



Financial Report Package

November 2023

Fiscal Year: 2024

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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**Balance Sheet**Regency House Condominium Assoc
End Date: 11/30/2023Date: 12/6/2023
Time: 1:50 pm
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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
Barrington Bank - Oper acct #7801	\$422,023.83	\$0.00	\$422,023.83
Petty Cash	\$300.00	\$0.00	\$300.00
Total: CASH - OPERATING	\$422,323.83	\$0.00	\$422,323.83
CASH - RESERVES			
Town Bank Kilborn MM-Rsv #8298	\$0.00	\$450,225.60	\$450,225.60
Barrington Bk MM Rsv #4465	\$0.00	\$403,871.66	\$403,871.66
Barrington Bank Maxsafe #4283	\$0.00	\$63,361.93	\$63,361.93
Town Bank -Escrow Reno #4526	\$0.00	\$8,578.31	\$8,578.31
Total: CASH - RESERVES	\$0.00	\$926,037.50	\$926,037.50
ACCOUNTS REC - OPERATING			
Homeowner Receivable	\$2,824.73	\$0.00	\$2,824.73
Other Receivable - Operating	\$512.38	\$0.00	\$512.38
Total: ACCOUNTS REC - OPERATING	\$3,337.11	\$0.00	\$3,337.11
ACCOUNTS REC - RESERVES			
Special Assessment Receivable - Reserve	\$0.00	\$75,407.98	\$75,407.98
Due from Operating Fund	\$0.00	\$318,785.74	\$318,785.74
Total: ACCOUNTS REC - RESERVES	\$0.00	\$394,193.72	\$394,193.72
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	(\$820.04)	(\$820.04)
Office Furniture & Fixtures	\$0.00	\$135,439.54	\$135,439.54
Accum Depr-Office Furniture	\$0.00	(\$18,766.52)	(\$18,766.52)
Equipment	\$0.00	\$142,545.50	\$142,545.50
Accum Deprec-Equipment	\$0.00	(\$79,455.00)	(\$79,455.00)
Mail Room Improvements	\$0.00	\$1,015.00	\$1,015.00
Accum Deprec- Mail Room Improvements	\$0.00	(\$954.28)	(\$954.28)
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	(\$974.86)	(\$974.86)
Total: FIXED ASSETS - RESERVE	\$0.00	\$191,863.58	\$191,863.58
Total: Assets	\$462,467.86	\$1,512,094.80	\$1,974,562.66
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	\$29,389.82	\$0.00	\$29,389.82
Accounts Payable - Operating	\$14,939.36	\$0.00	\$14,939.36
Unemployment Tax Payable	\$973.74	\$0.00	\$973.74
401K Payable	\$246.32	\$0.00	\$246.32
Garnishment Payable	(\$33.82)	\$0.00	(\$33.82)
Accrued Vacation	\$3,082.80	\$0.00	\$3,082.80
Due to Replacement Fund	\$318,785.74	\$0.00	\$318,785.74
Deposits - Operating	\$28,324.60	\$0.00	\$28,324.60
Total: CURRENT LIABILITIES - OPERATING	\$395,708.56	\$0.00	\$395,708.56
CURRENT LIABILITIES - RESERVE			
Accounts Payable - Reserve	\$0.00	\$225,157.71	\$225,157.71
Improvement Loan #1	\$0.00	\$28,628.16	\$28,628.16

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FUTURE MAJOR REPAIRS AND REPLACEMENTS

**Balance Sheet**Regency House Condominium Assoc
End Date: 11/30/2023Date: 12/6/2023
Time: 1:50 pm
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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Improvement Loan #2	\$0.00	\$53,728.58	\$53,728.58
Deferred Special Assessment	\$0.00	\$134,275.00	\$134,275.00
Total: CURRENT LIABILITIES - RESERVE	\$0.00	\$441,789.45	\$441,789.45
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	\$813,135.94	\$813,135.94
Property and Equipment Fund	\$0.00	\$197,846.00	\$197,846.00
Total: FUND BALANCE - RESERVE	\$0.00	\$1,010,981.94	\$1,010,981.94
Net Income Gain/Loss	\$0.00	\$59,323.41	\$59,323.41
Net Income Gain/Loss	\$12,667.86	\$0.00	\$12,667.86
Total: Liabilities & Equity	\$462,467.86	\$1,512,094.80	\$1,974,562.66

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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME ASSESSMENTS OPERATING-40							
4010-00 Association Assessments	\$152,525.00	\$152,500.00	\$25.00	\$610,100.00	\$610,000.00	\$100.00	\$1,830,000.00
TOTAL INCOME ASSESSMENTS OPERATING-40	\$152,525.00	\$152,500.00	\$25.00	\$610,100.00	\$610,000.00	\$100.00	\$1,830,000.00
OTHER INCOME - OPERATING-41							
4100-00 Late Fees	25.00	-	25.00	50.00	-	50.00	-
4109-00 Pet Fees	225.00	416.67	(191.67)	4,650.00	1,666.68	2,983.32	5,000.00
4110-00 Repair and Maintenance Chargeback	-	291.67	(291.67)	-	1,166.68	(1,166.68)	3,500.00
4120-00 Application Fees	-	25.00	(25.00)	(150.00)	100.00	(250.00)	300.00
4126-00 Processing Fees	300.00	166.67	133.33	1,050.00	666.68	383.32	2,000.00
4135-00 Parking Lot Rent	3,145.00	3,083.33	61.67	12,580.00	12,333.32	246.68	37,000.00
4136-00 Garage Rent	15,600.00	16,250.00	(650.00)	65,970.00	65,000.00	970.00	195,000.00
4137-00 Motorcyle Parking	140.00	200.00	(60.00)	950.00	800.00	150.00	2,400.00
4138-00 Bike Parking	306.00	375.00	(69.00)	1,350.00	1,500.00	(150.00)	4,500.00
4139-00 Guest Parking Charge	590.00	708.33	(118.33)	1,165.00	2,833.32	(1,668.32)	8,500.00
4145-00 Electric Usage	60.00	-	60.00	270.00	-	270.00	-
4150-00 Interest Income - Bank - Operating	-	125.00	(125.00)	-	500.00	(500.00)	1,500.00
4151-00 Laundry Income	384.87	541.67	(156.80)	2,890.55	2,166.68	723.87	6,500.00
4152-00 Club Room Rental	300.00	83.33	216.67	585.00	333.32	251.68	1,000.00
4160-00 Staff Services to Owners-Labor	259.25	2,083.33	(1,824.08)	1,167.13	8,333.32	(7,166.19)	25,000.00
4165-00 Staff Services to Owners-Materials	-	208.33	(208.33)	18.00	833.32	(815.32)	2,500.00
4170-00 Vending Income	-	75.00	(75.00)	-	300.00	(300.00)	900.00
4199-00 Miscellaneous Income	225.00	-	225.00	625.00	-	625.00	-
TOTAL OTHER INCOME - OPERATING-41	\$21,560.12	\$24,633.33	(\$3,073.21)	\$93,170.68	\$98,533.32	(\$5,362.64)	\$295,600.00
TOTAL OPERATING INCOME	\$174,085.12	\$177,133.33	(\$3,048.21)	\$703,270.68	\$708,533.32	(\$5,262.64)	\$2,125,600.00
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7201-00 Telephone	-	666.67	666.67	289.70	2,666.68	2,376.98	8,000.00
7202-00 Water & Sewer	6,331.05	5,416.67	(914.38)	18,500.41	21,666.68	3,166.27	65,000.00
7203-00 Steam	-	11,666.67	11,666.67	8,919.50	46,666.68	37,747.18	140,000.00
7207-00 Electric	-	10,000.00	10,000.00	35,534.82	40,000.00	4,465.18	120,000.00
7210-00 401K Expense	786.13	875.00	88.87	2,962.49	3,500.00	537.51	10,500.00
7215-00 Employee Benefits	402.72	541.67	138.95	1,009.19	2,166.68	1,157.49	6,500.00
7220-00 Uniforms	43.10	216.67	173.57	145.76	866.68	720.92	2,600.00
7225-00 Health & Dental Insurance	5,484.14	6,666.67	1,182.53	22,846.87	26,666.68	3,819.81	80,000.00
7230-00 Unemployment Taxes	132.65	183.33	50.68	494.81	733.32	238.51	2,200.00
7235-00 Payroll Taxes	3,665.14	3,416.67	(248.47)	13,941.54	13,666.68	(274.86)	41,000.00
7240-00 Employee Wages	44,543.54	41,666.67	(2,876.87)	177,980.20	166,666.68	(11,313.52)	500,000.00
7245-00 Employee Bonus Wages	400.00	316.67	(83.33)	1,650.00	1,266.68	(383.32)	3,800.00
7250-00 Office Contractors	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
7252-00 Owners Rep Exp	-	208.33	208.33	-	833.32	833.32	2,500.00
7255-00 Sec Deposit Refund	-	16.67	16.67	-	66.68	66.68	200.00
7260-00 Engineering Fees	-	-	-	15,315.00	-	(15,315.00)	-
TOTAL OPERATING EXPENSES-72	\$61,788.47	\$82,275.03	\$20,486.56	\$299,590.29	\$329,100.12	\$29,509.83	\$987,300.00
ADMINISTRATIVE EXPENSES-75							
7500-00 Administrative Expenses	283.61	-	(283.61)	290.61	-	(290.61)	-

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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7505-00 Bank Charges	\$27.50	\$166.67	\$139.17	\$87.50	\$666.68	\$579.18	\$2,000.00
7510-00 Computer/Internet Services	1,085.49	1,166.67	81.18	5,624.14	4,666.68	(957.46)	14,000.00
7515-00 Professional Dues/Consult	6,385.00	833.33	(5,551.67)	6,385.00	3,333.32	(3,051.68)	10,000.00
7525-00 Fees, Permits & Inspections	10.00	208.33	198.33	10.00	833.32	823.32	2,500.00
7530-00 Postage & Mailing Supplies	2,553.36	-	(2,553.36)	2,553.36	-	(2,553.36)	-
7540-00 Office Supplies	45.62	610.00	564.38	301.13	2,440.00	2,138.87	7,320.00
7545-00 Legal	-	833.33	833.33	1,904.00	3,333.32	1,429.32	10,000.00
7550-00 Employment Related Expense	347.81	416.67	68.86	347.81	1,666.68	1,318.87	5,000.00
7560-00 Accounting	3,214.95	2,500.00	(714.95)	10,396.67	10,000.00	(396.67)	30,000.00
7565-00 Photocopier Maintenance/Usage	208.25	-	(208.25)	775.72	-	(775.72)	-
7573-00 Late Fee Expense	-	-	-	7.51	-	(7.51)	-
7575-00 Sales & use Tax	1,061.13	1,000.00	(61.13)	4,399.34	4,000.00	(399.34)	12,000.00
7580-00 Office Copier	-	-	-	241.78	-	(241.78)	-
7595-00 Travel & Entertainment	410.84	208.33	(202.51)	6,673.40	833.32	(5,840.08)	2,500.00
TOTAL ADMINISTRATIVE EXPENSES-75	\$15,633.56	\$7,943.33	(\$7,690.23)	\$39,997.97	\$31,773.32	(\$8,224.65)	\$95,320.00
INSURANCE-76							
7600-00 Insurance	35,181.00	13,333.33	(21,847.67)	45,953.34	53,333.32	7,379.98	160,000.00
TOTAL INSURANCE-76	\$35,181.00	\$13,333.33	(\$21,847.67)	\$45,953.34	\$53,333.32	\$7,379.98	\$160,000.00
MAINTENANCE EXPENSES-78							
7805-00 Security Equipment	916.50	416.67	(499.83)	946.02	1,666.68	720.66	5,000.00
7810-00 Snow Removal	-	-	-	-	-	-	2,500.00
7815-00 Refuse Removal	1,199.44	1,000.00	(199.44)	5,430.58	4,000.00	(1,430.58)	12,000.00
7820-00 Pool	1,404.52	1,666.67	262.15	1,606.62	6,666.68	5,060.06	20,000.00
Repair/Maintenance/Inspection							
7825-00 Flowers/Contribution	-	83.33	83.33	-	333.32	333.32	1,000.00
7830-00 Landscape Service/Gas	7,598.82	5,450.00	(2,148.82)	12,136.18	21,800.00	9,663.82	38,000.00
7835-00 Window Cleaning	5,345.00	1,000.00	(4,345.00)	7,177.50	4,000.00	(3,177.50)	12,000.00
7840-00 Plumbing	6,610.71	333.33	(6,277.38)	7,751.59	1,333.32	(6,418.27)	4,000.00
7842-00 Paint Supplies	-	8.33	8.33	22.01	33.32	11.31	100.00
7844-00 Light Bulbs	-	291.67	291.67	-	1,166.68	1,166.68	3,500.00
7846-00 HVAC Repairs & Supplies	-	1,666.67	1,666.67	13,516.41	6,666.68	(6,849.73)	20,000.00
7848-00 Maint & Repair Equipment	86.28	625.00	538.72	643.31	2,500.00	1,856.69	7,500.00
7850-00 Hardware for Resale to Owners	31.05	208.33	177.28	886.56	833.32	(53.24)	2,500.00
7852-00 Hardware and Supplies	209.85	416.67	206.82	706.14	1,666.68	960.54	5,000.00
7854-00 Garage Claims & Damages	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
7856-00 Garage Repair & Maintenance	28.29	416.67	388.38	2,024.46	1,666.68	(357.78)	5,000.00
7860-00 Furniture & Assessories	208.89	833.33	624.44	624.54	3,333.32	2,708.78	10,000.00
7862-00 Filter Replacement	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
7864-00 Fire Monitor, Repair, Inspection	-	416.67	416.67	397.74	1,666.68	1,268.94	5,000.00
7866-00 Exterminating	-	145.83	145.83	226.02	583.32	357.30	1,750.00
7868-00 Electrical	-	291.67	291.67	200.42	1,166.68	966.26	3,500.00
Repair/Maintenance/Supplies							
7870-00 Housekeeping Suplies/Carpet	508.68	625.00	116.32	3,220.10	2,500.00	(720.10)	7,500.00
Cleaning							
7872-00 Preventative Maintenance	4,230.56	1,250.00	(2,980.56)	13,387.68	5,000.00	(8,387.68)	15,000.00
Contract							
7876-00 Exterior Building Roof/Grounds	-	166.67	166.67	43.15	666.68	623.53	2,000.00
Repair							
7880-00 Elevator Maint & Interior	6,691.05	2,333.33	(4,357.72)	13,832.10	9,333.32	(4,498.78)	28,000.00

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Income Statement - Operating
Regency House Condominium Assoc
11/1/2023 - 11/30/2023

Date: 12/6/2023
Time: 1:50 pm
Page: 3

(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7884-00 HVAC	\$-	\$1,666.67	\$1,666.67	\$496.98	\$6,666.68	\$6,169.70	\$20,000.00
7886-00 Doors & Windows	282.54	-	(282.54)	6,857.54	-	(6,857.54)	-
7890-00 Cleaning/Janitorial	2,008.00	2,333.33	325.33	6,678.45	9,333.32	2,654.87	28,000.00
7895-00 Repairs & Maint	1,539.12	-	(1,539.12)	1,539.12	-	(1,539.12)	-
TOTAL MAINTENANCE EXPENSES-78	\$38,899.30	\$24,479.18	(\$14,420.12)	\$100,351.22	\$97,916.72	(\$2,434.50)	\$268,850.00
RESERVE TRANSFER							
9000-00 Reserve Contribution	51,177.50	51,177.50	-	204,710.00	204,710.00	-	614,130.00
TOTAL RESERVE TRANSFER	\$51,177.50	\$51,177.50	\$-	\$204,710.00	\$204,710.00	\$0.00	\$614,130.00
TOTAL OPERATING EXPENSE	\$202,679.83	\$179,208.37	(\$23,471.46)	\$690,602.82	\$716,833.48	\$26,230.66	\$2,125,600.00
Net Income:	(\$28,594.71)	(\$2,075.04)	(\$26,519.67)	\$12,667.86	(\$8,300.16)	\$20,968.02	\$0.00

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
INCOME ASSESSMENT - RESERVE-45							
4510-00 Reserve Assessments	\$51,177.50	\$51,177.50	\$-	\$204,710.00	\$204,710.00	\$-	\$614,130.00
4513-00 Special Assessments - 5yr/10yr	251.93	250.00	1.93	1,042.46	1,000.00	42.46	3,000.00
4514-00 Special Assessments - 2	-	-	-	8,276.79	-	8,276.79	-
TOTAL INCOME ASSESSMENT - RESERVE	\$51,429.43	\$51,427.50	\$1.93	\$214,029.25	\$205,710.00	\$8,319.25	\$617,130.00
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	1,529.36	750.00	779.36	5,934.28	3,000.00	2,934.28	9,000.00
TOTAL OTHER INCOME - RESERVE-46	\$1,529.36	\$750.00	\$779.36	\$5,934.28	\$3,000.00	\$2,934.28	\$9,000.00
TOTAL RESERVE INCOME	\$52,958.79	\$52,177.50	\$781.29	\$219,963.53	\$208,710.00	\$11,253.53	\$626,130.00
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9105-00 Depreciation Expense	5,254.80	-	(5,254.80)	6,897.84	-	(6,897.84)	-
9110-00 Improvement Loan Interest #1	95.10	83.33	(11.77)	398.53	333.32	(65.21)	1,000.00
9111-00 Improvement Loan Interest #2	172.70	125.00	(47.70)	693.79	500.00	(193.79)	1,500.00
9120-00 Construction Expense	100,000.00	16,666.67	(83,333.33)	152,499.96	66,666.68	(85,833.28)	200,000.00
9135-00 Reserve Bank Fees	-	-	-	150.00	-	(150.00)	-
9136-00 New Website & Branding	-	1,250.00	1,250.00	-	5,000.00	5,000.00	15,000.00
9146-00 Reserve-Fence	-	3,833.33	3,833.33	-	15,333.32	15,333.32	46,000.00
9147-00 Install Drains in Receiving Area	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
9150-00 New Air Handler For Floors	-	1,666.67	1,666.67	-	6,666.68	6,666.68	20,000.00
9152-00 Furniture Exits to lobby & Clubroom	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
9154-00 New Building Control System	-	2,083.33	2,083.33	-	8,333.32	8,333.32	25,000.00
9162-00 Facade Repair- North Elevation	-	20,833.33	20,833.33	-	83,333.32	83,333.32	250,000.00
9165-00 Reserve - Exterior Roof/Grounds	-	8,333.33	8,333.33	-	33,333.32	33,333.32	100,000.00
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	-	2,083.33	2,083.33	-	8,333.32	8,333.32	25,000.00
9180-00 Laundry Room Floor & Paint	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
9185-00 New Front Doors	-	1,416.67	1,416.67	-	5,666.68	5,666.68	17,000.00
9186-00 Fitness Room Upgrades	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
TOTAL RESERVE EXPENSES-91	\$105,522.60	\$70,041.64	(\$35,480.96)	\$160,640.12	\$280,166.56	\$119,526.44	\$840,500.00
TOTAL RESERVE EXPENSE	\$105,522.60	\$70,041.64	(\$35,480.96)	\$160,640.12	\$280,166.56	\$119,526.44	\$840,500.00
Net Reserve:	(\$52,563.81)	(\$17,864.14)	(\$34,699.67)	\$59,323.41	(\$71,456.56)	\$130,779.97	(\$214,370.00)

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

Bank Account Summary
Property: Regency House Condominium
Activity from 08/01/23-11/30/23 (Modified Accrual Basis)

GL Account	Beginning Balance	Transfer In	Transfer Out	Ending Balance	YTD Withdrawals
1050 Petty Cash	\$ 300			\$ 300	\$ -
1000 Barrington Bank Oper	\$ 429,483	\$ 180,228	\$ 187,688	\$ 422,024	\$ 519,541
1100 Town Bank Kilborn MM-Reserve	\$ 550,160	\$ 66	\$ 100,000	\$ 450,226	\$ 100,000
1102 Barrington Bank Maxsafe MM- Reserve	\$ 402,572	\$ 1,300	\$ -	\$ 403,872	\$ -
1106 Barrington Maxsafe 4283 - Reserve	\$ 38,198	\$ 25,164	\$ 50	\$ 63,312	\$ 150
1107 Town Bank - Escrow (Renovations)	\$ 10,468	\$ -	\$ 1,889	\$ 8,578	\$ 5,668
	\$ 1,431,181	\$ 206,757	\$ 289,627	\$ 1,348,311	\$ 625,359