



# **Financial Report Package**

**March 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

## Balance Sheet

Regency House Condominium Assoc  
End Date: 03/31/2025

Date: 4/11/2025

Time: 9:30 am

Page: 1

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH - OPERATING</b>			
Barrington Bank - Oper acct #7801	\$156,688.93	\$0.00	\$156,688.93
Petty Cash	\$300.00	\$0.00	\$300.00
<b>Total: CASH - OPERATING</b>	<b>\$156,988.93</b>	<b>\$0.00</b>	<b>\$156,988.93</b>
<b>CASH - RESERVES</b>			
Town Bank Kilborn MM-Rsv #8298	\$0.00	\$451,127.52	\$451,127.52
Barrington Bk MM Rsv #4465	\$0.00	\$250,427.37	\$250,427.37
Barrington Bank Maxsafe #4283	\$0.00	\$214,652.92	\$214,652.92
Town Bank -Escrow Reno #4526	\$0.00	\$25,485.91	\$25,485.91
<b>Total: CASH - RESERVES</b>	<b>\$0.00</b>	<b>\$941,693.72</b>	<b>\$941,693.72</b>
<b>ACCOUNTS REC - OPERATING</b>			
Homeowner Receivable	\$464.62	\$0.00	\$464.62
Other Receivable - Operating	\$512.38	\$0.00	\$512.38
Due from Replacement Fund	\$80,627.90	\$0.00	\$80,627.90
<b>Total: ACCOUNTS REC - OPERATING</b>	<b>\$81,604.90</b>	<b>\$0.00</b>	<b>\$81,604.90</b>
<b>ACCOUNTS REC - RESERVES</b>			
Special Assessment Receivable - Reserve	\$0.00	\$51,060.07	\$51,060.07
<b>Total: ACCOUNTS REC - RESERVES</b>	<b>\$0.00</b>	<b>\$51,060.07</b>	<b>\$51,060.07</b>
<b>OTHER ASSETS - OPERATING</b>			
Prepaid Expenses - Operating	\$36,806.92	\$0.00	\$36,806.92
<b>Total: OTHER ASSETS - OPERATING</b>	<b>\$36,806.92</b>	<b>\$0.00</b>	<b>\$36,806.92</b>
<b>FIXED ASSETS - RESERVE</b>			
Garage Improvements	\$0.00	\$11,175.63	\$11,175.63
Accum Deprec Garage Improvements	\$0.00	(\$1,416.04)	(\$1,416.04)
Office Furniture & Fixtures	\$0.00	\$135,439.54	\$135,439.54
Accum Depr-Office Furniture	\$0.00	(\$37,215.64)	(\$37,215.64)
Equipment	\$0.00	\$142,545.50	\$142,545.50
Accum Deprec-Equipment	\$0.00	(\$87,099.00)	(\$87,099.00)
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	(\$1,683.82)	(\$1,683.82)
<b>Total: FIXED ASSETS - RESERVE</b>	<b>\$0.00</b>	<b>\$164,404.78</b>	<b>\$164,404.78</b>
<b>Total: Assets</b>	<b>\$275,400.75</b>	<b>\$1,157,158.57</b>	<b>\$1,432,559.32</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES - OPERATING</b>			
Prepaid Assessments	\$42,058.66	\$0.00	\$42,058.66
Accounts Payable - Operating	\$37,661.43	\$0.00	\$37,661.43
Unemployment Tax Payable	\$1,773.86	\$0.00	\$1,773.86
401K Payable	\$190.47	\$0.00	\$190.47
Accrued Vacation	\$22,123.07	\$0.00	\$22,123.07
Deposits - Operating	\$28,324.60	\$0.00	\$28,324.60
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$132,132.09</b>	<b>\$0.00</b>	<b>\$132,132.09</b>
<b>CURRENT LIABILITIES - RESERVE</b>			
Due to Operating Fund	\$0.00	\$80,627.90	\$80,627.90
Improvement Loan #1	\$0.00	\$9,590.64	\$9,590.64
Improvement Loan #2	\$0.00	\$46,030.46	\$46,030.46
Deferred Special Assessment	\$0.00	\$134,275.00	\$134,275.00

PREPARED BY MANAGEMENT

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FUTURE MAJOR REPAIRS AND REPLACEMENTS

## Balance Sheet

Regency House Condominium Assoc

End Date: 03/31/2025

Date: 4/11/2025

Time: 9:30 am

Page: 2

(MODIFIED ACCRUAL BASIS)

	Operating \$0.00	Reserve \$270,524.00	Total \$270,524.00
<b>Total: CURRENT LIABILITIES - RESERVE</b>			
<b>FUND BALANCE - OPERATING</b>			
Operating Fund Balance/Prior	\$54,091.44	\$0.00	\$54,091.44
<b>Total: FUND BALANCE - OPERATING</b>	<b>\$54,091.44</b>	<b>\$0.00</b>	<b>\$54,091.44</b>
<b>FUND BALANCE - RESERVE</b>			
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
<b>Total: FUND BALANCE - RESERVE</b>	<b>\$0.00</b>	<b>\$1,226,107.82</b>	<b>\$1,226,107.82</b>
Net Income Gain/Loss	\$0.00	(\$339,473.25)	(\$339,473.25)
Net Income Gain/Loss	\$89,177.22	\$0.00	\$89,177.22
<b>Total: Liabilities &amp; Equity</b>	<b>\$275,400.75</b>	<b>\$1,157,158.57</b>	<b>\$1,432,559.32</b>

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**Income Statement - Operating**  
Regency House Condominium Assoc  
3/1/2025 - 3/31/2025

Date: 4/11/2025  
Time: 9:30 am  
Page: 1

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>OPERATING INCOME</b>							
<b>INCOME ASSESSMENTS OPERATING-40</b>							
4010-00 Association Assessments	\$152,525.00	\$152,518.75	\$6.25	\$1,220,200.00	\$1,220,150.00	\$50.00	\$1,830,225.00
<b>TOTAL INCOME ASSESSMENTS OPERATING-40</b>	<b>\$152,525.00</b>	<b>\$152,518.75</b>	<b>\$6.25</b>	<b>\$1,220,200.00</b>	<b>\$1,220,150.00</b>	<b>\$50.00</b>	<b>\$1,830,225.00</b>
<b>OTHER INCOME - OPERATING-41</b>							
4100-00 Late Fees	25.00	16.67	8.33	225.00	133.36	91.64	200.00
4109-00 Pet Fees	-	458.33	(458.33)	4,200.00	3,666.64	533.36	5,500.00
4110-00 Repair and Maintenance Chargeback	-	83.33	(83.33)	37.50	666.64	(629.14)	1,000.00
4120-00 Application Fees	-	83.33	(83.33)	-	666.64	(666.64)	1,000.00
4126-00 Processing Fees	135.00	-	135.00	585.00	-	585.00	-
4135-00 Parking Lot Rent	3,145.00	3,000.00	145.00	25,117.50	24,000.00	1,117.50	36,000.00
4136-00 Garage Rent	16,460.00	16,250.00	210.00	135,325.00	130,000.00	5,325.00	195,000.00
4137-00 Motorcycle Parking	140.00	150.00	(10.00)	1,295.00	1,200.00	95.00	1,800.00
4138-00 Bike Parking	-	350.00	(350.00)	4,800.00	2,800.00	2,000.00	4,200.00
4139-00 Guest Parking Charge	370.00	291.67	78.33	1,765.00	2,333.36	(568.36)	3,500.00
4145-00 Electric Usage	50.00	41.67	8.33	450.00	333.36	116.64	500.00
4151-00 Laundry Income	1,063.08	583.33	479.75	6,493.37	4,666.64	1,826.73	7,000.00
4152-00 Club Room Rental	475.00	208.33	266.67	1,425.00	1,666.64	(241.64)	2,500.00
4160-00 Staff Services to Owners-Labor	92.79	750.00	(657.21)	4,106.33	6,000.00	(1,893.67)	9,000.00
4165-00 Staff Services to Owners-Materials	-	100.00	(100.00)	2,343.82	800.00	1,543.82	1,200.00
4170-00 Vending Income	-	33.33	(33.33)	1,431.04	266.64	1,164.40	400.00
4199-00 Miscellaneous Income	60.00	83.33	(23.33)	2,095.00	666.64	1,428.36	1,000.00
<b>TOTAL OTHER INCOME - OPERATING-41</b>	<b>\$22,015.87</b>	<b>\$22,483.32</b>	<b>(\$467.45)</b>	<b>\$191,694.56</b>	<b>\$179,866.56</b>	<b>\$11,828.00</b>	<b>\$269,800.00</b>
<b>TOTAL OPERATING INCOME</b>	<b>\$174,540.87</b>	<b>\$175,002.07</b>	<b>(\$461.20)</b>	<b>\$1,411,894.56</b>	<b>\$1,400,016.56</b>	<b>\$11,878.00</b>	<b>\$2,100,025.00</b>
<b>OPERATING EXPENSE</b>							
<b>OPERATING EXPENSES-72</b>							
7201-00 Office Phone & Internet	730.29	416.67	(313.62)	6,135.89	3,333.36	(2,802.53)	5,000.00
7202-00 Water & Sewer	3,630.98	5,833.33	2,202.35	33,006.16	46,666.64	13,660.48	70,000.00
7203-00 Steam	24,616.24	12,500.00	(12,116.24)	96,743.49	100,000.00	3,256.51	150,000.00
7205-00 Clubroom TV, Cable Subscriptions	-	833.33	833.33	1,978.99	6,666.64	4,687.65	10,000.00
7207-00 Electric	7,780.96	9,750.00	1,969.04	79,398.42	78,000.00	(1,398.42)	117,000.00
7210-00 401K Expense	762.42	875.00	112.58	6,782.17	7,000.00	217.83	10,500.00
7215-00 Employee Benefits	144.79	250.00	105.21	4,315.42	2,000.00	(2,315.42)	3,000.00
7220-00 Uniforms	18.86	100.00	81.14	1,104.79	800.00	(304.79)	1,200.00
7225-00 Health & Dental Insurance	3,260.47	6,250.00	2,989.53	29,237.27	50,000.00	20,762.73	75,000.00
7230-00 Unemployment Taxes	344.57	375.00	30.43	3,766.54	3,000.00	(766.54)	4,500.00
7235-00 Payroll Taxes	3,576.67	3,666.67	90.00	30,941.29	29,333.36	(1,607.93)	44,000.00
7240-00 Employee Wages	47,829.29	49,166.67	1,337.38	416,770.29	393,333.36	(23,436.93)	590,000.00
7245-00 Employee Bonus Wages	-	625.00	625.00	3,340.08	5,000.00	1,659.92	7,500.00
7250-00 Office Contractors	-	83.33	83.33	-	666.64	666.64	1,000.00
7252-00 Owners Rep Exp	-	83.33	83.33	-	666.64	666.64	1,000.00
7255-00 Sec Deposit Refund	-	8.33	8.33	-	66.64	66.64	100.00
7260-00 Engineering Fees	-	-	-	5,625.00	-	(5,625.00)	-
7265-00 Employee Food & Beverage Perk	41.20	-	(41.20)	447.09	-	(447.09)	-
<b>TOTAL OPERATING EXPENSES-72</b>	<b>\$92,736.74</b>	<b>\$90,816.66</b>	<b>(\$1,920.08)</b>	<b>\$719,592.89</b>	<b>\$726,533.28</b>	<b>\$6,940.39</b>	<b>\$1,089,800.00</b>
<b>ADMINISTRATIVE EXPENSES-75</b>							

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**Income Statement - Operating**  
**Regency House Condominium Assoc**  
**3/1/2025 - 3/31/2025**

**Date:** 4/11/2025  
**Time:** 9:30 am  
**Page:** 2

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7500-00 Administrative Expenses	\$84.73	\$83.33	(\$1.40)	\$2,809.05	\$666.64	(\$2,142.41)	\$1,000.00
7505-00 Bank Charges	20.00	50.00	30.00	262.25	400.00	137.75	600.00
7510-00 Computer/Internet Services	335.55	416.67	81.12	2,677.26	3,333.36	656.10	5,000.00
7515-00 Professional Dues/Consult	-	250.00	250.00	320.00	2,000.00	1,680.00	3,000.00
7520-00 Membership Functions	-	83.33	83.33	-	666.64	666.64	1,000.00
7525-00 Fees, Permits & Inspections	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
7530-00 Postage & Mailing Supplies	-	416.67	416.67	4,065.03	3,333.36	(731.67)	5,000.00
7540-00 Office Supplies	77.55	208.33	130.78	939.71	1,666.64	726.93	2,500.00
7545-00 Legal	-	541.67	541.67	-	4,333.36	4,333.36	6,500.00
7550-00 Employment Related Expense	45.40	291.67	246.27	5,226.46	2,333.36	(2,893.10)	3,500.00
7560-00 Accounting	1,837.54	3,333.33	1,495.79	28,391.40	26,666.64	(1,724.76)	40,000.00
7565-00 Photocopier Maintenance/Usage	167.61	166.67	(0.94)	1,555.92	1,333.36	(222.56)	2,000.00
7573-00 Late Fee Expense	-	20.83	20.83	194.46	166.64	(27.82)	250.00
7575-00 Sales & use Tax	1,577.17	1,250.00	(327.17)	12,837.30	10,000.00	(2,837.30)	15,000.00
7580-00 IT Repair and Maintenance	511.76	-	(511.76)	2,509.08	-	(2,509.08)	-
7595-00 Social Programming and Entertainment	-	625.00	625.00	6,451.03	5,000.00	(1,451.03)	7,500.00
<b>TOTAL ADMINISTRATIVE EXPENSES-75</b>	<b>\$4,657.31</b>	<b>\$7,862.50</b>	<b>\$3,205.19</b>	<b>\$68,238.95</b>	<b>\$62,900.00</b>	<b>(\$5,338.95)</b>	<b>\$94,350.00</b>
<b>INSURANCE-76</b>							
7600-00 Insurance	1,000.00	13,333.33	12,333.33	77,432.83	106,666.64	29,233.81	160,000.00
<b>TOTAL INSURANCE-76</b>	<b>\$1,000.00</b>	<b>\$13,333.33</b>	<b>\$12,333.33</b>	<b>\$77,432.83</b>	<b>\$106,666.64</b>	<b>\$29,233.81</b>	<b>\$160,000.00</b>
<b>MAINTENANCE EXPENSES-78</b>							
7805-00 Security Equipment	284.86	416.67	131.81	6,150.34	3,333.36	(2,816.98)	5,000.00
7810-00 Snow Removal	115.30	208.33	93.03	1,590.13	1,666.64	76.51	2,500.00
7815-00 Refuse Removal	999.35	1,125.00	125.65	8,501.87	9,000.00	498.13	13,500.00
7820-00 Pool	4.19	833.33	829.14	1,834.51	6,666.64	4,832.13	10,000.00
Repair/Maintenance/Inspection							
7825-00 Flowers/Contribution	-	166.67	166.67	98.01	1,333.36	1,235.35	2,000.00
7827-00 Interior Plantscape	370.44	-	(370.44)	819.30	-	(819.30)	-
7830-00 Landscape Service/Gas	2,747.22	2,916.67	169.45	10,536.10	23,333.36	12,797.26	35,000.00
7835-00 Window Cleaning	-	1,000.00	1,000.00	5,888.00	8,000.00	2,112.00	12,000.00
7840-00 Plumbing	247.04	1,333.33	1,086.29	11,013.94	10,666.64	(347.30)	16,000.00
7842-00 Paint Supplies	-	62.50	62.50	635.09	500.00	(135.09)	750.00
7844-00 Bulbs and Batteries	72.21	125.00	52.79	307.50	1,000.00	692.50	1,500.00
7847-00 Fitness Room Equipment and Repairs	-	-	-	1,002.24	-	(1,002.24)	-
7848-00 Maintain & Repair Bldg Vehicles and Equip	-	833.33	833.33	577.06	6,666.64	6,089.58	10,000.00
7850-00 Hardware for Resale to Owners	515.91	250.00	(265.91)	3,918.74	2,000.00	(1,918.74)	3,000.00
7852-00 General/Misc Building Hardware & Supplies	177.96	208.33	30.37	590.88	1,666.64	1,075.76	2,500.00
7854-00 Garage Claims & Damages	-	416.67	416.67	3,382.41	3,333.36	(49.05)	5,000.00
7856-00 Garage Repair & Maintenance	684.30	625.00	(59.30)	2,052.57	5,000.00	2,947.43	7,500.00
7860-00 Furniture & Assessories	25.61	416.67	391.06	1,294.63	3,333.36	2,038.73	5,000.00
7862-00 Filter Replacement	5,164.83	416.67	(4,748.16)	5,164.83	3,333.36	(1,831.47)	5,000.00
7863-00 Repl Emg Equip: Sm Detec, Exit Lights, etc	-	208.33	208.33	-	1,666.64	1,666.64	2,500.00
7864-00 Fire Monitor, Repair, Inspection	-	416.67	416.67	9,899.40	3,333.36	(6,566.04)	5,000.00
7866-00 Exterminating	-	125.00	125.00	338.00	1,000.00	662.00	1,500.00

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**Income Statement - Operating**  
**Regency House Condominium Assoc**  
**3/1/2025 - 3/31/2025**

**Date:** 4/11/2025  
**Time:** 9:30 am  
**Page:** 3

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7868-00 Electrical Repair/Maintenance/Supplies	\$40.54	\$166.67	\$126.13	\$1,748.83	\$1,333.36	(\$415.47)	\$2,000.00
7870-00 Housekeeping Supplies/Carpet Cleaning	457.32	500.00	42.68	6,224.01	4,000.00	(2,224.01)	6,000.00
7872-00 Preventative Maintenance Contract	-	1,333.33	1,333.33	18,865.08	10,666.64	(8,198.44)	16,000.00
7876-00 Exterior Building Roof/Grounds Repair	-	208.33	208.33	7,656.00	1,666.64	(5,989.36)	2,500.00
7880-00 Elevator Maint & Interior	43.31	2,083.33	2,040.02	22,412.48	16,666.64	(5,745.84)	25,000.00
7884-00 HVAC	566.48	2,916.67	2,350.19	37,087.86	23,333.36	(13,754.50)	35,000.00
7886-00 Doors & Windows	341.76	416.67	74.91	1,798.02	3,333.36	1,535.34	5,000.00
7890-00 Cleaning/Janitorial	3,190.29	2,166.67	(1,023.62)	18,576.59	17,333.36	(1,243.23)	26,000.00
7895-00 Repairs & Maint	-	125.00	125.00	821.61	1,000.00	178.39	1,500.00
<b>TOTAL MAINTENANCE EXPENSES-78</b>	<b>\$16,048.92</b>	<b>\$22,020.84</b>	<b>\$5,971.92</b>	<b>\$190,786.03</b>	<b>\$176,166.72</b>	<b>(\$14,619.31)</b>	<b>\$264,250.00</b>
<b>RESERVE TRANSFER</b>							
9000-00 Reserve Contribution	33,333.33	33,333.33	-	266,666.64	266,666.64	-	400,000.00
<b>TOTAL RESERVE TRANSFER</b>	<b>\$33,333.33</b>	<b>\$33,333.33</b>	<b>\$-</b>	<b>\$266,666.64</b>	<b>\$266,666.64</b>	<b>\$0.00</b>	<b>\$400,000.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$147,776.30</b>	<b>\$167,366.66</b>	<b>\$19,590.36</b>	<b>\$1,322,717.34</b>	<b>\$1,338,933.28</b>	<b>\$16,215.94</b>	<b>\$2,008,400.00</b>
<b>Net Income:</b>	<b>\$26,764.57</b>	<b>\$7,635.41</b>	<b>\$19,129.16</b>	<b>\$89,177.22</b>	<b>\$61,083.28</b>	<b>\$28,093.94</b>	<b>\$91,625.00</b>

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**Income Statement - Reserve**  
**Regency House Condominium Assoc**  
**3/1/2025 - 3/31/2025**

**Date:** 4/11/2025  
**Time:** 9:30 am  
**Page:** 4

(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	\$-	\$266,666.64	\$266,666.64	\$-	\$400,000.00
4513-00 Special Assessments - 5yr/10yr	178.15	1,761.92	(1,583.77)	1,545.92	14,095.36	(12,549.44)	21,143.04
TOTAL INCOME ASSESSMENT - RESERVE	\$33,511.48	\$35,095.25	(\$1,583.77)	\$268,212.56	\$280,762.00	(\$12,549.44)	\$421,143.04
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	1,371.07	91.00	1,280.07	13,388.27	728.00	12,660.27	1,092.00
TOTAL OTHER INCOME - RESERVE-46	\$1,371.07	\$91.00	\$1,280.07	\$13,388.27	\$728.00	\$12,660.27	\$1,092.00
TOTAL RESERVE INCOME	\$34,882.55	\$35,186.25	(\$303.70)	\$281,600.83	\$281,490.00	\$110.83	\$422,235.04
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9100-00 Insurance Claim Expense	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
9101-00 Reserve Exp Misc	-	4,166.67	4,166.67	-	33,333.36	33,333.36	50,000.00
9105-00 Depreciation Expense	1,712.38	1,250.00	(462.38)	13,699.04	10,000.00	(3,699.04)	15,000.00
9109-00 Engineering Capital Expense	-	2,083.33	2,083.33	-	16,666.64	16,666.64	25,000.00
9110-00 Improvement Loan Interest #1	31.10	-	(31.10)	377.21	-	(377.21)	-
9111-00 Improvement Loan Interest #2	133.86	-	(133.86)	1,205.02	-	(1,205.02)	-
9130-00 Security Spec Assmnt Exp	-	2,083.33	2,083.33	-	16,666.64	16,666.64	25,000.00
9135-00 Reserve Bank Fees	-	20.83	20.83	-	166.64	166.64	250.00
9136-00 New Website & Branding	-	208.33	208.33	2,101.05	1,666.64	(434.41)	2,500.00
9140-00 Landscaping/Outdoor Capital	-	833.33	833.33	2,700.00	6,666.64	3,966.64	10,000.00
9146-00 Reserve-Fence	-	2,083.33	2,083.33	-	16,666.64	16,666.64	25,000.00
9147-00 Install Drains in Receiving Area	-	833.33	833.33	-	6,666.64	6,666.64	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	-	13,333.36	13,333.36	20,000.00
9151-00 Balcony Railing/Surface Repairs	-	8,333.33	8,333.33	-	66,666.64	66,666.64	100,000.00
9152-00 Furniture Exits to lobby & Clubroom	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
9153-00 Balcony Door Replacement	-	4,583.33	4,583.33	86,271.18	36,666.64	(49,604.54)	55,000.00
9154-00 New Building Control System	-	2,500.00	2,500.00	-	20,000.00	20,000.00	30,000.00
9160-00 Common Area Floor/Wall/Lighting Improvements	-	-	-	1,518.35	-	(1,518.35)	-
9162-00 Facade Repair- North Elevation	-	20,833.33	20,833.33	342,487.50	166,666.64	(175,820.86)	250,000.00
9165-00 Reserve - Exterior Roof/Grounds	-	625.00	625.00	-	5,000.00	5,000.00	7,500.00
9169-00 LG Plumbing/Mechanical Repair & Replacement	55,853.75	-	(55,853.75)	57,421.05	-	(57,421.05)	-
9175-00 Reserve- Garage	-	8,333.33	8,333.33	-	66,666.64	66,666.64	100,000.00
9176-00 Replace Garage Sprinkler Heads - Ted?	-	1,666.67	1,666.67	-	13,333.36	13,333.36	20,000.00
✓ 9178-00 Locker Room Installation Done	-	3,333.33	3,333.33	35,500.00	26,666.64	(8,833.36)	40,000.00
✓ 9180-00 Laundry Room Improvements Paint, Lights?	-	-	-	3,024.90	-	(3,024.90)	-
✓ 9185-00 New Front Doors - still repairing	-	833.33	833.33	7,479.00	6,666.64	(812.36)	10,000.00
9186-00 Fitness Room Upgrades Some now - Lts, paint	-	625.00	625.00	3,341.66	5,000.00	1,658.34	7,500.00
9188-00 Pool Replaster 2026 ?	-	4,166.67	4,166.67	-	33,333.36	33,333.36	50,000.00
✓ 9189-00 Building Trash Compactor Capital Expense	19,889.01	-	(19,889.01)	37,064.31	-	(37,064.31)	-
9191-00 New Replacement Equipment/Vehicles SMOG BRUSH	-	-	-	5,103.67	-	(5,103.67)	-
TOTAL RESERVE EXPENSES-91	\$77,620.10	\$72,729.13	(\$4,890.97)	\$621,074.08	\$581,833.04	(\$39,241.04)	\$872,750.00

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



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
TOTAL RESERVE EXPENSE	\$77,620.10	\$72,729.13	(\$4,890.97)	\$621,074.08	\$581,833.04	(\$39,241.04)	\$872,750.00
Net Reserve:	<u>(\$42,737.55)</u>	<u>(\$37,542.88)</u>	<u>(\$5,194.67)</u>	<u>(\$339,473.25)</u>	<u>(\$300,343.04)</u>	<u>(\$39,130.21)</u>	<u>(\$450,514.96)</u>

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**Bank Account Summary**  
**Property: Regency House Condominium**  
**Activity from 08/01/24-3/31/25 ( Modified Accrual Basis)**

GL Account	Beginning			YTD	
	Balance	Transfer In	Transfer Out	Ending Balance	Withdrawals
1050 Petty Cash	\$ 300			\$ 300	\$ -
1000 Barrington Bank Oper	\$ 85,069	\$ 187,019	\$ 115,399	\$ 156,689	\$ 1,565,084
1100 Town Bank Kilborn MM-Reserve	\$ 451,070	\$ 57	\$ -	\$ 451,128	\$ -
1102 Barrington Bank Maxsafe MM- Reserve	\$ 305,506	\$ 775	\$ 55,854	\$ 250,427	\$ 171,637
1106 Barrington Maxsafe 4283 - Reserve	\$ 214,107	\$ 25,538	\$ 24,993	\$ 214,653	\$ 372,168
1107 Town Bank - Escrow (Renovations)	\$ 25,862	\$ 1,513	\$ 1,889	\$ 25,486	\$ 15,116
	<b>\$ 1,081,914</b>	<b>\$ 214,903</b>	<b>\$ 198,135</b>	<b>\$ 1,098,683</b>	<b>\$ 2,124,005</b>