

FINANCIAL REPORTS  
TO  
THE BOARD OF DIRECTORS

Simsbury 1  
Association

January 31, 2026

Prepared By:

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Prepared without an audit and for internal purposes only.

145 Simsbury Association

Balance Sheet

Posted 01/31/2026

**Assets**

Operating Accounts

10000 Operating 19,268.85

Total Operating Accounts 19,268.85

Reserve Accounts

10001 Money Market 17,299.97

10002 Savings 118,073.02

Total Reserve Accounts 135,372.99

Accounts Receivable

12000 Accounts Receivable 31,160.29

Total Accounts Receivable 31,160.29

Other Assets

14011 Prepaid Insurance 43,334.75

Total Other Assets 43,334.75

*Total Assets*

229,136.88

**Liabilities & Equity**

Other Liabilities

21000 Prepaid Assessments 60,516.61

Total Other Liabilities 60,516.61

Equity

30000 Reserve Fund 135,372.99

31000 Prior Years Retained Earnings 18,647.00

Total Equity 154,019.99

Liabilities and Equity

Operating Retained Earnings 14,600.28

Total Liabilities and Equity 14,600.28

*Total Liabilities & Equity*

229,136.88

# Statement of Income and Expense

Wednesday, February 11, 2026

14:48

Posted 1/1/2026 To 1/31/2026 11:59:00 PM

## 145 Simsbury Association

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
<b>Income</b>							
<b>Assessment Income</b>		<b>Acct Code</b>					
Assessments	40000	44,847.53	44,847.58	44,847.53	134,542.74	538,171.00	493,323.47
Additional Assessment	40005	0.00	63,710.50	0.00	191,131.50	764,526.00	764,526.00
Total Assessment Income		<u>44,847.53</u>	<u>108,558.08</u>	<u>44,847.53</u>	<u>325,674.24</u>	<u>1,302,697.00</u>	<u>1,257,849.47</u>
<b>Other Income</b>		<b>Acct Code</b>					
Capital Contribution	40010	0.00	500.00	0.00	1,500.00	6,000.00	6,000.00
Interest	40040	1.29	0.00	1.29	0.00	0.00	(1.29)
Late Fees	40050	0.00	83.33	0.00	249.99	1,000.00	1,000.00
Leasing Fees Income	40067	0.00	166.67	0.00	500.01	2,000.00	2,000.00
Miscellaneous Income	40080	629.81	0.00	629.81	0.00	0.00	(629.81)
Water Income	40090	6,338.59	5,000.00	6,338.59	15,000.00	60,000.00	53,661.41
Transfer from Reserves	45000	0.00	16,833.33	0.00	50,499.99	202,000.00	202,000.00
Total Other Income		<u>6,969.69</u>	<u>22,583.33</u>	<u>6,969.69</u>	<u>67,749.99</u>	<u>271,000.00</u>	<u>264,030.31</u>
Total Income		<u>51,817.22</u>	<u>131,141.41</u>	<u>51,817.22</u>	<u>393,424.23</u>	<u>1,573,697.00</u>	<u>1,521,879.78</u>
<b>Expense</b>							
<b>Administrative</b>		<b>Acct Code</b>					
Copies	50110	223.74	208.33	223.74	624.99	2,500.00	2,276.26
Postage	50120	39.83	58.33	39.83	174.99	700.00	660.17
Legal Fees - Other	50145	100.50	2,083.33	100.50	6,249.99	25,000.00	24,899.50
Audit/Tax	50160	0.00	0.00	0.00	0.00	3,500.00	3,500.00
Meetings	50170	169.49	0.00	169.49	0.00	0.00	(169.49)
Management Services	50200	2,575.00	2,575.00	2,575.00	7,725.00	30,900.00	28,325.00
Cost Shared Expenses JOC	50210	0.00	4,633.33	0.00	13,899.99	55,600.00	55,600.00
Miscellaneous	50240	799.71	137.50	799.71	412.50	1,650.00	850.29
Website	50245	0.00	10.42	0.00	31.26	125.00	125.00
Total Administrative		<u>3,908.27</u>	<u>9,706.24</u>	<u>3,908.27</u>	<u>29,118.72</u>	<u>119,975.00</u>	<u>116,066.73</u>
<b>Building Maintenance</b>		<b>Acct Code</b>					

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## 145 Simsbury Association

### Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Structural	65000	150.00	875.00	150.00	2,625.00	10,500.00	10,350.00
Electrical	65015	0.00	83.33	0.00	249.99	1,000.00	1,000.00
Gutter Cleaning	65102	0.00	333.33	0.00	999.99	4,000.00	4,000.00
Roof Maint/Repairs	65105	1,158.80	125.00	1,158.80	375.00	1,500.00	341.20
Plumbing	65110	1,740.00	1,250.00	1,740.00	3,750.00	15,000.00	13,260.00
Painting	65200	200.00	3,125.00	200.00	9,375.00	37,500.00	37,300.00
Sub-Metering Project/Maintenance	65500	1,620.00	125.00	1,620.00	375.00	1,500.00	(120.00)
<b>Total Building Maintenance</b>		<b>4,868.80</b>	<b>5,916.66</b>	<b>4,868.80</b>	<b>17,749.98</b>	<b>71,000.00</b>	<b>66,131.20</b>
<b>Grounds</b>	<b>Acct Code</b>						
Grounds Maintenance	63000	0.00	1,500.00	0.00	4,500.00	18,000.00	18,000.00
Landscape Maintenance	63100	0.00	0.00	0.00	0.00	45,927.00	45,927.00
Lawn Fertilization	63110	0.00	583.33	0.00	1,749.99	7,000.00	7,000.00
Tree/Shrub Spray	63115	0.00	1,000.00	0.00	3,000.00	12,000.00	12,000.00
Tree Pruning	63130	0.00	1,250.00	0.00	3,750.00	15,000.00	15,000.00
Mulch	63145	0.00	1,041.67	0.00	3,125.01	12,500.00	12,500.00
Pond Maintenance	63210	0.00	625.00	0.00	1,875.00	7,500.00	7,500.00
Irrigation	63400	0.00	416.67	0.00	1,250.01	5,000.00	5,000.00
Snow Removal	63600	0.00	8,800.00	0.00	26,400.00	44,000.00	44,000.00
Snow Removal Simsbury II	63605	0.00	480.00	0.00	1,440.00	2,400.00	2,400.00
Pest Control	63900	0.00	416.67	0.00	1,250.01	5,000.00	5,000.00
Trash Removal	63910	4,927.38	1,503.00	4,927.38	4,509.00	18,036.00	13,108.62
<b>Total Grounds</b>		<b>4,927.38</b>	<b>17,616.34</b>	<b>4,927.38</b>	<b>52,849.02</b>	<b>192,363.00</b>	<b>187,435.62</b>
<b>Insurance</b>	<b>Acct Code</b>						
Workers Compensation Insurance	50535	0.00	83.33	0.00	249.99	1,000.00	1,000.00
Liability Insurance	50560	5,027.75	4,486.08	5,027.75	13,458.24	53,833.00	48,805.25
Insurance Deductible	50565	0.00	416.67	0.00	1,250.01	5,000.00	5,000.00
<b>Total Insurance</b>		<b>5,027.75</b>	<b>4,986.08</b>	<b>5,027.75</b>	<b>14,958.24</b>	<b>59,833.00</b>	<b>54,805.25</b>
<b>Reserve Accounts</b>	<b>Acct Code</b>						

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## 145 Simsbury Association

### Operating

		Month		Year			Remainder
		Actual	Budget	Actual	Budget	Annual	
Reserve Contribution	90000	16,834.00	16,833.33	16,834.00	50,499.99	202,000.00	185,166.00
Reserve Interest	90140	0.28	250.00	0.28	750.00	3,000.00	2,999.72
<b>Total Reserve Accounts</b>		<b>16,834.28</b>	<b>17,083.33</b>	<b>16,834.28</b>	<b>51,249.99</b>	<b>205,000.00</b>	<b>188,165.72</b>
<b><u>Reserve Expenses</u></b>	<b><u>Acct Code</u></b>						
Tucking & Curb & Sidewalk Repairs	80000	0.00	1,500.00	0.00	4,500.00	18,000.00	18,000.00
Driveway Asphalt Replacement	80010	0.00	4,583.33	0.00	13,749.99	55,000.00	55,000.00
Roof Replacement	80020	0.00	63,710.50	0.00	191,131.50	764,526.00	764,526.00
<b>Total Reserve Expenses</b>		<b>0.00</b>	<b>69,793.83</b>	<b>0.00</b>	<b>209,381.49</b>	<b>837,526.00</b>	<b>837,526.00</b>
<b><u>Utilities</u></b>	<b><u>Acct Code</u></b>						
Electric	60010	1,374.35	666.67	1,374.35	2,000.01	8,000.00	6,625.65
Gas	60015	(64.69)	0.00	(64.69)	0.00	0.00	64.69
Water	60025	0.00	5,000.00	0.00	15,000.00	60,000.00	60,000.00
Irrigation Water	60026	0.00	1,666.67	0.00	5,000.01	20,000.00	20,000.00
Cable - Internet	60055	0.00	0.00	340.80	0.00	0.00	(340.80)
<b>Total Utilities</b>		<b>1,309.66</b>	<b>7,333.34</b>	<b>1,650.46</b>	<b>22,000.02</b>	<b>88,000.00</b>	<b>86,349.54</b>
<b>Total Expense</b>		<b>36,876.14</b>	<b>132,435.82</b>	<b>37,216.94</b>	<b>397,307.46</b>	<b>1,573,697.00</b>	<b>1,536,480.06</b>
<b>Excess Revenue / Expense</b>		<b>14,941.08</b>	<b>(1,294.41)</b>	<b>14,600.28</b>	<b>(3,883.23)</b>	<b>0.00</b>	<b>14,600.28</b>