

Financial Report Package

July 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)

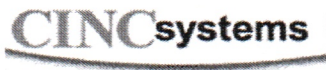
	Operating	Reserve	Total
Assets			
CASH - OPERATING			
Barrington Bank - Oper acct #7801	\$137,258.60	\$0.00	\$137,258.60
Petty Cash	\$300.00	\$0.00	\$300.00
Total: CASH - OPERATING	\$137,558.60	\$0.00	\$137,558.60
CASH - RESERVES			
Barrington Bk MM Rsv #4465	\$0.00	\$237,148.33	\$237,148.33
Barrington Bank Maxsafe #4283	\$0.00	\$759,413.71	\$759,413.71
Town Bank -Escrow Reno #4526	\$0.00	\$23,753.74	\$23,753.74
Total: CASH - RESERVES	\$0.00	\$1,020,315.78	\$1,020,315.78
ACCOUNTS REC - OPERATING			
Homeowner Receivable	\$2,424.38	\$0.00	\$2,424.38
Other Receivable - Operating	\$914.33	\$0.00	\$914.33
Due from Replacement Fund	\$45,326.57	\$0.00	\$45,326.57
Total: ACCOUNTS REC - OPERATING	\$48,665.28	\$0.00	\$48,665.28
ACCOUNTS REC - RESERVES			
Special Assessment Receivable - Reserve	\$0.00	\$44,930.68	\$44,930.68
Total: ACCOUNTS REC - RESERVES	\$0.00	\$44,930.68	\$44,930.68
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	(\$1,565.04)	(\$1,565.04)
Office Furniture & Fixtures	\$0.00	\$135,439.54	\$135,439.54
Accum Depr-Office Furniture	\$0.00	(\$41,827.92)	(\$41,827.92)
Equipment	\$0.00	\$142,545.50	\$142,545.50
Accum Deprec-Equipment	\$0.00	(\$89,010.00)	(\$89,010.00)
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	(\$1,861.06)	(\$1,861.06)
Total: FIXED ASSETS - RESERVE	\$0.00	\$157,555.26	\$157,555.26
Total: Assets	\$223,030.80	\$1,222,801.72	\$1,445,832.52
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	\$37,912.96	\$0.00	\$37,912.96
Accounts Payable - Operating	\$10,542.17	\$0.00	\$10,542.17
Accrued Expense Payable	\$19,507.34	\$0.00	\$19,507.34
Accrued Payroll Expense	\$9,773.76	\$0.00	\$9,773.76
Unemployment Tax Payable	\$418.56	\$0.00	\$418.56
401K Payable	\$1,588.22	\$0.00	\$1,588.22
Accrued Vacation	\$17,169.07	\$0.00	\$17,169.07
Deposits - Operating	\$28,324.60	\$0.00	\$28,324.60
Total: CURRENT LIABILITIES - OPERATING	\$125,236.68	\$0.00	\$125,236.68
CURRENT LIABILITIES - RESERVE			
Due to Operating Fund	\$0.00	\$45,326.57	\$45,326.57
Improvement Loan #1	\$0.00	\$4,681.30	\$4,681.30
Improvement Loan #2	\$0.00	\$44,047.45	\$44,047.45

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FUTURE MAJOR REPAIRS AND REPLACEMENTS

**Balance Sheet**

Regency House Condominium Assoc

End Date: 07/31/2025

Date: 8/13/2025

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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Deferred Special Assessment	\$0.00	\$134,275.00	\$134,275.00
Total: CURRENT LIABILITIES - RESERVE	\$0.00	\$228,330.32	\$228,330.32
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	(\$231,636.42)	(\$231,636.42)
Net Income Gain/Loss	\$43,702.68	\$0.00	\$43,702.68
Total: Liabilities & Equity	\$223,030.80	\$1,222,801.72	\$1,445,832.52

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Income Statement - Operating
Regency House Condominium Assoc
7/1/2025 - 7/31/2025

Date: 8/13/2025
Time: 9:22 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	\$1,830,300.00	\$1,830,225.00	\$75.00	\$1,830,225.00
TOTAL INCOME ASSESSMENTS OPERATING-40	\$152,525.00	\$152,518.75	\$6.25	\$1,830,300.00	\$1,830,225.00	\$75.00	\$1,830,225.00
OTHER INCOME - OPERATING-41							
4100-00 Late Fees	150.00	16.63	133.37	400.00	200.00	200.00	200.00
4109-00 Pet Fees	-	458.37	(458.37)	4,800.00	5,500.00	(700.00)	5,500.00
4110-00 Repair and Maintenance Chargeback	1,000.00	83.37	916.63	1,037.50	1,000.00	37.50	1,000.00
4120-00 Application Fees	(300.00)	83.37	(383.37)	(300.00)	1,000.00	(1,300.00)	1,000.00
4126-00 Processing Fees	900.00	-	900.00	2,330.00	-	2,330.00	-
4135-00 Parking Lot Rent	3,230.00	3,000.00	230.00	37,827.00	36,000.00	1,827.00	36,000.00
4136-00 Garage Rent	17,600.00	16,250.00	1,350.00	203,585.00	195,000.00	8,585.00	195,000.00
4137-00 Motorcyle Parking	210.00	150.00	60.00	2,065.00	1,800.00	265.00	1,800.00
4138-00 Bike Parking	-	350.00	(350.00)	4,800.00	4,200.00	600.00	4,200.00
4139-00 Guest Parking Charge	1,150.00	291.63	858.37	4,060.00	3,500.00	560.00	3,500.00
4145-00 Electric Usage	100.00	41.63	58.37	805.00	500.00	305.00	500.00
4151-00 Laundry Income	1,034.36	583.37	450.99	10,381.27	7,000.00	3,381.27	7,000.00
4152-00 Club Room Rental	-	208.37	(208.37)	2,525.00	2,500.00	25.00	2,500.00
4160-00 Staff Services to Owners-Labor	1,160.18	750.00	410.18	7,349.58	9,000.00	(1,650.42)	9,000.00
4165-00 Staff Services to Owners-Materials	-	100.00	(100.00)	2,343.82	1,200.00	1,143.82	1,200.00
4170-00 Vending Income	-	33.37	(33.37)	1,431.04	400.00	1,031.04	400.00
4199-00 Miscellaneous Income	580.00	83.37	496.63	4,390.00	1,000.00	3,390.00	1,000.00
TOTAL OTHER INCOME - OPERATING-41	\$26,814.54	\$22,483.48	\$4,331.06	\$289,830.21	\$269,800.00	\$20,030.21	\$269,800.00
TOTAL OPERATING INCOME	\$179,339.54	\$175,002.23	\$4,337.31	\$2,120,130.21	\$2,100,025.00	\$20,105.21	\$2,100,025.00
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7201-00 Office Phone & Internet	1,065.64	416.63	(649.01)	9,069.57	5,000.00	(4,069.57)	5,000.00
7202-00 Water & Sewer	12,936.58	5,833.37	(7,103.21)	59,872.22	70,000.00	10,127.78	70,000.00
7203-00 Steam	5,734.66	12,500.00	6,765.34	138,774.36	150,000.00	11,225.64	150,000.00
7205-00 Clubroom TV, Cable Subscriptions	-	833.37	833.37	4,203.81	10,000.00	5,796.19	10,000.00
7207-00 Electric	30,369.06	9,750.00	(20,619.06)	138,576.47	117,000.00	(21,576.47)	117,000.00
7210-00 401K Expense	1,169.96	875.00	(294.96)	10,838.78	10,500.00	(338.78)	10,500.00
7215-00 Employee Benefits	287.50	250.00	(37.50)	5,182.08	3,000.00	(2,182.08)	3,000.00
7220-00 Uniforms	56.58	100.00	43.42	1,659.89	1,200.00	(459.89)	1,200.00
7225-00 Health & Dental Insurance	3,890.84	6,250.00	2,359.16	45,431.00	75,000.00	29,569.00	75,000.00
7230-00 Unemployment Taxes	225.84	375.00	149.16	4,592.91	4,500.00	(92.91)	4,500.00
7235-00 Payroll Taxes	6,250.19	3,666.63	(2,583.56)	48,036.76	44,000.00	(4,036.76)	44,000.00
7240-00 Employee Wages	80,537.28	49,166.63	(31,370.65)	639,019.15	590,000.00	(49,019.15)	590,000.00
7245-00 Employee Bonus Wages	-	625.00	625.00	3,340.08	7,500.00	4,159.92	7,500.00
7250-00 Office Contractors	550.00	83.37	(466.63)	20,425.00	1,000.00	(19,425.00)	1,000.00
7252-00 Owners Rep Exp	-	83.37	83.37	1,094.43	1,000.00	(94.43)	1,000.00
7255-00 Sec Deposit Refund	-	8.37	8.37	50.00	100.00	50.00	100.00
7260-00 Engineering Fees	-	-	-	11,475.00	-	(11,475.00)	-
7265-00 Employee Food & Beverage Perk	295.69	-	(295.69)	1,796.74	-	(1,796.74)	-
TOTAL OPERATING EXPENSES-72	\$143,369.82	\$90,816.74	(\$52,553.08)	\$1,143,438.25	\$1,089,800.00	(\$53,638.25)	\$1,089,800.00

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Income Statement - Operating
Regency House Condominium Assoc
7/1/2025 - 7/31/2025

Date: 8/13/2025
Time: 9:22 am
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7500-00 Administrative Expenses	\$100.00	\$83.37	(\$16.63)	\$789.77	\$1,000.00	\$210.23	\$1,000.00
7505-00 Bank Charges	47.00	50.00	3.00	376.50	600.00	223.50	600.00
7510-00 Computer/Internet Services	68.34	416.63	348.29	2,745.60	5,000.00	2,254.40	5,000.00
7515-00 Professional Dues/Consult	-	250.00	250.00	320.00	3,000.00	2,680.00	3,000.00
7520-00 Membership Functions	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
7525-00 Fees, Permits & Inspections	-	125.00	125.00	355.60	1,500.00	1,144.40	1,500.00
7530-00 Postage & Mailing Supplies	-	416.63	416.63	4,065.03	5,000.00	934.97	5,000.00
7535-00 LuxerOne	-	-	-	11.00	-	(11.00)	-
7540-00 Office Supplies	91.92	208.37	116.45	1,322.73	2,500.00	1,177.27	2,500.00
7545-00 Legal	-	541.63	541.63	-	6,500.00	6,500.00	6,500.00
7550-00 Employment Related Expense	405.83	291.63	(114.20)	4,325.18	3,500.00	(825.18)	3,500.00
7560-00 Accounting	1,943.71	3,333.37	1,389.66	22,681.65	40,000.00	17,318.35	40,000.00
7565-00 Photocopier Maintenance/Usage	283.71	166.63	(117.08)	2,020.55	2,000.00	(20.55)	2,000.00
7573-00 Late Fee Expense	-	20.87	20.87	194.46	250.00	55.54	250.00
7575-00 Sales & use Tax	2,025.19	1,250.00	(775.19)	19,706.09	15,000.00	(4,706.09)	15,000.00
7580-00 IT Repair and Maintenance	444.78	-	(444.78)	4,504.80	-	(4,504.80)	-
7595-00 Social Programming and Entertainment	310.28	625.00	314.72	7,327.60	7,500.00	172.40	7,500.00
TOTAL ADMINISTRATIVE EXPENSES-75	\$5,720.76	\$7,862.50	\$2,141.74	\$70,746.56	\$94,350.00	\$23,603.44	\$94,350.00
INSURANCE-76							
7600-00 Insurance	41,284.50	13,333.37	(27,951.13)	156,002.83	160,000.00	3,997.17	160,000.00
TOTAL INSURANCE-76	\$41,284.50	\$13,333.37	(\$27,951.13)	\$156,002.83	\$160,000.00	\$3,997.17	\$160,000.00
MAINTENANCE EXPENSES-78							
7805-00 Security Equipment	-	416.63	416.63	9,643.67	5,000.00	(4,643.67)	5,000.00
7810-00 Snow Removal	-	208.37	208.37	1,590.13	2,500.00	909.87	2,500.00
7815-00 Refuse Removal	937.28	1,125.00	187.72	12,251.44	13,500.00	1,248.56	13,500.00
7820-00 Pool	1,173.02	833.37	(339.65)	7,131.70	10,000.00	2,868.30	10,000.00
Repair/Maintenance/Inspection							
7825-00 Flowers/Contribution	-	166.63	166.63	98.01	2,000.00	1,901.99	2,000.00
7827-00 Interior Plantscape	470.44	-	(470.44)	1,760.18	-	(1,760.18)	-
7830-00 Landscape Service/Gas	1,640.75	2,916.63	1,275.88	29,183.66	35,000.00	5,816.34	35,000.00
7835-00 Window Cleaning	-	1,000.00	1,000.00	12,084.00	12,000.00	(84.00)	12,000.00
7840-00 Plumbing	79.72	1,333.37	1,253.65	15,672.72	16,000.00	327.28	16,000.00
7842-00 Paint Supplies	-	62.50	62.50	635.09	750.00	114.91	750.00
7844-00 Bulbs and Batteries	59.94	125.00	65.06	2,333.59	1,500.00	(833.59)	1,500.00
7847-00 Fitness Room Equipment and Repairs	-	-	-	1,084.01	-	(1,084.01)	-
7848-00 Maintain & Repair Bldg Vehicles and Equip	-	833.37	833.37	577.06	10,000.00	9,422.94	10,000.00
7850-00 Hardware for Resale to Owners	307.13	250.00	(57.13)	4,482.19	3,000.00	(1,482.19)	3,000.00
7852-00 General/Misc Building Hardware & Supplies	310.80	208.37	(102.43)	1,209.77	2,500.00	1,290.23	2,500.00
7854-00 Garage Claims & Damages	-	416.63	416.63	3,382.41	5,000.00	1,617.59	5,000.00
7856-00 Garage Repair & Maintenance	1,888.86	625.00	(1,263.86)	4,506.61	7,500.00	2,993.39	7,500.00
7860-00 Furniture & Assessories	-	416.63	416.63	1,294.63	5,000.00	3,705.37	5,000.00
7862-00 Filter Replacement	-	416.63	416.63	5,164.83	5,000.00	(164.83)	5,000.00
7863-00 Repl Emg Equip: Sm Detec, Exit Lights, etc	-	208.37	208.37	-	2,500.00	2,500.00	2,500.00
7864-00 Fire Monitor, Repair, Inspection	-	416.63	416.63	9,899.40	5,000.00	(4,899.40)	5,000.00
7866-00 Exterminating	194.03	125.00	(69.03)	720.59	1,500.00	779.41	1,500.00

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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7868-00 Electrical Repair/Maintenance/Supplies	\$320.58	\$166.63	(\$153.95)	\$6,704.61	\$2,000.00	(\$4,704.61)	\$2,000.00
7870-00 Housekeeping Suplies/Carpet Cleaning	895.80	500.00	(395.80)	9,294.87	6,000.00	(3,294.87)	6,000.00
7872-00 Preventative Maintenance Contract	-	1,333.37	1,333.37	26,743.94	16,000.00	(10,743.94)	16,000.00
7876-00 Exterior Building Roof/Grounds Repair	42.19	208.37	166.18	7,815.27	2,500.00	(5,315.27)	2,500.00
7880-00 Elevator Maint & Interior	7,260.03	2,083.37	(5,176.66)	37,556.17	25,000.00	(12,556.17)	25,000.00
7884-00 HVAC	9,023.09	2,916.63	(6,106.46)	56,648.29	35,000.00	(21,648.29)	35,000.00
7886-00 Doors & Windows	-	416.63	416.63	6,630.68	5,000.00	(1,630.68)	5,000.00
7890-00 Cleaning/Janitorial	3,797.46	2,166.63	(1,630.83)	28,782.95	26,000.00	(2,782.95)	26,000.00
7895-00 Repairs & Maint	509.63	125.00	(384.63)	1,357.42	1,500.00	142.58	1,500.00
TOTAL MAINTENANCE EXPENSES-78	\$28,910.75	\$22,020.76	(\$6,889.99)	\$306,239.89	\$264,250.00	(\$41,989.89)	\$264,250.00
RESERVE TRANSFER							
9000-00 Reserve Contribution	33,333.37	33,333.37	-	400,000.00	400,000.00	-	400,000.00
TOTAL RESERVE TRANSFER	\$33,333.37	\$33,333.37	\$-	\$400,000.00	\$400,000.00	\$0.00	\$400,000.00
TOTAL OPERATING EXPENSE	\$252,619.20	\$167,366.74	(\$85,252.46)	\$2,076,427.53	\$2,008,400.00	(\$68,027.53)	\$2,008,400.00
Net Income:	(\$73,279.66)	\$7,635.49	(\$80,915.15)	\$43,702.68	\$91,625.00	(\$47,922.32)	\$91,625.00

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7/1/2025 - 7/31/2025

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(MODIFIED ACCRUAL BASIS)

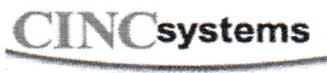
Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
INCOME ASSESSMENT - RESERVE-45							
4510-00 Reserve Assessments	\$33,333.37	\$33,333.37	\$-	\$400,000.00	\$400,000.00	\$-	\$400,000.00
4513-00 Special Assessments - 5yr/10yr	159.54	1,761.92	(1,602.38)	2,210.09	21,143.04	(18,932.95)	21,143.04
4515-00 Insurance Claim Proceeds	-	-	-	1,000.00	-	1,000.00	-
TOTAL INCOME ASSESSMENT - RESERVE	\$33,492.91	\$35,095.29	(\$1,602.38)	\$403,210.09	\$421,143.04	(\$17,932.95)	\$421,143.04
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	2,470.32	91.00	2,379.32	21,313.66	1,092.00	20,221.66	1,092.00
TOTAL OTHER INCOME - RESERVE-46	\$2,470.32	\$91.00	\$2,379.32	\$21,313.66	\$1,092.00	\$20,221.66	\$1,092.00
TOTAL RESERVE INCOME	\$35,963.23	\$35,186.29	\$776.94	\$424,523.75	\$422,235.04	\$2,288.71	\$422,235.04
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9100-00 Insurance Claim Expense	-	833.37	833.37	-	10,000.00	10,000.00	10,000.00
9101-00 Reserve Exp Misc	-	4,166.63	4,166.63	-	50,000.00	50,000.00	50,000.00
9105-00 Depreciation Expense	1,712.38	1,250.00	(462.38)	20,548.56	15,000.00	(5,548.56)	15,000.00
9109-00 Engineering Capital Expense	-	2,083.37	2,083.37	-	25,000.00	25,000.00	25,000.00
9110-00 Improvement Loan Interest #1	18.48	-	(18.48)	474.79	-	(474.79)	-
9111-00 Improvement Loan Interest #2	137.41	-	(137.41)	1,772.85	-	(1,772.85)	-
9130-00 Security Spec Assmnt Exp	-	2,083.37	2,083.37	-	25,000.00	25,000.00	25,000.00
9135-00 Reserve Bank Fees	-	20.87	20.87	-	250.00	250.00	250.00
9136-00 New Website & Branding	-	208.37	208.37	2,101.05	2,500.00	398.95	2,500.00
9140-00 Landscaping/Outdoor Capital	-	833.37	833.37	2,700.00	10,000.00	7,300.00	10,000.00
9146-00 Reserve-Fence	-	2,083.37	2,083.37	-	25,000.00	25,000.00	25,000.00
9147-00 Install Drains in Receiving Area	-	833.37	833.37	-	10,000.00	10,000.00	10,000.00
9148-00 Gate - Capital Expense	-	-	-	21,780.14	-	(21,780.14)	-
9150-00 New Air Handler For Floors	-	1,666.63	1,666.63	-	20,000.00	20,000.00	20,000.00
9151-00 Balcony Railing/Surface Repairs	-	8,333.37	8,333.37	-	100,000.00	100,000.00	100,000.00
9152-00 Furniture Exits to lobby & Clubroom	-	833.37	833.37	-	10,000.00	10,000.00	10,000.00
9153-00 Balcony Door Replacement	-	4,583.37	4,583.37	86,271.18	55,000.00	(31,271.18)	55,000.00
9154-00 New Building Control System	-	2,500.00	2,500.00	-	30,000.00	30,000.00	30,000.00
9160-00 Common Area Floor/Wall/Lighting Improvements	-	-	-	1,518.35	-	(1,518.35)	-
9162-00 Facade Repair- North Elevation	-	20,833.37	20,833.37	351,742.50	250,000.00	(101,742.50)	250,000.00
9165-00 Reserve - Exterior Roof/Grounds	-	625.00	625.00	-	7,500.00	7,500.00	7,500.00
9169-00 LG Plumbing/Mechanical Repair & Replacement	3,452.80	-	(3,452.80)	72,716.01	-	(72,716.01)	-
9175-00 Reserve- Garage	-	8,333.37	8,333.37	-	100,000.00	100,000.00	100,000.00
9176-00 Replace Garage Sprinkler Heads	-	1,666.63	1,666.63	-	20,000.00	20,000.00	20,000.00
9178-00 Locker Room Installation	-	3,333.37	3,333.37	35,500.00	40,000.00	4,500.00	40,000.00
9180-00 Laundry Room Improvements	-	-	-	3,024.90	-	(3,024.90)	-
9185-00 New Front Doors	-	833.37	833.37	10,500.20	10,000.00	(500.20)	10,000.00
9186-00 Fitness Room Upgrades	-	625.00	625.00	3,341.66	7,500.00	4,158.34	7,500.00
9188-00 Pool Replaster	-	4,166.63	4,166.63	-	50,000.00	50,000.00	50,000.00
9189-00 Building Trash Compactor Capital Expense	-	-	-	37,064.31	-	(37,064.31)	-
9191-00 New Replacement Equipment/Vehicles	-	-	-	5,103.67	-	(5,103.67)	-

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



Income Statement - Reserve
Regency House Condominium Assoc
7/1/2025 - 7/31/2025

Date: 8/13/2025
Time: 9:22 am
Page: 5

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
TOTAL RESERVE EXPENSES-91	\$5,321.07	\$72,729.57	\$67,408.50	\$656,160.17	\$872,750.00	\$216,589.83	\$872,750.00
TOTAL RESERVE EXPENSE	\$5,321.07	\$72,729.57	\$67,408.50	\$656,160.17	\$872,750.00	\$216,589.83	\$872,750.00
Net Reserve:	\$30,642.16	(\$37,543.28)	\$68,185.44	(\$231,636.42)	(\$450,514.96)	\$218,878.54	(\$450,514.96)

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FUTURE MAJOR REPAIRS AND REPLACEMENTS

Bank Account Summary
Property: Regency House Condominium
Activity from 08/01/24-7/31/25 (Modified Accrual Basis)

GL Account	Beginning Balance	Transfer In	Transfer Out	Ending Balance	YTD Withdrawals
1050 Petty Cash	\$ 300			\$ 300	\$ -
1000 Barrington Bank Oper	\$ 178,756	\$ 193,700	\$ 235,197	\$ 137,259	\$ 2,301,307
1100 Town Bank Kilborn MM-Reserve	\$ -	\$ -		\$ -	\$ 451,183
1102 Barrington Bank Maxsafe MM- Reserve	\$ 240,003	\$ 598	\$ 3,453	\$ 237,148	\$ 187,366
1106 Barrington Maxsafe 4283 - Reserve	\$ 732,542	\$ 26,872	\$ -	\$ 759,414	\$ 384,010
1107 Town Bank - Escrow (Renovations)	\$ 24,206	\$ 1,437	\$ 1,889	\$ 23,754	\$ 22,673
	\$ 1,175,806	\$ 222,608	\$ 240,539	\$ 1,157,874	\$ 3,346,540