



# **Financial Report Package**

**January 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
<b>Assets</b>			
<b>CASH - OPERATING</b>			
Barrington Bank - Oper acct #7801	\$73,852.74	\$0.00	\$73,852.74
Petty Cash	\$300.00	\$0.00	\$300.00
<b>Total: CASH - OPERATING</b>	<b>\$74,152.74</b>	<b>\$0.00</b>	<b>\$74,152.74</b>
<b>CASH - RESERVES</b>			
Town Bank Kilborn MM-Rsv #8298	\$0.00	\$451,018.15	\$451,018.15
Barrington Bk MM Rsv #4465	\$0.00	\$322,772.87	\$322,772.87
Barrington Bank Maxsafe #4283	\$0.00	\$188,658.67	\$188,658.67
Town Bank -Escrow Reno #4526	\$0.00	\$26,237.83	\$26,237.83
<b>Total: CASH - RESERVES</b>	<b>\$0.00</b>	<b>\$988,687.52</b>	<b>\$988,687.52</b>
<b>ACCOUNTS REC - OPERATING</b>			
Homeowner Receivable	\$941.54	\$0.00	\$941.54
Other Receivable - Operating	\$544.56	\$0.00	\$544.56
Due from Replacement Fund	\$97,294.56	\$0.00	\$97,294.56
<b>Total: ACCOUNTS REC - OPERATING</b>	<b>\$98,780.66</b>	<b>\$0.00</b>	<b>\$98,780.66</b>
<b>ACCOUNTS REC - RESERVES</b>			
Special Assessment Receivable - Reserve	\$0.00	\$53,726.74	\$53,726.74
<b>Total: ACCOUNTS REC - RESERVES</b>	<b>\$0.00</b>	<b>\$53,726.74</b>	<b>\$53,726.74</b>
<b>OTHER ASSETS - OPERATING</b>			
Prepaid Expenses - Operating	\$36,806.92	\$0.00	\$36,806.92
<b>Total: OTHER ASSETS - OPERATING</b>	<b>\$36,806.92</b>	<b>\$0.00</b>	<b>\$36,806.92</b>
<b>FIXED ASSETS - RESERVE</b>			
Garage Improvements	\$0.00	\$11,175.63	\$11,175.63
Accum Deprec Garage Improvements	\$0.00	(\$1,341.54)	(\$1,341.54)
Office Furniture & Fixtures	\$0.00	\$135,439.54	\$135,439.54
Accum Depr-Office Furniture	\$0.00	(\$34,909.50)	(\$34,909.50)
Equipment	\$0.00	\$142,545.50	\$142,545.50
Accum Deprec-Equipment	\$0.00	(\$86,143.50)	(\$86,143.50)
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	(\$1,595.20)	(\$1,595.20)
<b>Total: FIXED ASSETS - RESERVE</b>	<b>\$0.00</b>	<b>\$167,829.54</b>	<b>\$167,829.54</b>
<b>Total: Assets</b>	<b>\$209,740.32</b>	<b>\$1,210,243.80</b>	<b>\$1,419,984.12</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES - OPERATING</b>			
Prepaid Assessments	\$57,585.08	\$0.00	\$57,585.08
Accounts Payable - Operating	\$9,590.89	\$0.00	\$9,590.89
Unemployment Tax Payable	\$982.51	\$0.00	\$982.51
401K Payable	\$1,564.51	\$0.00	\$1,564.51
Accrued Vacation	\$24,863.07	\$0.00	\$24,863.07
Deposits - Operating	\$28,324.60	\$0.00	\$28,324.60
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$122,910.66</b>	<b>\$0.00</b>	<b>\$122,910.66</b>
<b>CURRENT LIABILITIES - RESERVE</b>			
Due to Operating Fund	\$0.00	\$97,294.56	\$97,294.56
Improvement Loan #1	\$0.00	\$12,024.70	\$12,024.70
Improvement Loan #2	\$0.00	\$47,022.25	\$47,022.25
Deferred Special Assessment	\$0.00	\$134,275.00	\$134,275.00

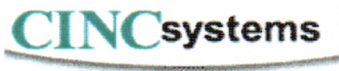
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	(MODIFIED ACCRUAL BASIS)		
	Operating	Reserve	Total
Total: CURRENT LIABILITIES - RESERVE	\$0.00	\$290,616.51	\$290,616.51
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	\$54,091.44	\$0.00	\$54,091.44
Total: FUND BALANCE - OPERATING	\$54,091.44	\$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	(\$306,480.53)	(\$306,480.53)
Net Income Gain/Loss	\$32,738.22	\$0.00	\$32,738.22
Total: Liabilities & Equity	\$209,740.32	\$1,210,243.80	\$1,419,984.12

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**Income Statement - Operating**  
**Regency House Condominium Assoc**  
**1/1/2025 - 1/31/2025**

Date: 2/11/2025  
Time: 10:55 am  
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(MODIFIED ACCRUAL BASIS)

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	\$915,150.00	\$915,112.50	\$37.50	\$1,830,225.00
TOTAL INCOME ASSESSMENTS OPERATING-40	\$152,525.00	\$152,518.75	\$6.25	\$915,150.00	\$915,112.50	\$37.50	\$1,830,225.00
OTHER INCOME - OPERATING-41							
4100-00 Late Fees	25.00	16.67	8.33	200.00	100.02	99.98	200.00
4109-00 Pet Fees	-	458.33	(458.33)	3,750.00	2,749.98	1,000.02	5,500.00
4110-00 Repair and Maintenance Chargeback	-	83.33	(83.33)	37.50	499.98	(462.48)	1,000.00
4120-00 Application Fees	-	83.33	(83.33)	-	499.98	(499.98)	1,000.00
4126-00 Processing Fees	-	-	-	450.00	-	450.00	-
4135-00 Parking Lot Rent	3,060.00	3,000.00	60.00	18,827.50	18,000.00	827.50	36,000.00
4136-00 Garage Rent	16,260.00	16,250.00	10.00	102,565.00	97,500.00	5,065.00	195,000.00
4137-00 Motorcycle Parking	140.00	150.00	(10.00)	1,015.00	900.00	115.00	1,800.00
4138-00 Bike Parking	-	350.00	(350.00)	4,800.00	2,100.00	2,700.00	4,200.00
4139-00 Guest Parking Charge	195.00	291.67	(96.67)	1,245.00	1,750.02	(505.02)	3,500.00
4145-00 Electric Usage	50.00	41.67	8.33	350.00	250.02	99.98	500.00
4151-00 Laundry Income	969.67	583.33	386.34	4,495.14	3,499.98	995.16	7,000.00
4152-00 Club Room Rental	175.00	208.33	(33.33)	950.00	1,249.98	(299.98)	2,500.00
4160-00 Staff Services to Owners-Labor	550.73	750.00	(199.27)	3,600.85	4,500.00	(899.15)	9,000.00
4165-00 Staff Services to Owners-Materials	2,250.00	100.00	2,150.00	2,250.00	600.00	1,650.00	1,200.00
4170-00 Vending Income	-	33.33	(33.33)	1,431.04	199.98	1,231.06	400.00
4199-00 Miscellaneous Income	100.00	83.33	16.67	1,890.00	499.98	1,390.02	1,000.00
TOTAL OTHER INCOME - OPERATING-41	\$23,775.40	\$22,483.32	\$1,292.08	\$147,857.03	\$134,899.92	\$12,957.11	\$269,800.00
TOTAL OPERATING INCOME	\$176,300.40	\$175,002.07	\$1,298.33	\$1,063,007.03	\$1,050,012.42	\$12,994.61	\$2,100,025.00
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7201-00 Telephone	730.29	416.67	(313.62)	2,118.83	2,500.02	381.19	5,000.00
7202-00 Water & Sewer	4,852.45	5,833.33	980.88	25,119.03	34,999.98	9,880.95	70,000.00
7203-00 Steam	21,936.72	12,500.00	(9,436.72)	45,796.02	75,000.00	29,203.98	150,000.00
7205-00 Cable Subscription Fees	329.87	833.33	503.46	329.87	4,999.98	4,670.11	10,000.00
7207-00 Electric	7,686.38	9,750.00	2,063.62	64,037.02	58,500.00	(5,537.02)	117,000.00
7210-00 401K Expense	772.01	875.00	102.99	5,208.23	5,250.00	41.77	10,500.00
7215-00 Employee Benefits	413.54	250.00	(163.54)	4,025.84	1,500.00	(2,525.84)	3,000.00
7220-00 Uniforms	768.72	100.00	(668.72)	1,067.81	600.00	(467.81)	1,200.00
7225-00 Health & Dental Insurance	3,753.05	6,250.00	2,496.95	22,716.33	37,500.00	14,783.67	75,000.00
7230-00 Unemployment Taxes	590.37	375.00	(215.37)	2,975.19	2,250.00	(725.19)	4,500.00
7235-00 Payroll Taxes	3,659.77	3,666.67	6.90	23,737.44	22,000.02	(1,737.42)	44,000.00
7240-00 Employee Wages	61,896.90	49,166.67	(12,730.23)	323,371.77	295,000.02	(28,371.75)	590,000.00
7245-00 Employee Bonus Wages	-	625.00	625.00	3,340.08	3,750.00	409.92	7,500.00
7250-00 Office Contractors	-	83.33	83.33	-	499.98	499.98	1,000.00
7252-00 Owners Rep Exp	-	83.33	83.33	-	499.98	499.98	1,000.00
7255-00 Sec Deposit Refund	-	8.33	8.33	-	49.98	49.98	100.00
7260-00 Engineering Fees	-	-	-	2,025.00	-	(2,025.00)	-
7265-00 Employee Food & Beverage Perk	405.89	-	(405.89)	405.89	-	(405.89)	-
TOTAL OPERATING EXPENSES-72	\$107,795.96	\$90,816.66	(\$16,979.30)	\$526,274.35	\$544,899.96	\$18,625.61	\$1,089,800.00
ADMINISTRATIVE EXPENSES-75							

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**Regency House Condominium Assoc**  
**1/1/2025 - 1/31/2025**

Date: 2/11/2025  
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
7500-00 Administrative Expenses	\$2,550.00	\$83.33	(\$2,466.67)	\$2,724.32	\$499.98	(\$2,224.34)	\$1,000.00
7505-00 Bank Charges	20.00	50.00	30.00	222.25	300.00	77.75	600.00
7510-00 Computer/Internet Services	66.98	416.67	349.69	7,040.25	2,500.02	(4,540.23)	5,000.00
7515-00 Professional Dues/Consult	-	250.00	250.00	320.00	1,500.00	1,180.00	3,000.00
7520-00 Membership Functions	-	83.33	83.33	-	499.98	499.98	1,000.00
7525-00 Fees, Permits & Inspections	-	125.00	125.00	813.82	750.00	(63.82)	1,500.00
7530-00 Postage & Mailing Supplies	-	416.67	416.67	4,065.03	2,500.02	(1,565.01)	5,000.00
7540-00 Office Supplies	124.21	208.33	84.12	786.07	1,249.98	463.91	2,500.00
7545-00 Legal	-	541.67	541.67	-	3,250.02	3,250.02	6,500.00
7550-00 Employment Related Expense	557.79	291.67	(266.12)	5,131.06	1,750.02	(3,381.04)	3,500.00
7560-00 Accounting	1,833.27	3,333.33	1,500.06	11,450.94	19,999.98	8,549.04	40,000.00
7565-00 Photocopier Maintenance/Usage	360.59	166.67	(193.92)	1,250.26	1,000.02	(250.24)	2,000.00
7573-00 Late Fee Expense	0.46	20.83	20.37	194.46	124.98	(69.48)	250.00
7575-00 Sales & use Tax	1,541.10	1,250.00	(291.10)	9,705.31	7,500.00	(2,205.31)	15,000.00
7580-00 IT Repair and Maintenance	-	-	-	662.98	-	(662.98)	-
7595-00 Social Programming and Entertainment	481.53	625.00	143.47	5,720.10	3,750.00	(1,970.10)	7,500.00
<b>TOTAL ADMINISTRATIVE EXPENSES-75</b>	<b>\$7,535.93</b>	<b>\$7,862.50</b>	<b>\$326.57</b>	<b>\$50,086.85</b>	<b>\$47,175.00</b>	<b>(\$2,911.85)</b>	<b>\$94,350.00</b>
<b>INSURANCE-76</b>							
7600-00 Insurance	-	13,333.33	13,333.33	91,432.83	79,999.98	(11,432.85)	160,000.00
<b>TOTAL INSURANCE-76</b>	<b>\$-</b>	<b>\$13,333.33</b>	<b>\$13,333.33</b>	<b>\$91,432.83</b>	<b>\$79,999.98</b>	<b>(\$11,432.85)</b>	<b>\$160,000.00</b>
<b>MAINTENANCE EXPENSES-78</b>							
7805-00 Security Equipment	257.87	416.67	158.80	5,865.48	2,500.02	(3,365.46)	5,000.00
7810-00 Snow Removal	-	208.33	208.33	118.64	1,249.98	1,131.34	2,500.00
7815-00 Refuse Removal	1,165.75	1,125.00	(40.75)	6,318.06	6,750.00	431.94	13,500.00
7820-00 Pool	-	833.33	833.33	1,830.32	4,999.98	3,169.66	10,000.00
Repair/Maintenance/Inspection	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
7825-00 Flowers/Contribution	-	-	-	-	-	-	-
7827-00 Interior Plantscape	224.43	-	(224.43)	448.86	-	(448.86)	-
7830-00 Landscape Service/Gas	-	2,916.67	2,916.67	7,788.88	17,500.02	9,711.14	35,000.00
7835-00 Window Cleaning	-	1,000.00	1,000.00	5,888.00	6,000.00	112.00	12,000.00
7840-00 Plumbing	2,067.38	1,333.33	(734.05)	10,766.90	7,999.98	(2,766.92)	16,000.00
7842-00 Paint Supplies	-	62.50	62.50	635.09	375.00	(260.09)	750.00
7844-00 Bulbs and Batteries	21.35	125.00	103.65	235.29	750.00	514.71	1,500.00
7846-00 HVAC Repairs & Supplies	1,549.02	2,916.67	1,367.65	13,189.46	17,500.02	4,310.56	35,000.00
7847-00 Fitness Room Equipment and Repairs	-	-	-	1,002.24	-	(1,002.24)	-
7848-00 Maintain & Repair Bldg Vehicles and Equip	74.45	833.33	758.88	577.06	4,999.98	4,422.92	10,000.00
7850-00 Hardware for Resale to Owners	40.08	250.00	209.92	2,969.50	1,500.00	(1,469.50)	3,000.00
7852-00 General/Misc Building Hardware & Supplies	16.04	208.33	192.29	382.73	1,249.98	867.25	2,500.00
7854-00 Garage Claims & Damages	-	416.67	416.67	3,382.41	2,500.02	(882.39)	5,000.00
7856-00 Garage Repair & Maintenance	71.79	625.00	553.21	1,283.15	3,750.00	2,466.85	7,500.00
7860-00 Furniture & Assessories	-	416.67	416.67	1,269.02	2,500.02	1,231.00	5,000.00
7862-00 Filter Replacement	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
7863-00 Repl Emg Equip: Sm Detec, Exit Lights, etc	-	208.33	208.33	-	1,249.98	1,249.98	2,500.00
7864-00 Fire Monitor, Repair, Inspection	1,620.00	416.67	(1,203.33)	7,779.16	2,500.02	(5,279.14)	5,000.00
7866-00 Exterminating	169.00	125.00	(44.00)	338.00	750.00	412.00	1,500.00

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**Income Statement - Operating**  
**Regency House Condominium Assoc**  
**1/1/2025 - 1/31/2025**

Date: 2/11/2025  
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7868-00 Electrical	\$-	\$166.67	\$166.67	\$1,699.99	\$1,000.02	(\$699.97)	\$2,000.00
Repair/Maintenance/Supplies							
7870-00 Housekeeping Suplies/Carpet	621.36	500.00	(121.36)	5,074.75	3,000.00	(2,074.75)	6,000.00
Cleaning							
7872-00 Preventative Maintenance	4,456.27	1,333.33	(3,122.94)	18,865.08	7,999.98	(10,865.10)	16,000.00
Contract							
7876-00 Exterior Building Roof/Grounds	-	208.33	208.33	6,495.00	1,249.98	(5,245.02)	2,500.00
Repair							
7880-00 Elevator Maint & Interior	8,300.67	2,083.33	(6,217.34)	22,369.17	12,499.98	(9,869.19)	25,000.00
7884-00 HVAC	11,344.41	-	(11,344.41)	21,085.74	-	(21,085.74)	-
7886-00 Doors & Windows	140.55	416.67	276.12	1,424.22	2,500.02	1,075.80	5,000.00
7890-00 Cleaning/Janitorial	2,008.00	2,166.67	158.67	12,570.99	13,000.02	429.03	26,000.00
7895-00 Repairs & Maint	-	125.00	125.00	821.61	750.00	(71.61)	1,500.00
<b>TOTAL MAINTENANCE EXPENSES-78</b>	<b>\$34,148.42</b>	<b>\$22,020.84</b>	<b>(\$12,127.58)</b>	<b>\$162,474.80</b>	<b>\$132,125.04</b>	<b>(\$30,349.76)</b>	<b>\$264,250.00</b>
<b>RESERVE TRANSFER</b>							
9000-00 Reserve Contribution	33,333.33	33,333.33	-	199,999.98	199,999.98	-	400,000.00
<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>\$400,000.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$182,813.64</b>	<b>\$167,366.66</b>	<b>(\$15,446.98)</b>	<b>\$1,030,268.81</b>	<b>\$1,004,199.96</b>	<b>(\$26,068.85)</b>	<b>\$2,008,400.00</b>
<b>Net Income:</b>	<b>(\$6,513.24)</b>	<b>\$7,635.41</b>	<b>(\$14,148.65)</b>	<b>\$32,738.22</b>	<b>\$45,812.46</b>	<b>(\$13,074.24)</b>	<b>\$91,625.00</b>

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**1/1/2025 - 1/31/2025**

**Date:** 2/11/2025  
**Time:** 10:55 am  
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
INCOME ASSESSMENT - RESERVE-45							
4510-00 Reserve Assessments	\$33,333.33	\$33,333.33	\$-	\$199,999.98	\$199,999.98	\$-	\$400,000.00
4513-00 Special Assessments - 5yr/10yr	186.11	1,761.92	(1,575.81)	1,185.63	10,571.52	(9,385.89)	21,143.04
TOTAL INCOME ASSESSMENT - RESERVE	\$33,519.44	\$35,095.25	(\$1,575.81)	\$201,185.61	\$210,571.50	(\$9,385.89)	\$421,143.04
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	1,310.94	91.00	1,219.94	10,783.72	546.00	10,237.72	1,092.00
TOTAL OTHER INCOME - RESERVE-46	\$1,310.94	\$91.00	\$1,219.94	\$10,783.72	\$546.00	\$10,237.72	\$1,092.00
TOTAL RESERVE INCOME	\$34,830.38	\$35,186.25	(\$355.87)	\$211,969.33	\$211,117.50	\$851.83	\$422,235.04
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9100-00 Insurance Claim Expense	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00
9101-00 Reserve Exp Misc	-	4,166.67	4,166.67	-	25,000.02	25,000.02	50,000.00
9105-00 Depreciation Expense	1,712.38	1,250.00	(462.38)	10,274.28	7,500.00	(2,774.28)	15,000.00
9109-00 Engineering Capital Expense	-	2,083.33	2,083.33	-	12,499.98	12,499.98	25,000.00
9110-00 Improvement Loan Interest #1	42.39	-	(42.39)	307.81	-	(307.81)	-
9111-00 Improvement Loan Interest #2	151.41	-	(151.41)	921.39	-	(921.39)	-
9130-00 Security Spec Assmnt Exp	-	2,083.33	2,083.33	-	12,499.98	12,499.98	25,000.00
9135-00 Reserve Bank Fees	-	20.83	20.83	-	124.98	124.98	250.00
9136-00 New Website & Branding	-	208.33	208.33	2,101.05	1,249.98	(851.07)	2,500.00
9140-00 Landscaping/Outdoor Capital	-	833.33	833.33	2,700.00	4,999.98	2,299.98	10,000.00
9146-00 Reserve-Fence	-	2,083.33	2,083.33	-	12,499.98	12,499.98	25,000.00
9147-00 Install Drains in Receiving Area	-	833.33	833.33	-	4,999.98	4,999.98	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	-	10,000.02	10,000.02	20,000.00
9151-00 Balcony Railing/Surface Repairs	-	8,333.33	8,333.33	-	49,999.98	49,999.98	100,000.00
9152-00 Furniture Exits to lobby & Clubroom	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00
9153-00 Balcony Door Replacement	-	4,583.33	4,583.33	86,271.18	27,499.98	(58,771.20)	55,000.00
9154-00 New Building Control System	-	2,500.00	2,500.00	-	15,000.00	15,000.00	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	124,999.98	(217,487.52)	250,000.00
9165-00 Reserve - Exterior Roof/Grounds	-	625.00	625.00	-	3,750.00	3,750.00	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	-	49,999.98	49,999.98	100,000.00
9176-00 Replace Garage Sprinkler Heads	-	1,666.67	1,666.67	-	10,000.02	10,000.02	20,000.00
9178-00 Locker Room Installation	-	3,333.33	3,333.33	17,500.00	19,999.98	2,499.98	40,000.00
9180-00 Laundry Room Improvements	-	-	-	3,024.90	-	(3,024.90)	-
9185-00 New Front Doors	7,479.00	833.33	(6,645.67)	7,479.00	4,999.98	(2,479.02)	10,000.00
9186-00 Fitness Room Upgrades	-	625.00	625.00	3,341.66	3,750.00	408.34	7,500.00
9188-00 Pool Replaster	-	4,166.67	4,166.67	-	25,000.02	25,000.02	50,000.00
9189-00 Building Trash Compactor Capital Expense	-	-	-	17,175.30	-	(17,175.30)	-
TOTAL RESERVE EXPENSES-91	\$9,385.18	\$72,729.13	\$63,343.95	\$518,449.86	\$436,374.78	(\$82,075.08)	\$872,750.00
TOTAL RESERVE EXPENSE	\$9,385.18	\$72,729.13	\$63,343.95	\$518,449.86	\$436,374.78	(\$82,075.08)	\$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

<b>Income Statement - Reserve</b> Regency House Condominium Assoc 1/1/2025 - 1/31/2025
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Date:	2/11/2025
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Reserve:	<u>\$25,445.20</u>	<u>(\$37,542.88)</u>	<u>\$62,988.08</u>	<u>(\$306,480.53)</u>	<u>(\$225,257.28)</u>	<u>(\$81,223.25)</u>	<u>(\$450,514.96)</u>

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**Bank Account Summary**  
**Property: Regency House Condominium**  
**Activity from 08/01/24-1/31/25 ( Modified Accrual Basis)**

GL Account	Beginning			YTD	
	Balance	Transfer In	Transfer Out	Ending Balance	Withdrawals
1050 Petty Cash	\$ 300			\$ 300	\$ -
1000 Barrington Bank Oper	\$ 54,236	\$ 189,248	\$ 169,631	\$ 73,853	\$ 1,285,887
1100 Town Bank Kilborn MM-Reserve	\$ 450,961	\$ 57	\$ -	\$ 451,018	\$ -
1102 Barrington Bank Maxsafe MM- Reserve	\$ 321,963	\$ 810	\$ -	\$ 322,773	\$ 97,784
1106 Barrington Maxsafe 4283 - Reserve	\$ 163,215	\$ 25,443	\$ -	\$ 188,659	\$ 347,175
1107 Town Bank - Escrow (Renovations)	\$ 28,127	\$ -	\$ 1,889	\$ 26,238	\$ 11,337
	<b>\$ 1,018,802</b>	<b>\$ 215,559</b>	<b>\$ 171,521</b>	<b>\$ 1,062,840</b>	<b>\$ 1,742,182</b>