



Financial Report Package

June 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: 06/30/2023

Date: 7/11/2023

Time: 3:15 pm

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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
Barrington Bank - Oper acct #7801	\$379,373.14	\$0.00	\$379,373.14
Petty Cash	\$300.00	\$0.00	\$300.00
Total: CASH - OPERATING	\$379,673.14	\$0.00	\$379,673.14
CASH - RESERVES			
Town Bank Kilborn MM-Rsv #8298	\$0.00	\$551,327.66	\$551,327.66
Barrington Bk MM Rsv #4465	\$0.00	\$397,286.98	\$397,286.98
Barrington Bank Maxsafe #4283	\$0.00	\$13,186.16	\$13,186.16
Town Bank -Escrow Reno #4526	\$0.00	\$33,147.88	\$33,147.88
Total: CASH - RESERVES	\$0.00	\$994,948.68	\$994,948.68
ACCOUNTS REC - OPERATING			
Homeowner Receivable	\$7,446.77	\$0.00	\$7,446.77
Other Receivable - Operating	\$512.38	\$0.00	\$512.38
Due from Replacement Fund	\$24,836.57	\$0.00	\$24,836.57
Total: ACCOUNTS REC - OPERATING	\$32,795.72	\$0.00	\$32,795.72
ACCOUNTS REC - RESERVES			
Special Assessment Receivable - Reserve	\$0.00	\$85,432.33	\$85,432.33
Total: ACCOUNTS REC - RESERVES	\$0.00	\$85,432.33	\$85,432.33
OTHER ASSETS - OPERATING			
Prepaid Expenses - Operating	\$1,932.57	\$0.00	\$1,932.57
Total: OTHER ASSETS - OPERATING	\$1,932.57	\$0.00	\$1,932.57
FIXED ASSETS - RESERVE			
Garage Improvements	\$0.00	\$11,175.63	\$11,175.63
Accum Deprec Garage Improvements	\$0.00	(\$429.37)	(\$429.37)
Office Furniture & Fixtures	\$0.00	\$2,928.90	\$2,928.90
Accum Depr-Office Furniture	\$0.00	(\$537.13)	(\$537.13)
Equipment	\$0.00	\$101,629.00	\$101,629.00
Accum Deprec-Equipment	\$0.00	(\$77,066.25)	(\$77,066.25)
Mail Room Improvements	\$0.00	\$1,015.00	\$1,015.00
Accum Deprec- Mail Room Improvements	\$0.00	(\$893.88)	(\$893.88)
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	(\$428.37)	(\$428.37)
Total: FIXED ASSETS - RESERVE	\$0.00	\$40,052.14	\$40,052.14
Total: Assets	\$414,401.43	\$1,120,433.15	\$1,534,834.58
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	\$28,575.68	\$0.00	\$28,575.68
Accounts Payable - Operating	\$64,283.47	\$0.00	\$64,283.47
Unemployment Tax Payable	\$893.47	\$0.00	\$893.47
401K Payable	\$236.74	\$0.00	\$236.74
Accrued Vacation	\$15,164.00	\$0.00	\$15,164.00
Deposits - Operating	\$28,324.60	\$0.00	\$28,324.60
Total: CURRENT LIABILITIES - OPERATING	\$137,477.96	\$0.00	\$137,477.96
CURRENT LIABILITIES - RESERVE			
Due to Operating Fund	\$0.00	\$24,836.57	\$24,836.57
Improvement Loan #1	\$0.00	\$34,382.31	\$34,382.31
Improvement Loan #2	\$0.00	\$56,050.58	\$56,050.58

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Balance Sheet

Regency House Condominium Assoc

End Date: 06/30/2023

Date: 7/11/2023

Time: 3:15 pm

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(MODIFIED ACCRUAL BASIS)

	Operating \$0.00	Reserve \$115,269.46	Total \$115,269.46
Total: CURRENT LIABILITIES - RESERVE			
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	\$217,891.87	\$217,891.87
Total: FUND BALANCE - RESERVE	\$0.00	\$1,336,082.39	\$1,336,082.39
Net Income Gain/Loss	\$0.00	(\$330,918.70)	(\$330,918.70)
Net Income Gain/Loss	\$164,183.54	\$0.00	\$164,183.54
Total: Liabilities & Equity	\$414,401.43	\$1,120,433.15	\$1,534,834.58

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Income Statement - Operating
Regency House Condominium Assoc
06/30/2023

Date: 7/11/2023
Time: 3:15 pm
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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	\$152,500.00	\$25.00	\$1,677,775.00	\$1,677,500.00	\$275.00	\$1,830,000.00
TOTAL INCOME ASSESSMENTS OPERATING-40	\$152,525.00	\$152,500.00	\$25.00	\$1,677,775.00	\$1,677,500.00	\$275.00	\$1,830,000.00
OTHER INCOME - OPERATING-41							
4100-00 Late Fees	25.00	-	25.00	25.00	-	25.00	-
4109-00 Pet Fees	-	275.00	(275.00)	2,625.00	3,025.00	(400.00)	3,300.00
4110-00 Repair and Maintenance Chargeb	-	-	-	3,115.37	-	3,115.37	-
4120-00 Application Fees	-	16.67	(16.67)	300.00	183.37	116.63	200.00
4126-00 Processing Fees	450.00	83.33	366.67	1,160.00	916.63	243.37	1,000.00
4135-00 Parking Lot Rent	2,960.00	2,833.33	126.67	32,320.00	31,166.63	1,153.37	34,000.00
4136-00 Garage Rent	15,922.50	15,000.00	922.50	175,865.92	165,000.00	10,865.92	180,000.00
4137-00 Motorcyle Parking	32.00	291.67	(259.67)	2,208.00	3,208.37	(1,000.37)	3,500.00
4138-00 Bike Parking	378.00	416.67	(38.67)	4,158.00	4,583.37	(425.37)	5,000.00
4139-00 Guest Parking Charge	205.00	458.33	(253.33)	2,210.00	5,041.63	(2,831.63)	5,500.00
4145-00 Electric Usage	75.00	-	75.00	175.00	-	175.00	-
4150-00 Interest Income - Bank - Operating	-	33.33	(33.33)	1,303.49	366.63	936.86	400.00
4151-00 Laundry Income	683.44	462.50	220.94	6,702.44	5,087.50	1,614.94	5,550.00
4152-00 Club Room Rental	75.00	50.00	25.00	675.00	550.00	125.00	600.00
4160-00 Staff Services to Owners-Labor	552.88	833.33	(280.45)	21,365.03	9,166.63	12,198.40	10,000.00
4165-00 Staff Services to Owners-Materia	102.55	291.67	(189.12)	2,293.73	3,208.37	(914.64)	3,500.00
4170-00 Vending Income	-	41.67	(41.67)	842.34	458.37	383.97	500.00
4199-00 Miscellaneous Income	215.00	-	215.00	675.43	-	675.43	-
TOTAL OTHER INCOME - OPERATING-41	\$21,676.37	\$21,087.50	\$588.87	\$258,019.75	\$231,962.50	\$26,057.25	\$253,050.00
TOTAL OPERATING INCOME	\$174,201.37	\$173,587.50	\$613.87	\$1,935,794.75	\$1,909,462.50	\$26,332.25	\$2,083,050.00
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7201-00 Telephone	-	661.67	661.67	5,398.39	7,278.37	1,879.98	7,940.00
7202-00 Water & Sewer	7,773.49	5,271.92	(2,501.57)	59,484.91	57,991.12	(1,493.79)	63,263.00
7203-00 Steam	-	11,914.58	11,914.58	139,575.40	131,060.38	(8,515.02)	142,975.00
7207-00 Electric	-	9,816.67	9,816.67	114,300.13	107,983.37	(6,316.76)	117,800.00
7210-00 401K Expense	542.63	833.33	290.70	6,156.21	9,166.63	3,010.42	10,000.00
7215-00 Employee Benefits	-	511.25	511.25	1,347.66	5,623.75	4,276.09	6,135.00
7220-00 Uniforms	-	210.00	210.00	1,602.59	2,310.00	707.41	2,520.00
7225-00 Health & Dental Insurance	4,071.15	6,289.58	2,218.43	42,267.76	69,185.38	26,917.62	75,475.00
7230-00 Unemployment Taxes	153.62	166.67	13.05	3,616.76	1,833.37	(1,783.39)	2,000.00
7235-00 Payroll Taxes	3,541.95	3,328.08	(213.87)	38,072.82	36,608.88	(1,463.94)	39,937.00
7240-00 Employee Wages	46,497.12	42,989.58	(3,507.54)	508,873.83	472,885.38	(35,988.45)	515,875.00
7245-00 Employee Bonus Wages	300.00	833.33	533.33	7,900.00	9,166.63	1,266.63	10,000.00
7250-00 Office Contractors	-	-	-	10,164.41	-	(10,164.41)	-
7260-00 Engineering Fees	-	-	-	5,400.00	-	(5,400.00)	-
TOTAL OPERATING EXPENSES-72	\$62,879.96	\$82,826.66	\$19,946.70	\$944,160.87	\$911,093.26	(\$33,067.61)	\$993,920.00
ADMINISTRATIVE EXPENSES-75							
7500-00 Administrative Expenses	409.15	-	(409.15)	837.15	-	(837.15)	-
7501-00 Automobile, Travel	-	16.67	16.67	112.30	183.37	71.07	200.00
7505-00 Bank Charges	-	166.67	166.67	1,368.42	1,833.37	464.95	2,000.00
7510-00 Computer/Internet Services	1,969.35	1,166.67	(802.68)	22,141.45	12,833.37	(9,308.08)	14,000.00
7515-00 Professional Dues/Consult	-	-	-	12,945.54	-	(12,945.54)	-

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Income Statement - Operating
Regency House Condominium Assoc
06/30/2023

Date: 7/11/2023
Time: 3:15 pm
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7520-00 Membership Functions	\$-	\$416.67	\$416.67	\$566.92	\$4,583.37	\$4,016.45	\$5,000.00
7525-00 Fees, Permits & Inspections	-	216.67	216.67	2,337.83	2,383.37	45.54	2,600.00
7530-00 Postage & Mailing Supplies	-	33.33	33.33	127.94	366.63	238.69	400.00
7540-00 Office Supplies	118.74	416.67	297.93	4,700.57	4,583.37	(117.20)	5,000.00
7545-00 Legal	444.00	833.33	389.33	5,849.05	9,166.63	3,317.58	10,000.00
7550-00 Employment Related Expense	815.38	500.00	(315.38)	4,202.04	5,500.00	1,297.96	6,000.00
7555-00 Paper, Printing Etc.	-	83.33	83.33	(89.82)	916.63	1,006.45	1,000.00
7560-00 Accounting	1,756.12	2,500.00	743.88	24,481.92	27,500.00	3,018.08	30,000.00
7565-00 Photocopier Maintenance/Usage	89.04	300.00	210.96	1,170.03	3,300.00	2,129.97	3,600.00
7573-00 Late Fee Expense	40.75	-	(40.75)	40.75	-	(40.75)	-
7575-00 Sales & use Tax	1,041.58	900.00	(141.58)	17,568.96	9,900.00	(7,668.96)	10,800.00
7580-00 Office Copier	-	33.33	33.33	950.39	366.63	(583.76)	400.00
7590-00 Taxes	-	-	-	10.00	-	(10.00)	-
7595-00 Travel & Entertainment	-	-	-	1,473.87	-	(1,473.87)	-
TOTAL ADMINISTRATIVE EXPENSES-75	\$6,684.11	\$7,583.34	\$899.23	\$100,795.31	\$83,416.74	(\$17,378.57)	\$91,000.00
INSURANCE-76							
7600-00 Insurance	36,806.92	12,760.42	(24,046.50)	181,810.91	140,364.62	(41,446.29)	153,125.00
TOTAL INSURANCE-76	\$36,806.92	\$12,760.42	(\$24,046.50)	\$181,810.91	\$140,364.62	(\$41,446.29)	\$153,125.00
MAINTENANCE EXPENSES-78							
7805-00 Security Equipment	379.80	-	(379.80)	12,083.06	-	(12,083.06)	-
7810-00 Snow Removal	-	-	-	2,561.50	5,500.00	2,938.50	5,500.00
7815-00 Refuse Removal	1,032.46	979.17	(53.29)	12,118.96	10,770.87	(1,348.09)	11,750.00
7820-00 Pool Repair/Maintenance/Inspectio	2,177.07	516.67	(1,660.40)	11,553.67	5,683.37	(5,870.30)	6,200.00
7825-00 Flowers/Contribution	305.35	133.33	(172.02)	434.26	1,466.63	1,032.37	1,600.00
7830-00 Landscape Service/Gas	12,735.67	4,650.00	(8,085.67)	34,032.35	32,550.00	(1,482.35)	37,225.00
7835-00 Window Cleaning	5,345.00	672.92	(4,672.08)	11,338.03	7,402.12	(3,935.91)	8,075.00
7840-00 Plumbing	2,192.53	250.00	(1,942.53)	10,523.61	2,750.00	(7,773.61)	3,000.00
7842-00 Paint Supplies	15.74	8.33	(7.41)	135.95	91.63	(44.32)	100.00
7844-00 Light Bulbs	-	333.33	333.33	172.59	3,666.63	3,494.04	4,000.00
7846-00 HVAC Repairs & Supplies	117.23	2,450.00	2,332.77	8,407.54	26,950.00	18,542.46	29,400.00
7848-00 Maint & Repair Equipment	33.14	416.67	383.53	20,788.98	4,583.37	(16,205.61)	5,000.00
7850-00 Hardware for Resale to Owners	597.35	216.67	(380.68)	1,940.90	2,383.37	442.47	2,600.00
7852-00 Hardware and Supplies	78.47	708.33	629.86	2,663.63	7,791.63	5,128.00	8,500.00
7854-00 Garage Claims & Damages	-	500.00	500.00	2,676.83	5,500.00	2,823.17	6,000.00
7856-00 Garage Repair & Maintenance	40.92	391.67	350.75	671.81	4,308.37	3,636.56	4,700.00
7860-00 Furniture & Assessories	-	-	-	390.40	-	(390.40)	-
7862-00 Filter Replacement	-	666.67	666.67	3,921.70	7,333.37	3,411.67	8,000.00
7864-00 Fire Monitor, Repair, Inspection	20.90	416.67	395.77	8,555.25	4,583.37	(3,971.88)	5,000.00
7866-00 Exterminating	11.94	58.33	46.39	2,054.13	641.63	(1,412.50)	700.00
7868-00 Electrical Repair/Maintenance/Sup	34.93	125.00	90.07	4,533.18	1,375.00	(3,158.18)	1,500.00
7870-00 Housekeeping Suplies/Carpet Cle	249.85	625.00	375.15	4,373.11	6,875.00	2,501.89	7,500.00
7872-00 Preventative Maintenance Contra	-	1,291.67	1,291.67	8,212.14	14,208.37	5,996.23	15,500.00
7876-00 Exterior Building Roof/Grounds Re	170.90	206.25	35.35	7,129.97	2,268.75	(4,861.22)	2,475.00
7880-00 Elevator Maint & Interior	-	2,166.67	2,166.67	27,121.20	23,833.37	(3,287.83)	26,000.00
7884-00 HVAC	6,001.00	-	(6,001.00)	11,785.35	-	(11,785.35)	-
7886-00 Doors & Windows	9.63	-	(9.63)	15,210.49	-	(15,210.49)	-
7890-00 Cleaning/Janitorial	2,347.57	2,075.50	(272.07)	24,535.64	22,830.50	(1,705.14)	24,906.00
7895-00 Repairs & Maint	-	-	-	7,845.89	-	(7,845.89)	-

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Income Statement - Operating
 Regency House Condominium Assoc
 06/30/2023

Date: 7/11/2023
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
TOTAL MAINTENANCE EXPENSES-78	\$33,897.45	\$19,858.85	(\$14,038.60)	\$257,772.12	\$205,347.35	(\$52,424.77)	\$225,231.00
RESERVE TRANSFER							
9000-00 Reserve Contribution	\$-	\$-	\$-	\$287,072.00	\$-	(\$287,072.00)	\$-
TOTAL RESERVE TRANSFER	\$-	\$-	\$-	\$287,072.00	\$-	(\$287,072.00)	\$-
TOTAL OPERATING EXPENSE	\$140,268.44	\$123,029.27	(\$17,239.17)	\$1,771,611.21	\$1,340,221.97	(\$431,389.24)	\$1,463,276.00
Net Income:	\$33,932.93	\$50,558.23	(\$16,625.30)	\$164,183.54	\$569,240.53	(\$405,056.99)	\$619,774.00

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Date: 7/11/2023
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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	\$-	\$-	\$-	\$287,072.00	\$-	\$287,072.00	\$-
4513-00 Special Assessments - 5yr/10yr	282.50	291.67	(9.17)	3,309.08	3,208.37	100.71	3,500.00
4514-00 Special Assessments - 2	3,550.16	-	3,550.16	205,546.73	-	205,546.73	-
TOTAL INCOME ASSESSMENT - RESERVE	\$3,832.66	\$291.67	\$3,540.99	\$495,927.81	\$3,208.37	\$492,719.44	\$3,500.00
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	1,414.54	-	1,414.54	9,009.65	-	9,009.65	-
TOTAL OTHER INCOME - RESERVE-46	\$1,414.54	\$-	\$1,414.54	\$9,009.65	\$-	\$9,009.65	\$-
TOTAL RESERVE INCOME	\$5,247.20	\$291.67	\$4,955.53	\$504,937.46	\$3,208.37	\$501,729.09	\$3,500.00
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9100-00 Insurance Claim Expense	-	-	-	22,635.17	-	(22,635.17)	-
9105-00 Depreciation Expense	547.68	-	(547.68)	6,024.48	-	(6,024.48)	-
9110-00 Improvement Loan Interest #1	113.25	-	(113.25)	1,417.79	-	(1,417.79)	-
9111-00 Improvement Loan Interest #2	180.02	-	(180.02)	2,023.94	-	(2,023.94)	-
9120-00 Construction Expense	49,257.44	-	(49,257.44)	667,198.97	-	(667,198.97)	-
9130-00 Security Spec Assmnt Exp	7,680.00	-	(7,680.00)	33,601.00	-	(33,601.00)	-
9135-00 Reserve Bank Fees	50.00	-	(50.00)	329.81	-	(329.81)	-
9146-00 Reserve-Fence	-	-	-	13,905.00	-	(13,905.00)	-
9162-00 Facade Repair- North Elevation	-	-	-	85,730.00	-	(85,730.00)	-
9175-00 Reserve- Garage	-	-	-	2,990.00	-	(2,990.00)	-
TOTAL RESERVE EXPENSES-91	\$57,828.39	\$-	(\$57,828.39)	\$835,856.16	\$-	(\$835,856.16)	\$-
TOTAL RESERVE EXPENSE	\$57,828.39	\$-	(\$57,828.39)	\$835,856.16	\$-	(\$835,856.16)	\$-
Net Reserve:	(\$52,581.19)	\$291.67	(\$52,872.86)	(\$330,918.70)	\$3,208.37	(\$334,127.07)	\$3,500.00

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

Bank Account Summary
Property: Regency House Condominium
Activity from 08/01/22-6/30/23 (Modified Accrual Basis)

GL Account	Beginning Balance	Transfer In	Transfer Out	Ending Balance	YTD Withdrawals
1050 Petty Cash	\$ 300			\$ 300	\$ -
1007 First Midwest Bank	\$ 0	\$ -	\$ -	\$ 0	\$ 982,271
1000 Barrington Bank Oper	\$ 305,549	\$ 174,417	\$ 100,593	\$ 379,373	\$ 956,673
1100 Town Bank Kilborn MM-Reserve	\$ 580,602	\$ 93	\$ 29,368	\$ 551,328	\$ 316,598
1102 Barrington Bank Maxsafe MM- Reserve	\$ 396,008	\$ 1,279	\$ -	\$ 397,287	\$ 19,984
1103 First Midwest Bank - Reserve	\$ -	\$ -	\$ -	\$ -	\$ 584,768
1104 First Midwest Bank - Money Fund	\$ -	\$ -	\$ -	\$ -	\$ 244,757
1011 Special - Ins Acct	\$ -	\$ -	\$ -	\$ -	\$ 40,320
1106 Barrington Maxsafe 4283 - Reserve	\$ 13,194	\$ 43	\$ 50	\$ 13,186	\$ 368,458
1107 Town Bank - Escrow (Renovations)	\$ 57,517	\$ -	\$ 24,369	\$ 33,147	\$ 739,675
	\$ 1,353,169	\$ 175,831	\$ 154,379	\$ 1,374,621	\$ 4,253,505