CINCsystems

Financial Report Package

March 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

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
Barrington Bank - Oper acct #7801	$382,324.56	$0.00	$382,324.56
Petty Cash	$300.00	$0.00	$300.00
Total: CASH - OPERATING	**$382,624.56**	**$0.00**	**$382,624.56**
CASH - RESERVES			
Barrington Bk MM Rsv #4465	$0.00	$79,447.83	$79,447.83
Barrington Bank Maxsafe #4283	$0.00	$769,084.88	$769,084.88
Town Bank -Escrow Reno #4526	$0.00	$24,807.07	$24,807.07
Total: CASH - RESERVES	**$0.00**	**$873,339.78**	**$873,339.78**
ACCOUNTS REC - OPERATING			
Homeowner Receivable	$5,276.39	$0.00	$5,276.39
Other Receivable - Operating	$722.91	$0.00	$722.91
Total: ACCOUNTS REC - OPERATING	**$5,999.30**	**$0.00**	**$5,999.30**
ACCOUNTS REC - RESERVES			
Special Assessment Receivable - Reserve	$0.00	$34,486.09	$34,486.09
Due from Operating Fund	$0.00	$186,189.66	$186,189.66
Total: ACCOUNTS REC - RESERVES	**$0.00**	**$220,675.75**	**$220,675.75**
OTHER ASSETS - OPERATING			
Prepaid Expenses - Operating	$8,143.79	$0.00	$8,143.79
Total: OTHER ASSETS - OPERATING	**$8,143.79**	**$0.00**	**$8,143.79**
FIXED ASSETS - RESERVE			
Garage Improvements	$0.00	$11,175.63	$11,175.63
Accum Deprec Garage Improvements	$0.00	($1,863.04)	($1,863.04)
Office Furniture & Fixtures	$0.00	$135,439.54	$135,439.54
Accum Depr-Office Furniture	$0.00	($86,363.15)	($86,363.15)
Equipment	$0.00	$147,649.17	$147,649.17
Accum Deprec-Equipment	$0.00	($107,283.79)	($107,283.79)
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	($2,215.54)	($2,215.54)
Total: FIXED ASSETS - RESERVE	**$0.00**	**$99,197.43**	**$99,197.43**
Total: Assets	**$396,767.65**	**$1,193,212.96**	**$1,589,980.61**
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	$48,546.42	$0.00	$48,546.42
Accounts Payable - Operating	$35,462.78	$0.00	$35,462.78
Accrued Expense Payable	$46,507.63	$0.00	$46,507.63
Accrued Payroll Expense	$13,354.94	$0.00	$13,354.94
Unemployment Tax Payable	$1,770.98	$0.00	$1,770.98
401K Payable	($637.50)	$0.00	($637.50)
Accrued Vacation	$22,126.00	$0.00	$22,126.00
Due to Replacement Fund	$186,189.66	$0.00	$186,189.66
Deposits - Operating	$28,324.60	$0.00	$28,324.60
Total: CURRENT LIABILITIES - OPERATING	**$381,645.51**	**$0.00**	**$381,645.51**
CURRENT LIABILITIES - RESERVE			
Improvement Loan #2	$0.00	$40,002.35	$40,002.35

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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Total: CURRENT LIABILITIES - RESERVE	**$0.00**	**$40,002.35**	**$40,002.35**
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	$30,144.28	$0.00	$30,144.28
Total: FUND BALANCE - OPERATING	**$30,144.28**	**$0.00**	**$30,144.28**
FUND BALANCE - RESERVE			
Reserve Fund Balance/Prior	$0.00	$884,178.25	$884,178.25
Property and Equipment Fund	$0.00	$125,229.00	$125,229.00
Total: FUND BALANCE - RESERVE	**$0.00**	**$1,009,407.25**	**$1,009,407.25**
Net Income Gain/Loss	$0.00	$143,803.36	$143,803.36
Net Income Gain/Loss	($15,022.14)	$0.00	($15,022.14)
Total: Liabilities & Equity	**$396,767.65**	**$1,193,212.96**	**$1,589,980.61**

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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
OPERATING INCOME							
INCOME ASSESSMENTS OPERATING-40							
4010-00 Association Assessments	$ 156,175.00	$156,179.20	($ 4.20)	$156,175.00	$156,179.20	($ 4.20)	$ 780,896.00
TOTAL INCOME ASSESSMENTS OPERATI	$ 156,175.00	$156,179.20	($ 4.20)	$156,175.00	$156,179.20	($4.20)	$ 780,896.00
OTHER INCOME - OPERATING-41							
4100-00 Late Fees	-	13.34	(13.34)	-	13.34	(13.34)	66.70
4109-00 Pet Fees	-	416.67	(416.67)	-	416.67	(416.67)	2,083.35
4110-00 Repair and Maintenance Chargeback	-	83.33	(83.33)	-	83.33	(83.33)	416.65
4126-00 Processing Fees	-	116.67	(116.67)	-	116.67	(116.67)	583.35
4135-00 Parking Lot Rent	3,230.00	3,166.67	63.33	3,230.00	3,166.67	63.33	15,833.35
4136-00 Garage Rent	16,900.00	16,250.00	650.00	16,900.00	16,250.00	650.00	81,250.00
4137-00 Motorcyle Parking	175.00	150.00	25.00	175.00	150.00	25.00	750.00
4138-00 Bike Parking	-	400.00	(400.00)	-	400.00	(400.00)	2,000.00
4139-00 Guest Parking Charge	-	250.00	(250.00)	-	250.00	(250.00)	1,250.00
4140-00 Extra Storage Unit Income	160.00	-	160.00	160.00	-	160.00	-
4145-00 Electric Usage	170.00	50.00	120.00	170.00	50.00	120.00	250.00
4150-00 Interest Income - Bank - Operating	-	150.00	(150.00)	-	150.00	(150.00)	750.00
4151-00 Laundry Income	1,142.47	708.33	434.14	1,142.47	708.33	434.14	3,541.65
4152-00 Club Room Rental	175.00	166.67	8.33	175.00	166.67	8.33	833.35
4160-00 Staff Services to Owners-Labor	20.00	541.67	(521.67)	20.00	541.67	(521.67)	2,708.35
4165-00 Staff Services to Owners-Materials	-	208.33	(208.33)	-	208.33	(208.33)	1,041.65
4170-00 Vending Income	-	100.00	(100.00)	-	100.00	(100.00)	500.00
4199-00 Miscellaneous Income	-	125.00	(125.00)	-	125.00	(125.00)	625.00
TOTAL OTHER INCOME - OPERATING-41	$ 21,972.47	$ 22,896.68	($ 924.21)	$ 21,972.47	$ 22,896.68	($924.21)	$ 114,483.40
TOTAL OPERATING INCOME	**$ 178,147.47**	**$179,075.88**	**($ 928.41)**	**$178,147.47**	**$179,075.88**	**($ 928.41)**	**$ 895,379.40**
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7202-00 Water & Sewer	4,241.87	5,416.67	1,174.80	4,241.87	5,416.67	1,174.80	27,083.35
7203-00 Steam	17,465.40	12,916.67	(4,548.73)	17,465.40	12,916.67	(4,548.73)	64,583.35
7205-00 WiFi & Cale Tv/Subscription/Svc	26.99	750.00	723.01	26.99	750.00	723.01	3,750.00
7207-00 Electric	8,937.67	10,000.00	1,062.33	8,937.67	10,000.00	1,062.33	50,000.00
7210-00 401K Expense	1,038.52	916.67	(121.85)	1,038.52	916.67	(121.85)	4,583.35
7215-00 Employee Benefits	186.11	375.00	188.89	186.11	375.00	188.89	1,875.00
7220-00 Uniforms	37.70	133.33	95.63	37.70	133.33	95.63	699.32
7225-00 Health & Dental Insurance	4,394.69	4,166.67	(228.02)	4,394.69	4,166.67	(228.02)	20,833.35
7230-00 Unemployment Taxes	373.57	391.67	18.10	373.57	391.67	18.10	1,958.35
7235-00 Payroll Taxes	3,663.61	3,833.33	169.72	3,663.61	3,833.33	169.72	19,166.65
7240-00 Employee Wages	47,210.67	52,500.00	5,289.33	47,210.67	52,500.00	5,289.33	262,500.00
7245-00 Employee Bonus Wages	-	416.67	416.67	-	416.67	416.67	2,083.35
7255-00 Sec Deposit Refund	-	12.50	12.50	-	12.50	12.50	62.50
7260-00 Engineering Fees	-	125.00	125.00	-	125.00	125.00	625.00
7265-00 Employee Food & Beverage Perk	145.72	1,000.00	854.28	145.72	1,000.00	854.28	5,000.00
TOTAL OPERATING EXPENSES-72	$ 87,722.52	$ 92,954.18	$ 5,231.66	$ 87,722.52	$ 92,954.18	$5,231.66	$ 464,803.57
ADMINISTRATIVE EXPENSES-75							
7500-00 Administrative Expenses	(42.74)	250.00	292.74	(42.74)	250.00	292.74	1,250.00
7505-00 Bank Charges	20.00	41.67	21.67	20.00	41.67	21.67	208.35

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(MODIFIED ACCRUAL BASIS)

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
7510-00 Office Internet/Website/Monthly Svcs	$750.86	$416.67	($334.19)	$750.86	$416.67	($334.19)	$2,083.35
7515-00 Professional Dues/Consult	-	83.33	83.33	-	83.33	83.33	416.65
7520-00 Membership Functions	-	83.33	83.33	-	83.33	83.33	416.65
7525-00 Fees, Permits & Inspections	-	83.33	83.33	-	83.33	83.33	416.65
7530-00 Postage & Mailing Supplies	-	366.67	366.67	-	366.67	366.67	1,833.35
7540-00 Office Supplies	212.68	125.00	(87.68)	212.68	125.00	(87.68)	625.00
7545-00 Legal	-	125.00	125.00	-	125.00	125.00	625.00
7550-00 Employment Related Expense	-	333.33	333.33	-	333.33	333.33	1,666.65
7560-00 Accounting and Payroll	2,454.06	3,500.00	1,045.94	2,454.06	3,500.00	1,045.94	17,500.00
7565-00 Photocopier Maintenance/Usage	480.13	150.00	(330.13)	480.13	150.00	(330.13)	750.00
7573-00 Late Fee Expense	-	8.33	8.33	-	8.33	8.33	41.65
7575-00 Sales & use Tax	1,607.75	1,500.00	(107.75)	1,607.75	1,500.00	(107.75)	7,500.00
7580-00 IT Repair/Replace/Maintain	900.79	-	(900.79)	900.79	-	(900.79)	-
7595-00 Social Programming and Entertainment	395.16	666.67	271.51	395.16	666.67	271.51	3,333.35
TOTAL ADMINISTRATIVE EXPENSES-75	$6,778.69	$7,733.33	$954.64	$6,778.69	$7,733.33	$954.64	$38,666.65
INSURANCE-76							
7600-00 Insurance	45,481.25	14,166.00	(31,315.25)	45,481.25	14,166.00	(31,315.25)	70,830.00
7610-00 Insurance Claim Deductible	2,950.00	-	(2,950.00)	2,950.00	-	(2,950.00)	-
TOTAL INSURANCE-76	$48,431.25	$14,166.00	($34,265.25)	$48,431.25	$14,166.00	($34,265.25)	$70,830.00
MAINTENANCE EXPENSES-78							
7805-00 Safety & Security Repair, Replace, Maint	632.96	833.33	200.37	632.96	833.33	200.37	4,166.65
7810-00 Snow Removal	847.27	150.00	(697.27)	847.27	150.00	(697.27)	750.00
7815-00 Refuse Removal	772.77	1,083.33	310.56	772.77	1,083.33	310.56	5,416.65
7820-00 Pool Repair/Maintenance/Inspection	459.18	625.00	165.82	459.18	625.00	165.82	3,125.00
7827-00 Interior Plantscape	242.78	125.00	(117.78)	242.78	125.00	(117.78)	625.00
7830-00 Landscape Service/Gas	-	2,916.67	2,916.67	-	2,916.67	2,916.67	14,583.35
7835-00 Window Cleaning	-	1,083.33	1,083.33	-	1,083.33	1,083.33	5,416.65
7840-00 Plumbing	51.07	1,458.33	1,407.26	51.07	1,458.33	1,407.26	7,291.65
7842-00 Paint Supplies	21.86	83.33	61.47	21.86	83.33	61.47	416.65
7844-00 Bulbs and Batteries	81.72	208.33	126.61	81.72	208.33	126.61	1,041.65
7847-00 Fitness Room Equipment and Repairs	-	208.33	208.33	-	208.33	208.33	1,041.65
7848-00 Maintain & Repair Bldg Vehicles and Equip	-	208.33	208.33	-	208.33	208.33	1,041.65
7850-00 Hardware for Resale to Owners	212.54	375.00	162.46	212.54	375.00	162.46	1,875.00
7852-00 General/Misc Building Hardware & Supplies	17.81	208.33	190.52	17.81	208.33	190.52	1,041.65
7854-00 Garage Claims & Damages	-	416.67	416.67	-	416.67	416.67	2,083.35
7856-00 Garage Repair & Maintenance	397.24	333.33	(63.91)	397.24	333.33	(63.91)	1,666.65
7860-00 Furniture & Assessories	-	125.00	125.00	-	125.00	125.00	625.00
7862-00 Filter Replacement	-	541.67	541.67	-	541.67	541.67	2,708.35
7863-00 Repl Emg Equip: Sm Detec, Exit Lights, etc	-	208.33	208.33	-	208.33	208.33	1,041.65
7864-00 Fire Monitor, Repair, Inspection	-	83.33	83.33	-	83.33	83.33	416.65
7866-00 Exterminating	-	125.00	125.00	-	125.00	125.00	625.00
7868-00 Electrical Repair/Maintenance/Supplies	22.24	541.67	519.43	22.24	541.67	519.43	2,708.35
7870-00 Housekeeping Suplies/Carpet Cleaning	686.46	708.33	21.87	686.46	708.33	21.87	3,541.65

CINCsystems

Income Statement - Operating
Regency House Condominium Assoc
3/1/2026 - 3/31/2026

(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
7872-00 Preventative Maintenance Contract	$-	$1,250.00	$1,250.00	$-	$1,250.00	$1,250.00	$6,250.00
7876-00 Ext Bldg, Roof, Grounds & Irrigation	-	416.67	416.67	-	416.67	416.67	2,083.35
7880-00 Elevator Maint & Interior	51.16	2,666.67	2,615.51	51.16	2,666.67	2,615.51	13,333.35
7884-00 HVAC	7,368.28	3,750.00	(3,618.28)	7,368.28	3,750.00	(3,618.28)	18,750.00
7886-00 Doors & Windows	-	291.67	291.67	-	291.67	291.67	1,458.35
7890-00 Cleaning/Janitorial	4,963.00	2,333.33	(2,629.67)	4,963.00	2,333.33	(2,629.67)	11,666.65
7895-00 Repairs & Maint	75.48	125.00	49.52	75.48	125.00	49.52	625.00
TOTAL MAINTENANCE EXPENSES-78	$16,903.82	$23,483.31	$6,579.49	$16,903.82	$23,483.31	$6,579.49	$117,416.55
RESERVE TRANSFER							
9000-00 Reserve Contribution	33,333.33	33,333.33	-	33,333.33	33,333.33	-	166,666.65
TOTAL RESERVE TRANSFER	$33,333.33	$33,333.33	$-	$33,333.33	$33,333.33	$0.00	$166,666.65
TOTAL OPERATING EXPENSE	**$193,169.61**	**$171,670.15**	**($21,499.46)**	**$193,169.61**	**$171,670.15**	**($21,499.46)**	**$858,383.42**
Net Income:	**($15,022.14)**	**$7,405.73**	**($22,427.87)**	**($15,022.14)**	**$7,405.73**	**($22,427.87)**	**$36,995.98**

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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	$-	$33,333.33	$33,333.33	$-	$166,666.65
4513-00 Special Assessments - 5yr/10yr	128.23	229.51	(101.28)	128.23	229.51	(101.28)	1,147.55
TOTAL INCOME ASSESSMENT - RESERVE	$33,461.56	$33,562.84	($101.28)	$33,461.56	$33,562.84	($101.28)	$167,814.20
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	1,621.50	1,500.00	121.50	1,621.50	1,500.00	121.50	7,500.00
TOTAL OTHER INCOME - RESERVE-46	$1,621.50	$1,500.00	$121.50	$1,621.50	$1,500.00	$121.50	$7,500.00
TOTAL RESERVE INCOME	**$35,083.06**	**$35,062.84**	**$20.22**	**$35,083.06**	**$35,062.84**	**$20.22**	**$175,314.20**
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9100-00 Insurance Claim Expense	(112,090.82)	-	112,090.82	(112,090.82)	-	112,090.82	-
9101-00 Reserve Exp Misc	-	2,083.33	2,083.33	-	2,083.33	2,083.33	10,416.65
9105-00 Depreciation Expense	3,253.79	2,083.33	(1,170.46)	3,253.79	2,083.33	(1,170.46)	10,416.65
9110-00 Improvement Loan Interest #1	-	3.00	3.00	-	3.00	3.00	15.00
9111-00 Improvement Loan Interest #2	116.73	129.00	12.27	116.73	129.00	12.27	645.00
9140-00 Landscaping/Outdoor Capital	-	2,500.00	2,500.00	-	2,500.00	2,500.00	12,500.00
9146-00 Reserve-Fence	-	833.33	833.33	-	833.33	833.33	4,166.65
9151-00 Balcony Railing/Surface Repairs	-	4,166.67	4,166.67	-	4,166.67	4,166.67	20,833.35
9154-00 New Building Control System	-	2,500.00	2,500.00	-	2,500.00	2,500.00	12,500.00
9155-00 Elevator Refurbishing	-	2,083.00	2,083.00	-	2,083.00	2,083.00	10,415.00
9162-00 Facade Repair- North Elevation	-	4,166.67	4,166.67	-	4,166.67	4,166.67	20,833.35
9169-00 LG Plumbing/Mechanical Repair & Replacement	-	2,500.00	2,500.00	-	2,500.00	2,500.00	12,500.00
9175-00 Reserve- Garage	-	1,750.00	1,750.00	-	1,750.00	1,750.00	8,750.00
9176-00 Replace Garage Sprinkler Heads	-	250.00	250.00	-	250.00	250.00	1,250.00
9186-00 Fitness Room Upgrades	-	416.67	416.67	-	416.67	416.67	2,083.35
9187-00 Reserve Expense-New Fire Doors	-	291.67	291.67	-	291.67	291.67	1,458.35
9188-00 Pool Replaster	-	4,166.67	4,166.67	-	4,166.67	4,166.67	20,833.35
9191-00 New Replacement Equipment/Vehicles	-	416.67	416.67	-	416.67	416.67	2,083.35
9193-00 Front Stone Work-entry & Surface Lot	-	1,500.00	1,500.00	-	1,500.00	1,500.00	7,500.00
9195-00 Replace Exhaust Fans	-	1,250.00	1,250.00	-	1,250.00	1,250.00	6,250.00
9196-00 Repair Pump Room Flooring	-	416.67	416.67	-	416.67	416.67	2,083.35
9197-00 Mailroom Carpet & Flooring	-	833.33	833.33	-	833.33	833.33	4,166.65
9198-00 Air Balancing Hallways	-	2,916.67	2,916.67	-	2,916.67	2,916.67	14,583.35
TOTAL RESERVE EXPENSES-91	($108,720.30)	$37,256.68	$145,976.98	($108,720.30)	$37,256.68	$145,976.98	$186,283.40
TOTAL RESERVE EXPENSE	**($108,720.30)**	**$37,256.68**	**$145,976.98**	**($108,720.30)**	**$37,256.68**	**$145,976.98**	**$186,283.40**
Net Reserve:	**$143,803.36**	**($2,193.84)**	**$145,997.20**	**$143,803.36**	**($2,193.84)**	**$145,997.20**	**($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 03/01/26-3/31/26 (Modfied Accrual Basis)

GL Account	Beginning Balance	Transfer In	Transfer Out	Ending Balance	YTD Withdrawals
1050 Petty Cash	$ 300			$ 300	$ -
1000 Barrington Bank Oper	$ 315,591	$ 291,161	$ 224,427	$ 382,325	$ 224,427
1102 Barrington Bank Maxsafe MM- Reserve	$ 79,298	$ 150	$ -	$ 79,448	$ -
1106 Barrington Maxsafe 4283 - Reserve	$ 759,711	$ 26,471	$ 17,097	$ 769,085	$ 17,097
1107 Town Bank - Escrow (Renovations)	$ 24,070	$ 1,374	$ 638	$ 24,807	$ 638
	$ 1,178,969	**$ 319,157**	**$ 242,162**	**$ 1,255,964**	**$ 242,162**