



Financial Report Package

**August 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

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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
Barrington Bank - Oper acct #7801	\$51,251.98	\$0.00	\$51,251.98
Petty Cash	\$300.00	\$0.00	\$300.00
Total: CASH - OPERATING	\$51,551.98	\$0.00	\$51,551.98
CASH - RESERVES			
Town Bank Kilborn MM-Rsv #8298	\$0.00	\$450,734.67	\$450,734.67
Barrington Bk MM Rsv #4465	\$0.00	\$415,656.85	\$415,656.85
Barrington Bank Maxsafe #4283	\$0.00	\$407,908.19	\$407,908.19
Town Bank -Escrow Reno #4526	\$0.00	\$29,478.89	\$29,478.89
Total: CASH - RESERVES	\$0.00	\$1,303,778.60	\$1,303,778.60
ACCOUNTS REC - OPERATING			
Homeowner Receivable	\$2,158.76	\$0.00	\$2,158.76
Other Receivable - Operating	\$512.38	\$0.00	\$512.38
Due from Replacement Fund	\$123,952.19	\$0.00	\$123,952.19
Total: ACCOUNTS REC - OPERATING	\$126,623.33	\$0.00	\$126,623.33
ACCOUNTS REC - RESERVES			
Special Assessment Receivable - Reserve	\$0.00	\$61,868.68	\$61,868.68
Total: ACCOUNTS REC - RESERVES	\$0.00	\$61,868.68	\$61,868.68
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	(\$1,155.29)	(\$1,155.29)
Office Furniture & Fixtures	\$0.00	\$135,439.54	\$135,439.54
Accum Depr-Office Furniture	\$0.00	(\$29,144.15)	(\$29,144.15)
Equipment	\$0.00	\$142,545.50	\$142,545.50
Accum Deprec-Equipment	\$0.00	(\$83,754.75)	(\$83,754.75)
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	(\$1,373.65)	(\$1,373.65)
Total: FIXED ASSETS - RESERVE	\$0.00	\$176,391.44	\$176,391.44
Total: Assets	\$214,982.23	\$1,542,038.72	\$1,757,020.95
Liabilities & Equity			
CURRENT LIABILITIES - OPERATING			
Prepaid Assessments	\$41,372.36	\$0.00	\$41,372.36
Accounts Payable - Operating	\$21,542.59	\$0.00	\$21,542.59
Unemployment Tax Payable	\$544.22	\$0.00	\$544.22
401K Payable	\$1,549.52	\$0.00	\$1,549.52
Accrued Vacation	\$15,590.92	\$0.00	\$15,590.92
Deposits - Operating	\$28,324.60	\$0.00	\$28,324.60
Total: CURRENT LIABILITIES - OPERATING	\$108,924.21	\$0.00	\$108,924.21
CURRENT LIABILITIES - RESERVE			
Due to Operating Fund	\$0.00	\$123,952.19	\$123,952.19
Improvement Loan #1	\$0.00	\$18,036.90	\$18,036.90
Improvement Loan #2	\$0.00	\$49,448.47	\$49,448.47
Deferred Special Assessment	\$0.00	\$134,275.00	\$134,275.00

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**Balance Sheet**Regency House Condominium Assoc
End Date: 08/31/2024Date: 9/13/2024
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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
Total: CURRENT LIABILITIES - RESERVE	\$0.00	\$325,712.56	\$325,712.56
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	(\$9,781.66)	(\$9,781.66)
Net Income Gain/Loss	\$51,966.58	\$0.00	\$51,966.58
Total: Liabilities & Equity	\$214,982.23	\$1,542,038.72	\$1,757,020.95

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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	\$152,518.75	\$6.25	\$152,525.00	\$152,518.75	\$6.25	\$1,830,225.00
TOTAL INCOME ASSESSMENTS OPERATING-40	\$152,525.00	\$152,518.75	\$6.25	\$152,525.00	\$152,518.75	\$6.25	\$1,830,225.00
OTHER INCOME - OPERATING-41							
4100-00 Late Fees	25.00	16.67	8.33	25.00	16.67	8.33	200.00
4109-00 Pet Fees	-	458.33	(458.33)	-	458.33	(458.33)	5,500.00
4110-00 Repair and Maintenance Chargeback	-	83.33	(83.33)	-	83.33	(83.33)	1,000.00
4120-00 Application Fees	-	83.33	(83.33)	-	83.33	(83.33)	1,000.00
4135-00 Parking Lot Rent	3,145.00	3,000.00	145.00	3,145.00	3,000.00	145.00	36,000.00
4136-00 Garage Rent	17,910.00	16,250.00	1,660.00	17,910.00	16,250.00	1,660.00	195,000.00
4137-00 Motorcyle Parking	140.00	150.00	(10.00)	140.00	150.00	(10.00)	1,800.00
4138-00 Bike Parking	4,800.00	350.00	4,450.00	4,800.00	350.00	4,450.00	4,200.00
4139-00 Guest Parking Charge	60.00	291.67	(231.67)	60.00	291.67	(231.67)	3,500.00
4145-00 Electric Usage	60.00	41.67	18.33	60.00	41.67	18.33	500.00
4151-00 Laundry Income	286.40	583.33	(296.93)	286.40	583.33	(296.93)	7,000.00
4152-00 Club Room Rental	375.00	208.33	166.67	375.00	208.33	166.67	2,500.00
4160-00 Staff Services to Owners-Labor	241.96	750.00	(508.04)	241.96	750.00	(508.04)	9,000.00
4165-00 Staff Services to Owners-Materials	-	100.00	(100.00)	-	100.00	(100.00)	1,200.00
4170-00 Vending Income	-	33.33	(33.33)	-	33.33	(33.33)	400.00
4199-00 Miscellaneous Income	1,125.00	83.33	1,041.67	1,125.00	83.33	1,041.67	1,000.00
TOTAL OTHER INCOME - OPERATING-41	\$28,168.36	\$22,483.32	\$5,685.04	\$28,168.36	\$22,483.32	\$5,685.04	\$269,800.00
TOTAL OPERATING INCOME	\$180,693.36	\$175,002.07	\$5,691.29	\$180,693.36	\$175,002.07	\$5,691.29	\$2,100,025.00
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7201-00 Telephone	-	416.67	416.67	-	416.67	416.67	5,000.00
7202-00 Water & Sewer	43.98	5,833.33	5,789.35	43.98	5,833.33	5,789.35	70,000.00
7203-00 Steam	690.37	12,500.00	11,809.63	690.37	12,500.00	11,809.63	150,000.00
7205-00 Cable Subscription Fees	-	833.33	833.33	-	833.33	833.33	10,000.00
7207-00 Electric	6,663.09	9,750.00	3,086.91	6,663.09	9,750.00	3,086.91	117,000.00
7210-00 401K Expense	744.28	875.00	130.72	744.28	875.00	130.72	10,500.00
7215-00 Employee Benefits	402.72	250.00	(152.72)	402.72	250.00	(152.72)	3,000.00
7220-00 Uniforms	54.38	100.00	45.62	54.38	100.00	45.62	1,200.00
7225-00 Health & Dental Insurance	4,476.20	6,250.00	1,773.80	4,476.20	6,250.00	1,773.80	75,000.00
7230-00 Unemployment Taxes	241.76	375.00	133.24	241.76	375.00	133.24	4,500.00
7235-00 Payroll Taxes	2,986.06	3,666.67	680.61	2,986.06	3,666.67	680.61	44,000.00
7240-00 Employee Wages	39,632.36	49,166.67	9,534.31	39,632.36	49,166.67	9,534.31	590,000.00
7245-00 Employee Bonus Wages	-	625.00	625.00	-	625.00	625.00	7,500.00
7250-00 Office Contractors	-	83.33	83.33	-	83.33	83.33	1,000.00
7252-00 Owners Rep Exp	-	83.33	83.33	-	83.33	83.33	1,000.00
7255-00 Sec Deposit Refund	-	8.33	8.33	-	8.33	8.33	100.00
TOTAL OPERATING EXPENSES-72	\$55,935.20	\$90,816.66	\$34,881.46	\$55,935.20	\$90,816.66	\$34,881.46	\$1,089,800.00
ADMINISTRATIVE EXPENSES-75							
7500-00 Administrative Expenses	-	83.33	83.33	-	83.33	83.33	1,000.00
7505-00 Bank Charges	20.00	50.00	30.00	20.00	50.00	30.00	600.00
7510-00 Computer/Internet Services	1,095.21	416.67	(678.54)	1,095.21	416.67	(678.54)	5,000.00

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Income Statement - Operating
Regency House Condominium Assoc
8/1/2024 - 8/31/2024

Date: 9/13/2024
Time: 11:12 am
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7515-00 Professional Dues/Consult	\$-	\$250.00	\$250.00	\$-	\$250.00	\$250.00	\$3,000.00
7520-00 Membership Functions	-	83.33	83.33	-	83.33	83.33	1,000.00
7525-00 Fees, Permits & Inspections	-	125.00	125.00	-	125.00	125.00	1,500.00
7530-00 Postage & Mailing Supplies	-	416.67	416.67	-	416.67	416.67	5,000.00
7540-00 Office Supplies	66.05	208.33	142.28	66.05	208.33	142.28	2,500.00
7545-00 Legal	-	541.67	541.67	-	541.67	541.67	6,500.00
7550-00 Employment Related Expense	43.13	291.67	248.54	43.13	291.67	248.54	3,500.00
7560-00 Accounting	1,816.96	3,333.33	1,516.37	1,816.96	3,333.33	1,516.37	40,000.00
7565-00 Photocopier Maintenance/Usage	219.89	166.67	(53.22)	219.89	166.67	(53.22)	2,000.00
7573-00 Late Fee Expense	-	20.83	20.83	-	20.83	20.83	250.00
7575-00 Sales & use Tax	1,676.56	1,250.00	(426.56)	1,676.56	1,250.00	(426.56)	15,000.00
7595-00 Travel & Entertainment	-	625.00	625.00	-	625.00	625.00	7,500.00
TOTAL ADMINISTRATIVE EXPENSES-75	\$4,937.80	\$7,862.50	\$2,924.70	\$4,937.80	\$7,862.50	\$2,924.70	\$94,350.00
INSURANCE-76							
7600-00 Insurance	8,488.00	13,333.33	4,845.33	8,488.00	13,333.33	4,845.33	160,000.00
TOTAL INSURANCE-76	\$8,488.00	\$13,333.33	\$4,845.33	\$8,488.00	\$13,333.33	\$4,845.33	\$160,000.00
MAINTENANCE EXPENSES-78							
7805-00 Security Equipment	3,019.32	416.67	(2,602.65)	3,019.32	416.67	(2,602.65)	5,000.00
7810-00 Snow Removal	-	208.33	208.33	-	208.33	208.33	2,500.00
7815-00 Refuse Removal	1,178.77	1,125.00	(53.77)	1,178.77	1,125.00	(53.77)	13,500.00
7820-00 Pool	185.16	833.33	648.17	185.16	833.33	648.17	10,000.00
Repair/Maintenance/Inspection							
7825-00 Flowers/Contribution	-	166.67	166.67	-	166.67	166.67	2,000.00
7830-00 Landscape Service/Gas	65.82	2,916.67	2,850.85	65.82	2,916.67	2,850.85	35,000.00
7835-00 Window Cleaning	-	1,000.00	1,000.00	-	1,000.00	1,000.00	12,000.00
7840-00 Plumbing	43.47	1,333.33	1,289.86	43.47	1,333.33	1,289.86	16,000.00
7842-00 Paint Supplies	-	62.50	62.50	-	62.50	62.50	750.00
7844-00 Light Bulbs	-	125.00	125.00	-	125.00	125.00	1,500.00
7846-00 HVAC Repairs & Supplies	7,725.04	2,916.67	(4,808.37)	7,725.04	2,916.67	(4,808.37)	35,000.00
7848-00 Maint & Repair Equipment	356.35	833.33	476.98	356.35	833.33	476.98	10,000.00
7850-00 Hardware for Resale to Owners	-	250.00	250.00	-	250.00	250.00	3,000.00
7852-00 Hardware and Supplies	-	208.33	208.33	-	208.33	208.33	2,500.00
7854-00 Garage Claims & Damages	-	416.67	416.67	-	416.67	416.67	5,000.00
7856-00 Garage Repair & Maintenance	172.29	625.00	452.71	172.29	625.00	452.71	7,500.00
7860-00 Furniture & Assessories	394.66	416.67	22.01	394.66	416.67	22.01	5,000.00
7862-00 Filter Replacement	-	416.67	416.67	-	416.67	416.67	5,000.00
7863-00 Repl Emg Equip: Sm Detec, Exit Lights, etc	-	208.33	208.33	-	208.33	208.33	2,500.00
7864-00 Fire Monitor, Repair, Inspection	-	416.67	416.67	-	416.67	416.67	5,000.00
7866-00 Exterminating	-	125.00	125.00	-	125.00	125.00	1,500.00
7868-00 Electrical	-	166.67	166.67	-	166.67	166.67	2,000.00
Repair/Maintenance/Supplies							
7870-00 Housekeeping Suplies/Carpet Cleaning	630.29	500.00	(130.29)	630.29	500.00	(130.29)	6,000.00
7872-00 Preventative Maintenance Contract	344.00	1,333.33	989.33	344.00	1,333.33	989.33	16,000.00
7876-00 Exterior Building Roof/Grounds Repair	-	208.33	208.33	-	208.33	208.33	2,500.00
7880-00 Elevator Maint & Interior	6,891.75	2,083.33	(4,808.42)	6,891.75	2,083.33	(4,808.42)	25,000.00
7886-00 Doors & Windows	187.92	416.67	228.75	187.92	416.67	228.75	5,000.00

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Regency House Condominium Assoc
8/1/2024 - 8/31/2024

Date: 9/13/2024
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(MODIFIED ACCRUAL BASIS)

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7890-00 Cleaning/Janitorial	\$4,016.00	\$2,166.67	(\$1,849.33)	\$4,016.00	\$2,166.67	(\$1,849.33)	\$26,000.00
7895-00 Repairs & Maint	821.61	125.00	(696.61)	821.61	125.00	(696.61)	1,500.00
TOTAL MAINTENANCE EXPENSES-78	\$26,032.45	\$22,020.84	(\$4,011.61)	\$26,032.45	\$22,020.84	(\$4,011.61)	\$264,250.00
RESERVE TRANSFER							
9000-00 Reserve Contribution	33,333.33	33,333.33	-	33,333.33	33,333.33	-	400,000.00
TOTAL RESERVE TRANSFER	\$33,333.33	\$33,333.33	\$-	\$33,333.33	\$33,333.33	\$0.00	\$400,000.00
TOTAL OPERATING EXPENSE	\$128,726.78	\$167,366.66	\$38,639.88	\$128,726.78	\$167,366.66	\$38,639.88	\$2,008,400.00
Net Income:	\$51,966.58	\$7,635.41	\$44,331.17	\$51,966.58	\$7,635.41	\$44,331.17	\$91,625.00

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Income Statement - Reserve
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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	\$33,333.33	\$33,333.33	\$-	\$33,333.33	\$33,333.33	\$-	\$400,000.00
4513-00 Special Assessments - 5yr/10yr	210.82	1,761.92	(1,551.10)	210.82	1,761.92	(1,551.10)	21,143.04
TOTAL INCOME ASSESSMENT - RESERVE	\$33,544.15	\$35,095.25	(\$1,551.10)	\$33,544.15	\$35,095.25	(\$1,551.10)	\$421,143.04
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	2,674.76	91.00	2,583.76	2,674.76	91.00	2,583.76	1,092.00
TOTAL OTHER INCOME - RESERVE-46	\$2,674.76	\$91.00	\$2,583.76	\$2,674.76	\$91.00	\$2,583.76	\$1,092.00
TOTAL RESERVE INCOME	\$36,218.91	\$35,186.25	\$1,032.66	\$36,218.91	\$35,186.25	\$1,032.66	\$422,235.04
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9100-00 Insurance Claim Expense	-	833.33	833.33	-	833.33	833.33	10,000.00
9101-00 Reserve Exp Misc	-	4,166.67	4,166.67	-	4,166.67	4,166.67	50,000.00
9105-00 Depreciation Expense	1,712.38	1,250.00	(462.38)	1,712.38	1,250.00	(462.38)	15,000.00
9109-00 Engineering Capital Expense	-	2,083.33	2,083.33	-	2,083.33	2,083.33	25,000.00
9110-00 Improvement Loan Interest #1	61.36	-	(61.36)	61.36	-	(61.36)	-
9111-00 Improvement Loan Interest #2	159.06	-	(159.06)	159.06	-	(159.06)	-
9130-00 Security Spec Assmnt Exp	-	2,083.33	2,083.33	-	2,083.33	2,083.33	25,000.00
9135-00 Reserve Bank Fees	-	20.83	20.83	-	20.83	20.83	250.00
9136-00 New Website & Branding	-	208.33	208.33	-	208.33	208.33	2,500.00
9140-00 Landscaping/Outdoor Capital	2,700.00	833.33	(1,866.67)	2,700.00	833.33	(1,866.67)	10,000.00
9146-00 Reserve-Fence	-	2,083.33	2,083.33	-	2,083.33	2,083.33	25,000.00
9147-00 Install Drains in Receiving Area	-	833.33	833.33	-	833.33	833.33	10,000.00
9148-00 Gate - Capital Expense	10,597.87	-	(10,597.87)	10,597.87	-	(10,597.87)	-
9150-00 New Air Handler For Floors	-	1,666.67	1,666.67	-	1,666.67	1,666.67	20,000.00
9151-00 Balcony Railing/Surface Repairs	-	8,333.33	8,333.33	-	8,333.33	8,333.33	100,000.00
9152-00 Furniture Exits to lobby & Clubroom	-	833.33	833.33	-	833.33	833.33	10,000.00
9153-00 Balcony Door Replacement	-	4,583.33	4,583.33	-	4,583.33	4,583.33	55,000.00
9154-00 New Building Control System	-	2,500.00	2,500.00	-	2,500.00	2,500.00	30,000.00
9162-00 Facade Repair- North Elevation	-	20,833.33	20,833.33	-	20,833.33	20,833.33	250,000.00
9165-00 Reserve - Exterior Roof/Grounds	-	625.00	625.00	-	625.00	625.00	7,500.00
9169-00 LG Plumbing/Mechanical Repair & Replacement	10,000.00	-	(10,000.00)	10,000.00	-	(10,000.00)	-
9175-00 Reserve- Garage	-	8,333.33	8,333.33	-	8,333.33	8,333.33	100,000.00
9176-00 Replace Garage Sprinkler Heads	-	1,666.67	1,666.67	-	1,666.67	1,666.67	20,000.00
9178-00 Locker Room Installation	17,500.00	3,333.33	(14,166.67)	17,500.00	3,333.33	(14,166.67)	40,000.00
9185-00 New Front Doors	-	833.33	833.33	-	833.33	833.33	10,000.00
9186-00 Fitness Room Upgrades	3,269.90	625.00	(2,644.90)	3,269.90	625.00	(2,644.90)	7,500.00
9188-00 Pool Replaster	-	4,166.67	4,166.67	-	4,166.67	4,166.67	50,000.00
TOTAL RESERVE EXPENSES-91	\$46,000.57	\$72,729.13	\$26,728.56	\$46,000.57	\$72,729.13	\$26,728.56	\$872,750.00
TOTAL RESERVE EXPENSE	\$46,000.57	\$72,729.13	\$26,728.56	\$46,000.57	\$72,729.13	\$26,728.56	\$872,750.00
Net Reserve:	(\$9,781.66)	(\$37,542.88)	\$27,761.22	(\$9,781.66)	(\$37,542.88)	\$27,761.22	(\$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 08/01/24-8/31/24 (Modified Accrual Basis)

GL Account	Beginning Balance	Transfer In	Transfer Out	Ending Balance	YTD Withdrawals
1050 Petty Cash	\$ 300			\$ 300	\$ -
1000 Barrington Bank Oper	\$ 113,136	\$ 201,085	\$ 262,969	\$ 51,252	\$ 262,969
1100 Town Bank Kilborn MM-Reserve	\$ 450,677	\$ 57	\$ -	\$ 450,735	\$ -
1102 Barrington Bank Maxsafe MM- Reserve	\$ 414,316	\$ 1,341	\$ -	\$ 415,657	\$ -
1106 Barrington Maxsafe 4283 - Reserve	\$ 381,632	\$ 26,277	\$ -	\$ 407,908	\$ -
1107 Town Bank - Escrow (Renovations)	\$ 29,779	\$ 1,590	\$ 1,889	\$ 29,479	\$ 1,889
	\$ 1,389,840	\$ 230,349	\$ 264,859	\$ 1,355,331	\$ 264,859