



# **Financial Report Package**

**May 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
<b>Assets</b>			
<b>CASH - OPERATING</b>			
Barrington Bank - Oper acct #7801	\$171,119.19	\$0.00	\$171,119.19
Petty Cash	\$300.00	\$0.00	\$300.00
<b>Total: CASH - OPERATING</b>	<b>\$171,419.19</b>	<b>\$0.00</b>	<b>\$171,419.19</b>
<b>CASH - RESERVES</b>			
Barrington Bk MM Rsv #4465	\$0.00	\$251,667.73	\$251,667.73
Barrington Bank Maxsafe #4283	\$0.00	\$705,802.28	\$705,802.28
Town Bank -Escrow Reno #4526	\$0.00	\$24,657.88	\$24,657.88
<b>Total: CASH - RESERVES</b>	<b>\$0.00</b>	<b>\$982,127.89</b>	<b>\$982,127.89</b>
<b>ACCOUNTS REC - OPERATING</b>			
Homeowner Receivable	\$1,199.00	\$0.00	\$1,199.00
Other Receivable - Operating	\$512.38	\$0.00	\$512.38
Due from Replacement Fund	\$61,993.27	\$0.00	\$61,993.27
<b>Total: ACCOUNTS REC - OPERATING</b>	<b>\$63,704.65</b>	<b>\$0.00</b>	<b>\$63,704.65</b>
<b>ACCOUNTS REC - RESERVES</b>			
Special Assessment Receivable - Reserve	\$0.00	\$47,482.54	\$47,482.54
<b>Total: ACCOUNTS REC - RESERVES</b>	<b>\$0.00</b>	<b>\$47,482.54</b>	<b>\$47,482.54</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	(\$1,490.54)	(\$1,490.54)
Office Furniture & Fixtures	\$0.00	\$135,439.54	\$135,439.54
Accum Depr-Office Furniture	\$0.00	(\$39,521.78)	(\$39,521.78)
Equipment	\$0.00	\$142,545.50	\$142,545.50
Accum Deprec-Equipment	\$0.00	(\$88,054.50)	(\$88,054.50)
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	(\$1,772.44)	(\$1,772.44)
<b>Total: FIXED ASSETS - RESERVE</b>	<b>\$0.00</b>	<b>\$160,980.02</b>	<b>\$160,980.02</b>
<b>Total: Assets</b>	<b>\$271,930.76</b>	<b>\$1,190,590.45</b>	<b>\$1,462,521.21</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES - OPERATING</b>			
Prepaid Assessments	\$38,250.21	\$0.00	\$38,250.21
Accounts Payable - Operating	\$24,175.78	\$0.00	\$24,175.78
Unemployment Tax Payable	\$437.59	\$0.00	\$437.59
401K Payable	\$190.47	\$0.00	\$190.47
Accrued Vacation	\$19,827.07	\$0.00	\$19,827.07
Deposits - Operating	\$28,324.60	\$0.00	\$28,324.60
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$111,205.72</b>	<b>\$0.00</b>	<b>\$111,205.72</b>
<b>CURRENT LIABILITIES - RESERVE</b>			
Due to Operating Fund	\$0.00	\$61,993.27	\$61,993.27
Improvement Loan #1	\$0.00	\$7,143.52	\$7,143.52
Improvement Loan #2	\$0.00	\$45,042.01	\$45,042.01
Deferred Special Assessment	\$0.00	\$134,275.00	\$134,275.00

PREPARED BY MANAGEMENT

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# Balance Sheet

Regency House Condominium Assoc

End Date: 05/31/2025

Date: 6/13/2025

Time: 2:05 pm

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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
<b>Total: CURRENT LIABILITIES - RESERVE</b>	<b>\$0.00</b>	<b>\$248,453.80</b>	<b>\$248,453.80</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	(\$283,971.17)	(\$283,971.17)
Net Income Gain/Loss	\$106,633.60	\$0.00	\$106,633.60
<b>Total: Liabilities &amp; Equity</b>	<b>\$271,930.76</b>	<b>\$1,190,590.45</b>	<b>\$1,462,521.21</b>

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**Income Statement - Operating**  
**Regency House Condominium Assoc**  
**5/1/2025 - 5/31/2025**

Date: 6/13/2025  
Time: 2:05 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	\$152,518.75	\$6.25	\$1,525,250.00	\$1,525,187.50	\$62.50	\$1,830,225.00
TOTAL INCOME ASSESSMENTS OPERATING-40	\$152,525.00	\$152,518.75	\$6.25	\$1,525,250.00	\$1,525,187.50	\$62.50	\$1,830,225.00
OTHER INCOME - OPERATING-41							
4100-00 Late Fees	25.00	16.67	8.33	250.00	166.70	83.30	200.00
4109-00 Pet Fees	-	458.33	(458.33)	4,800.00	4,583.30	216.70	5,500.00
4110-00 Repair and Maintenance Chargeback	-	83.33	(83.33)	37.50	833.30	(795.80)	1,000.00
4120-00 Application Fees	-	83.33	(83.33)	-	833.30	(833.30)	1,000.00
4126-00 Processing Fees	245.00	-	245.00	1,130.00	-	1,130.00	-
4135-00 Parking Lot Rent	3,145.00	3,000.00	145.00	31,407.50	30,000.00	1,407.50	36,000.00
4136-00 Garage Rent	16,480.00	16,250.00	230.00	168,185.00	162,500.00	5,685.00	195,000.00
4137-00 Motorcyle Parking	210.00	150.00	60.00	1,645.00	1,500.00	145.00	1,800.00
4138-00 Bike Parking	-	350.00	(350.00)	4,800.00	3,500.00	1,300.00	4,200.00
4139-00 Guest Parking Charge	440.00	291.67	148.33	2,600.00	2,916.70	(316.70)	3,500.00
4145-00 Electric Usage	100.00	41.67	58.33	605.00	416.70	188.30	500.00
4151-00 Laundry Income	973.20	583.33	389.87	8,302.37	5,833.30	2,469.07	7,000.00
4152-00 Club Room Rental	350.00	208.33	141.67	1,875.00	2,083.30	(208.30)	2,500.00
4160-00 Staff Services to Owners-Labor	758.97	750.00	8.97	5,711.42	7,500.00	(1,788.58)	9,000.00
4165-00 Staff Services to Owners-Materials	-	100.00	(100.00)	2,343.82	1,000.00	1,343.82	1,200.00
4170-00 Vending Income	-	33.33	(33.33)	1,431.04	333.30	1,097.74	400.00
4199-00 Miscellaneous Income	1,115.00	83.33	1,031.67	3,355.00	833.30	2,521.70	1,000.00
TOTAL OTHER INCOME - OPERATING-41	\$23,842.17	\$22,483.32	\$1,358.85	\$238,478.65	\$224,833.20	\$13,645.45	\$269,800.00
TOTAL OPERATING INCOME	\$176,367.17	\$175,002.07	\$1,365.10	\$1,763,728.65	\$1,750,020.70	\$13,707.95	\$2,100,025.00
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7201-00 Office Phone & Internet	730.07	416.67	(313.40)	7,596.03	4,166.70	(3,429.33)	5,000.00
7202-00 Water & Sewer	4,331.72	5,833.33	1,501.61	41,326.10	58,333.30	17,007.20	70,000.00
7203-00 Steam	13,366.53	12,500.00	(866.53)	124,489.84	125,000.00	510.16	150,000.00
7205-00 Clubroom TV, Cable Subscriptions	1,159.18	833.33	(325.85)	3,473.72	8,333.30	4,859.58	10,000.00
7207-00 Electric	7,821.44	9,750.00	1,928.56	94,351.67	97,500.00	3,148.33	117,000.00
7210-00 401K Expense	760.22	875.00	114.78	8,584.27	8,750.00	165.73	10,500.00
7215-00 Employee Benefits	144.79	250.00	105.21	4,605.00	2,500.00	(2,105.00)	3,000.00
7220-00 Uniforms	367.63	100.00	(267.63)	1,584.45	1,000.00	(584.45)	1,200.00
7225-00 Health & Dental Insurance	3,890.84	6,250.00	2,359.16	37,649.32	62,500.00	24,850.68	75,000.00
7230-00 Unemployment Taxes	176.90	375.00	198.10	4,204.07	3,750.00	(454.07)	4,500.00
7235-00 Payroll Taxes	3,563.07	3,666.67	103.60	38,110.35	36,666.70	(1,443.65)	44,000.00
7240-00 Employee Wages	46,264.65	49,166.67	2,902.02	510,157.50	491,666.70	(18,490.80)	590,000.00
7245-00 Employee Bonus Wages	-	625.00	625.00	3,340.08	6,250.00	2,909.92	7,500.00
7250-00 Office Contractors	-	83.33	83.33	-	833.30	833.30	1,000.00
7252-00 Owners Rep Exp	-	83.33	83.33	94.43	833.30	738.87	1,000.00
7255-00 Sec Deposit Refund	-	8.33	8.33	-	83.30	83.30	100.00
7260-00 Engineering Fees	5,850.00	-	(5,850.00)	11,475.00	-	(11,475.00)	-
7265-00 Employee Food & Beverage Perk	174.92	-	(174.92)	1,240.68	-	(1,240.68)	-
TOTAL OPERATING EXPENSES-72	\$88,601.96	\$90,816.66	\$2,214.70	\$892,282.51	\$908,166.60	\$15,884.09	\$1,089,800.00

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**Income Statement - Operating**  
**Regency House Condominium Assoc**  
**5/1/2025 - 5/31/2025**

**Date:** 6/13/2025  
**Time:** 2:05 pm  
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7500-00 Administrative Expenses	\$65.04	\$83.33	\$18.29	\$3,046.63	\$833.30	(\$2,213.33)	\$1,000.00
7505-00 Bank Charges	20.00	50.00	30.00	309.50	500.00	190.50	600.00
7510-00 Computer/Internet Services	-	416.67	416.67	2,677.26	4,166.70	1,489.44	5,000.00
7515-00 Professional Dues/Consult	-	250.00	250.00	320.00	2,500.00	2,180.00	3,000.00
7520-00 Membership Functions	-	83.33	83.33	-	833.30	833.30	1,000.00
7525-00 Fees, Permits & Inspections	-	125.00	125.00	355.60	1,250.00	894.40	1,500.00
7530-00 Postage & Mailing Supplies	-	416.67	416.67	4,065.03	4,166.70	101.67	5,000.00
7540-00 Office Supplies	38.67	208.33	169.66	1,188.06	2,083.30	895.24	2,500.00
7545-00 Legal	-	541.67	541.67	-	5,416.70	5,416.70	6,500.00
7550-00 Employment Related Expense	29.99	291.67	261.68	6,550.65	2,916.70	(3,633.95)	3,500.00
7560-00 Accounting	1,845.00	3,333.33	1,488.33	32,074.23	33,333.30	1,259.07	40,000.00
7565-00 Photocopier Maintenance/Usage	-	166.67	166.67	1,555.92	1,666.70	110.78	2,000.00
7573-00 Late Fee Expense	-	20.83	20.83	194.46	208.30	13.84	250.00
7575-00 Sales & use Tax	1,589.72	1,250.00	(339.72)	15,999.87	12,500.00	(3,499.87)	15,000.00
7580-00 IT Repair and Maintenance	652.50	-	(652.50)	3,479.29	-	(3,479.29)	-
7595-00 Social Programming and Entertainment	125.30	625.00	499.70	6,576.33	6,250.00	(326.33)	7,500.00
<b>TOTAL ADMINISTRATIVE EXPENSES-75</b>	<b>\$4,366.22</b>	<b>\$7,862.50</b>	<b>\$3,496.28</b>	<b>\$78,392.83</b>	<b>\$78,625.00</b>	<b>\$232.17</b>	<b>\$94,350.00</b>
<b>INSURANCE-76</b>							
7600-00 Insurance	-	13,333.33	13,333.33	114,718.33	133,333.30	18,614.97	160,000.00
<b>TOTAL INSURANCE-76</b>	<b>\$-</b>	<b>\$13,333.33</b>	<b>\$13,333.33</b>	<b>\$114,718.33</b>	<b>\$133,333.30</b>	<b>\$18,614.97</b>	<b>\$160,000.00</b>
<b>MAINTENANCE EXPENSES-78</b>							
7805-00 Security Equipment	3,150.13	416.67	(2,733.46)	9,300.47	4,166.70	(5,133.77)	5,000.00
7810-00 Snow Removal	-	208.33	208.33	1,590.13	2,083.30	493.17	2,500.00
7815-00 Refuse Removal	954.91	1,125.00	170.09	10,389.47	11,250.00	860.53	13,500.00
7820-00 Pool	3,761.90	833.33	(2,928.57)	5,596.41	8,333.30	2,736.89	10,000.00
Repair/Maintenance/Inspection							
7825-00 Flowers/Contribution	-	166.67	166.67	98.01	1,666.70	1,568.69	2,000.00
7827-00 Interior Plantscape	-	-	-	1,054.52	-	(1,054.52)	-
7830-00 Landscape Service/Gas	1,658.63	2,916.67	1,258.04	12,937.67	29,166.70	16,229.03	35,000.00
7835-00 Window Cleaning	6,196.00	1,000.00	(5,196.00)	12,084.00	10,000.00	(2,084.00)	12,000.00
7840-00 Plumbing	3,962.77	1,333.33	(2,629.44)	15,574.65	13,333.30	(2,241.35)	16,000.00
7842-00 Paint Supplies	-	62.50	62.50	635.09	625.00	(10.09)	750.00
7844-00 Bulbs and Batteries	413.77	125.00	(288.77)	2,273.65	1,250.00	(1,023.65)	1,500.00
7847-00 Fitness Room Equipment and Repairs	45.90	-	(45.90)	1,084.01	-	(1,084.01)	-
7848-00 Maintain & Repair Bldg Vehicles and Equip	-	833.33	833.33	577.06	8,333.30	7,756.24	10,000.00
7850-00 Hardware for Resale to Owners	33.44	250.00	216.56	4,175.06	2,500.00	(1,675.06)	3,000.00
7852-00 General/Misc Building Hardware & Supplies	94.46	208.33	113.87	898.97	2,083.30	1,184.33	2,500.00
7854-00 Garage Claims & Damages	-	416.67	416.67	3,382.41	4,166.70	784.29	5,000.00
7856-00 Garage Repair & Maintenance	328.65	625.00	296.35	2,617.75	6,250.00	3,632.25	7,500.00
7860-00 Furniture & Assessorios	-	416.67	416.67	1,294.63	4,166.70	2,872.07	5,000.00
7862-00 Filter Replacement	-	416.67	416.67	5,164.83	4,166.70	(998.13)	5,000.00
7863-00 Repl Emg Equip: Sm Detec, Exit Lights, etc	-	208.33	208.33	-	2,083.30	2,083.30	2,500.00
7864-00 Fire Monitor, Repair, Inspection	-	416.67	416.67	9,899.40	4,166.70	(5,732.70)	5,000.00
7866-00 Exterminating	-	125.00	125.00	526.56	1,250.00	723.44	1,500.00

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**Income Statement - Operating**  
**Regency House Condominium Assoc**  
**5/1/2025 - 5/31/2025**

**Date:** 6/13/2025  
**Time:** 2:05 pm  
**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	\$20.00	\$166.67	\$146.67	\$6,087.33	\$1,666.70	(\$4,420.63)	\$2,000.00
7870-00 Housekeeping Supplies/Carpet Cleaning	548.61	500.00	(48.61)	8,018.44	5,000.00	(3,018.44)	6,000.00
7872-00 Preventative Maintenance Contract	-	1,333.33	1,333.33	18,865.08	13,333.30	(5,531.78)	16,000.00
7876-00 Exterior Building Roof/Grounds Repair	-	208.33	208.33	7,656.00	2,083.30	(5,572.70)	2,500.00
7880-00 Elevator Maint & Interior	675.00	2,083.33	1,408.33	30,296.14	20,833.30	(9,462.84)	25,000.00
7884-00 HVAC	670.42	2,916.67	2,246.25	40,635.38	29,166.70	(11,468.68)	35,000.00
7886-00 Doors & Windows	31.66	416.67	385.01	1,829.68	4,166.70	2,337.02	5,000.00
7890-00 Cleaning/Janitorial	2,008.00	2,166.67	158.67	22,977.49	21,666.70	(1,310.79)	26,000.00
7895-00 Repairs & Maint	-	125.00	125.00	847.79	1,250.00	402.21	1,500.00
<b>TOTAL MAINTENANCE EXPENSES-78</b>	<b>\$24,554.25</b>	<b>\$22,020.84</b>	<b>(\$2,533.41)</b>	<b>\$238,368.08</b>	<b>\$220,208.40</b>	<b>(\$18,159.68)</b>	<b>\$264,250.00</b>
<b>RESERVE TRANSFER</b>							
9000-00 Reserve Contribution	33,333.33	33,333.33	-	333,333.30	333,333.30	-	400,000.00
<b>TOTAL RESERVE TRANSFER</b>	<b>\$33,333.33</b>	<b>\$33,333.33</b>	<b>\$-</b>	<b>\$333,333.30</b>	<b>\$333,333.30</b>	<b>\$0.00</b>	<b>\$400,000.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$150,855.76</b>	<b>\$167,366.66</b>	<b>\$16,510.90</b>	<b>\$1,657,095.05</b>	<b>\$1,673,666.60</b>	<b>\$16,571.55</b>	<b>\$2,008,400.00</b>
<b>Net Income:</b>	<b>\$25,511.41</b>	<b>\$7,635.41</b>	<b>\$17,876.00</b>	<b>\$106,633.60</b>	<b>\$76,354.10</b>	<b>\$30,279.50</b>	<b>\$91,625.00</b>

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**Income Statement - Reserve**  
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**5/1/2025 - 5/31/2025**

**Date:** 6/13/2025  
**Time:** 2:05 pm  
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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	\$-	\$333,333.30	\$333,333.30	\$-	\$400,000.00
4513-00 Special Assessments - 5yr/10yr	167.13	1,761.92	(1,594.79)	1,887.21	17,619.20	(15,731.99)	21,143.04
4515-00 Insurance Claim Proceeds	1,000.00	-	1,000.00	1,000.00	-	1,000.00	-
TOTAL INCOME ASSESSMENT - RESERVE	\$34,500.46	\$35,095.25	(\$594.79)	\$336,220.51	\$350,952.50	(\$14,731.99)	\$421,143.04
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	1,897.24	91.00	1,806.24	16,492.63	910.00	15,582.63	1,092.00
TOTAL OTHER INCOME - RESERVE-46	\$1,897.24	\$91.00	\$1,806.24	\$16,492.63	\$910.00	\$15,582.63	\$1,092.00
TOTAL RESERVE INCOME	\$36,397.70	\$35,186.25	\$1,211.45	\$352,713.14	\$351,862.50	\$850.64	\$422,235.04
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9100-00 Insurance Claim Expense	-	833.33	833.33	-	8,333.30	8,333.30	10,000.00
9101-00 Reserve Exp Misc	-	4,166.67	4,166.67	-	41,666.70	41,666.70	50,000.00
9105-00 Depreciation Expense	1,712.38	1,250.00	(462.38)	17,123.80	12,500.00	(4,623.80)	15,000.00
9109-00 Engineering Capital Expense	-	2,083.33	2,083.33	-	20,833.30	20,833.30	25,000.00
9110-00 Improvement Loan Interest #1	25.79	-	(25.79)	433.55	-	(433.55)	-
9111-00 Improvement Loan Interest #2	140.36	-	(140.36)	1,491.99	-	(1,491.99)	-
9130-00 Security Spec Assmnt Exp	-	2,083.33	2,083.33	-	20,833.30	20,833.30	25,000.00
9135-00 Reserve Bank Fees	-	20.83	20.83	-	208.30	208.30	250.00
9136-00 New Website & Branding	-	208.33	208.33	2,101.05	2,083.30	(17.75)	2,500.00
9140-00 Landscaping/Outdoor Capital	-	833.33	833.33	2,700.00	8,333.30	5,633.30	10,000.00
9146-00 Reserve-Fence	-	2,083.33	2,083.33	-	20,833.30	20,833.30	25,000.00
9147-00 Install Drains in Receiving Area	-	833.33	833.33	-	8,333.30	8,333.30	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	-	16,666.70	16,666.70	20,000.00
9151-00 Balcony Railing/Surface Repairs	-	8,333.33	8,333.33	-	83,333.30	83,333.30	100,000.00
9152-00 Furniture Exits to lobby & Clubroom	-	833.33	833.33	-	8,333.30	8,333.30	10,000.00
9153-00 Balcony Door Replacement	-	4,583.33	4,583.33	86,271.18	45,833.30	(40,437.88)	55,000.00
9154-00 New Building Control System	-	2,500.00	2,500.00	-	25,000.00	25,000.00	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	208,333.30	(134,154.20)	250,000.00
9165-00 Reserve - Exterior Roof/Grounds	-	625.00	625.00	-	6,250.00	6,250.00	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	-	83,333.30	83,333.30	100,000.00
9176-00 Replace Garage Sprinkler Heads	-	1,666.67	1,666.67	-	16,666.70	16,666.70	20,000.00
9178-00 Locker Room Installation	-	3,333.33	3,333.33	35,500.00	33,333.30	(2,166.70)	40,000.00
9180-00 Laundry Room Improvements	-	-	-	3,024.90	-	(3,024.90)	-
9185-00 New Front Doors	-	833.33	833.33	7,479.00	8,333.30	854.30	10,000.00
9186-00 Fitness Room Upgrades	-	625.00	625.00	3,341.66	6,250.00	2,908.34	7,500.00
9188-00 Pool Replaster	-	4,166.67	4,166.67	-	41,666.70	41,666.70	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  
 5/1/2025 - 5/31/2025

Date: 6/13/2025  
 Time: 2:05 pm  
 Page: 5

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
TOTAL RESERVE EXPENSES-91	\$1,878.53	\$72,729.13	\$70,850.60	\$636,684.31	\$727,291.30	\$90,606.99	\$872,750.00
TOTAL RESERVE EXPENSE	\$1,878.53	\$72,729.13	\$70,850.60	\$636,684.31	\$727,291.30	\$90,606.99	\$872,750.00
Net Reserve:	\$34,519.17	(\$37,542.88)	\$72,062.05	(\$283,971.17)	(\$375,428.80)	\$91,457.63	(\$450,514.96)

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 FUTURE MAJOR REPAIRS AND REPLACEMENTS



**Bank Account Summary**  
**Property: Regency House Condominium**  
**Activity from 08/01/24-5/31/25 ( Modified Accrual Basis)**

GL Account	Beginning Balance	Transfer In	Transfer Out	Ending Balance	YTD Withdrawals
1050 Petty Cash	\$ 300			\$ 300	\$ -
1000 Barrington Bank Oper	\$ 123,329	\$ 175,401	\$ 127,611	\$ 171,119	\$ 1,908,185
1100 Town Bank Kilborn MM-Reserve	\$ 451,183	\$ -	\$ 451,183	\$ -	\$ 451,183
1102 Barrington Bank Maxsafe MM- Reserve	\$ 251,037	\$ 631	\$ -	\$ 251,668	\$ 171,637
1106 Barrington Maxsafe 4283 - Reserve	\$ 228,353	\$ 477,449	\$ -	\$ 705,802	\$ 384,010
1107 Town Bank - Escrow (Renovations)	\$ 25,110	\$ 1,437	\$ 1,889	\$ 24,658	\$ 18,894
	<b>\$ 1,079,312</b>	<b>\$ 654,919</b>	<b>\$ 580,684</b>	<b>\$ 1,153,547</b>	<b>\$ 2,933,910</b>