

Financial Report Package

**November 2024
Fiscal Year: 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: 11/30/2024

Date: 12/11/2024

Time: 9:10 am

Page: 1

(MODIFIED ACCRUAL BASIS)

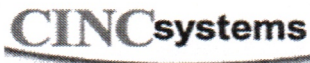
	Operating	Reserve	Total
Assets			
CASH - OPERATING			
Barrington Bank - Oper acct #7801	\$60,256.10	\$0.00	\$60,256.10
Petty Cash	\$300.00	\$0.00	\$300.00
Total: CASH - OPERATING	\$60,556.10	\$0.00	\$60,556.10
CASH - RESERVES			
Town Bank Kilborn MM-Rsv #8298	\$0.00	\$450,903.26	\$450,903.26
Barrington Bk MM Rsv #4465	\$0.00	\$344,335.00	\$344,335.00
Barrington Bank Maxsafe #4283	\$0.00	\$154,977.38	\$154,977.38
Town Bank -Escrow Reno #4526	\$0.00	\$28,503.23	\$28,503.23
Total: CASH - RESERVES	\$0.00	\$978,718.87	\$978,718.87
ACCOUNTS REC - OPERATING			
Homeowner Receivable	\$6,223.20	\$0.00	\$6,223.20
Other Receivable - Operating	\$512.38	\$0.00	\$512.38
Due from Replacement Fund	\$103,908.53	\$0.00	\$103,908.53
Total: ACCOUNTS REC - OPERATING	\$110,644.11	\$0.00	\$110,644.11
ACCOUNTS REC - RESERVES			
Special Assessment Receivable - Reserve	\$0.00	\$56,377.53	\$56,377.53
Total: ACCOUNTS REC - RESERVES	\$0.00	\$56,377.53	\$56,377.53
OTHER ASSETS - OPERATING			
Prepaid Expenses - Operating	\$36,806.92	\$0.00	\$36,806.92
Total: OTHER ASSETS - OPERATING	\$36,806.92	\$0.00	\$36,806.92
FIXED ASSETS - RESERVE			
Garage Improvements	\$0.00	\$11,175.63	\$11,175.63
Accum Deprec Garage Improvements	\$0.00	(\$1,267.04)	(\$1,267.04)
Office Furniture & Fixtures	\$0.00	\$135,439.54	\$135,439.54
Accum Depr-Office Furniture	\$0.00	(\$32,603.36)	(\$32,603.36)
Equipment	\$0.00	\$142,545.50	\$142,545.50
Accum Deprec-Equipment	\$0.00	(\$85,188.00)	(\$85,188.00)
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	(\$1,506.58)	(\$1,506.58)
Total: FIXED ASSETS - RESERVE	\$0.00	\$171,254.30	\$171,254.30
Total: Assets	\$208,007.13	\$1,206,350.70	\$1,414,357.83
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	\$14,524.16	\$0.00	\$14,524.16
Accounts Payable - Operating	\$7,459.06	\$0.00	\$7,459.06
Unemployment Tax Payable	\$498.39	\$0.00	\$498.39
Accrued Vacation	\$11,298.92	\$0.00	\$11,298.92
Deposits - Operating	\$28,324.60	\$0.00	\$28,324.60
Total: CURRENT LIABILITIES - OPERATING	\$62,105.13	\$0.00	\$62,105.13
CURRENT LIABILITIES - RESERVE			
Accounts Payable - Reserve	\$0.00	\$23,274.47	\$23,274.47
Due to Operating Fund	\$0.00	\$103,908.53	\$103,908.53
Improvement Loan #1	\$0.00	\$14,441.26	\$14,441.26
Improvement Loan #2	\$0.00	\$47,998.32	\$47,998.32
Deferred Special Assessment	\$0.00	\$134,275.00	\$134,275.00

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



Balance Sheet
Regency House Condominium Assoc
End Date: 11/30/2024

Date: 12/11/2024

Time: 9:10 am

Page: 2

(MODIFIED ACCRUAL BASIS)

	Operating \$0.00	Reserve \$323,897.58	Total \$323,897.58
Total: CURRENT LIABILITIES - RESERVE			
FUND BALANCE - OPERATING			
Operating Fund Balance/Prior	\$54,091.44	\$0.00	\$54,091.44
Total: FUND BALANCE - OPERATING	\$54,091.44	\$0.00	\$54,091.44
FUND BALANCE - RESERVE			
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
Total: FUND BALANCE - RESERVE	\$0.00	\$1,226,107.82	\$1,226,107.82
Net Income Gain/Loss	\$0.00	(\$343,654.70)	(\$343,654.70)
Net Income Gain/Loss	\$91,810.56	\$0.00	\$91,810.56
Total: Liabilities & Equity	\$208,007.13	\$1,206,350.70	\$1,414,357.83

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 - Operating
Regency House Condominium Assoc
11/1/2024 - 11/30/2024
(MODIFIED ACCRUAL BASIS)

Date: 12/11/2024
Time: 9:10 am
Page: 1

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	\$610,100.00	\$610,075.00	\$25.00	\$1,830,225.00
TOTAL INCOME ASSESSMENTS OPERATING-40	\$152,525.00	\$152,518.75	\$6.25	\$610,100.00	\$610,075.00	\$25.00	\$1,830,225.00
OTHER INCOME - OPERATING-41							
4100-00 Late Fees	75.00	16.67	58.33	150.00	66.68	83.32	200.00
4109-00 Pet Fees	-	458.33	(458.33)	3,750.00	1,833.32	1,916.68	5,500.00
4110-00 Repair and Maintenance Chargeback	18.75	83.33	(64.58)	18.75	333.32	(314.57)	1,000.00
4120-00 Application Fees	-	83.33	(83.33)	-	333.32	(333.32)	1,000.00
4126-00 Processing Fees	-	-	-	300.00	-	300.00	-
4135-00 Parking Lot Rent	3,187.50	3,000.00	187.50	12,707.50	12,000.00	707.50	36,000.00
4136-00 Garage Rent	15,920.00	16,250.00	(330.00)	69,620.00	65,000.00	4,620.00	195,000.00
4137-00 Motorcyle Parking	140.00	150.00	(10.00)	735.00	600.00	135.00	1,800.00
4138-00 Bike Parking	-	350.00	(350.00)	4,800.00	1,400.00	3,400.00	4,200.00
4139-00 Guest Parking Charge	385.00	291.67	93.33	795.00	1,166.68	(371.68)	3,500.00
4145-00 Electric Usage	60.00	41.67	18.33	240.00	166.68	73.32	500.00
4151-00 Laundry Income	1,078.53	583.33	495.20	2,597.08	2,333.32	263.76	7,000.00
4152-00 Club Room Rental	200.00	208.33	(8.33)	775.00	833.32	(58.32)	2,500.00
4160-00 Staff Services to Owners-Labor	1,860.58	750.00	1,110.58	2,810.73	3,000.00	(189.27)	9,000.00
4165-00 Staff Services to Owners-Materials	-	100.00	(100.00)	-	400.00	(400.00)	1,200.00
4170-00 Vending Income	45.00	33.33	11.67	1,431.04	133.32	1,297.72	400.00
4199-00 Miscellaneous Income	150.00	83.33	66.67	1,605.00	333.32	1,271.68	1,000.00
TOTAL OTHER INCOME - OPERATING-41	\$23,120.36	\$22,483.32	\$637.04	\$102,335.10	\$89,933.28	\$12,401.82	\$269,800.00
TOTAL OPERATING INCOME	\$175,645.36	\$175,002.07	\$643.29	\$712,435.10	\$700,008.28	\$12,426.82	\$2,100,025.00
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7201-00 Telephone	728.80	416.67	(312.13)	1,058.67	1,666.68	608.01	5,000.00
7202-00 Water & Sewer	4,597.42	5,833.33	1,235.91	16,712.31	23,333.32	6,621.01	70,000.00
7203-00 Steam	3,561.74	12,500.00	8,938.26	12,503.01	50,000.00	37,496.99	150,000.00
7205-00 Cable Subscription Fees	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
7207-00 Electric	7,589.10	9,750.00	2,160.90	48,508.94	39,000.00	(9,508.94)	117,000.00
7210-00 401K Expense	746.76	875.00	128.24	3,276.23	3,500.00	223.77	10,500.00
7215-00 Employee Benefits	2,863.43	250.00	(2,613.43)	3,467.51	1,000.00	(2,467.51)	3,000.00
7220-00 Uniforms	27.19	100.00	72.81	163.14	400.00	236.86	1,200.00
7225-00 Health & Dental Insurance	4,391.84	6,250.00	1,858.16	15,244.17	25,000.00	9,755.83	75,000.00
7230-00 Unemployment Taxes	498.39	375.00	(123.39)	1,779.36	1,500.00	(279.36)	4,500.00
7235-00 Payroll Taxes	3,474.39	3,666.67	192.28	13,428.77	14,666.68	1,237.91	44,000.00
7240-00 Employee Wages	45,089.84	49,166.67	4,076.83	175,882.68	196,666.68	20,784.00	590,000.00
7245-00 Employee Bonus Wages	-	625.00	625.00	-	2,500.00	2,500.00	7,500.00
7250-00 Office Contractors	-	83.33	83.33	-	333.32	333.32	1,000.00
7252-00 Owners Rep Exp	-	83.33	83.33	-	333.32	333.32	1,000.00
7255-00 Sec Deposit Refund	-	8.33	8.33	-	33.32	33.32	100.00
7260-00 Engineering Fees	1,125.00	-	(1,125.00)	1,125.00	-	(1,125.00)	-
TOTAL OPERATING EXPENSES-72	\$74,693.90	\$90,816.66	\$16,122.76	\$293,149.79	\$363,266.64	\$70,116.85	\$1,089,800.00
ADMINISTRATIVE EXPENSES-75							
7500-00 Administrative Expenses	-	83.33	83.33	15.72	333.32	317.60	1,000.00

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

Income Statement - Operating
Regency House Condominium Assoc
11/1/2024 - 11/30/2024

Date: 12/11/2024
 Time: 9:10 am
 Page: 2

(MODIFIED ACCRUAL BASIS)

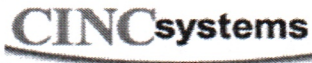
Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7505-00 Bank Charges	\$20.00	\$50.00	\$30.00	\$167.50	\$200.00	\$32.50	\$600.00
7510-00 Computer/Internet Services	485.28	416.67	(68.61)	5,162.30	1,666.68	(3,495.62)	5,000.00
7515-00 Professional Dues/Consult	320.00	250.00	(70.00)	320.00	1,000.00	680.00	3,000.00
7520-00 Membership Functions	-	83.33	83.33	-	333.32	333.32	1,000.00
7525-00 Fees, Permits & Inspections	813.82	125.00	(688.82)	813.82	500.00	(313.82)	1,500.00
7530-00 Postage & Mailing Supplies	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
7540-00 Office Supplies	140.37	208.33	67.96	365.74	833.32	467.58	2,500.00
7545-00 Legal	-	541.67	541.67	-	2,166.68	2,166.68	6,500.00
7550-00 Employment Related Expense	(232.39)	291.67	524.06	2,438.33	1,166.68	(1,271.65)	3,500.00
7560-00 Accounting	1,838.82	3,333.33	1,494.51	7,691.23	13,333.32	5,642.09	40,000.00
7565-00 Photocopier Maintenance/Usage	218.29	166.67	(51.62)	889.67	666.68	(222.99)	2,000.00
7573-00 Late Fee Expense	-	20.83	20.83	194.00	83.32	(110.68)	250.00
7575-00 Sales & use Tax	1,539.34	1,250.00	(289.34)	6,585.08	5,000.00	(1,585.08)	15,000.00
7595-00 Travel & Entertainment	(292.45)	625.00	917.45	4,861.59	2,500.00	(2,361.59)	7,500.00
TOTAL ADMINISTRATIVE EXPENSES-75	\$4,851.08	\$7,862.50	\$3,011.42	\$29,504.98	\$31,450.00	\$1,945.02	\$94,350.00
INSURANCE-76							
7600-00 Insurance	45,075.92	13,333.33	(31,742.59)	54,563.92	53,333.32	(1,230.60)	160,000.00
TOTAL INSURANCE-76	\$45,075.92	\$13,333.33	(\$31,742.59)	\$54,563.92	\$53,333.32	(\$1,230.60)	\$160,000.00
MAINTENANCE EXPENSES-78							
7805-00 Security Equipment	-	416.67	416.67	4,665.64	1,666.68	(2,998.96)	5,000.00
7810-00 Snow Removal	-	208.33	208.33	-	833.32	833.32	2,500.00
7815-00 Refuse Removal	666.58	1,125.00	458.42	4,034.34	4,500.00	465.66	13,500.00
7820-00 Pool	-	833.33	833.33	1,830.32	3,333.32	1,503.00	10,000.00
Repair/Maintenance/Inspection							
7825-00 Flowers/Contribution	-	166.67	166.67	-	666.68	666.68	2,000.00
7830-00 Landscape Service/Gas	2,924.43	2,916.67	(7.76)	3,199.85	11,666.68	8,466.83	35,000.00
7835-00 Window Cleaning	-	1,000.00	1,000.00	5,888.00	4,000.00	(1,888.00)	12,000.00
7840-00 Plumbing	589.82	1,333.33	743.51	6,022.27	5,333.32	(688.95)	16,000.00
7842-00 Paint Supplies	65.71	62.50	(3.21)	635.09	250.00	(385.09)	750.00
7844-00 Light Bulbs	(141.11)	125.00	266.11	141.11	500.00	358.89	1,500.00
7846-00 HVAC Repairs & Supplies	-	2,916.67	2,916.67	11,208.96	11,666.68	457.72	35,000.00
7847-00 Fitness Room Equipment and Repairs	-	-	-	1,002.24	-	(1,002.24)	-
7848-00 Maint & Repair Equipment	1,518.35	833.33	(685.02)	1,963.60	3,333.32	1,369.72	10,000.00
7850-00 Hardware for Resale to Owners	2,300.58	250.00	(2,050.58)	2,753.75	1,000.00	(1,753.75)	3,000.00
7852-00 Hardware and Supplies	54.45	208.33	153.88	241.44	833.32	591.88	2,500.00
7854-00 Garage Claims & Damages	2,000.00	416.67	(1,583.33)	2,000.00	1,666.68	(333.32)	5,000.00
7856-00 Garage Repair & Maintenance	300.00	625.00	325.00	644.79	2,500.00	1,855.21	7,500.00
7860-00 Furniture & Accessories	224.43	416.67	192.24	1,044.59	1,666.68	622.09	5,000.00
7862-00 Filter Replacement	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
7863-00 Repl Emg Equip: Sm Detec, Exit Lights, etc	-	208.33	208.33	-	833.32	833.32	2,500.00
7864-00 Fire Monitor, Repair, Inspection	813.82	416.67	(397.15)	5,559.24	1,666.68	(3,892.56)	5,000.00
7866-00 Exterminating	-	125.00	125.00	169.00	500.00	331.00	1,500.00
7868-00 Electrical	-	166.67	166.67	116.52	666.68	550.16	2,000.00
Repair/Maintenance/Supplies							
7870-00 Housekeeping Supplies/Carpet Cleaning	305.57	500.00	194.43	2,959.98	2,000.00	(959.98)	6,000.00
7872-00 Preventative Maintenance Contract	5,152.27	1,333.33	(3,818.94)	14,408.81	5,333.32	(9,075.49)	16,000.00

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



Income Statement - Operating
Regency House Condominium Assoc
11/1/2024 - 11/30/2024

Date: 12/11/2024
Time: 9:10 am
Page: 3

(MODIFIED ACCRUAL BASIS)

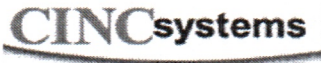
Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7876-00 Exterior Building Roof/Grounds Repair	\$5,495.00	\$208.33	(\$5,286.67)	\$5,495.00	\$833.32	(\$4,661.68)	\$2,500.00
7880-00 Elevator Maint & Interior	-	2,083.33	2,083.33	14,068.50	8,333.32	(5,735.18)	25,000.00
7884-00 HVAC	(215.66)	-	215.66	9,401.27	-	(9,401.27)	-
7886-00 Doors & Windows	(1,053.70)	416.67	1,470.37	1,241.62	1,666.68	425.06	5,000.00
7890-00 Cleaning/Janitorial	2,008.00	2,166.67	158.67	8,554.99	8,666.68	111.69	26,000.00
7895-00 Repairs & Maint	-	125.00	125.00	821.61	500.00	(321.61)	1,500.00
TOTAL MAINTENANCE EXPENSES-78	\$23,008.54	\$22,020.84	(\$987.70)	\$110,072.53	\$88,083.36	(\$21,989.17)	\$264,250.00
RESERVE TRANSFER							
9000-00 Reserve Contribution	33,333.33	33,333.33	-	133,333.32	133,333.32	-	400,000.00
TOTAL RESERVE TRANSFER	\$33,333.33	\$33,333.33	\$-	\$133,333.32	\$133,333.32	\$0.00	\$400,000.00
TOTAL OPERATING EXPENSE	\$180,962.77	\$167,366.66	(\$13,596.11)	\$620,624.54	\$669,466.64	\$48,842.10	\$2,008,400.00
Net Income:	(\$5,317.41)	\$7,635.41	(\$12,952.82)	\$91,810.56	\$30,541.64	\$61,268.92	\$91,625.00

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



Income Statement - Reserve
Regency House Condominium Assoc
11/1/2024 - 11/30/2024

Date: 12/11/2024
Time: 9:10 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	\$-	\$133,333.32	\$133,333.32	\$-	\$400,000.00
4513-00 Special Assessments - 5yr/10yr	194.01	1,761.92	(1,567.91)	809.46	7,047.68	(6,238.22)	21,143.04
TOTAL INCOME ASSESSMENT - RESERVE	\$33,527.34	\$35,095.25	(\$1,567.91)	\$134,142.78	\$140,381.00	(\$6,238.22)	\$421,143.04
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	1,372.77	91.00	1,281.77	8,099.90	364.00	7,735.90	1,092.00
TOTAL OTHER INCOME - RESERVE-46	\$1,372.77	\$91.00	\$1,281.77	\$8,099.90	\$364.00	\$7,735.90	\$1,092.00
TOTAL RESERVE INCOME	\$34,900.11	\$35,186.25	(\$286.14)	\$142,242.68	\$140,745.00	\$1,497.68	\$422,235.04
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9100-00 Insurance Claim Expense	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
9101-00 Reserve Exp Misc	-	4,166.67	4,166.67	-	16,666.68	16,666.68	50,000.00
9105-00 Depreciation Expense	1,712.38	1,250.00	(462.38)	6,849.52	5,000.00	(1,849.52)	15,000.00
9109-00 Engineering Capital Expense	-	2,083.33	2,083.33	-	8,333.32	8,333.32	25,000.00
9110-00 Improvement Loan Interest #1	49.95	-	(49.95)	220.91	-	(220.91)	-
9111-00 Improvement Loan Interest #2	154.46	-	(154.46)	622.04	-	(622.04)	-
9130-00 Security Spec Assmnt Exp	-	2,083.33	2,083.33	-	8,333.32	8,333.32	25,000.00
9135-00 Reserve Bank Fees	-	20.83	20.83	-	83.32	83.32	250.00
9136-00 New Website & Branding	-	208.33	208.33	2,101.05	833.32	(1,267.73)	2,500.00
9140-00 Landscaping/Outdoor Capital	-	833.33	833.33	2,700.00	3,333.32	633.32	10,000.00
9146-00 Reserve-Fence	-	2,083.33	2,083.33	-	8,333.32	8,333.32	25,000.00
9147-00 Install Drains in Receiving Area	-	833.33	833.33	-	3,333.32	3,333.32	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	-	6,666.68	6,666.68	20,000.00
9151-00 Balcony Railing/Surface Repairs	-	8,333.33	8,333.33	-	33,333.32	33,333.32	100,000.00
9152-00 Furniture Exits to lobby & Clubroom	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
9153-00 Balcony Door Replacement	10,786.97	4,583.33	(6,203.64)	86,271.18	18,333.32	(67,937.86)	55,000.00
9154-00 New Building Control System	-	2,500.00	2,500.00	-	10,000.00	10,000.00	30,000.00
9162-00 Facade Repair- North Elevation	12,487.50	20,833.33	8,345.83	342,487.50	83,333.32	(259,154.18)	250,000.00
9165-00 Reserve - Exterior Roof/Grounds	-	625.00	625.00	-	2,500.00	2,500.00	7,500.00
9169-00 LG Plumbing/Mechanical Repair & Replacement	(8,432.70)	-	8,432.70	1,567.30	-	(1,567.30)	-
9175-00 Reserve- Garage	-	8,333.33	8,333.33	-	33,333.32	33,333.32	100,000.00
9176-00 Replace Garage Sprinkler Heads	-	1,666.67	1,666.67	-	6,666.68	6,666.68	20,000.00
9178-00 Locker Room Installation	-	3,333.33	3,333.33	17,500.00	13,333.32	(4,166.68)	40,000.00
9180-00 Laundry Room Improvements	-	-	-	456.08	-	(456.08)	-
9185-00 New Front Doors	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
9186-00 Fitness Room Upgrades	-	625.00	625.00	3,341.66	2,500.00	(841.66)	7,500.00
9188-00 Pool Replaster	-	4,166.67	4,166.67	-	16,666.68	16,666.68	50,000.00
TOTAL RESERVE EXPENSES-91	\$16,758.56	\$72,729.13	\$55,970.57	\$485,897.38	\$290,916.52	(\$194,980.86)	\$872,750.00
TOTAL RESERVE EXPENSE	\$16,758.56	\$72,729.13	\$55,970.57	\$485,897.38	\$290,916.52	(\$194,980.86)	\$872,750.00
Net Reserve:	\$18,141.55	(\$37,542.88)	\$55,684.43	(\$343,654.70)	(\$150,171.52)	(\$193,483.18)	(\$450,514.96)

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 08/01/24-11/30/24 (Modified Accrual Basis)

GL Account	Beginning			YTD	
	Balance	Transfer In	Transfer Out	Ending Balance	Withdrawals
1050 Petty Cash	\$ 300			\$ 300	\$ -
1000 Barrington Bank Oper	\$ 77,122	\$ 195,301	\$ 212,168	\$ 60,256	\$ 895,865
1100 Town Bank Kilborn MM-Reserve	\$ 450,848	\$ 56	\$ -	\$ 450,903	\$ -
1102 Barrington Bank Maxsafe MM- Reserve	\$ 343,395	\$ 940	\$ -	\$ 344,335	\$ 74,509
1106 Barrington Maxsafe 4283 - Reserve	\$ 129,600	\$ 25,377	\$ -	\$ 154,977	\$ 330,000
1107 Town Bank - Escrow (Renovations)	\$ 28,879	\$ 1,513	\$ 1,889	\$ 28,503	\$ 7,558
	\$ 1,030,144	\$ 223,188	\$ 214,057	\$ 1,039,275	\$ 1,307,932