



Financial Report Package

May 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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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
Barrington Bank - Oper acct #7801	\$305,548.75	\$0.00	\$305,548.75
Petty Cash	\$300.00	\$0.00	\$300.00
Total: CASH - OPERATING	\$305,848.75	\$0.00	\$305,848.75
CASH - RESERVES			
Town Bank Kilborn MM-Rsv #8298	\$0.00	\$580,601.82	\$580,601.82
Barrington Bk MM Rsv #4465	\$0.00	\$396,008.47	\$396,008.47
Barrington Bank Maxsafe #4283	\$0.00	\$13,193.57	\$13,193.57
Town Bank -Escrow Reno #4526	\$0.00	\$57,516.67	\$57,516.67
Total: CASH - RESERVES	\$0.00	\$1,047,320.53	\$1,047,320.53
ACCOUNTS REC - OPERATING			
Homeowner Receivable	\$11,992.83	\$0.00	\$11,992.83
Other Receivable - Operating	\$512.38	\$0.00	\$512.38
Due from Replacement Fund	\$25,134.27	\$0.00	\$25,134.27
Total: ACCOUNTS REC - OPERATING	\$37,639.48	\$0.00	\$37,639.48
ACCOUNTS REC - RESERVES			
Special Assessment Receivable - Reserve	\$0.00	\$86,987.86	\$86,987.86
Total: ACCOUNTS REC - RESERVES	\$0.00	\$86,987.86	\$86,987.86
OTHER ASSETS - OPERATING			
Prepaid Expenses - Operating	\$3,549.29	\$0.00	\$3,549.29
Total: OTHER ASSETS - OPERATING	\$3,549.29	\$0.00	\$3,549.29
FIXED ASSETS - RESERVE			
Garage Improvements	\$0.00	\$11,175.63	\$11,175.63
Accum Deprec Garage Improvements	\$0.00	(\$410.70)	(\$410.70)
Office Furniture & Fixtures	\$0.00	\$2,928.90	\$2,928.90
Accum Depr-Office Furniture	\$0.00	(\$512.72)	(\$512.72)
Equipment	\$0.00	\$101,629.00	\$101,629.00
Accum Deprec-Equipment	\$0.00	(\$76,588.50)	(\$76,588.50)
Mail Room Improvements	\$0.00	\$1,015.00	\$1,015.00
Accum Deprec- Mail Room Improvements	\$0.00	(\$881.80)	(\$881.80)
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	(\$413.60)	(\$413.60)
Total: FIXED ASSETS - RESERVE	\$0.00	\$40,599.82	\$40,599.82
Total: Assets	\$347,037.52	\$1,174,908.21	\$1,521,945.73
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	\$42,996.14	\$0.00	\$42,996.14
Accounts Payable - Operating	\$15,718.68	\$0.00	\$15,718.68
Unemployment Tax Payable	\$739.85	\$0.00	\$739.85
401K Payable	\$243.71	\$0.00	\$243.71
Accrued Vacation	\$16,024.00	\$0.00	\$16,024.00
Deposits - Operating	\$28,324.60	\$0.00	\$28,324.60
Total: CURRENT LIABILITIES - OPERATING	\$104,046.98	\$0.00	\$104,046.98
CURRENT LIABILITIES - RESERVE			
Due to Operating Fund	\$0.00	\$25,134.27	\$25,134.27
Improvement Loan #1	\$0.00	\$35,520.79	\$35,520.79
Improvement Loan #2	\$0.00	\$56,508.27	\$56,508.27

PREPARED BY MANAGEMENT

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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: 05/31/2023

Date: 6/8/2023
Time: 1:40 pm
Page: 2

(MODIFIED ACCRUAL BASIS)

	Operating \$0.00	Reserve \$117,163.33	Total \$117,163.33
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	(\$278,337.51)	(\$278,337.51)
Net Income Gain/Loss	\$130,250.61	\$0.00	\$130,250.61
Total: Liabilities & Equity	\$347,037.52	\$1,174,908.21	\$1,521,945.73

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Income Statement - Operating
Regency House Condominium Assoc
05/31/2023

Date: 6/8/2023
Time: 1:40 pm
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	\$152,500.00	\$25.00	\$1,525,250.00	\$1,525,000.00	\$250.00	\$1,830,000.00
TOTAL INCOME ASSESSMENTS OPERATING-40	\$152,525.00	\$152,500.00	\$25.00	\$1,525,250.00	\$1,525,000.00	\$250.00	\$1,830,000.00
OTHER INCOME - OPERATING-41							
4109-00 Pet Fees	-	275.00	(275.00)	2,625.00	2,750.00	(125.00)	3,300.00
4110-00 Repair and Maintenance Chargeb	-	-	-	3,115.37	-	3,115.37	
4120-00 Application Fees	150.00	16.67	133.33	300.00	166.70	133.30	200.00
4126-00 Processing Fees	450.00	83.33	366.67	710.00	833.30	(123.30)	1,000.00
4135-00 Parking Lot Rent	2,960.00	2,833.33	126.67	29,360.00	28,333.30	1,026.70	34,000.00
4136-00 Garage Rent	21,874.00	15,000.00	6,874.00	159,943.42	150,000.00	9,943.42	180,000.00
4137-00 Motorcyle Parking	192.00	291.67	(99.67)	2,176.00	2,916.70	(740.70)	3,500.00
4138-00 Bike Parking	372.00	416.67	(44.67)	3,780.00	4,166.70	(386.70)	5,000.00
4139-00 Guest Parking Charge	90.00	458.33	(368.33)	2,005.00	4,583.30	(2,578.30)	5,500.00
4145-00 Electric Usage	25.00	-	25.00	100.00	-	100.00	-
4150-00 Interest Income - Bank - Operating	-	33.33	(33.33)	1,303.49	333.30	970.19	400.00
4151-00 Laundry Income	1,005.35	462.50	542.85	6,019.00	4,625.00	1,394.00	5,550.00
4152-00 Club Room Rental	120.00	50.00	70.00	600.00	500.00	100.00	600.00
4160-00 Staff Services to Owners-Labor	599.60	833.33	(233.73)	20,812.15	8,333.30	12,478.85	10,000.00
4165-00 Staff Services to Owners-Materia	-	291.67	(291.67)	2,191.18	2,916.70	(725.52)	3,500.00
4170-00 Vending Income	-	41.67	(41.67)	842.34	416.70	425.64	500.00
4199-00 Miscellaneous Income	161.43	-	161.43	460.43	-	460.43	-
TOTAL OTHER INCOME - OPERATING-41	\$27,999.38	\$21,087.50	\$6,911.88	\$236,343.38	\$210,875.00	\$25,468.38	\$253,050.00
TOTAL OPERATING INCOME	\$180,524.38	\$173,587.50	\$6,936.88	\$1,761,593.38	\$1,735,875.00	\$25,718.38	\$2,083,050.00
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7201-00 Telephone	-	661.67	661.67	5,398.39	6,616.70	1,218.31	7,940.00
7202-00 Water & Sewer	5,063.56	5,271.92	208.36	51,711.42	52,719.20	1,007.78	63,263.00
7203-00 Steam	13,123.12	11,914.58	(1,208.54)	139,575.40	119,145.80	(20,429.60)	142,975.00
7207-00 Electric	8,493.44	9,816.67	1,323.23	114,300.13	98,166.70	(16,133.43)	117,800.00
7210-00 401K Expense	554.73	833.33	278.60	5,613.58	8,333.30	2,719.72	10,000.00
7215-00 Employee Benefits	149.74	511.25	361.51	1,347.66	5,112.50	3,764.84	6,135.00
7220-00 Uniforms	-	210.00	210.00	1,602.59	2,100.00	497.41	2,520.00
7225-00 Health & Dental Insurance	4,071.15	6,289.58	2,218.43	38,196.61	62,895.80	24,699.19	75,475.00
7230-00 Unemployment Taxes	305.15	166.67	(138.48)	3,463.14	1,666.70	(1,796.44)	2,000.00
7235-00 Payroll Taxes	3,372.46	3,328.08	(44.38)	34,530.87	33,280.80	(1,250.07)	39,937.00
7240-00 Employee Wages	44,121.35	42,989.58	(1,131.77)	462,376.71	429,895.80	(32,480.91)	515,875.00
7245-00 Employee Bonus Wages	300.00	833.33	533.33	7,600.00	8,333.30	733.30	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	\$79,554.70	\$82,826.66	\$3,271.96	\$881,280.91	\$828,266.60	(\$53,014.31)	\$993,920.00
ADMINISTRATIVE EXPENSES-75							
7500-00 Administrative Expenses	-	-	-	428.00	-	(428.00)	-
7501-00 Automobile, Travel	-	16.67	16.67	112.30	166.70	54.40	200.00
7505-00 Bank Charges	20.00	166.67	146.67	1,368.42	1,666.70	298.28	2,000.00
7510-00 Computer/Internet Services	2,638.50	1,166.67	(1,471.83)	20,172.10	11,666.70	(8,505.40)	14,000.00
7515-00 Professional Dues/Consult	-	-	-	12,945.54	-	(12,945.54)	-
7520-00 Membership Functions	-	416.67	416.67	566.92	4,166.70	3,599.78	5,000.00

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Income Statement - Operating
Regency House Condominium Assoc
05/31/2023

Date: 6/8/2023
Time: 1:40 pm
Page: 2

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7525-00 Fees, Permits & Inspections	\$-	\$216.67	\$216.67	\$2,337.83	\$2,166.70	(\$171.13)	\$2,600.00
7530-00 Postage & Mailing Supplies	37.09	33.33	(3.76)	127.94	333.30	205.36	400.00
7540-00 Office Supplies	124.41	416.67	292.26	4,581.83	4,166.70	(415.13)	5,000.00
7545-00 Legal	-	833.33	833.33	5,405.05	8,333.30	2,928.25	10,000.00
7550-00 Employment Related Expense	358.38	500.00	141.62	3,386.66	5,000.00	1,613.34	6,000.00
7555-00 Paper, Printing Etc.	-	83.33	83.33	(89.82)	833.30	923.12	1,000.00
7560-00 Accounting	2,389.75	2,500.00	110.25	22,725.80	25,000.00	2,274.20	30,000.00
7565-00 Photocopier Maintenance/Usage	236.44	300.00	63.56	1,080.99	3,000.00	1,919.01	3,600.00
7575-00 Sales & use Tax	1,371.38	900.00	(471.38)	16,527.38	9,000.00	(7,527.38)	10,800.00
7580-00 Office Copier	135.21	33.33	(101.88)	950.39	333.30	(617.09)	400.00
7590-00 Taxes	-	-	-	10.00	-	(10.00)	-
7595-00 Travel & Entertainment	1,473.87	-	(1,473.87)	1,473.87	-	(1,473.87)	-
TOTAL ADMINISTRATIVE EXPENSES-75	\$8,785.03	\$7,583.34	(\$1,201.69)	\$94,111.20	\$75,833.40	(\$18,277.80)	\$91,000.00
INSURANCE-76							
7600-00 Insurance	-	12,760.42	12,760.42	145,003.99	127,604.20	(17,399.79)	153,125.00
TOTAL INSURANCE-76	\$-	\$12,760.42	\$12,760.42	\$145,003.99	\$127,604.20	(\$17,399.79)	\$153,125.00
MAINTENANCE EXPENSES-78							
7805-00 Security Equipment	1,226.44	-	(1,226.44)	11,703.26	-	(11,703.26)	-
7810-00 Snow Removal	-	-	-	2,561.50	5,500.00	2,938.50	5,500.00
7815-00 Refuse Removal	1,368.64	979.17	(389.47)	11,086.50	9,791.70	(1,294.80)	11,750.00
7820-00 Pool Repair/Maintenance/Inspectio	6,023.04	516.67	(5,506.37)	9,376.60	5,166.70	(4,209.90)	6,200.00
7825-00 Flowers/Contribution	-	133.33	133.33	128.91	1,333.30	1,204.39	1,600.00
7830-00 Landscape Service/Gas	2,089.76	4,650.00	2,560.24	21,296.68	27,900.00	6,603.32	37,225.00
7835-00 Window Cleaning	-	672.92	672.92	5,993.03	6,729.20	736.17	8,075.00
7840-00 Plumbing	489.26	250.00	(239.26)	8,331.08	2,500.00	(5,831.08)	3,000.00
7842-00 Paint Supplies	-	8.33	8.33	120.21	83.30	(36.91)	100.00
7844-00 Light Bulbs	42.96	333.33	290.37	172.59	3,333.30	3,160.71	4,000.00
7846-00 HVAC Repairs & Supplies	50.42	2,450.00	2,399.58	8,290.31	24,500.00	16,209.69	29,400.00
7848-00 Maint & Repair Equipment	244.71	416.67	171.96	20,755.84	4,166.70	(16,589.14)	5,000.00
7850-00 Hardware for Resale to Owners	-	216.67	216.67	1,343.55	2,166.70	823.15	2,600.00
7852-00 Hardware and Supplies	314.42	708.33	393.91	2,585.16	7,083.30	4,498.14	8,500.00
7854-00 Garage Claims & Damages	-	500.00	500.00	2,676.83	5,000.00	2,323.17	6,000.00
7856-00 Garage Repair & Maintenance	107.27	391.67	284.40	630.89	3,916.70	3,285.81	4,700.00
7860-00 Furniture & Assessories	143.47	-	(143.47)	390.40	-	(390.40)	-
7862-00 Filter Replacement	-	666.67	666.67	3,921.70	6,666.70	2,745.00	8,000.00
7864-00 Fire Monitor, Repair, Inspection	2,600.00	416.67	(2,183.33)	8,534.35	4,166.70	(4,367.65)	5,000.00
7866-00 Exterminating	356.19	58.33	(297.86)	2,042.19	583.30	(1,458.89)	700.00
7868-00 Electrical Repair/Maintenance/Sup	-	125.00	125.00	4,498.25	1,250.00	(3,248.25)	1,500.00
7870-00 Housekeeping Suplies/Carpet Cle	1,544.81	625.00	(919.81)	4,123.26	6,250.00	2,126.74	7,500.00
7872-00 Preventative Maintenance Contra	-	1,291.67	1,291.67	8,212.14	12,916.70	4,704.56	15,500.00
7876-00 Exterior Building Roof/Grounds Re	(81,845.93)	206.25	82,052.18	6,959.07	2,062.50	(4,896.57)	2,475.00
7880-00 Elevator Maint & Interior	6,691.05	2,166.67	(4,524.38)	27,121.20	21,666.70	(5,454.50)	26,000.00
7884-00 HVAC	720.94	-	(720.94)	5,784.35	-	(5,784.35)	-
7886-00 Doors & Windows	4,400.00	-	(4,400.00)	15,200.86	-	(15,200.86)	-
7888-00 Elevation Repairs	(2,700.00)	-	2,700.00	-	-	-	-
7890-00 Cleaning/Janitorial	2,283.46	2,075.50	(207.96)	22,188.07	20,755.00	(1,433.07)	24,906.00
7895-00 Repairs & Maint	-	-	-	7,845.89	-	(7,845.89)	-
TOTAL MAINTENANCE EXPENSES-78	(\$53,849.09)	\$19,858.85	\$73,707.94	\$223,874.67	\$185,488.50	(\$38,386.17)	\$225,231.00

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Income Statement - Operating Regency House Condominium Assoc 05/31/2023 (MODIFIED ACCRUAL BASIS)
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Date:	6/8/2023
Time:	1:40 pm
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE TRANSFER							
9000-00 Reserve Contribution	\$-	\$-	\$-	\$287,072.00	\$-	(\$287,072.00)	\$-
TOTAL RESERVE TRANSFER	\$-	\$-	\$-	\$287,072.00	\$-	(\$287,072.00)	\$-
TOTAL OPERATING EXPENSE	\$34,490.64	\$123,029.27	\$88,538.63	\$1,631,342.77	\$1,217,192.70	(\$414,150.07)	\$1,463,276.00
Net Income:	\$146,033.74	\$50,558.23	\$95,475.51	\$130,250.61	\$518,682.30	(\$388,431.69)	\$619,774.00

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Income Statement - Reserve
Regency House Condominium Assoc
05/31/2023
(MODIFIED ACCRUAL BASIS)

Date: 6/8/2023
Time: 1:40 pm
Page: 4

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	287.17	291.67	(4.50)	3,026.58	2,916.70	109.88	3,500.00
4514-00 Special Assessments - 2	3,007.52	-	3,007.52	201,996.57	-	201,996.57	-
TOTAL INCOME ASSESSMENT - RESERVE	\$3,294.69	\$291.67	\$3,003.02	\$492,095.15	\$2,916.70	\$489,178.45	\$3,500.00
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	1,289.82	-	1,289.82	7,595.11	-	7,595.11	-
TOTAL OTHER INCOME - RESERVE-46	\$1,289.82	\$-	\$1,289.82	\$7,595.11	\$-	\$7,595.11	\$-
TOTAL RESERVE INCOME	\$4,584.51	\$291.67	\$4,292.84	\$499,690.26	\$2,916.70	\$496,773.56	\$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)	5,476.80	-	(5,476.80)	-
9110-00 Improvement Loan Interest #1	112.99	-	(112.99)	1,304.54	-	(1,304.54)	-
9111-00 Improvement Loan Interest #2	175.59	-	(175.59)	1,843.92	-	(1,843.92)	-
9120-00 Construction Expense	11,584.31	-	(11,584.31)	617,941.53	-	(617,941.53)	-
9130-00 Security Spec Assmnt Exp	2,360.00	-	(2,360.00)	25,921.00	-	(25,921.00)	-
9135-00 Reserve Bank Fees	50.00	-	(50.00)	279.81	-	(279.81)	-
9146-00 Reserve-Fence	-	-	-	13,905.00	-	(13,905.00)	-
9162-00 Facade Repair- North Elevation	85,730.00	-	(85,730.00)	85,730.00	-	(85,730.00)	-
9175-00 Reserve- Garage	-	-	-	2,990.00	-	(2,990.00)	-
TOTAL RESERVE EXPENSES-91	\$100,560.57	\$-	(\$100,560.57)	\$778,027.77	\$-	(\$778,027.77)	\$-
TOTAL RESERVE EXPENSE	\$100,560.57	\$-	(\$100,560.57)	\$778,027.77	\$-	(\$778,027.77)	\$-
Net Reserve:	(\$95,976.06)	\$291.67	(\$96,267.73)	(\$278,337.51)	\$2,916.70	(\$281,254.21)	\$3,500.00

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Bank Account Summary
Property: Regency House Condominium
Activity from 08/01/22-5/31/23 (Modified Accrual Basis)

GL Account	Beginning			YTD	
	Balance	Transfer In	Transfer Out	Ending Balance	Withdrawals
1050 Petty Cash	\$ 300			\$ 300	\$ -
1007 First Midwest Bank	\$ 9,531	\$ 5	\$ 9,536	\$ 0	\$ 972,735
1000 Barrington Bank Oper	\$ 265,377	\$ 210,386	\$ 170,215	\$ 305,549	\$ 786,458
1100 Town Bank Kilborn MM-Reserve	\$ 533,351	\$ 47,250	\$ -	\$ 580,602	\$ 316,598
1102 Barrington Bank Maxsafe MM- Reserve	\$ 394,853	\$ 1,155	\$ -	\$ 396,008	\$ 19,984
1103 First Midwest Bank - Reserve	\$ 37,155	\$ -	\$ 37,155	\$ -	\$ 547,614
1104 First Midwest Bank - Money Fund	\$ -	\$ -	\$ -	\$ -	\$ 244,757
1011 Special - Ins Acct	\$ (1)	\$ 1	\$ -	\$ -	\$ 40,320
1106 Barrington Maxsafe 4283 - Reserve	\$ 13,205	\$ 39	\$ 50	\$ 13,194	\$ 368,408
1107 Town Bank - Escrow (Renovations)	\$ 59,406	\$ -	\$ 1,889	\$ 57,516	\$ 737,786
	\$ 1,313,177	\$ 258,837	\$ 218,845	\$ 1,353,168	\$ 4,034,660