

Regency Communities
 Operating Results for 2023

OPERATING RESULTS			
	<u>2023</u>	<u>Budget</u>	
Income	\$ 552,212	\$ 550,819	Late fees, pool fobs, etc.
Grounds	171,480	186,555	Favorable straw, pond repairs
Recreation	146,763	133,996	Unfavorable on pool contract
Utilities	48,000	42,557	Electric and water
Administrative and social	<u>85,954</u>	<u>91,208</u>	Social under
Total expenses	452,197	454,316	
Operating gain	<u>\$ 100,015</u>	<u>\$ 96,503</u>	
Less transfers to Reserve Fund	<u>(96,503)</u>	<u>(96,503)</u>	
Net gain	<u>\$ 3,512</u>	<u>\$ -</u>	

BALANCE SHEET

	<u>12/31/2023</u>	<u>12/31/2022</u>
<u>Assets:</u>		
Operating funds	\$ 51,880	\$ 37,211
Reserve funds	146,520	216,299
Accounts receivable and prepaid expenses	15,461	4,830
Total Assets (what we have)	<u>\$ 213,861</u>	<u>\$ 258,340</u>
<u>Liabilities:</u>		
Accounts payable	\$ 3,684	\$ 4,090
Assessments paid in advance	71,327	79,380
Total Liabilities (what we owe)	<u>75,011</u>	<u>83,470</u>
<u>Equity:</u>		
Retained earnings	138,850	174,870
Total Equity (what we own)	<u>\$ 138,850</u>	<u>\$ 174,870</u>

CASH ACTIVITY

	Reserve Funds
Beginning Balance	\$ 216,299
Add revenue	
Less spending	(113,134)
Transfers from operating	96,503
Transfers back to operating	(55,000)
Change in working capital	-
Interest income	<u>1,852</u>
Total Activity	<u>(69,779)</u>
Ending Balance	<u><u>\$ 146,520</u></u>

RESERVE SPENDING					
	2023	2022	2021	2020	2019
	Spending	Spending	Spending	Spending	Spending
Replace trees at Penny/Old Penny/1010			\$ 9,455		
Pool restroom renovation					\$ 27,529
Pool deck re-seal					\$ 10,678
Refurbish monuments					\$ 35,091
Cambridge and Danbury signs	\$ 21,512			\$ 4,000	\$ 1,500
New trees along Penny near Cambridge	\$ 4,300				
Pool house roofs				\$ 17,835	
Pool house baths				\$ 6,659	
Tree work	\$ 23,725	\$ 6,525		\$ 8,670	
Tennis court repairs	\$ 1,693			\$ 28,093	
Painting entrance fencing	\$ 8,887				
Powerwashing and pointing monuments	\$ 6,362				
Shrub replacement	\$ 1,395				
Electrical pedestals	\$ 5,084				
Pool parking lots	\$ 8,305				
Pool maintenance and and equipment	\$ 26,831				
Other	\$ 5,040			\$ 15,909	
Total reserve spending	\$ 113,134	\$ 6,525	\$ 9,455	\$ 81,166	\$ 74,798

Regency Communities

CD Options

	First Internet Bank	First National Bank	North State Bank	Coastal Federal Credit Union	Capital Bank	Towne Bank	CIT- now First Citizens	
Money Market	3.45%	.20-.5%		.15-.25%	3.0-3.25%		0.3-.35%	4.25
CD terms						5 mth special 4.47%		
6 months	5.10%	7 mo 5.0% (req new money of \$10K)	4.50%	5.37%	xxx	1.0%	5.00%	
9 months	xxx	xxx	xxx	xxx	*8 mth 5.0% *9 mth 5.55%- new monty only	xx	5.00%	
12 months	5.22%	13 mo- 5.25%(req new money of \$5K)	4.50%	4.89%	0 mth 5.25% 11 mth 5.25 12 mth 5.65%	1.0% 13 Mth 4.61%	4.75%	1
18 months	4.96%	19 mo- 3.5%	xx	4.65%	xxx	0.84% 19 mth 3.64%	3.75%	
24 months	4.75%	25 mo.3.50%	3.00%	4.70%	xxx	0.70%	3.75%	2
36 months	4.65%	35 mo 3.00%	3.00	3.93%	xxx	0.70%	2.75%	
48 months	4.45%	52 mo 3.00%	3.00	3.83	xxx	0.70%	2.75%	
60 months	4.50%	61 mo 3.00%	3.00	3.73	xxx	0.70%	2.75%	

Pinnacle	CF Bank	BankUnited	Live Oak
5%- for 6 mths on \$25K+	4.5% (w/ 25K new money deposit)	\$2,500 min 4.0%	4.00%
7 mth - 4.60%	xx	4.00%	5.20%
9 mth - 4.45%	xx	5.00%	5.35
13 mth - 4.35%	13 mth- 5.0%	4.50%	5.40%
19 mth - 4.2%	4.75%	xxx	5.10%
25 mth- 4.05%	4.50%	xxx	2.00%
xxx	xx	xx	2.00%
xxx	xx	xx	2.00%
xxx	xx	xx	2.00%