Financial Report Package

May 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	Date:	6/10/2026
Regency House Condominium Assoc	Time:	2:24 pm
End Date: 05/31/2026	Page:	1

(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
Barrington Bank - Oper acct #7801	$368,823.43	$0.00	$368,823.43
Petty Cash	$300.00	$0.00	$300.00
Total: CASH - OPERATING	**$369,123.43**	**$0.00**	**$369,123.43**
CASH - RESERVES			
Barrington Bk MM Rsv #4465	$0.00	$61,623.71	$61,623.71
Barrington Bank Maxsafe #4283	$0.00	$705,779.35	$705,779.35
Town Bank -Escrow Reno #4526	$0.00	$26,204.16	$26,204.16
Total: CASH - RESERVES	**$0.00**	**$793,607.22**	**$793,607.22**
ACCOUNTS REC - OPERATING			
Homeowner Receivable	$4,896.19	$0.00	$4,896.19
Other Receivable - Operating	$722.91	$0.00	$722.91
Total: ACCOUNTS REC - OPERATING	**$5,619.10**	**$0.00**	**$5,619.10**
ACCOUNTS REC - RESERVES			
Special Assessment Receivable - Reserve	$0.00	$32,071.87	$32,071.87
Due from Operating Fund	$0.00	$209,208.37	$209,208.37
Total: ACCOUNTS REC - RESERVES	**$0.00**	**$241,280.24**	**$241,280.24**
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	($1,937.54)	($1,937.54)
Office Furniture & Fixtures	$0.00	$135,439.54	$135,439.54
Accum Depr-Office Furniture	$0.00	($90,877.81)	($90,877.81)
Equipment	$0.00	$147,649.17	$147,649.17
Accum Deprec-Equipment	$0.00	($109,113.59)	($109,113.59)
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	($2,304.16)	($2,304.16)
Total: FIXED ASSETS - RESERVE	**$0.00**	**$92,689.85**	**$92,689.85**
Total: Assets	**$400,975.29**	**$1,127,577.31**	**$1,528,552.60**
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	$32,014.11	$0.00	$32,014.11
Accounts Payable - Operating	$33,061.51	$0.00	$33,061.51
Accrued Expense Payable	$27,000.29	$0.00	$27,000.29
Accrued Payroll Expense	$13,354.94	$0.00	$13,354.94
Unemployment Tax Payable	$627.03	$0.00	$627.03
Accrued Vacation	$21,732.46	$0.00	$21,732.46
Due to Replacement Fund	$209,208.37	$0.00	$209,208.37
Deposits - Operating	$28,324.60	$0.00	$28,324.60
Total: CURRENT LIABILITIES - OPERATING	**$365,323.31**	**$0.00**	**$365,323.31**
CURRENT LIABILITIES - RESERVE			
Improvement Loan #2	$0.00	$38,976.16	$38,976.16
Total: CURRENT LIABILITIES - RESERVE	**$0.00**	**$38,976.16**	**$38,976.16**

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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	($24,661.10)	($24,661.10)
Net Income Gain/Loss	($18,438.96)	$0.00	($18,438.96)
Total: Liabilities & Equity	**$400,975.29**	**$1,127,577.31**	**$1,528,552.60**

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CINCsystems

Income Statement - Operating
Regency House Condominium Assoc
5/1/2026 - 5/31/2026

(MODIFIED ACCRUAL BASIS)

	Current Period			Year-to-date			
Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
OPERATING INCOME							
INCOME ASSESSMENTS OPERATING-40							
4010-00 Association Assessments	$ 156,175.00	$156,179.20	($ 4.20)	$468,525.00	$468,537.60	($ 12.60)	$ 780,896.00
TOTAL INCOME ASSESSMENTS OPERATI	$ 156,175.00	$156,179.20	($ 4.20)	$468,525.00	$468,537.60	($12.60)	$ 780,896.00
OTHER INCOME - OPERATING-41							
4100-00 Late Fees	225.00	13.34	211.66	200.00	40.02	159.98	66.70
4109-00 Pet Fees	-	416.67	(416.67)	75.00	1,250.01	(1,175.01)	2,083.35
4110-00 Repair and Maintenance Chargeback	-	83.33	(83.33)	-	249.99	(249.99)	416.65
4126-00 Processing Fees	150.00	116.67	33.33	450.00	350.01	99.99	583.35
4135-00 Parking Lot Rent	3,230.00	3,166.67	63.33	9,690.00	9,500.01	189.99	15,833.35
4136-00 Garage Rent	17,110.00	16,250.00	860.00	50,970.00	48,750.00	2,220.00	81,250.00
4137-00 Motorcyle Parking	175.00	150.00	25.00	525.00	450.00	75.00	750.00
4138-00 Bike Parking	150.00	400.00	(250.00)	150.00	1,200.00	(1,050.00)	2,000.00
4139-00 Guest Parking Charge	455.00	250.00	205.00	690.00	750.00	(60.00)	1,250.00
4140-00 Extra Storage Unit Income	160.00	-	160.00	480.00	-	480.00	-
4145-00 Electric Usage	180.00	50.00	130.00	550.00	150.00	400.00	250.00
4150-00 Interest Income - Bank - Operating	-	150.00	(150.00)	-	450.00	(450.00)	750.00
4151-00 Laundry Income	582.37	708.33	(125.96)	2,820.67	2,124.99	695.68	3,541.65
4152-00 Club Room Rental	525.00	166.67	358.33	875.00	500.01	374.99	833.35
4160-00 Staff Services to Owners-Labor	513.93	541.67	(27.74)	1,074.08	1,625.01	(550.93)	2,708.35
4165-00 Staff Services to Owners-Materials	460.54	208.33	252.21	471.07	624.99	(153.92)	1,041.65
4170-00 Vending Income	-	100.00	(100.00)	-	300.00	(300.00)	500.00
4199-00 Miscellaneous Income	600.00	125.00	475.00	475.00	375.00	100.00	625.00
TOTAL OTHER INCOME - OPERATING-41	$ 24,516.84	$ 22,896.68	$ 1,620.16	$ 69,495.82	$ 68,690.04	$805.78	$ 114,483.40
TOTAL OPERATING INCOME	**$ 180,691.84**	**$179,075.88**	**$ 1,615.96**	**$538,020.82**	**$537,227.64**	**$ 793.18**	**$ 895,379.40**
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7202-00 Water & Sewer	4,054.63	5,416.67	1,362.04	12,365.31	16,250.01	3,884.70	27,083.35
7203-00 Steam	7,479.29	12,916.67	5,437.38	42,773.93	38,750.01	(4,023.92)	64,583.35
7205-00 WiFi & Cale Tv/Subscription/Svc	382.50	750.00	367.50	792.10	2,250.00	1,457.90	3,750.00
7207-00 Electric	7,424.69	10,000.00	2,575.31	24,471.96	30,000.00	5,528.04	50,000.00
7210-00 401K Expense	1,041.58	916.67	(124.91)	3,756.53	2,750.01	(1,006.52)	4,583.35
7215-00 Employee Benefits	186.11	375.00	188.89	744.44	1,125.00	380.56	1,875.00
7220-00 Uniforms	78.42	133.33	54.91	155.33	399.99	244.66	699.32
7225-00 Health & Dental Insurance	(7,470.53)	4,166.67	11,637.20	12,784.07	12,500.01	(284.06)	20,833.35
7230-00 Unemployment Taxes	180.98	391.67	210.69	841.45	1,175.01	333.56	1,958.35
7235-00 Payroll Taxes	3,628.69	3,833.33	204.64	10,996.12	11,499.99	503.87	19,166.65
7240-00 Employee Wages	48,805.97	52,500.00	3,694.03	145,941.86	157,500.00	11,558.14	262,500.00
7245-00 Employee Bonus Wages	-	416.67	416.67	-	1,250.01	1,250.01	2,083.35
7250-00 Office Contractors	-	-	-	80.97	-	(80.97)	-
7255-00 Sec Deposit Refund	-	12.50	12.50	-	37.50	37.50	62.50
7260-00 Engineering Fees	-	125.00	125.00	-	375.00	375.00	625.00
7265-00 Employee Food & Beverage Perk	5.20	1,000.00	994.80	160.97	3,000.00	2,839.03	5,000.00
TOTAL OPERATING EXPENSES-72	$ 65,797.53	$ 92,954.18	$ 27,156.65	$255,865.04	$278,862.54	$22,997.50	$ 464,803.57
ADMINISTRATIVE EXPENSES-75							
7500-00 Administrative Expenses	-	250.00	250.00	5.76	750.00	744.24	1,250.00

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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
7505-00 Bank Charges	$20.00	$41.67	$21.67	$60.00	$125.01	$65.01	$208.35
7510-00 Office Internet/Website/Monthly Svcs	1,501.72	416.67	(1,085.05)	3,003.44	1,250.01	(1,753.43)	2,083.35
7515-00 Professional Dues/Consult	-	83.33	83.33	-	249.99	249.99	416.65
7520-00 Membership Functions	-	83.33	83.33	-	249.99	249.99	416.65
7525-00 Fees, Permits & Inspections	-	83.33	83.33	-	249.99	249.99	416.65
7530-00 Postage & Mailing Supplies	-	366.67	366.67	30.32	1,100.01	1,069.69	1,833.35
7540-00 Office Supplies	(49.03)	125.00	174.03	197.03	375.00	177.97	625.00
7545-00 Legal	-	125.00	125.00	-	375.00	375.00	625.00
7550-00 Employment Related Expense	160.00	333.33	173.33	254.20	999.99	745.79	1,666.65
7555-00 Paper, Printing Etc.	49.03	-	(49.03)	49.03	-	(49.03)	-
7560-00 Accounting and Payroll	2,801.28	3,500.00	698.72	7,771.69	10,500.00	2,728.31	17,500.00
7565-00 Photocopier Maintenance/Usage	-	150.00	150.00	480.13	450.00	(30.13)	750.00
7573-00 Late Fee Expense	-	8.33	8.33	-	24.99	24.99	41.65
7575-00 Sales & use Tax	1,611.67	1,500.00	(111.67)	4,809.92	4,500.00	(309.92)	7,500.00
7580-00 IT Repair/Replace/Maintain	561.98	-	(561.98)	2,025.00	-	(2,025.00)	-
7595-00 Social Programming and Entertainment	170.27	666.67	496.40	565.43	2,000.01	1,434.58	3,333.35
TOTAL ADMINISTRATIVE EXPENSES-75	$6,826.92	$7,733.33	$906.41	$19,251.95	$23,199.99	$3,948.04	$38,666.65
INSURANCE-76							
7600-00 Insurance	-	14,166.00	14,166.00	90,962.50	42,498.00	(48,464.50)	70,830.00
7610-00 Insurance Claim Deductible	1,000.00	-	(1,000.00)	3,950.00	-	(3,950.00)	-
TOTAL INSURANCE-76	$1,000.00	$14,166.00	$13,166.00	$94,912.50	$42,498.00	($52,414.50)	$70,830.00
MAINTENANCE EXPENSES-78							
7805-00 Safety & Security Repair, Replace, Maint	-	833.33	833.33	632.96	2,499.99	1,867.03	4,166.65
7810-00 Snow Removal	-	150.00	150.00	847.27	450.00	(397.27)	750.00
7815-00 Refuse Removal	1,236.44	1,083.33	(153.11)	3,076.29	3,249.99	173.70	5,416.65
7820-00 Pool Repair/Maintenance/Inspection	3,032.49	625.00	(2,407.49)	3,521.87	1,875.00	(1,646.87)	3,125.00
7827-00 Interior Plantscape	242.78	125.00	(117.78)	728.34	375.00	(353.34)	625.00
7830-00 Landscape Service/Gas	9,369.25	2,916.67	(6,452.58)	11,117.03	8,750.01	(2,367.02)	14,583.35
7835-00 Window Cleaning	8,410.00	1,083.33	(7,326.67)	8,410.00	3,249.99	(5,160.01)	5,416.65
7840-00 Plumbing	3,591.16	1,458.33	(2,132.83)	3,942.16	4,374.99	432.83	7,291.65
7842-00 Paint Supplies	126.22	83.33	(42.89)	252.53	249.99	(2.54)	416.65
7844-00 Bulbs and Batteries	21.19	208.33	187.14	196.50	624.99	428.49	1,041.65
7847-00 Fitness Room Equipment and Repairs	-	208.33	208.33	57.48	624.99	567.51	1,041.65
7848-00 Maintain & Repair Bldg Vehicles and Equip	-	208.33	208.33	(135.45)	624.99	760.44	1,041.65
7850-00 Hardware for Resale to Owners	554.58	375.00	(179.58)	1,389.27	1,125.00	(264.27)	1,875.00
7852-00 General/Misc Building Hardware & Supplies	25.91	208.33	182.42	403.63	624.99	221.36	1,041.65
7854-00 Garage Claims & Damages	-	416.67	416.67	-	1,250.01	1,250.01	2,083.35
7856-00 Garage Repair & Maintenance	244.50	333.33	88.83	610.81	999.99	389.18	1,666.65
7860-00 Furniture & Assessories	-	125.00	125.00	-	375.00	375.00	625.00
7862-00 Filter Replacement	-	541.67	541.67	-	1,625.01	1,625.01	2,708.35
7863-00 Repl Emg Equip: Sm Detec, Exit Lights, etc	-	208.33	208.33	-	624.99	624.99	1,041.65
7864-00 Fire Monitor, Repair, Inspection	1,628.70	83.33	(1,545.37)	2,052.75	249.99	(1,802.76)	416.65
7866-00 Exterminating	195.26	125.00	(70.26)	172.71	375.00	202.29	625.00

CINCsystems

Income Statement - Operating

Regency House Condominium Assoc

5/1/2026 - 5/31/2026

(MODIFIED ACCRUAL BASIS)

Date: 6/10/2026
Time: 2:24 pm

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	$1,625.01	$1,561.82	$2,708.35
7870-00 Housekeeping Suplies/Carpet Cleaning	1,901.94	708.33	(1,193.61)	2,869.80	2,124.99	(744.81)	3,541.65
7872-00 Preventative Maintenance Contract	7,878.86	1,250.00	(6,628.86)	7,878.86	3,750.00	(4,128.86)	6,250.00
7876-00 Ext Bldg, Roof, Grounds & Irrigation	-	416.67	416.67	1,961.85	1,250.01	(711.84)	2,083.35
7880-00 Elevator Maint & Interior	7,546.72	2,666.67	(4,880.05)	7,649.04	8,000.01	350.97	13,333.35
7884-00 HVAC	4,356.51	3,750.00	(606.51)	19,269.83	11,250.00	(8,019.83)	18,750.00
7886-00 Doors & Windows	-	291.67	291.67	-	875.01	875.01	1,458.35
7890-00 Cleaning/Janitorial	2,088.00	2,333.33	245.33	9,139.00	6,999.99	(2,139.01)	11,666.65
7895-00 Repairs & Maint	37.10	125.00	87.90	322.58	375.00	52.42	625.00
TOTAL MAINTENANCE EXPENSES-78	$52,487.61	$23,483.31	($29,004.30)	$86,430.30	$70,449.93	($15,980.37)	$117,416.55
RESERVE TRANSFER							
9000-00 Reserve Contribution	33,333.33	33,333.33	-	99,999.99	99,999.99	-	166,666.65
TOTAL RESERVE TRANSFER	$33,333.33	$33,333.33	$-	$99,999.99	$99,999.99	$0.00	$166,666.65
TOTAL OPERATING EXPENSE	**$159,445.39**	**$171,670.15**	**$12,224.76**	**$556,459.78**	**$515,010.45**	**($41,449.33)**	**$858,383.42**
Net Income:	**$21,246.45**	**$7,405.73**	**$13,840.72**	**($18,438.96)**	**$22,217.19**	**($40,656.15)**	**$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	$-	$99,999.99	$99,999.99	$-	$166,666.65
4513-00 Special Assessments - 5yr/10yr	120.83	229.51	(108.68)	373.57	688.53	(314.96)	1,147.55
TOTAL INCOME ASSESSMENT - RESERVE	$33,454.16	$33,562.84	($108.68)	$100,373.56	$100,688.52	($314.96)	$167,814.20
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	1,507.85	1,500.00	7.85	4,712.10	4,500.00	212.10	7,500.00
TOTAL OTHER INCOME - RESERVE-46	$1,507.85	$1,500.00	$7.85	$4,712.10	$4,500.00	$212.10	$7,500.00
TOTAL RESERVE INCOME	**$34,962.01**	**$35,062.84**	**($100.83)**	**$105,085.66**	**$105,188.52**	**($102.86)**	**$175,314.20**
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9100-00 Insurance Claim Expense	1,972.41	-	(1,972.41)	(18,388.11)	-	18,388.11	-
9101-00 Reserve Exp Misc	-	2,083.33	2,083.33	-	6,249.99	6,249.99	10,416.65
9105-00 Depreciation Expense	3,253.79	2,083.33	(1,170.46)	9,761.37	6,249.99	(3,511.38)	10,416.65
9110-00 Improvement Loan Interest #1	-	3.00	3.00	-	9.00	9.00	15.00
9111-00 Improvement Loan Interest #2	121.72	129.00	7.28	365.96	387.00	21.04	645.00
9140-00 Landscaping/Outdoor Capital	-	2,500.00	2,500.00	18,105.00	7,500.00	(10,605.00)	12,500.00
9146-00 Reserve-Fence	-	833.33	833.33	-	2,499.99	2,499.99	4,166.65
9151-00 Balcony Railing/Surface Repairs	-	4,166.67	4,166.67	-	12,500.01	12,500.01	20,833.35
9154-00 New Building Control System	-	2,500.00	2,500.00	-	7,500.00	7,500.00	12,500.00
9155-00 Elevator Refurbishing	-	2,083.00	2,083.00	-	6,249.00	6,249.00	10,415.00
9160-00 Common Area Floor/Wall/Lighting Improvements	2,400.00	-	(2,400.00)	2,400.00	-	(2,400.00)	-
9162-00 Facade Repair- North Elevation	-	4,166.67	4,166.67	-	12,500.01	12,500.01	20,833.35
9169-00 LG Plumbing/Mechanical Repair & Replacement	7,574.58	2,500.00	(5,074.58)	70,252.54	7,500.00	(62,752.54)	12,500.00
9175-00 Reserve- Garage	-	1,750.00	1,750.00	47,250.00	5,250.00	(42,000.00)	8,750.00
9176-00 Replace Garage Sprinkler Heads	-	250.00	250.00	-	750.00	750.00	1,250.00
9186-00 Fitness Room Upgrades	-	416.67	416.67	-	1,250.01	1,250.01	2,083.35
9187-00 Reserve Expense-New Fire Doors	-	291.67	291.67	-	875.01	875.01	1,458.35
9188-00 Pool Replaster	-	4,166.67	4,166.67	-	12,500.01	12,500.01	20,833.35
9191-00 New Replacement Equipment/Vehicles	-	416.67	416.67	-	1,250.01	1,250.01	2,083.35
9193-00 Front Stone Work-entry & Surface Lot	-	1,500.00	1,500.00	-	4,500.00	4,500.00	7,500.00
9195-00 Replace Exhaust Fans	-	1,250.00	1,250.00	-	3,750.00	3,750.00	6,250.00
9196-00 Repair Pump Room Flooring	-	416.67	416.67	-	1,250.01	1,250.01	2,083.35
9197-00 Mailroom Carpet & Flooring	-	833.33	833.33	-	2,499.99	2,499.99	4,166.65
9198-00 Air Balancing Hallways	-	2,916.67	2,916.67	-	8,750.01	8,750.01	14,583.35
TOTAL RESERVE EXPENSES-91	$15,322.50	$37,256.68	$21,934.18	$129,746.76	$111,770.04	($17,976.72)	$186,283.40
TOTAL RESERVE EXPENSE	**$15,322.50**	**$37,256.68**	**$21,934.18**	**$129,746.76**	**$111,770.04**	**($17,976.72)**	**$186,283.40**
Net Reserve:	**$19,639.51**	**($2,193.84)**	**$21,833.35**	**($24,661.10)**	**($6,581.52)**	**($18,079.58)**	**($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 03/01/26-5/31/26 (Modfied Accrual Basis)

GL Account	Beginning Balance	Transfer In	Transfer Out	Ending Balance	YTD Withdrawals
1050 Petty Cash	$ 300			$ 300	$ -
1000 Barrington Bank Oper	$ 329,604	$ 177,696	$ 138,477	$ 368,823	$ 138,477
1102 Barrington Bank Maxsafe MM- Reserve	$ 79,593	$ 135	$ 18,105	$ 61,624	$ 18,105
1106 Barrington Maxsafe 4283 - Reserve	$ 748,272	$ 26,373	$ 68,865	$ 705,779	$ 68,865
1107 Town Bank - Escrow (Renovations)	$ 25,544	$ 1,298	$ 638	$ 26,204	$ 638
	$ 1,183,313	**$ 205,502**	**$ 226,085**	**$ 1,162,731**	**$ 226,085**