANCE EXPENSES-78							
7805-00 Security Equipment	509.04	-	(509.04)	3,462.49	-	(3,462.49)	-
7810-00 Snow Removal	193.68	1,375.00	1,181.32	1,459.32	2,750.00	1,290.68	5,500.00
7815-00 Refuse Removal	2,154.91	979.17	(1,175.74)	6,545.47	5,875.02	(670.45)	11,750.00
7820-00 Pool Repair/Maintenance/Inspectio	-	516.67	516.67	1,475.45	3,100.02	1,624.57	6,200.00
7825-00 Flowers/Contribution	-	133.33	133.33	-	799.98	799.98	1,600.00
7830-00 Landscape Service/Gas	1,580.39	-	(1,580.39)	15,563.83	18,600.00	3,036.17	37,225.00
7835-00 Window Cleaning	998.03	672.92	(325.11)	5,993.08	4,037.52	(1,955.51)	8,075.00
7840-00 Plumbing	278.40	250.00	(28.40)	3,560.22	1,500.00	(2,060.22)	3,000.00
7842-00 Paint Supplies	67.50	8.33	(59.17)	67.50	49.98	(17.52)	100.00
7844-00 Light Bulbs	-	333.33	333.33	-	1,999.98	1,999.98	4,000.00
7846-00 HVAC Repairs & Supplies	51.54	2,450.00	2,398.46	6,482.78	14,700.00	8,217.22	29,400.00
7848-00 Maint & Repair Equipment	(5,450.31)	416.67	5,866.98	19,797.49	2,500.02	(17,297.47)	5,000.00
7850-00 Hardware for Resale to Owners	881.17	216.67	(664.50)	881.17	1,300.02	418.85	2,600.00
7852-00 Hardware and Supplies	-	708.33	708.33	1,904.46	4,249.98	2,345.52	8,500.00
7854-00 Garage Claims & Damages	-	500.00	500.00	2,460.23	3,000.00	539.77	6,000.00
7856-00 Garage Repair & Maintenance	339.75	391.67	51.92	339.75	2,350.02	2,010.27	4,700.00
7860-00 Furniture & Assessories	246.93	-	(246.93)	246.93	-	(246.93)	-
7862-00 Filter Replacement	-	666.67	666.67	3,921.70	4,000.02	78.32	8,000.00
7864-00 Fire Monitor, Repair, Inspection	1,957.03	416.67	(1,540.36)	4,971.33	2,500.02	(2,471.31)	5,000.00
7866-00 Exterminating	-	58.33	58.33	1,524.00	349.98	(1,174.02)	700.00
7868-00 Electrical Repair/Maintenance/Sup	53.46	125.00	71.54	53.46	750.00	696.54	1,500.00
7870-00 Housekeeping Supplies/Carpet Cle	427.01	625.00	197.99	462.15	3,750.00	3,287.85	7,500.00
7872-00 Preventative Maintenance Contra	-	1,291.67	1,291.67	-	7,750.02	7,750.02	15,500.00
7876-00 Exterior Building Roof/Grounds Re	56,755.00	206.25	(56,548.75)	102,710.00	1,237.50	(101,472.50)	2,475.00
7880-00 Elevator Maint & Interior	6,691.05	2,166.67	(4,524.38)	20,430.15	13,000.02	(7,430.13)	26,000.00
7884-00 HVAC	-	-	-	3,628.04	-	(3,628.04)	-
7886-00 Doors & Windows	-	-	-	8,252.96	-	(8,252.96)	-
7888-00 Elevation Repairs	2,700.00	-	(2,700.00)	2,700.00	-	(2,700.00)	-
7890-00 Cleaning/Janitorial	6,325.59	2,075.50	(4,250.09)	14,947.47	12,453.00	(2,494.47)	24,906.00
7895-00 Repairs & Maint	2,450.37	-	(2,450.37)	4,560.52	-	(4,560.52)	-
TOTAL MAINTENANCE EXPENSES-78	\$79,210.54	\$16,583.85	(\$62,626.69)	\$238,401.90	\$112,603.10	(\$125,798.80)	\$225,231.00
RESERVE TRANSFER							
9000-00 Reserve Contribution	187,072.00	-	(187,072.00)	187,072.00	-	(187,072.00)	-
TOTAL RESERVE TRANSFER	\$187,072.00	\$-	(\$187,072.00)	\$187,072.00	\$-	(\$187,072.00)	\$-

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 01/31/2023
 (MODIFIED ACCRUAL BASIS)

Date: 2/14/2023
 Time: 4:51 pm
 Page: 3

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
TOTAL OPERATING EXPENSE	\$416,730.91	\$119,754.27	(\$296,976.64)	\$1,095,983.35	\$731,625.62	(\$364,357.73)	\$1,463,276.00
Net Income:	<u>(\$244,523.94)</u>	<u>\$53,833.23</u>	<u>(\$298,357.17)</u>	<u>(\$50,096.21)</u>	<u>\$309,899.38</u>	<u>(\$359,995.59)</u>	<u>\$619,774.00</u>

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Date: 2/14/2023
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
INCOME ASSESSMENT - RESERVE-45							
4510-00 Reserve Assessments	\$187,072.00	\$-	\$187,072.00	\$187,072.00	\$-	\$187,072.00	\$-
4513-00 Special Assessments - 5yr/10yr	305.70	291.67	14.03	1,850.04	1,750.02	100.02	3,500.00
4514-00 Special Assessments - 2	3,153.60	-	3,153.60	188,651.85	-	188,651.85	-
TOTAL INCOME ASSESSMENT - RESERVE	\$190,531.30	\$291.67	\$190,239.63	\$377,573.89	\$1,750.02	\$375,823.87	\$3,500.00
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	1,036.54	-	1,036.54	3,685.21	-	3,685.21	-
TOTAL OTHER INCOME - RESERVE-46	\$1,036.54	\$-	\$1,036.54	\$3,685.21	\$-	\$3,685.21	\$-
TOTAL RESERVE INCOME	\$191,567.84	\$291.67	\$191,276.17	\$381,259.10	\$1,750.02	\$379,509.08	\$3,500.00
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9100-00 Insurance Claim Expense	-	-	-	(7,357.07)	-	7,357.07	-
9105-00 Depreciation Expense	547.68	-	(547.68)	3,286.08	-	(3,286.08)	-
9110-00 Improvement Loan Interest #1	131.14	-	(131.14)	831.28	-	(831.28)	-
9111-00 Improvement Loan Interest #2	187.27	-	(187.27)	1,132.91	-	(1,132.91)	-
9120-00 Construction Expense	76,279.44	-	(76,279.44)	429,965.72	-	(429,965.72)	-
9130-00 Security Spec Assmnt Exp	1,992.00	-	(1,992.00)	16,992.00	-	(16,992.00)	-
9135-00 Reserve Bank Fees	79.81	-	(79.81)	79.81	-	(79.81)	-
TOTAL RESERVE EXPENSES-91	\$79,217.34	\$-	(\$79,217.34)	\$444,930.73	\$-	(\$444,930.73)	\$-
TOTAL RESERVE EXPENSE	\$79,217.34	\$-	(\$79,217.34)	\$444,930.73	\$-	(\$444,930.73)	\$-
Net Reserve:	\$112,350.50	\$291.67	\$112,058.83	(\$63,671.63)	\$1,750.02	(\$65,421.65)	\$3,500.00

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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 08/01/22-1/31/23 (Modified Accrual Basis)

GL Account	Beginning Balance	Transfer In	Transfer Out	Ending Balance	YTD Withdrawals
1050 Petty Cash	\$ 300			\$ 300	\$ -
1007 First Midwest Bank	\$ 294,771	\$ 12,527	\$ 195,568	\$ 111,731	\$ 761,990
1000 Barrington Bank Oper	\$ 180,838	\$ 184,257	\$ 194,743	\$ 170,352	\$ 281,158
1100 Town Bank Kilborn MM-Reserve	\$ 25,032	\$ 431,881	\$ -	\$ 456,913	\$ 230,898
1102 Barrington Bank Maxsafe MM- Reserve	\$ 401,953	\$ 597	\$ -	\$ 402,551	\$ -
1103 First Midwest Bank - Reserve	\$ 37,142	\$ 3	\$ -	\$ 37,145	\$ 510,459
1104 First Midwest Bank - Money Fund	\$ 244,757	\$ -	\$ 244,757	\$ -	\$ 244,757
1011 Special - Ins Acct	\$ 20,019	\$ -	\$ -	\$ 20,019	\$ 300
1106 Barrington Maxsafe 4283 - Reserve	\$ 315,878	\$ 383	\$ 300,000	\$ 16,261	\$ 368,208
1107 Town Bank - Escrow (Renovations)	\$ 313,095	\$ 307,620	\$ 96,270	\$ 524,445	\$ 661,440
	\$ 1,833,785	\$ 937,269	\$ 1,031,338	\$ 1,739,717	\$ 3,059,211