

## **Financial Report Package**

**September 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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## (MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH - OPERATING</b>			
Barrington Bank - Oper acct #7801	\$385,532.69	\$0.00	\$385,532.69
Petty Cash	\$300.00	\$0.00	\$300.00
<b>Total: CASH - OPERATING</b>	<b>\$385,832.69</b>	<b>\$0.00</b>	<b>\$385,832.69</b>
<b>CASH - RESERVES</b>			
Town Bank Kilborn MM-Rsv #8298	\$0.00	\$550,066.18	\$550,066.18
Barrington Bk MM Rsv #4465	\$0.00	\$401,233.40	\$401,233.40
Barrington Bank Maxsafe #4283	\$0.00	\$13,166.66	\$13,166.66
Town Bank -Escrow Reno #4526	\$0.00	\$12,357.19	\$12,357.19
<b>Total: CASH - RESERVES</b>	<b>\$0.00</b>	<b>\$976,823.43</b>	<b>\$976,823.43</b>
<b>ACCOUNTS REC - OPERATING</b>			
Homeowner Receivable	\$6,797.64	\$0.00	\$6,797.64
Other Receivable - Operating	\$512.38	\$0.00	\$512.38
<b>Total: ACCOUNTS REC - OPERATING</b>	<b>\$7,310.02</b>	<b>\$0.00</b>	<b>\$7,310.02</b>
<b>ACCOUNTS REC - RESERVES</b>			
Special Assessment Receivable - Reserve	\$0.00	\$78,423.44	\$78,423.44
Due from Operating Fund	\$0.00	\$42,372.64	\$42,372.64
<b>Total: ACCOUNTS REC - RESERVES</b>	<b>\$0.00</b>	<b>\$120,796.08</b>	<b>\$120,796.08</b>
<b>FIXED ASSETS - RESERVE</b>			
Garage Improvements	\$0.00	\$11,175.63	\$11,175.63
Accum Deprec Garage Improvements	\$0.00	(\$485.38)	(\$485.38)
Office Furniture & Fixtures	\$0.00	\$2,928.90	\$2,928.90
Accum Depr-Office Furniture	\$0.00	(\$634.74)	(\$634.74)
Equipment	\$0.00	\$101,629.00	\$101,629.00
Accum Deprec-Equipment	\$0.00	(\$78,499.50)	(\$78,499.50)
Mail Room Improvements	\$0.00	\$1,015.00	\$1,015.00
Accum Deprec- Mail Room Improvements	\$0.00	(\$930.12)	(\$930.12)
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	(\$472.68)	(\$472.68)
<b>Total: FIXED ASSETS - RESERVE</b>	<b>\$0.00</b>	<b>\$38,384.72</b>	<b>\$38,384.72</b>
<b>Total: Assets</b>	<b>\$393,142.71</b>	<b>\$1,136,004.23</b>	<b>\$1,529,146.94</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES - OPERATING</b>			
Prepaid Assessments	\$34,247.37	\$0.00	\$34,247.37
Accounts Payable - Operating	\$4,176.08	\$0.00	\$4,176.08
Unemployment Tax Payable	\$1,076.37	\$0.00	\$1,076.37
401K Payable	\$1,791.54	\$0.00	\$1,791.54
Accrued Vacation	\$8,983.60	\$0.00	\$8,983.60
Due to Replacement Fund	\$42,372.64	\$0.00	\$42,372.64
Deposits - Operating	\$28,324.60	\$0.00	\$28,324.60
<b>Total: CURRENT LIABILITIES - OPERATING</b>	<b>\$120,972.20</b>	<b>\$0.00</b>	<b>\$120,972.20</b>
<b>CURRENT LIABILITIES - RESERVE</b>			
Improvement Loan #1	\$0.00	\$30,941.15	\$30,941.15
Improvement Loan #2	\$0.00	\$54,662.82	\$54,662.82
<b>Total: CURRENT LIABILITIES - RESERVE</b>	<b>\$0.00</b>	<b>\$85,603.97</b>	<b>\$85,603.97</b>
<b>FUND BALANCE - OPERATING</b>			
Operating Fund Balance/Prior	\$221,361.09	\$0.00	\$221,361.09
Prior Year Accrued Exp	\$14,615.26	\$0.00	\$14,615.26

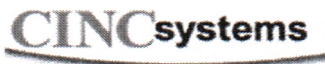
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**Balance Sheet**

Regency House Condominium Assoc

End Date: 09/30/2023

Date: 10/10/2023

Time: 12:05 pm

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(MODIFIED ACCRUAL BASIS)

	Operating	Reserve	Total
<b>Total: FUND BALANCE - OPERATING</b>	<b>\$235,976.35</b>	<b>\$0.00</b>	<b>\$235,976.35</b>
<b>FUND BALANCE - RESERVE</b>			
Reserve Fund Balance/Prior	\$0.00	\$929,332.14	\$929,332.14
Property and Equipment Fund	\$0.00	\$64,025.84	\$64,025.84
<b>Total: FUND BALANCE - RESERVE</b>	<b>\$0.00</b>	<b>\$993,357.98</b>	<b>\$993,357.98</b>
Net Income Gain/Loss	\$0.00	\$57,042.28	\$57,042.28
Net Income Gain/Loss	\$36,194.16	\$0.00	\$36,194.16
<b>Total: Liabilities &amp; Equity</b>	<b>\$393,142.71</b>	<b>\$1,136,004.23</b>	<b>\$1,529,146.94</b>

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**Income Statement - Operating**  
**Regency House Condominium Assoc**  
**09/30/2023**  
**(MODIFIED ACCRUAL BASIS)**

Date: 10/10/2023  
Time: 12:05 pm  
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	\$152,500.00	\$25.00	\$305,050.00	\$305,000.00	\$50.00	\$1,830,000.00
TOTAL INCOME ASSESSMENTS OPERATING-40	\$152,525.00	\$152,500.00	\$25.00	\$305,050.00	\$305,000.00	\$50.00	\$1,830,000.00
OTHER INCOME - OPERATING-41							
4109-00 Pet Fees	4,425.00	416.67	4,008.33	4,575.00	833.34	3,741.66	5,000.00
4110-00 Repair and Maintenance Chargeb	-	291.67	(291.67)	-	583.34	(583.34)	3,500.00
4120-00 Application Fees	-	25.00	(25.00)	-	50.00	(50.00)	300.00
4126-00 Processing Fees	-	166.67	(166.67)	300.00	333.34	(33.34)	2,000.00
4135-00 Parking Lot Rent	3,145.00	3,083.33	61.67	6,290.00	6,166.66	123.34	37,000.00
4136-00 Garage Rent	16,710.00	16,250.00	460.00	33,060.00	32,500.00	560.00	195,000.00
4137-00 Motorcyle Parking	565.00	200.00	365.00	670.00	400.00	270.00	2,400.00
4138-00 Bike Parking	354.00	375.00	(21.00)	708.00	750.00	(42.00)	4,500.00
4139-00 Guest Parking Charge	305.00	708.33	(403.33)	425.00	1,416.66	(991.66)	8,500.00
4145-00 Electric Usage	100.00	-	100.00	150.00	-	150.00	-
4150-00 Interest Income - Bank - Operating	-	125.00	(125.00)	-	250.00	(250.00)	1,500.00
4151-00 Laundry Income	903.84	541.67	362.17	1,746.71	1,083.34	663.37	6,500.00
4152-00 Club Room Rental	(60.00)	83.33	(143.33)	(15.00)	166.66	(181.66)	1,000.00
4160-00 Staff Services to Owners-Labor	14.74	2,083.33	(2,068.59)	14.74	4,166.66	(4,151.92)	25,000.00
4165-00 Staff Services to Owners-Materia	-	208.33	(208.33)	-	416.66	(416.66)	2,500.00
4170-00 Vending Income	-	75.00	(75.00)	-	150.00	(150.00)	900.00
4199-00 Miscellaneous Income	-	-	-	225.00	-	225.00	-
TOTAL OTHER INCOME - OPERATING-41	\$26,462.58	\$24,633.33	\$1,829.25	\$48,149.45	\$49,266.66	(\$1,117.21)	\$295,600.00
TOTAL OPERATING INCOME	\$178,987.58	\$177,133.33	\$1,854.25	\$353,199.45	\$354,266.66	(\$1,067.21)	\$2,125,600.00
OPERATING EXPENSE							
OPERATING EXPENSES-72							
7201-00 Telephone	-	666.67	666.67	289.70	1,333.34	1,043.64	8,000.00
7202-00 Water & Sewer	5,885.03	5,416.67	(468.36)	5,885.03	10,833.34	4,948.31	65,000.00
7203-00 Steam	4,155.58	11,666.67	7,511.09	4,868.68	23,333.34	18,464.66	140,000.00
7207-00 Electric	19,053.52	10,000.00	(9,053.52)	22,098.79	20,000.00	(2,098.79)	120,000.00
7210-00 401K Expense	654.43	875.00	220.57	1,201.73	1,750.00	548.27	10,500.00
7215-00 Employee Benefits	-	541.67	541.67	196.96	1,083.34	886.38	6,500.00
7220-00 Uniforms	59.56	216.67	157.11	59.56	433.34	373.78	2,600.00
7225-00 Health & Dental Insurance	12,788.90	6,666.67	(6,122.23)	11,878.59	13,333.34	1,454.75	80,000.00
7230-00 Unemployment Taxes	145.72	183.33	37.61	251.46	366.66	115.20	2,200.00
7235-00 Payroll Taxes	3,583.46	3,416.67	(166.79)	6,850.41	6,833.34	(17.07)	41,000.00
7240-00 Employee Wages	46,972.65	41,666.67	(5,305.98)	88,495.41	83,333.34	(5,162.07)	500,000.00
7245-00 Employee Bonus Wages	400.00	316.67	(83.33)	700.00	633.34	(66.66)	3,800.00
7250-00 Office Contractors	-	416.67	416.67	-	833.34	833.34	5,000.00
7252-00 Owners Rep Exp	-	208.33	208.33	-	416.66	416.66	2,500.00
7255-00 Sec Deposit Refund	-	16.67	16.67	-	33.34	33.34	200.00
7260-00 Engineering Fees	15,315.00	-	(15,315.00)	15,315.00	-	(15,315.00)	-
TOTAL OPERATING EXPENSES-72	\$109,013.85	\$82,275.03	(\$26,738.82)	\$158,091.32	\$164,550.06	\$6,458.74	\$987,300.00
ADMINISTRATIVE EXPENSES-75							
7500-00 Administrative Expenses	-	-	-	7.00	-	(7.00)	-
7505-00 Bank Charges	20.00	166.67	146.67	40.00	333.34	293.34	2,000.00
7510-00 Computer/Internet Services	1,436.31	1,166.67	(269.64)	3,012.87	2,333.34	(679.53)	14,000.00
7515-00 Professional Dues/Consult	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00

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**Income Statement - Operating**  
**Regency House Condominium Assoc**  
**09/30/2023**  
**(MODIFIED ACCRUAL BASIS)**

**Date:** 10/10/2023  
**Time:** 12:05 pm  
**Page:** 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7525-00 Fees, Permits & Inspections	\$-	\$208.33	\$208.33	\$-	\$416.66	\$416.66	\$2,500.00
7540-00 Office Supplies	124.31	610.00	485.69	217.57	1,220.00	1,002.43	7,320.00
7545-00 Legal	-	833.33	833.33	1,800.00	1,666.66	(133.34)	10,000.00
7550-00 Employment Related Expense	-	416.67	416.67	-	833.34	833.34	5,000.00
7560-00 Accounting	2,742.46	2,500.00	(242.46)	4,606.08	5,000.00	393.92	30,000.00
7565-00 Photocopier Maintenance/Usage	567.47	-	(567.47)	567.47	-	(567.47)	-
7575-00 Sales & use Tax	1,129.88	1,000.00	(129.88)	2,207.23	2,000.00	(207.23)	12,000.00
7595-00 Travel & Entertainment	1,732.03	208.33	(1,523.70)	6,262.56	416.66	(5,845.90)	2,500.00
<b>TOTAL ADMINISTRATIVE EXPENSES-75</b>	<b>\$7,752.46</b>	<b>\$7,943.33</b>	<b>\$190.87</b>	<b>\$18,720.78</b>	<b>\$15,886.66</b>	<b>(\$2,834.12)</b>	<b>\$95,320.00</b>
<b>INSURANCE-76</b>							
7600-00 Insurance	-	13,333.33	13,333.33	-	26,666.66	26,666.66	160,000.00
<b>TOTAL INSURANCE-76</b>	<b>\$-</b>	<b>\$13,333.33</b>	<b>\$13,333.33</b>	<b>\$-</b>	<b>\$26,666.66</b>	<b>\$26,666.66</b>	<b>\$160,000.00</b>
<b>MAINTENANCE EXPENSES-78</b>							
7805-00 Security Equipment	-	416.67	416.67	-	833.34	833.34	5,000.00
7810-00 Snow Removal	-	-	-	-	-	-	2,500.00
7815-00 Refuse Removal	-	1,000.00	1,000.00	1,182.58	2,000.00	817.42	12,000.00
7820-00 Pool Repair/Maintenance/Inspectio	117.10	1,666.67	1,549.57	117.10	3,333.34	3,216.24	20,000.00
7825-00 Flowers/Contribution	-	83.33	83.33	-	166.66	166.66	1,000.00
7830-00 Landscape Service/Gas	2,498.80	5,450.00	2,951.20	3,655.24	10,900.00	7,244.76	38,000.00
7835-00 Window Cleaning	-	1,000.00	1,000.00	-	2,000.00	2,000.00	12,000.00
7840-00 Plumbing	180.48	333.33	152.85	1,007.92	666.66	(341.26)	4,000.00
7842-00 Paint Supplies	22.01	8.33	(13.68)	22.01	16.66	(5.35)	100.00
7844-00 Light Bulbs	-	291.67	291.67	-	583.34	583.34	3,500.00
7846-00 HVAC Repairs & Supplies	1,920.30	1,666.67	(253.63)	5,709.19	3,333.34	(2,375.85)	20,000.00
7848-00 Maint & Repair Equipment	184.69	625.00	440.31	184.69	1,250.00	1,065.31	7,500.00
7850-00 Hardware for Resale to Owners	297.40	208.33	(89.07)	297.40	416.66	119.26	2,500.00
7852-00 Hardware and Supplies	120.75	416.67	295.92	285.90	833.34	547.44	5,000.00
7854-00 Garage Claims & Damages	-	416.67	416.67	-	833.34	833.34	5,000.00
7856-00 Garage Repair & Maintenance	255.85	416.67	160.82	1,778.92	833.34	(945.58)	5,000.00
7860-00 Furniture & Assessories	-	833.33	833.33	206.76	1,666.66	1,459.90	10,000.00
7862-00 Filter Replacement	-	416.67	416.67	-	833.34	833.34	5,000.00
7864-00 Fire Monitor, Repair, Inspection	-	416.67	416.67	397.74	833.34	435.60	5,000.00
7866-00 Exterminating	-	145.83	145.83	25.27	291.66	266.39	1,750.00
7868-00 Electrical Repair/Maintenance/Sup	-	291.67	291.67	200.42	583.34	382.92	3,500.00
7870-00 Housekeeping Suplies/Carpet Cle	573.80	625.00	51.20	1,993.80	1,250.00	(743.80)	7,500.00
7872-00 Preventative Maintenance Contra	4,230.56	1,250.00	(2,980.56)	8,461.12	2,500.00	(5,961.12)	15,000.00
7876-00 Exterior Building Roof/Grounds Re	3.65	166.67	163.02	3.65	333.34	329.69	2,000.00
7880-00 Elevator Maint & Interior	450.00	2,333.33	1,883.33	7,141.05	4,666.66	(2,474.39)	28,000.00
7884-00 HVAC	-	1,666.67	1,666.67	496.98	3,333.34	2,836.36	20,000.00
7890-00 Cleaning/Janitorial	208.89	2,333.33	2,124.44	4,670.45	4,666.66	(3.79)	28,000.00
<b>TOTAL MAINTENANCE EXPENSES-78</b>	<b>\$11,064.28</b>	<b>\$24,479.18</b>	<b>\$13,414.90</b>	<b>\$37,838.19</b>	<b>\$48,958.36</b>	<b>\$11,120.17</b>	<b>\$268,850.00</b>
<b>RESERVE TRANSFER</b>							
9000-00 Reserve Contribution	51,177.50	51,177.50	-	102,355.00	102,355.00	-	614,130.00
<b>TOTAL RESERVE TRANSFER</b>	<b>\$51,177.50</b>	<b>\$51,177.50</b>	<b>\$-</b>	<b>\$102,355.00</b>	<b>\$102,355.00</b>	<b>\$0.00</b>	<b>\$614,130.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$179,008.09</b>	<b>\$179,208.37</b>	<b>\$200.28</b>	<b>\$317,005.29</b>	<b>\$358,416.74</b>	<b>\$41,411.45</b>	<b>\$2,125,600.00</b>
<b>Net Income:</b>	<b>(\$20.51)</b>	<b>(\$2,075.04)</b>	<b>\$2,054.53</b>	<b>\$36,194.16</b>	<b>(\$4,150.08)</b>	<b>\$40,344.24</b>	<b>\$0.00</b>

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**Regency House Condominium Assoc**  
**09/30/2023**  
**(MODIFIED ACCRUAL BASIS)**

**Date:** 10/10/2023  
**Time:** 12:05 pm  
**Page:** 3

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	\$-	\$102,355.00	\$102,355.00	\$-	\$614,130.00
4513-00 Special Assessments - 5yr/10yr	260.96	250.00	10.96	534.08	500.00	34.08	3,000.00
4514-00 Special Assessments - 2	2,758.93	-	2,758.93	5,517.86	-	5,517.86	-
TOTAL INCOME ASSESSMENT - RESERVE	\$54,197.39	\$51,427.50	\$2,769.89	\$108,406.94	\$102,855.00	\$5,551.94	\$617,130.00
OTHER INCOME - RESERVE-46							
4650-00 Interest Income - Bank - Reserve	1,424.15	750.00	674.15	2,891.33	1,500.00	1,391.33	9,000.00
TOTAL OTHER INCOME - RESERVE-46	\$1,424.15	\$750.00	\$674.15	\$2,891.33	\$1,500.00	\$1,391.33	\$9,000.00
TOTAL RESERVE INCOME	\$55,621.54	\$52,177.50	\$3,444.04	\$111,298.27	\$104,355.00	\$6,943.27	\$626,130.00
RESERVE EXPENSE							
RESERVE EXPENSES-91							
9105-00 Depreciation Expense	547.68	-	(547.68)	1,095.36	-	(1,095.36)	-
9110-00 Improvement Loan Interest #1	102.20	83.33	(18.87)	208.06	166.66	(41.40)	1,000.00
9111-00 Improvement Loan Interest #2	175.57	125.00	(50.57)	352.61	250.00	(102.61)	1,500.00
9120-00 Construction Expense	52,499.96	16,666.67	(35,833.29)	52,499.96	33,333.34	(19,166.62)	200,000.00
9135-00 Reserve Bank Fees	50.00	-	(50.00)	100.00	-	(100.00)	-
9136-00 New Website & Branding	-	1,250.00	1,250.00	-	2,500.00	2,500.00	15,000.00
9146-00 Reserve-Fence	-	3,833.33	3,833.33	-	7,666.66	7,666.66	46,000.00
9147-00 Install Drains in Receiving Area	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
9150-00 New Air Handler For Floors	-	1,666.67	1,666.67	-	3,333.34	3,333.34	20,000.00
9152-00 Furniture Exits to lobby & Clubroom	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
9154-00 New Building Control System	-	2,083.33	2,083.33	-	4,166.66	4,166.66	25,000.00
9162-00 Facade Repair- North Elevation	-	20,833.33	20,833.33	-	41,666.66	41,666.66	250,000.00
9165-00 Reserve - Exterior Roof/Grounds	-	8,333.33	8,333.33	-	16,666.66	16,666.66	100,000.00
9175-00 Reserve- Garage	-	8,333.33	8,333.33	-	16,666.66	16,666.66	100,000.00
9176-00 Replace Garage Sprinkler Heads	-	2,083.33	2,083.33	-	4,166.66	4,166.66	25,000.00
9180-00 Laundry Room Floor & Paint	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
9185-00 New Front Doors	-	1,416.67	1,416.67	-	2,833.34	2,833.34	17,000.00
9186-00 Fitness Room Upgrades	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
TOTAL RESERVE EXPENSES-91	\$53,375.41	\$70,041.64	\$16,666.23	\$54,255.99	\$140,083.28	\$85,827.29	\$840,500.00
TOTAL RESERVE EXPENSE	\$53,375.41	\$70,041.64	\$16,666.23	\$54,255.99	\$140,083.28	\$85,827.29	\$840,500.00
Net Reserve:	\$2,246.13	(\$17,864.14)	\$20,110.27	\$57,042.28	(\$35,728.28)	\$92,770.56	(\$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 08/01/23-9/30/23 ( Modified Accrual Basis)**

GL Account	Beginning			YTD	
	Balance	Transfer In	Transfer Out	Ending Balance	Withdrawals
1050 Petty Cash	\$ 300			\$ 300	\$ -
1000 Barrington Bank Oper	\$ 389,354	\$ 188,840	\$ 192,662	\$ 385,533	\$ 192,662
1100 Town Bank Kilborn MM-Reserve	\$ 549,976	\$ 90	\$ -	\$ 550,066	\$ -
1102 Barrington Bank Maxsafe MM- Reserve	\$ 399,942	\$ 1,291	\$ -	\$ 401,233	\$ -
1106 Barrington Maxsafe 4283 - Reserve	\$ 13,174	\$ 43	\$ 50	\$ 13,167	\$ 50
1107 Town Bank - Escrow (Renovations)	\$ 12,247	\$ -	\$ 1,889	\$ 10,357	\$ 1,889
	<b>\$ 1,364,993</b>	<b>\$ 190,264</b>	<b>\$ 194,601</b>	<b>\$ 1,360,656</b>	<b>\$ 194,601</b>