

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Simsbury 1
Association

February 28, 2026

Prepared By:

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Prepared without an audit and for internal purposes only.

Statement of Income and Expense

Friday, March 6, 2026

13:40

Posted 2/1/2026 To 2/28/2026 11:59:00 PM

145 Simsbury Association

Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Income							
Assessment Income	Acct Code						
Assessments	40000	44,847.53	44,847.58	89,695.06	179,390.32	538,171.00	448,475.94
Additional Assessment	40005	0.00	63,710.50	0.00	254,842.00	764,526.00	764,526.00
Total Assessment Income		<u>44,847.53</u>	<u>108,558.08</u>	<u>89,695.06</u>	<u>434,232.32</u>	<u>1,302,697.00</u>	<u>1,213,001.94</u>
Other Income	Acct Code						
Capital Contribution	40010	0.00	500.00	0.00	2,000.00	6,000.00	6,000.00
Interest	40040	4.03	0.00	5.32	0.00	0.00	(5.32)
Late Fees	40050	240.00	83.33	240.00	333.32	1,000.00	760.00
Leasing Fees Income	40067	0.00	166.67	0.00	666.68	2,000.00	2,000.00
Miscellaneous Income	40080	0.00	0.00	629.81	0.00	0.00	(629.81)
Water Income	40090	3,887.05	5,000.00	10,225.64	20,000.00	60,000.00	49,774.36
Transfer from Reserves	45000	0.00	16,833.33	0.00	67,333.32	202,000.00	202,000.00
Total Other Income		<u>4,131.08</u>	<u>22,583.33</u>	<u>11,100.77</u>	<u>90,333.32</u>	<u>271,000.00</u>	<u>259,899.23</u>
Total Income		<u>48,978.61</u>	<u>131,141.41</u>	<u>100,795.83</u>	<u>524,565.64</u>	<u>1,573,697.00</u>	<u>1,472,901.17</u>
Expense							
Administrative	Acct Code						
Copies	50110	4.68	208.33	228.42	833.32	2,500.00	2,271.58
Postage	50120	29.92	58.33	69.75	233.32	700.00	630.25
Legal Fees - Other	50145	0.00	2,083.33	100.50	8,333.32	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	0.00	0.00	169.49	0.00	0.00	(169.49)
Management Services	50200	2,575.00	2,575.00	5,150.00	10,300.00	30,900.00	25,750.00
Cost Shared Expenses JOC	50210	0.00	4,633.33	0.00	18,533.32	55,600.00	55,600.00
Miscellaneous	50240	198.80	137.50	998.51	550.00	1,650.00	651.49
Website	50245	0.00	10.42	0.00	41.68	125.00	125.00
Telephone	60050	427.75	0.00	427.75	0.00	0.00	(427.75)
Total Administrative		<u>3,236.15</u>	<u>9,706.24</u>	<u>7,144.42</u>	<u>38,824.96</u>	<u>119,975.00</u>	<u>112,830.58</u>

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	Acct Code	Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Building Maintenance							
Structural	65000	0.00	875.00	150.00	3,500.00	10,500.00	10,350.00
Electrical	65015	0.00	83.33	0.00	333.32	1,000.00	1,000.00
Gutter Cleaning	65102	1,650.00	333.33	1,650.00	1,333.32	4,000.00	2,350.00
Roof Maint/Repairs	65105	0.00	125.00	1,158.80	500.00	1,500.00	341.20
Plumbing	65110	3,430.00	1,250.00	5,170.00	5,000.00	15,000.00	9,830.00
Painting	65200	0.00	3,125.00	200.00	12,500.00	37,500.00	37,300.00
Sub-Metering Project/Maintenance	65500	955.00	125.00	2,575.00	500.00	1,500.00	(1,075.00)
Total Building Maintenance		6,035.00	5,916.66	10,903.80	23,666.64	71,000.00	60,096.20
Grounds							
Grounds Maintenance	63000	0.00	1,500.00	0.00	6,000.00	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	2,333.32	7,000.00	7,000.00
Tree/Shrub Spray	63115	0.00	1,000.00	0.00	4,000.00	12,000.00	12,000.00
Tree Pruning	63130	0.00	1,250.00	0.00	5,000.00	15,000.00	15,000.00
Mulch	63145	0.00	1,041.67	0.00	4,166.68	12,500.00	12,500.00
Pond Maintenance	63210	0.00	625.00	0.00	2,500.00	7,500.00	7,500.00
Irrigation	63400	0.00	416.67	0.00	1,666.68	5,000.00	5,000.00
Snow Removal	63600	0.00	8,800.00	0.00	35,200.00	44,000.00	44,000.00
Snow Removal Simsbury II	63605	0.00	480.00	0.00	1,920.00	2,400.00	2,400.00
Pest Control	63900	2,025.00	416.67	2,025.00	1,666.68	5,000.00	2,975.00
Trash Removal	63910	0.00	1,503.00	4,927.38	6,012.00	18,036.00	13,108.62
Total Grounds		2,025.00	17,616.34	6,952.38	70,465.36	192,363.00	185,410.62
Insurance							
Workers Compensation Insurance	50535	0.00	83.33	0.00	333.32	1,000.00	1,000.00
Liability Insurance	50560	5,027.75	4,486.08	10,055.50	17,944.32	53,833.00	43,777.50
Insurance Deductible	50565	0.00	416.67	0.00	1,666.68	5,000.00	5,000.00
Total Insurance		5,027.75	4,986.08	10,055.50	19,944.32	59,833.00	49,777.50

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	Acct Code	Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Reserve Accounts							
Electrical Panel Replacement	80030	16.82	0.00	16.82	0.00	0.00	(16.82)
Reserve Contribution	90000	16,834.00	16,833.33	33,668.00	67,333.32	202,000.00	168,332.00
Reserve Interest	90140	2.20	250.00	2.48	1,000.00	3,000.00	2,997.52
Total Reserve Accounts		<u>16,853.02</u>	<u>17,083.33</u>	<u>33,687.30</u>	<u>68,333.32</u>	<u>205,000.00</u>	<u>171,312.70</u>
Reserve Expenses							
Tucking & Curb & Sidewalk Repairs	80000	0.00	1,500.00	0.00	6,000.00	18,000.00	18,000.00
Driveway Asphalt Replacement	80010	0.00	4,583.33	0.00	18,333.32	55,000.00	55,000.00
Roof Replacement	80020	0.00	63,710.50	0.00	254,842.00	764,526.00	764,526.00
Total Reserve Expenses		<u>0.00</u>	<u>69,793.83</u>	<u>0.00</u>	<u>279,175.32</u>	<u>837,526.00</u>	<u>837,526.00</u>
Utilities							
Electric	60010	703.16	666.67	2,077.51	2,666.68	8,000.00	5,922.49
Gas	60015	0.00	0.00	(64.69)	0.00	0.00	64.69
Water	60025	0.00	5,000.00	0.00	20,000.00	60,000.00	60,000.00
Irrigation Water	60026	0.00	1,666.67	0.00	6,666.68	20,000.00	20,000.00
Cable - Internet	60055	0.00	0.00	340.80	0.00	0.00	(340.80)
Total Utilities		<u>703.16</u>	<u>7,333.34</u>	<u>2,353.62</u>	<u>29,333.36</u>	<u>88,000.00</u>	<u>85,646.38</u>
Total Expense		<u>33,880.08</u>	<u>132,435.82</u>	<u>71,097.02</u>	<u>529,743.28</u>	<u>1,573,697.00</u>	<u>1,502,599.98</u>
Excess Revenue / Expense		<u>15,098.53</u>	<u>(1,294.41)</u>	<u>29,698.81</u>	<u>(5,177.64)</u>	<u>0.00</u>	<u>29,698.81</u>