

FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Simsbury 1
Association

March 31, 2026

Prepared By:

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Prepared without an audit and for internal purposes only.

145 Simsbury Association

Balance Sheet

Posted 03/31/2026

Assets			
<u>Operating Accounts</u>			
10000	Operating	252,121.45	
<u>Total Operating Accounts</u>		<u>252,121.45</u>	
<u>Reserve Accounts</u>			
10001	Money Market	45,124.10	
10002	Savings	119,169.80	
<u>Total Reserve Accounts</u>		<u>164,293.90</u>	
<u>Accounts Receivable</u>			
12000	Accounts Receivable	21,137.15	
12050	Additional Assessment	88,306.48	
<u>Total Accounts Receivable</u>		<u>109,443.63</u>	
<u>Other Assets</u>			
14011	Prepaid Insurance	37,828.25	
<u>Total Other Assets</u>		<u>37,828.25</u>	
<i>Total Assets</i>			<u><u>563,687.23</u></u>
Liabilities & Equity			
<u>Other Liabilities</u>			
21000	Prepaid Assessments	25,858.62	
<u>Total Other Liabilities</u>		<u>25,858.62</u>	
<u>Equity</u>			
30000	Reserve Fund	164,293.90	
31000	Prior Years Retained Earnings	18,647.00	
<u>Total Equity</u>		<u>182,940.90</u>	
<u>Liabilities and Equity</u>			
	Operating Retained Earnings	354,887.71	
<u>Total Liabilities and Equity</u>		<u>354,887.71</u>	
<i>Total Liabilities & Equity</i>			<u><u>563,687.23</u></u>

Statement of Income and Expense

Sunday, April 12, 2026

17:02

Posted 3/1/2026 To 3/31/2026 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	134,542.59	224,237.90	538,171.00	403,628.41
Additional Assessment	40005	370,685.00	63,710.50	370,685.00	318,552.50	764,526.00	393,841.00
Total Assessment Income		<u>415,532.53</u>	<u>108,558.08</u>	<u>505,227.59</u>	<u>542,790.40</u>	<u>1,302,697.00</u>	<u>797,469.41</u>
Other Income	Acct Code						
Capital Contribution	40010	0.00	500.00	0.00	2,500.00	6,000.00	6,000.00
Interest	40040	1,109.79	0.00	1,115.11	0.00	0.00	(1,115.11)
Late Fees	40050	0.00	83.33	270.00	416.65	1,000.00	730.00
Leasing Fees Income	40067	0.00	166.67	0.00	833.35	2,000.00	2,000.00
Miscellaneous Income	40080	0.00	0.00	629.81	0.00	0.00	(629.81)
Water Income	40090	1,120.56	5,000.00	11,346.20	25,000.00	60,000.00	48,653.80
Transfer from Reserves	45000	5,850.00	16,833.33	5,850.00	84,166.65	202,000.00	196,150.00
Total Other Income		<u>8,080.35</u>	<u>22,583.33</u>	<u>19,211.12</u>	<u>112,916.65</u>	<u>271,000.00</u>	<u>251,788.88</u>
Total Income		<u>423,612.88</u>	<u>131,141.41</u>	<u>524,438.71</u>	<u>655,707.05</u>	<u>1,573,697.00</u>	<u>1,049,258.29</u>
Expense							
Administrative	Acct Code						
Copies	50110	138.28	208.33	366.70	1,041.65	2,500.00	2,133.30
Postage	50120	41.54	58.33	111.29	291.65	700.00	588.71
Legal Fees - Other	50145	105.00	2,083.33	205.50	10,416.65	25,000.00	24,794.50
Audit/Tax	50160	0.00	3,500.00	0.00	3,500.00	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	7,725.00	12,875.00	30,900.00	23,175.00
Assessment Service Fee	50201	750.00	0.00	750.00	0.00	0.00	(750.00)
Cost Shared Expenses JOC	50210	13,126.00	4,633.33	13,126.00	23,166.65	55,600.00	42,474.00
Miscellaneous	50240	73.80	137.50	1,072.31	687.50	1,650.00	577.69
Website	50245	0.00	10.42	0.00	52.10	125.00	125.00
Telephone	60050	0.00	0.00	427.75	0.00	0.00	(427.75)

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145 Simsbury Association

Operating

		Month		Year		Annual	Remainder
		Actual	Budget	Actual	Budget		
Total Administrative		16,809.62	13,206.24	23,954.04	52,031.20	119,975.00	96,020.96
<u>Building Maintenance</u>	<u>Acct Code</u>						
Structural	65000	5,639.00	875.00	5,789.00	4,375.00	10,500.00	4,711.00
Electrical	65015	0.00	83.33	0.00	416.65	1,000.00	1,000.00
Gutter Cleaning	65102	0.00	333.33	1,650.00	1,666.65	4,000.00	2,350.00
Roof Maint/Repairs	65105	0.00	125.00	1,158.80	625.00	1,500.00	341.20
Plumbing	65110	19,375.00	1,250.00	24,545.00	6,250.00	15,000.00	(9,545.00)
Painting	65200	0.00	3,125.00	200.00	15,625.00	37,500.00	37,300.00
Sub-Metering Project/Maintenance	65500	350.00	125.00	2,925.00	625.00	1,500.00	(1,425.00)
Total Building Maintenance		25,364.00	5,916.66	36,267.80	29,583.30	71,000.00	34,732.20
<u>Community Center/Clubhouse</u>	<u>Acct Code</u>						
Pool Service/Maint.	70100	199.00	0.00	199.00	0.00	0.00	(199.00)
Total Community Center/Clubhouse		199.00	0.00	199.00	0.00	0.00	(199.00)
<u>Grounds</u>	<u>Acct Code</u>						
Grounds Maintenance	63000	0.00	1,500.00	0.00	7,500.00	18,000.00	18,000.00
Landscape Maintenance	63100	0.00	6,561.00	0.00	6,561.00	45,927.00	45,927.00
Lawn Fertilization	63110	0.00	583.33	0.00	2,916.65	7,000.00	7,000.00
Tree/Shrub Spray	63115	0.00	1,000.00	0.00	5,000.00	12,000.00	12,000.00
Tree Pruning	63130	0.00	1,250.00	0.00	6,250.00	15,000.00	15,000.00
Mulch	63145	0.00	1,041.67	0.00	5,208.35	12,500.00	12,500.00
Pond Maintenance	63210	0.00	625.00	0.00	3,125.00	7,500.00	7,500.00
Irrigation	63400	0.00	416.67	0.00	2,083.35	5,000.00	5,000.00
Snow Removal	63600	0.00	0.00	0.00	35,200.00	44,000.00	44,000.00
Snow Removal Simsbury II	63605	0.00	0.00	0.00	1,920.00	2,400.00	2,400.00
Pest Control	63900	0.00	416.67	2,025.00	2,083.35	5,000.00	2,975.00
Trash Removal	63910	9,708.73	1,503.00	14,636.11	7,515.00	18,036.00	3,399.89
Total Grounds		9,708.73	14,897.34	16,661.11	85,362.70	192,363.00	175,701.89
<u>Insurance</u>	<u>Acct Code</u>						

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145 Simsbury Association

Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Workers Compensation Insurance	50535	0.00	83.33	0.00	416.65	1,000.00	1,000.00
Liability Insurance	50560	5,027.75	4,486.08	15,083.25	22,430.40	53,833.00	38,749.75
Insurance Deductible	50565	0.00	416.67	0.00	2,083.35	5,000.00	5,000.00
Total Insurance		5,027.75	4,986.08	15,083.25	24,930.40	59,833.00	44,749.75
Reserve Accounts	Acct Code						
Electrical Panel Replacement	80030	5,850.00	0.00	5,866.82	0.00	0.00	(5,866.82)
Reserve Contribution	90000	16,834.00	16,833.33	50,502.00	84,166.65	202,000.00	151,498.00
Reserve Interest	90140	1,100.71	250.00	1,103.19	1,250.00	3,000.00	1,896.81
Total Reserve Accounts		23,784.71	17,083.33	57,472.01	85,416.65	205,000.00	147,527.99
Reserve Expenses	Acct Code						
Tucking & Curb & Sidewalk Repairs	80000	0.00	1,500.00	0.00	7,500.00	18,000.00	18,000.00
Driveway Asphalt Replacement	80010	0.00	4,583.33	0.00	22,916.65	55,000.00	55,000.00
Roof Replacement	80020	0.00	63,710.50	0.00	318,552.50	764,526.00	764,526.00
Total Reserve Expenses		0.00	69,793.83	0.00	348,969.15	837,526.00	837,526.00
Utilities	Acct Code						
Electric	60010	2,195.44	666.67	4,272.95	3,333.35	8,000.00	3,727.05
Gas	60015	899.02	0.00	834.33	0.00	0.00	(834.33)
Water	60025	14,465.71	5,000.00	14,465.71	25,000.00	60,000.00	45,534.29
Irrigation Water	60026	0.00	1,666.67	0.00	8,333.35	20,000.00	20,000.00
Cable - Internet	60055	0.00	0.00	340.80	0.00	0.00	(340.80)
Total Utilities		17,560.17	7,333.34	19,913.79	36,666.70	88,000.00	68,086.21
Total Expense		98,453.98	133,216.82	169,551.00	662,960.10	1,573,697.00	1,404,146.00
Excess Revenue / Expense		325,158.90	(2,075.41)	354,887.71	(7,253.05)	0.00	354,887.71