



Financial Report Package

June 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	\$178,755.55	\$0.00	\$178,755.55
Petty Cash	\$300.00	\$0.00	\$300.00
Total: CASH - OPERATING	\$179,055.55	\$0.00	\$179,055.55
CASH - RESERVES			
Barrington Bk MM Rsv #4465	\$0.00	\$240,002.81	\$240,002.81
Barrington Bank Maxsafe #4283	\$0.00	\$732,541.71	\$732,541.71
Town Bank -Escrow Reno #4526	\$0.00	\$24,205.81	\$24,205.81
Total: CASH - RESERVES	\$0.00	\$996,750.33	\$996,750.33
ACCOUNTS REC - OPERATING			
Homeowner Receivable	\$694.94	\$0.00	\$694.94
Other Receivable - Operating	\$512.38	\$0.00	\$512.38
Due from Replacement Fund	\$53,659.94	\$0.00	\$53,659.94
Total: ACCOUNTS REC - OPERATING	\$54,867.26	\$0.00	\$54,867.26
ACCOUNTS REC - RESERVES			
Special Assessment Receivable - Reserve	\$0.00	\$46,208.51	\$46,208.51
Total: ACCOUNTS REC - RESERVES	\$0.00	\$46,208.51	\$46,208.51
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	(\$1,527.79)	(\$1,527.79)
Office Furniture & Fixtures	\$0.00	\$135,439.54	\$135,439.54
Accum Depr-Office Furniture	\$0.00	(\$40,674.85)	(\$40,674.85)
Equipment	\$0.00	\$142,545.50	\$142,545.50
Accum Deprec-Equipment	\$0.00	(\$88,532.25)	(\$88,532.25)
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	(\$1,816.75)	(\$1,816.75)
Total: FIXED ASSETS - RESERVE	\$0.00	\$159,267.64	\$159,267.64
Total: Assets	\$270,729.73	\$1,202,226.48	\$1,472,956.21
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	\$22,831.52	\$0.00	\$22,831.52
Accounts Payable - Operating	\$28,788.17	\$0.00	\$28,788.17
Unemployment Tax Payable	\$600.59	\$0.00	\$600.59
Accrued Vacation	\$19,111.07	\$0.00	\$19,111.07
Deposits - Operating	\$28,324.60	\$0.00	\$28,324.60
Total: CURRENT LIABILITIES - OPERATING	\$99,655.95	\$0.00	\$99,655.95
CURRENT LIABILITIES - RESERVE			
Due to Operating Fund	\$0.00	\$53,659.94	\$53,659.94
Improvement Loan #1	\$0.00	\$5,914.55	\$5,914.55
Improvement Loan #2	\$0.00	\$44,547.75	\$44,547.75
Deferred Special Assessment	\$0.00	\$134,275.00	\$134,275.00
Total: CURRENT LIABILITIES - RESERVE	\$0.00	\$238,397.24	\$238,397.24

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Balance Sheet

Regency House Condominium Assoc

End Date: 06/30/2025

Date: 7/14/2025

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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
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	(\$262,278.58)	(\$262,278.58)
Net Income Gain/Loss	\$116,982.34	\$0.00	\$116,982.34
Total: Liabilities & Equity	\$270,729.73	\$1,202,226.48	\$1,472,956.21

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Income Statement - Operating
Regency House Condominium Assoc
6/1/2025 - 6/30/2025

Date: 7/14/2025
Time: 9:14 am
Page: 1

(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	\$1,677,775.00	\$1,677,706.25	\$68.75	\$1,830,225.00
TOTAL INCOME ASSESSMENTS OPERATING-40	\$152,525.00	\$152,518.75	\$6.25	\$1,677,775.00	\$1,677,706.25	\$68.75	\$1,830,225.00
OTHER INCOME - OPERATING-41							
4100-00 Late Fees	-	16.67	(16.67)	250.00	183.37	66.63	200.00
4109-00 Pet Fees	-	458.33	(458.33)	4,800.00	5,041.63	(241.63)	5,500.00
4110-00 Repair and Maintenance Chargeback	-	83.33	(83.33)	37.50	916.63	(879.13)	1,000.00
4120-00 Application Fees	-	83.33	(83.33)	-	916.63	(916.63)	1,000.00
4126-00 Processing Fees	300.00	-	300.00	1,430.00	-	1,430.00	-
4135-00 Parking Lot Rent	3,189.50	3,000.00	189.50	34,597.00	33,000.00	1,597.00	36,000.00
4136-00 Garage Rent	17,800.00	16,250.00	1,550.00	185,985.00	178,750.00	7,235.00	195,000.00
4137-00 Motorcyle Parking	210.00	150.00	60.00	1,855.00	1,650.00	205.00	1,800.00
4138-00 Bike Parking	-	350.00	(350.00)	4,800.00	3,850.00	950.00	4,200.00
4139-00 Guest Parking Charge	310.00	291.67	18.33	2,910.00	3,208.37	(298.37)	3,500.00
4145-00 Electric Usage	100.00	41.67	58.33	705.00	458.37	246.63	500.00
4151-00 Laundry Income	1,044.54	583.33	461.21	9,346.91	6,416.63	2,930.28	7,000.00
4152-00 Club Room Rental	650.00	208.33	441.67	2,525.00	2,291.63	233.37	2,500.00
4160-00 Staff Services to Owners-Labor	477.98	750.00	(272.02)	6,189.40	8,250.00	(2,060.60)	9,000.00
4165-00 Staff Services to Owners-Materials	-	100.00	(100.00)	2,343.82	1,100.00	1,243.82	1,200.00
4170-00 Vending Income	-	33.33	(33.33)	1,431.04	366.63	1,064.41	400.00
4199-00 Miscellaneous Income	455.00	83.33	371.67	3,810.00	916.63	2,893.37	1,000.00
TOTAL OTHER INCOME - OPERATING-41	\$24,537.02	\$22,483.32	\$2,053.70	\$263,015.67	\$247,316.52	\$15,699.15	\$269,800.00
TOTAL OPERATING INCOME	\$177,062.02	\$175,002.07	\$2,059.95	\$1,940,790.67	\$1,925,022.77	\$15,767.90	\$2,100,025.00
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7201-00 Office Phone & Internet	407.90	416.67	8.77	8,003.93	4,583.37	(3,420.56)	5,000.00
7202-00 Water & Sewer	5,609.54	5,833.33	223.79	46,935.64	64,166.63	17,230.99	70,000.00
7203-00 Steam	8,549.86	12,500.00	3,950.14	133,039.70	137,500.00	4,460.30	150,000.00
7205-00 Clubroom TV, Cable Subscriptions	730.09	833.33	103.24	4,203.81	9,166.63	4,962.82	10,000.00
7207-00 Electric	13,855.74	9,750.00	(4,105.74)	108,207.41	107,250.00	(957.41)	117,000.00
7210-00 401K Expense	1,084.55	875.00	(209.55)	9,668.82	9,625.00	(43.82)	10,500.00
7215-00 Employee Benefits	289.58	250.00	(39.58)	4,894.58	2,750.00	(2,144.58)	3,000.00
7220-00 Uniforms	18.86	100.00	81.14	1,603.31	1,100.00	(503.31)	1,200.00
7225-00 Health & Dental Insurance	3,890.84	6,250.00	2,359.16	41,540.16	68,750.00	27,209.84	75,000.00
7230-00 Unemployment Taxes	163.00	375.00	212.00	4,367.07	4,125.00	(242.07)	4,500.00
7235-00 Payroll Taxes	3,676.22	3,666.67	(9.55)	41,786.57	40,333.37	(1,453.20)	44,000.00
7240-00 Employee Wages	48,324.37	49,166.67	842.30	558,481.87	540,833.37	(17,648.50)	590,000.00
7245-00 Employee Bonus Wages	-	625.00	625.00	3,340.08	6,875.00	3,534.92	7,500.00
7250-00 Office Contractors	19,875.00	83.33	(19,791.67)	19,875.00	916.63	(18,958.37)	1,000.00
7252-00 Owners Rep Exp	1,000.00	83.33	(916.67)	1,094.43	916.63	(177.80)	1,000.00
7255-00 Sec Deposit Refund	50.00	8.33	(41.67)	50.00	91.63	41.63	100.00
7260-00 Engineering Fees	-	-	-	11,475.00	-	(11,475.00)	-
7265-00 Employee Food & Beverage Perk	260.37	-	(260.37)	1,501.05	-	(1,501.05)	-
TOTAL OPERATING EXPENSES-72	\$107,785.92	\$90,816.66	(\$16,969.26)	\$1,000,068.43	\$998,983.26	(\$1,085.17)	\$1,089,800.00

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Income Statement - Operating
Regency House Condominium Assoc
6/1/2025 - 6/30/2025

Date: 7/14/2025
Time: 9:14 am
Page: 2

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7500-00 Administrative Expenses	(\$2,356.86)	\$83.33	\$2,440.19	\$689.77	\$916.63	\$226.86	\$1,000.00
7505-00 Bank Charges	20.00	50.00	30.00	329.50	550.00	220.50	600.00
7510-00 Computer/Internet Services	-	416.67	416.67	2,677.26	4,583.37	1,906.11	5,000.00
7515-00 Professional Dues/Consult	-	250.00	250.00	320.00	2,750.00	2,430.00	3,000.00
7520-00 Membership Functions	-	83.33	83.33	-	916.63	916.63	1,000.00
7525-00 Fees, Permits & Inspections	-	125.00	125.00	355.60	1,375.00	1,019.40	1,500.00
7530-00 Postage & Mailing Supplies	-	416.67	416.67	4,065.03	4,583.37	518.34	5,000.00
7535-00 LuxerOne	11.00	-	(11.00)	11.00	-	(11.00)	-
7540-00 Office Supplies	42.75	208.33	165.58	1,230.81	2,291.63	1,060.82	2,500.00
7545-00 Legal	-	541.67	541.67	-	5,958.37	5,958.37	6,500.00
7550-00 Employment Related Expense	(2,631.30)	291.67	2,922.97	3,919.35	3,208.37	(710.98)	3,500.00
7560-00 Accounting	(11,336.29)	3,333.33	14,669.62	20,737.94	36,666.63	15,928.69	40,000.00
7565-00 Photocopier Maintenance/Usage	180.92	166.67	(14.25)	1,736.84	1,833.37	96.53	2,000.00
7573-00 Late Fee Expense	-	20.83	20.83	194.46	229.13	34.67	250.00
7575-00 Sales & use Tax	1,681.03	1,250.00	(431.03)	17,680.90	13,750.00	(3,930.90)	15,000.00
7580-00 IT Repair and Maintenance	580.73	-	(580.73)	4,060.02	-	(4,060.02)	-
7595-00 Social Programming and Entertainment	440.99	625.00	184.01	7,017.32	6,875.00	(142.32)	7,500.00
TOTAL ADMINISTRATIVE EXPENSES-75	(\$13,367.03)	\$7,862.50	\$21,229.53	\$65,025.80	\$86,487.50	\$21,461.70	\$94,350.00
INSURANCE-76							
7600-00 Insurance	-	13,333.33	13,333.33	114,718.33	146,666.63	31,948.30	160,000.00
TOTAL INSURANCE-76	\$-	\$13,333.33	\$13,333.33	\$114,718.33	\$146,666.63	\$31,948.30	\$160,000.00
MAINTENANCE EXPENSES-78							
7805-00 Security Equipment	343.20	416.67	73.47	9,643.67	4,583.37	(5,060.30)	5,000.00
7810-00 Snow Removal	-	208.33	208.33	1,590.13	2,291.63	701.50	2,500.00
7815-00 Refuse Removal	924.69	1,125.00	200.31	11,314.16	12,375.00	1,060.84	13,500.00
7820-00 Pool Repair/Maintenance/Inspection	362.27	833.33	471.06	5,958.68	9,166.63	3,207.95	10,000.00
7825-00 Flowers/Contribution	-	166.67	166.67	98.01	1,833.37	1,735.36	2,000.00
7827-00 Interior Plantscape	235.22	-	(235.22)	1,289.74	-	(1,289.74)	-
7830-00 Landscape Service/Gas	14,605.24	2,916.67	(11,688.57)	27,542.91	32,083.37	4,540.46	35,000.00
7835-00 Window Cleaning	-	1,000.00	1,000.00	12,084.00	11,000.00	(1,084.00)	12,000.00
7840-00 Plumbing	18.35	1,333.33	1,314.98	15,593.00	14,666.63	(926.37)	16,000.00
7842-00 Paint Supplies	-	62.50	62.50	635.09	687.50	52.41	750.00
7844-00 Bulbs and Batteries	-	125.00	125.00	2,273.65	1,375.00	(898.65)	1,500.00
7847-00 Fitness Room Equipment and Repairs	-	-	-	1,084.01	-	(1,084.01)	-
7848-00 Maintain & Repair Bldg Vehicles and Equip	-	833.33	833.33	577.06	9,166.63	8,589.57	10,000.00
7850-00 Hardware for Resale to Owners	-	250.00	250.00	4,175.06	2,750.00	(1,425.06)	3,000.00
7852-00 General/Misc Building Hardware & Supplies	-	208.33	208.33	898.97	2,291.63	1,392.66	2,500.00
7854-00 Garage Claims & Damages	-	416.67	416.67	3,382.41	4,583.37	1,200.96	5,000.00
7856-00 Garage Repair & Maintenance	-	625.00	625.00	2,617.75	6,875.00	4,257.25	7,500.00
7860-00 Furniture & Assessories	-	416.67	416.67	1,294.63	4,583.37	3,288.74	5,000.00
7862-00 Filter Replacement	-	416.67	416.67	5,164.83	4,583.37	(581.46)	5,000.00
7863-00 Repl Emg Equip: Sm Detec, Exit Lights, etc	-	208.33	208.33	-	2,291.63	2,291.63	2,500.00
7864-00 Fire Monitor, Repair, Inspection	-	416.67	416.67	9,899.40	4,583.37	(5,316.03)	5,000.00
7866-00 Exterminating	-	125.00	125.00	526.56	1,375.00	848.44	1,500.00

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Income Statement - Operating
Regency House Condominium Assoc
6/1/2025 - 6/30/2025

Date: 7/14/2025
Time: 9:14 am
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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	\$296.70	\$166.67	(\$130.03)	\$6,384.03	\$1,833.37	(\$4,550.66)	\$2,000.00
7870-00 Housekeeping Suplies/Carpet Cleaning	380.63	500.00	119.37	8,399.07	5,500.00	(2,899.07)	6,000.00
7872-00 Preventative Maintenance Contract	7,878.86	1,333.33	(6,545.53)	26,743.94	14,666.63	(12,077.31)	16,000.00
7876-00 Exterior Building Roof/Grounds Repair	117.08	208.33	91.25	7,773.08	2,291.63	(5,481.45)	2,500.00
7880-00 Elevator Maint & Interior	-	2,083.33	2,083.33	30,296.14	22,916.63	(7,379.51)	25,000.00
7884-00 HVAC	6,989.82	2,916.67	(4,073.15)	47,625.20	32,083.37	(15,541.83)	35,000.00
7886-00 Doors & Windows	4,801.00	416.67	(4,384.33)	6,630.68	4,583.37	(2,047.31)	5,000.00
7890-00 Cleaning/Janitorial	2,008.00	2,166.67	158.67	24,985.49	23,833.37	(1,152.12)	26,000.00
7895-00 Repairs & Maint	-	125.00	125.00	847.79	1,375.00	527.21	1,500.00
TOTAL MAINTENANCE EXPENSES-78	\$38,961.06	\$22,020.84	(\$16,940.22)	\$277,329.14	\$242,229.24	(\$35,099.90)	\$264,250.00
RESERVE TRANSFER							
9000-00 Reserve Contribution	33,333.33	33,333.33	-	366,666.63	366,666.63	-	400,000.00
TOTAL RESERVE TRANSFER	\$33,333.33	\$33,333.33	\$-	\$366,666.63	\$366,666.63	\$0.00	\$400,000.00
TOTAL OPERATING EXPENSE	\$166,713.28	\$167,366.66	\$653.38	\$1,823,808.33	\$1,841,033.26	\$17,224.93	\$2,008,400.00
Net Income:	\$10,348.74	\$7,635.41	\$2,713.33	\$116,982.34	\$83,989.51	\$32,992.83	\$91,625.00

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Income Statement - Reserve
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6/1/2025 - 6/30/2025

Date: 7/14/2025
Time: 9:14 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	\$-	\$366,666.63	\$366,666.63	\$-	\$400,000.00
4513-00 Special Assessments - 5yr/10yr	163.34	1,761.92	(1,598.58)	2,050.55	19,381.12	(17,330.57)	21,143.04
4515-00 Insurance Claim Proceeds	-	-	-	1,000.00	-	1,000.00	-
TOTAL INCOME ASSESSMENT - RESERVE	\$33,496.67	\$35,095.25	(\$1,598.58)	\$369,717.18	\$386,047.75	(\$16,330.57)	\$421,143.04
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	2,350.71	91.00	2,259.71	18,843.34	1,001.00	17,842.34	1,092.00
TOTAL OTHER INCOME - RESERVE-46	\$2,350.71	\$91.00	\$2,259.71	\$18,843.34	\$1,001.00	\$17,842.34	\$1,092.00
TOTAL RESERVE INCOME	\$35,847.38	\$35,186.25	\$661.13	\$388,560.52	\$387,048.75	\$1,511.77	\$422,235.04
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9100-00 Insurance Claim Expense	-	833.33	833.33	-	9,166.63	9,166.63	10,000.00
9101-00 Reserve Exp Misc	-	4,166.67	4,166.67	-	45,833.37	45,833.37	50,000.00
9105-00 Depreciation Expense	1,712.38	1,250.00	(462.38)	18,836.18	13,750.00	(5,086.18)	15,000.00
9109-00 Engineering Capital Expense	-	2,083.33	2,083.33	-	22,916.63	22,916.63	25,000.00
9110-00 Improvement Loan Interest #1	22.76	-	(22.76)	456.31	-	(456.31)	-
9111-00 Improvement Loan Interest #2	143.45	-	(143.45)	1,635.44	-	(1,635.44)	-
9130-00 Security Spec Assmnt Exp	-	2,083.33	2,083.33	-	22,916.63	22,916.63	25,000.00
9135-00 Reserve Bank Fees	-	20.83	20.83	-	229.13	229.13	250.00
9136-00 New Website & Branding	-	208.33	208.33	2,101.05	2,291.63	190.58	2,500.00
9140-00 Landscaping/Outdoor Capital	-	833.33	833.33	2,700.00	9,166.63	6,466.63	10,000.00
9146-00 Reserve-Fence	-	2,083.33	2,083.33	-	22,916.63	22,916.63	25,000.00
9147-00 Install Drains in Receiving Area	-	833.33	833.33	-	9,166.63	9,166.63	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	-	18,333.37	18,333.37	20,000.00
9151-00 Balcony Railing/Surface Repairs	-	8,333.33	8,333.33	-	91,666.63	91,666.63	100,000.00
9152-00 Furniture Exits to lobby & Clubroom	-	833.33	833.33	-	9,166.63	9,166.63	10,000.00
9153-00 Balcony Door Replacement	-	4,583.33	4,583.33	86,271.18	50,416.63	(35,854.55)	55,000.00
9154-00 New Building Control System	-	2,500.00	2,500.00	-	27,500.00	27,500.00	30,000.00
9160-00 Common Area Floor/Wall/Lighting Improvements	-	-	-	1,518.35	-	(1,518.35)	-
9162-00 Facade Repair- North Elevation	9,255.00	20,833.33	11,578.33	351,742.50	229,166.63	(122,575.87)	250,000.00
9165-00 Reserve - Exterior Roof/Grounds	-	625.00	625.00	-	6,875.00	6,875.00	7,500.00
9169-00 LG Plumbing/Mechanical Repair & Replacement	-	-	-	69,263.21	-	(69,263.21)	-
9175-00 Reserve- Garage	-	8,333.33	8,333.33	-	91,666.63	91,666.63	100,000.00
9176-00 Replace Garage Sprinkler Heads	-	1,666.67	1,666.67	-	18,333.37	18,333.37	20,000.00
9178-00 Locker Room Installation	-	3,333.33	3,333.33	35,500.00	36,666.63	1,166.63	40,000.00
9180-00 Laundry Room Improvements	-	-	-	3,024.90	-	(3,024.90)	-
9185-00 New Front Doors	3,021.20	833.33	(2,187.87)	10,500.20	9,166.63	(1,333.57)	10,000.00
9186-00 Fitness Room Upgrades	-	625.00	625.00	3,341.66	6,875.00	3,533.34	7,500.00
9188-00 Pool Replaster	-	4,166.67	4,166.67	-	45,833.37	45,833.37	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
 6/1/2025 - 6/30/2025

Date: 7/14/2025
 Time: 9:14 am
 Page: 5

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
TOTAL RESERVE EXPENSES-91	\$14,154.79	\$72,729.13	\$58,574.34	\$650,839.10	\$800,020.43	\$149,181.33	\$872,750.00
TOTAL RESERVE EXPENSE	\$14,154.79	\$72,729.13	\$58,574.34	\$650,839.10	\$800,020.43	\$149,181.33	\$872,750.00
Net Reserve:	\$21,692.59	(\$37,542.88)	\$59,235.47	(\$262,278.58)	(\$412,971.68)	\$150,693.10	(\$450,514.96)

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 FUTURE MAJOR REPAIRS AND REPLACEMENTS

Bank Account Summary
Property: Regency House Condominium
Activity from 08/01/24-6/30/25 (Modified Accrual Basis)

GL Account	Beginning Balance	Transfer In	Transfer Out	Ending Balance	YTD Withdrawals
1050 Petty Cash	\$ 300			\$ 300	\$ -
1000 Barrington Bank Oper	\$ 171,119	\$ 165,561	\$ 157,925	\$ 178,756	\$ 2,066,110
1100 Town Bank Kilborn MM-Reserve	\$ -	\$ -		\$ -	\$ 451,183
1102 Barrington Bank Maxsafe MM- Reserve	\$ 251,668	\$ 611	\$ 12,276	\$ 240,003	\$ 183,914
1106 Barrington Maxsafe 4283 - Reserve	\$ 705,802	\$ 26,739	\$ -	\$ 732,542	\$ 384,010
1107 Town Bank - Escrow (Renovations)	\$ 24,658	\$ 1,437	\$ 1,889	\$ 24,206	\$ 20,784
	\$ 1,153,547	\$ 194,349	\$ 172,091	\$ 1,175,806	\$ 3,106,001