Financial Report Package

June 2026
Fiscal Year: 2027

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

CINCsystems

Balance Sheet
Regency House Condominium Assoc
End Date: 06/30/2026

Date: 7/10/2026
Time: 9:54 am

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
Barrington Bank - Oper acct #7801	$369,084.68	$0.00	$369,084.68
Petty Cash	$300.00	$0.00	$300.00
Total: CASH - OPERATING	**$369,384.68**	**$0.00**	**$369,384.68**
CASH - RESERVES			
Barrington Bk MM Rsv #4465	$0.00	$61,736.66	$61,736.66
Barrington Bank Maxsafe #4283	$0.00	$728,603.51	$728,603.51
Town Bank -Escrow Reno #4526	$0.00	$26,864.65	$26,864.65
Total: CASH - RESERVES	**$0.00**	**$817,204.82**	**$817,204.82**
ACCOUNTS REC - OPERATING			
Homeowner Receivable	$2,087.89	$0.00	$2,087.89
Other Receivable - Operating	$722.91	$0.00	$722.91
Total: ACCOUNTS REC - OPERATING	**$2,810.80**	**$0.00**	**$2,810.80**
ACCOUNTS REC - RESERVES			
Special Assessment Receivable - Reserve	$0.00	$31,500.78	$31,500.78
Due from Operating Fund	$0.00	$210,009.06	$210,009.06
Total: ACCOUNTS REC - RESERVES	**$0.00**	**$241,509.84**	**$241,509.84**
OTHER ASSETS - OPERATING			
Prepaid Expenses - Operating	$26,232.76	$0.00	$26,232.76
Total: OTHER ASSETS - OPERATING	**$26,232.76**	**$0.00**	**$26,232.76**
FIXED ASSETS - RESERVE			
Garage Improvements	$0.00	$11,175.63	$11,175.63
Accum Deprec Garage Improvements	$0.00	($1,974.79)	($1,974.79)
Office Furniture & Fixtures	$0.00	$135,439.54	$135,439.54
Accum Depr-Office Furniture	$0.00	($93,135.14)	($93,135.14)
Equipment	$0.00	$147,649.17	$147,649.17
Accum Deprec-Equipment	$0.00	($110,028.49)	($110,028.49)
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	($2,348.47)	($2,348.47)
Total: FIXED ASSETS - RESERVE	**$0.00**	**$89,436.06**	**$89,436.06**
Total: Assets	**$398,428.24**	**$1,148,150.72**	**$1,546,578.96**
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	$42,613.01	$0.00	$42,613.01
Accounts Payable - Operating	$7,240.91	$0.00	$7,240.91
State Withholding Payble	$867.84	$0.00	$867.84
Unemployment Tax Payable	$806.70	$0.00	$806.70
401K Payable	$1,904.95	$0.00	$1,904.95
Accrued Vacation	$19,828.46	$0.00	$19,828.46
Due to Replacement Fund	$210,009.06	$0.00	$210,009.06
Deposits - Operating	$28,324.60	$0.00	$28,324.60
Total: CURRENT LIABILITIES - OPERATING	**$311,595.53**	**$0.00**	**$311,595.53**
CURRENT LIABILITIES - RESERVE			
Improvement Loan #2	$0.00	$38,462.59	$38,462.59
Total: CURRENT LIABILITIES - RESERVE	**$0.00**	**$38,462.59**	**$38,462.59**

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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	$54,090.94	$0.00	$54,090.94
Total: FUND BALANCE - OPERATING	**$54,090.94**	**$0.00**	**$54,090.94**
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	$0.00	$988,033.25	$988,033.25
Property and Equipment Fund	$0.00	$125,229.00	$125,229.00
Total: FUND BALANCE - RESERVE	**$0.00**	**$1,113,262.25**	**$1,113,262.25**
Net Income Gain/Loss	$0.00	($3,574.12)	($3,574.12)
Net Income Gain/Loss	$32,741.77	$0.00	$32,741.77
Total: Liabilities & Equity	**$398,428.24**	**$1,148,150.72**	**$1,546,578.96**

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CINCsystems

Income Statement - Operating
Regency House Condominium Assoc
6/1/2026 - 6/30/2026
(MODIFIED ACCRUAL BASIS)

Date: 7/10/2026
Time: 9:54 am
Page: 1

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
INCOME ASSESSMENTS OPERATING-40							
4010-00 Association Assessments	$ 156,175.00	$156,179.20	($ 4.20)	$624,700.00	$624,716.80	($ 16.80)	$ 780,896.00
TOTAL INCOME ASSESSMENTS OPERATI	$ 156,175.00	$156,179.20	($ 4.20)	$624,700.00	$624,716.80	($16.80)	$ 780,896.00
OTHER INCOME - OPERATING-41							
4100-00 Late Fees	75.00	13.34	61.66	275.00	53.36	221.64	66.70
4109-00 Pet Fees	(75.00)	416.67	(491.67)	-	1,666.68	(1,666.68)	2,083.35
4110-00 Repair and Maintenance Chargeback	-	83.33	(83.33)	-	333.32	(333.32)	416.65
4120-00 Application Fees	150.00	-	150.00	150.00	-	150.00	-
4126-00 Processing Fees	450.00	116.67	333.33	900.00	466.68	433.32	583.35
4135-00 Parking Lot Rent	3,230.00	3,166.67	63.33	12,920.00	12,666.68	253.32	15,833.35
4136-00 Garage Rent	17,760.00	16,250.00	1,510.00	68,730.00	65,000.00	3,730.00	81,250.00
4137-00 Motorcyle Parking	175.00	150.00	25.00	700.00	600.00	100.00	750.00
4138-00 Bike Parking	-	400.00	(400.00)	150.00	1,600.00	(1,450.00)	2,000.00
4139-00 Guest Parking Charge	230.00	250.00	(20.00)	920.00	1,000.00	(80.00)	1,250.00
4140-00 Extra Storage Unit Income	160.00	-	160.00	640.00	-	640.00	-
4145-00 Electric Usage	170.00	50.00	120.00	720.00	200.00	520.00	250.00
4150-00 Interest Income - Bank - Operating	-	150.00	(150.00)	-	600.00	(600.00)	750.00
4151-00 Laundry Income	1,378.57	708.33	670.24	4,199.24	2,833.32	1,365.92	3,541.65
4152-00 Club Room Rental	100.00	166.67	(66.67)	975.00	666.68	308.32	833.35
4160-00 Staff Services to Owners-Labor	1,166.37	541.67	624.70	2,240.45	2,166.68	73.77	2,708.35
4165-00 Staff Services to Owners-Materials	-	208.33	(208.33)	471.07	833.32	(362.25)	1,041.65
4170-00 Vending Income	76.26	100.00	(23.74)	76.26	400.00	(323.74)	500.00
4199-00 Miscellaneous Income	360.00	125.00	235.00	835.00	500.00	335.00	625.00
TOTAL OTHER INCOME - OPERATING-41	$ 25,406.20	$ 22,896.68	$ 2,509.52	$ 94,902.02	$ 91,586.72	$3,315.30	$ 114,483.40
TOTAL OPERATING INCOME	**$ 181,581.20**	**$179,075.88**	**$ 2,505.32**	**$719,602.02**	**$716,303.52**	**$ 3,298.50**	**$ 895,379.40**
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7202-00 Water & Sewer	4,891.25	5,416.67	525.42	13,261.12	21,666.68	8,405.56	27,083.35
7203-00 Steam	5,370.12	12,916.67	7,546.55	31,525.44	51,666.68	20,141.24	64,583.35
7205-00 WiFi & Cale Tv/Subscription/Svc	382.50	750.00	367.50	1,174.60	3,000.00	1,825.40	3,750.00
7207-00 Electric	14,492.22	10,000.00	(4,492.22)	32,577.95	40,000.00	7,422.05	50,000.00
7210-00 401K Expense	2,081.23	916.67	(1,164.56)	5,837.76	3,666.68	(2,171.08)	4,583.35
7215-00 Employee Benefits	372.22	375.00	2.78	1,116.66	1,500.00	383.34	1,875.00
7220-00 Uniforms	39.21	133.33	94.12	194.54	533.32	338.78	699.32
7225-00 Health & Dental Insurance	3,380.90	4,166.67	785.77	16,164.97	16,666.68	501.71	20,833.35
7230-00 Unemployment Taxes	179.67	391.67	212.00	920.65	1,566.68	646.03	1,958.35
7235-00 Payroll Taxes	5,571.18	3,833.33	(1,737.85)	15,642.90	15,333.32	(309.58)	19,166.65
7240-00 Employee Wages	73,373.78	52,500.00	(20,873.78)	206,985.56	210,000.00	3,014.44	262,500.00
7245-00 Employee Bonus Wages	-	416.67	416.67	-	1,666.68	1,666.68	2,083.35
7250-00 Office Contractors	-	-	-	80.97	-	(80.97)	-
7255-00 Sec Deposit Refund	-	12.50	12.50	-	50.00	50.00	62.50
7260-00 Engineering Fees	-	125.00	125.00	-	500.00	500.00	625.00
7265-00 Employee Food & Beverage Perk	178.06	1,000.00	821.94	339.03	4,000.00	3,660.97	5,000.00
TOTAL OPERATING EXPENSES-72	$ 110,312.34	$ 92,954.18	($ 17,358.16)	$325,822.15	$371,816.72	$45,994.57	$ 464,803.57
ADMINISTRATIVE EXPENSES-75							

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(MODIFIED ACCRUAL BASIS)

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
7500-00 Administrative Expenses	$11.84	$250.00	$238.16	$17.60	$1,000.00	$982.40	$1,250.00
7505-00 Bank Charges	34.50	41.67	7.17	94.50	166.68	72.18	208.35
7510-00 Office Internet/Website/Monthly Svcs	-	416.67	416.67	3,003.44	1,666.68	(1,336.76)	2,083.35
7515-00 Professional Dues/Consult	-	83.33	83.33	-	333.32	333.32	416.65
7520-00 Membership Functions	193.14	83.33	(109.81)	193.14	333.32	140.18	416.65
7525-00 Fees, Permits & Inspections	-	83.33	83.33	-	333.32	333.32	416.65
7530-00 Postage & Mailing Supplies	-	366.67	366.67	30.32	1,466.68	1,436.36	1,833.35
7540-00 Office Supplies	238.63	125.00	(113.63)	435.66	500.00	64.34	625.00
7545-00 Legal	-	125.00	125.00	-	500.00	500.00	625.00
7550-00 Employment Related Expense	46.00	333.33	287.33	300.20	1,333.32	1,033.12	1,666.65
7555-00 Paper, Printing Etc.	-	-	-	49.03	-	(49.03)	-
7560-00 Accounting and Payroll	14,530.52	3,500.00	(11,030.52)	22,302.21	14,000.00	(8,302.21)	17,500.00
7565-00 Photocopier Maintenance/Usage	-	150.00	150.00	480.13	600.00	119.87	750.00
7573-00 Late Fee Expense	-	8.33	8.33	-	33.32	33.32	41.65
7575-00 Sales & use Tax	1,677.53	1,500.00	(177.53)	6,487.45	6,000.00	(487.45)	7,500.00
7580-00 IT Repair/Replace/Maintain	616.40	-	(616.40)	2,641.40	-	(2,641.40)	-
7595-00 Social Programming and Entertainment	-	666.67	666.67	565.43	2,666.68	2,101.25	3,333.35
TOTAL ADMINISTRATIVE EXPENSES-75	$17,348.56	$7,733.33	($9,615.23)	$36,600.51	$30,933.32	($5,667.19)	$38,666.65
INSURANCE-76							
7600-00 Insurance	(2,832.00)	14,166.00	16,998.00	88,130.50	56,664.00	(31,466.50)	70,830.00
7610-00 Insurance Claim Deductible	-	-	-	3,950.00	-	(3,950.00)	-
TOTAL INSURANCE-76	($2,832.00)	$14,166.00	$16,998.00	$92,080.50	$56,664.00	($35,416.50)	$70,830.00
MAINTENANCE EXPENSES-78							
7805-00 Safety & Security Repair, Replace, Maint	722.93	833.33	110.40	1,355.89	3,333.32	1,977.43	4,166.65
7810-00 Snow Removal	-	150.00	150.00	847.27	600.00	(247.27)	750.00
7815-00 Refuse Removal	1,237.97	1,083.33	(154.64)	4,314.26	4,333.32	19.06	5,416.65
7820-00 Pool Repair/Maintenance/Inspection	1,374.74	625.00	(749.74)	4,896.61	2,500.00	(2,396.61)	3,125.00
7827-00 Interior Plantscape	242.78	125.00	(117.78)	971.12	500.00	(471.12)	625.00
7830-00 Landscape Service/Gas	562.03	2,916.67	2,354.64	11,679.06	11,666.68	(12.38)	14,583.35
7835-00 Window Cleaning	-	1,083.33	1,083.33	8,410.00	4,333.32	(4,076.68)	5,416.65
7840-00 Plumbing	215.72	1,458.33	1,242.61	4,157.88	5,833.32	1,675.44	7,291.65
7842-00 Paint Supplies	275.87	83.33	(192.54)	528.40	333.32	(195.08)	416.65
7844-00 Bulbs and Batteries	346.51	208.33	(138.18)	543.01	833.32	290.31	1,041.65
7847-00 Fitness Room Equipment and Repairs	-	208.33	208.33	57.48	833.32	775.84	1,041.65
7848-00 Maintain & Repair Bldg Vehicles and Equip	-	208.33	208.33	(135.45)	833.32	968.77	1,041.65
7850-00 Hardware for Resale to Owners	93.23	375.00	281.77	1,482.50	1,500.00	17.50	1,875.00
7852-00 General/Misc Building Hardware & Supplies	-	208.33	208.33	403.63	833.32	429.69	1,041.65
7854-00 Garage Claims & Damages	-	416.67	416.67	-	1,666.68	1,666.68	2,083.35
7856-00 Garage Repair & Maintenance	72.99	333.33	260.34	683.80	1,333.32	649.52	1,666.65
7860-00 Furniture & Assessories	962.13	125.00	(837.13)	962.13	500.00	(462.13)	625.00
7862-00 Filter Replacement	-	541.67	541.67	-	2,166.68	2,166.68	2,708.35
7863-00 Repl Emg Equip: Sm Detec, Exit Lights, etc	-	208.33	208.33	-	833.32	833.32	1,041.65
7864-00 Fire Monitor, Repair, Inspection	-	83.33	83.33	2,052.75	333.32	(1,719.43)	416.65
7866-00 Exterminating	-	125.00	125.00	172.71	500.00	327.29	625.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
7868-00 Electrical Repair/Maintenance/Supplies	$-	$541.67	$541.67	$63.19	$2,166.68	$2,103.49	$2,708.35
7870-00 Housekeeping Suplies/Carpet Cleaning	516.98	708.33	191.35	3,386.78	2,833.32	(553.46)	3,541.65
7872-00 Preventative Maintenance Contract	-	1,250.00	1,250.00	7,878.86	5,000.00	(2,878.86)	6,250.00
7876-00 Ext Bldg, Roof, Grounds & Irrigation	133.53	416.67	283.14	2,095.38	1,666.68	(428.70)	2,083.35
7880-00 Elevator Maint & Interior	53.28	2,666.67	2,613.39	7,702.32	10,666.68	2,964.36	13,333.35
7884-00 HVAC	3,496.17	3,750.00	253.83	22,766.00	15,000.00	(7,766.00)	18,750.00
7886-00 Doors & Windows	-	291.67	291.67	-	1,166.68	1,166.68	1,458.35
7890-00 Cleaning/Janitorial	2,279.27	2,333.33	54.06	11,418.27	9,333.32	(2,084.95)	11,666.65
7895-00 Repairs & Maint	7.34	125.00	117.66	329.92	500.00	170.08	625.00
TOTAL MAINTENANCE EXPENSES-78	$12,593.47	$23,483.31	$10,889.84	$99,023.77	$93,933.24	($5,090.53)	$117,416.55
RESERVE TRANSFER							
9000-00 Reserve Contribution	33,333.33	33,333.33	-	133,333.32	133,333.32	-	166,666.65
TOTAL RESERVE TRANSFER	$33,333.33	$33,333.33	$-	$133,333.32	$133,333.32	$0.00	$166,666.65
TOTAL OPERATING EXPENSE	**$170,755.70**	**$171,670.15**	**$914.45**	**$686,860.25**	**$686,680.60**	**($179.65)**	**$858,383.42**
Net Income:	**$10,825.50**	**$7,405.73**	**$3,419.77**	**$32,741.77**	**$29,622.92**	**$3,118.85**	**$36,995.98**

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(MODIFIED ACCRUAL BASIS)

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE INCOME							
INCOME ASSESSMENT - RESERVE-45							
4510-00 Reserve Assessments	$33,333.33	$33,333.33	$-	$133,333.32	$133,333.32	$-	$166,666.65
4513-00 Special Assessments - 5yr/10yr	117.33	229.51	(112.18)	490.90	918.04	(427.14)	1,147.55
TOTAL INCOME ASSESSMENT - RESERVE	$33,450.66	$33,562.84	($112.18)	$133,824.22	$134,251.36	($427.14)	$167,814.20
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	1,437.11	1,500.00	(62.89)	6,149.21	6,000.00	149.21	7,500.00
TOTAL OTHER INCOME - RESERVE-46	$1,437.11	$1,500.00	($62.89)	$6,149.21	$6,000.00	$149.21	$7,500.00
TOTAL RESERVE INCOME	**$34,887.77**	**$35,062.84**	**($175.07)**	**$139,973.43**	**$140,251.36**	**($277.93)**	**$175,314.20**
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9100-00 Insurance Claim Expense	-	-	-	(18,388.11)	-	18,388.11	-
9101-00 Reserve Exp Misc	-	2,083.33	2,083.33	-	8,333.32	8,333.32	10,416.65
9105-00 Depreciation Expense	3,253.79	2,083.33	(1,170.46)	13,015.16	8,333.32	(4,681.84)	10,416.65
9109-00 Engineering Capital Expense	3,500.00	-	(3,500.00)	3,500.00	-	(3,500.00)	-
9110-00 Improvement Loan Interest #1	-	3.00	3.00	-	12.00	12.00	15.00
9111-00 Improvement Loan Interest #2	124.14	129.00	4.86	490.10	516.00	25.90	645.00
9140-00 Landscaping/Outdoor Capital	6,922.86	2,500.00	(4,422.86)	25,027.86	10,000.00	(15,027.86)	12,500.00
9146-00 Reserve-Fence	-	833.33	833.33	-	3,333.32	3,333.32	4,166.65
9151-00 Balcony Railing/Surface Repairs	-	4,166.67	4,166.67	-	16,666.68	16,666.68	20,833.35
9154-00 New Building Control System	-	2,500.00	2,500.00	-	10,000.00	10,000.00	12,500.00
9155-00 Elevator Refurbishing	-	2,083.00	2,083.00	-	8,332.00	8,332.00	10,415.00
9160-00 Common Area Floor/Wall/Lighting Improvements	-	-	-	2,400.00	-	(2,400.00)	-
9162-00 Facade Repair- North Elevation	-	4,166.67	4,166.67	-	16,666.68	16,666.68	20,833.35
9169-00 LG Plumbing/Mechanical Repair & Replacement	-	2,500.00	2,500.00	96,187.54	10,000.00	(86,187.54)	12,500.00
9175-00 Reserve- Garage	-	1,750.00	1,750.00	21,315.00	7,000.00	(14,315.00)	8,750.00
9176-00 Replace Garage Sprinkler Heads	-	250.00	250.00	-	1,000.00	1,000.00	1,250.00
9186-00 Fitness Room Upgrades	-	416.67	416.67	-	1,666.68	1,666.68	2,083.35
9187-00 Reserve Expense-New Fire Doors	-	291.67	291.67	-	1,166.68	1,166.68	1,458.35
9188-00 Pool Replaster	-	4,166.67	4,166.67	-	16,666.68	16,666.68	20,833.35
9191-00 New Replacement Equipment/Vehicles	-	416.67	416.67	-	1,666.68	1,666.68	2,083.35
9193-00 Front Stone Work-entry & Surface Lot	-	1,500.00	1,500.00	-	6,000.00	6,000.00	7,500.00
9195-00 Replace Exhaust Fans	-	1,250.00	1,250.00	-	5,000.00	5,000.00	6,250.00
9196-00 Repair Pump Room Flooring	-	416.67	416.67	-	1,666.68	1,666.68	2,083.35
9197-00 Mailroom Carpet & Flooring	-	833.33	833.33	-	3,333.32	3,333.32	4,166.65
9198-00 Air Balancing Hallways	-	2,916.67	2,916.67	-	11,666.68	11,666.68	14,583.35
TOTAL RESERVE EXPENSES-91	$13,800.79	$37,256.68	$23,455.89	$143,547.55	$149,026.72	$5,479.17	$186,283.40
TOTAL RESERVE EXPENSE	**$13,800.79**	**$37,256.68**	**$23,455.89**	**$143,547.55**	**$149,026.72**	**$5,479.17**	**$186,283.40**
Net Reserve:	**$21,086.98**	**($2,193.84)**	**$23,280.82**	**($3,574.12)**	**($8,775.36)**	**$5,201.24**	**($10,969.20)**

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 03/01/26-6/30/26 (Modfied Accrual Basis)

GL Account	Beginning Balance	Transfer In	Transfer Out	Ending Balance	YTD Withdrawals
1050 Petty Cash	$ 300			$ 300	$ -
1000 Barrington Bank Oper	$ 368,823	$ 199,439	$ 199,178	$ 369,085	$ 199,178
1102 Barrington Bank Maxsafe MM- Reserve	$ 61,624	$ 113	$ -	$ 61,737	$ -
1106 Barrington Maxsafe 4283 - Reserve	$ 705,779	$ 26,324	$ 3,500	$ 728,604	$ 3,500
1107 Town Bank - Escrow (Renovations)	$ 26,204	$ 1,298	$ 638	$ 26,865	$ 638
	$ 1,162,731	**$ 227,174**	**$ 203,315**	**$ 1,186,590**	**$ 203,315**