

# FINANCIAL PACKAGE



Simsbury I

December 2025

# Simsbury I

## Balance Sheet

Period 12/31/2025

	Operating	Reserve	Total
<b>Assets</b>			
Operating Account			
11000 Operating Checking	556.79		556.79
11018 New Bank/New Mgmt. Co	5,000.00		5,000.00
Total Operating Account	<u>5,556.79</u>		<u>5,556.79</u>
Reserve Account			
11500 Reserve Fund Savings		465.69	465.69
11526 CD 3.75% 3/17/26		118,073.02	118,073.02
Total Reserve Account		<u>118,538.71</u>	<u>118,538.71</u>
Accounts Receivable			
12000 Accounts Receivable	24,363.50		24,363.50
Total Accounts Receivable	<u>24,363.50</u>		<u>24,363.50</u>
Asset			
12501 Prepaid Insurance	30,166.50		30,166.50
17000 Due from Operating		73,757.00	73,757.00
Total Asset	<u>30,166.50</u>	<u>73,757.00</u>	<u>103,923.50</u>
<b>Total Assets</b>	<u>60,086.79</u>	<u>192,295.71</u>	<u>252,382.50</u>
<b>Liabilities &amp; Equity</b>			
Liability			
22000 Prepaid Assessments	41,439.79		41,439.79
27001 Due to Reserve Fund	73,757.00		73,757.00
Total Liability	<u>115,196.79</u>		<u>115,196.79</u>
Equity			
35101 Members' Equity-Prior Years	(2,653.51)		(2,653.51)
35201 Reserve Members' Equity-Prior Years		386,039.20	386,039.20
Current Year Surplus/(Deficit)	(52,456.49)	(193,743.49)	(246,199.98)
Total Equity	<u>(55,110.00)</u>	<u>192,295.71</u>	<u>137,185.71</u>
<b>Total Liabilities &amp; Equity</b>	<u>60,086.79</u>	<u>192,295.71</u>	<u>252,382.50</u>

# Simsbury I

## Budget Comparison Statement

Posted 12/1/2025 To 12/31/2025 11:59:00 PM

	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<b><u>Assessment Revenue</u></b>							
40005 Assessments	41,045.88	0.00	41,045.88	82,091.76	0.00	82,091.76	0.00
TOTAL Assessment Revenue	41,045.88	0.00	41,045.88	82,091.76	0.00	82,091.76	0.00
<b><u>Other Operating Income</u></b>							
42001 Late Fee	150.00	0.00	150.00	240.00	0.00	240.00	0.00
42003 Legal Fee Reimbursement	120.00	0.00	120.00	382.50	0.00	382.50	0.00
42006 NSF Fees Reimbursed	25.00	0.00	25.00	25.00	0.00	25.00	0.00
42105 Water Income	5,693.26	0.00	5,693.26	5,704.03	0.00	5,704.03	0.00
45001 Interest Income	3.48	0.00	3.48	10.26	0.00	10.26	0.00
49001 Transfers to Reserve Fund	(7,099.00)	0.00	(7,099.00)	(14,198.00)	0.00	(14,198.00)	0.00
TOTAL Other Operating Income	(1,107.26)	0.00	(1,107.26)	(7,836.21)	0.00	(7,836.21)	0.00
TOTAL Income	39,938.62	0.00	39,938.62	74,255.55	0.00	74,255.55	0.00
<b>Expense</b>							
<b><u>Building Maintenance</u></b>							
53045 Plumbing Repairs	0.00	0.00	0.00	3,685.00	0.00	(3,685.00)	0.00
53055 Pest Control	260.00	0.00	(260.00)	405.00	0.00	(405.00)	0.00
53105 Building Maintenance & Repair	4,780.00	0.00	(4,780.00)	4,975.00	0.00	(4,975.00)	0.00
53108 Roof Repair	0.00	0.00	0.00	2,207.50	0.00	(2,207.50)	0.00
53112 Sub-Metering Project	125.00	0.00	(125.00)	250.00	0.00	(250.00)	0.00
TOTAL Building Maintenance	5,165.00	0.00	(5,165.00)	11,522.50	0.00	(11,522.50)	0.00



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	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b><u>General &amp; Administrative</u></b>							
51050 General & Adminstrative	250.00	0.00	(250.00)	250.00	0.00	(250.00)	0.00
51070 Insurance Claim/Deductible	0.00	0.00	0.00	375.00	0.00	(375.00)	0.00
51124 Printing	161.60	0.00	(161.60)	323.99	0.00	(323.99)	0.00
51155 Legal Fees - General	3,203.00	0.00	(3,203.00)	4,512.50	0.00	(4,512.50)	0.00
51158 Misc Expenses	100.00	0.00	(100.00)	175.00	0.00	(175.00)	0.00
51185 Late Fee/Violation	75.00	0.00	(75.00)	150.00	0.00	(150.00)	0.00
51196 Community Contribution	4,208.40	0.00	(4,208.40)	8,416.80	0.00	(8,416.80)	0.00
55035 Management Contract	2,449.00	0.00	(2,449.00)	4,898.00	0.00	(4,898.00)	0.00
TOTAL General & Administrative	10,447.00	0.00	(10,447.00)	19,101.29	0.00	(19,101.29)	0.00
<b><u>Ground Maintenance</u></b>							
52075 Trash Collection	0.00	0.00	0.00	1,402.10	0.00	(1,402.10)	0.00
53305 Landscape - Grounds	10,210.00	0.00	(10,210.00)	10,210.00	0.00	(10,210.00)	0.00
53319 Irrigation System Maintenance	535.00	0.00	(535.00)	735.00	0.00	(735.00)	0.00
53348 Tree Trimming/Removal	3,120.00	0.00	(3,120.00)	20,765.00	0.00	(20,765.00)	0.00
55023 Snow Removal Contract	8,968.25	0.00	(8,968.25)	8,968.25	0.00	(8,968.25)	0.00
55025 Landscape Contract	8,968.25	0.00	(8,968.25)	8,968.25	0.00	(8,968.25)	0.00
TOTAL Ground Maintenance	31,801.50	0.00	(31,801.50)	51,048.60	0.00	(51,048.60)	0.00
<b><u>Insurance</u></b>							
51065 Insurance	9,576.75	0.00	(9,576.75)	14,604.50	0.00	(14,604.50)	0.00
TOTAL Insurance	9,576.75	0.00	(9,576.75)	14,604.50	0.00	(14,604.50)	0.00

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	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Utilities</b>							
52005 Electricity	391.08	0.00	(391.08)	882.90	0.00	(882.90)	0.00
52025 Water & Sewer	(4,934.49)	0.00	4,934.49	29,753.84	0.00	(29,753.84)	0.00
52045 Gas	(224.31)	0.00	224.31	(201.59)	0.00	201.59	0.00
TOTAL Utilities	(4,767.72)	0.00	4,767.72	30,435.15	0.00	(30,435.15)	0.00
TOTAL Expense	52,222.53	0.00	(52,222.53)	126,712.04	0.00	(126,712.04)	0.00
<b>Current Year Surplus / (Deficit)</b>	(12,283.91)	0.00	(12,283.91)	(52,456.49)	0.00	(52,456.49)	0.00



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	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<b><u>Reserve Income</u></b>							
85001 Reserve Interest	365.66	0.00	365.66	749.01	0.00	749.01	0.00
89001 Transfers from Operating Fund	7,099.00	0.00	7,099.00	14,198.00	0.00	14,198.00	0.00
TOTAL Reserve Income	7,464.66	0.00	7,464.66	14,947.01	0.00	14,947.01	0.00
TOTAL Income	7,464.66	0.00	7,464.66	14,947.01	0.00	14,947.01	0.00
<b>Expense</b>							
<b><u>Reserve Expense</u></b>							
91009 Asphalt Seal & Repair	0.00	0.00	0.00	54,925.00	0.00	(54,925.00)	0.00
91077 Roof Replacement	40,944.00	0.00	(40,944.00)	153,765.50	0.00	(153,765.50)	0.00
TOTAL Reserve Expense	40,944.00	0.00	(40,944.00)	208,690.50	0.00	(208,690.50)	0.00
TOTAL Expense	40,944.00	0.00	(40,944.00)	208,690.50	0.00	(208,690.50)	0.00
<b>Current Year Surplus / (Deficit)</b>	<b>(33,479.34)</b>	<b>0.00</b>	<b>(33,479.34)</b>	<b>(193,743.49)</b>	<b>0.00</b>	<b>(193,743.49)</b>	<b>0.00</b>