FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Simsbury 1
Association

April 30, 2026

Prepared By:

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Prepared without an audit and for internal purposes only.

145 Simsbury Association
Balance Sheet
Posted 04/30/2026

Assets			
Operating Accounts			
10000	Operating	234,172.03	
Total Operating Accounts		234,172.03	
Reserve Accounts			
10001	Money Market	41,629.84	
Total Reserve Accounts		41,629.84	
Accounts Receivable			
12000	Accounts Receivable	18,892.07	
12050	Additional Assessment	47,960.47	
Total Accounts Receivable		66,852.54	
Other Assets			
14011	Prepaid Insurance	32,800.50	
Total Other Assets		32,800.50	
Total Assets			*375,454.91*
Liabilities & Equity			
Other Liabilities			
21000	Prepaid Assessments	37,822.40	
Total Other Liabilities		37,822.40	
Equity			
30000	Reserve Fund	41,629.84	
31000	Prior Years Retained Earnings	18,647.00	
Total Equity		60,276.84	
Liabilities and Equity			
	Operating Retained Earnings	277,355.67	
Total Liabilities and Equity		277,355.67	
Total Liabilities & Equity			*375,454.91*

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	179,390.12	269,085.48	538,171.00	358,780.88
Additional Assessment	40005	0.00	63,710.50	370,685.00	382,263.00	764,526.00	393,841.00
Total Assessment Income		44,847.53	108,558.08	550,075.12	651,348.48	1,302,697.00	752,621.88
Other Income	**Acct Code**						
Capital Contribution	40010	0.00	500.00	0.00	3,000.00	6,000.00	6,000.00
Interest	40040	21.79	0.00	1,136.90	0.00	0.00	(1,136.90)
Late Fees	40050	435.00	83.33	705.00	499.98	1,000.00	295.00
Leasing Fees Income	40067	0.00	166.67	0.00	1,000.02	2,000.00	2,000.00
Miscellaneous Income	40080	0.00	0.00	629.81	0.00	0.00	(629.81)
Water Income	40090	10,838.47	5,000.00	22,184.67	30,000.00	60,000.00	37,815.33
Transfer from Reserves	45000	139,506.80	16,833.33	145,356.80	100,999.98	202,000.00	56,643.20
Total Other Income		150,802.06	22,583.33	170,013.18	135,499.98	271,000.00	100,986.82
Total Income		195,649.59	131,141.41	720,088.30	786,848.46	1,573,697.00	853,608.70
Expense							
Administrative	**Acct Code**						
Copies	50110	123.64	208.33	490.34	1,249.98	2,500.00	2,009.66
Postage	50120	79.31	58.33	190.60	349.98	700.00	509.40
Legal Fees - Other	50145	1,855.00	2,083.33	2,060.50	12,499.98	25,000.00	22,939.50
Audit/Tax	50160	0.00	0.00	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	10,300.00	15,450.00	30,900.00	20,600.00
Assessment Service Fee	50201	0.00	0.00	750.00	0.00	0.00	(750.00)
Cost Shared Expenses JOC	50210	5,392.64	4,633.33	18,518.64	27,799.98	55,600.00	37,081.36
Miscellaneous	50240	257.60	137.50	1,329.91	825.00	1,650.00	320.09
Website	50245	0.00	10.42	0.00	62.52	125.00	125.00
Telephone	60050	0.00	0.00	427.75	0.00	0.00	(427.75)

145 Simsbury Association

Operating

		Month Actual	Month Budget	Year Actual	Year Budget	Annual	Remainder
Total Administrative		10,283.19	9,706.24	34,237.23	61,737.44	119,975.00	85,737.77
Building Maintenance	**Acct Code**						
Structural	65000	19,626.00	875.00	25,415.00	5,250.00	10,500.00	(14,915.00)
Electrical	65015	0.00	83.33	0.00	499.98	1,000.00	1,000.00
Gutter Cleaning	65102	0.00	333.33	1,650.00	1,999.98	4,000.00	2,350.00
Roof Maint/Repairs	65105	0.00	125.00	1,158.80	750.00	1,500.00	341.20
Plumbing	65110	0.00	1,250.00	24,545.00	7,500.00	15,000.00	(9,545.00)
Painting	65200	0.00	3,125.00	200.00	18,750.00	37,500.00	37,300.00
Sub-Metering Project/Maintenance	65500	0.00	125.00	2,925.00	750.00	1,500.00	(1,425.00)
Total Building Maintenance		19,626.00	5,916.66	55,893.80	35,499.96	71,000.00	15,106.20
Community Center/Clubhouse	**Acct Code**						
Pool Service/Maint.	70100	0.00	0.00	199.00	0.00	0.00	(199.00)
Total Community Center/Clubhouse		0.00	0.00	199.00	0.00	0.00	(199.00)
Grounds	**Acct Code**						
Grounds Maintenance	63000	400.00	1,500.00	400.00	9,000.00	18,000.00	17,600.00
Landscape Maintenance	63100	6,561.00	6,561.00	6,561.00	13,122.00	45,927.00	39,366.00
Lawn Fertilization	63110	0.00	583.33	0.00	3,499.98	7,000.00	7,000.00
Tree/Shrub Spray	63115	0.00	1,000.00	0.00	6,000.00	12,000.00	12,000.00
Tree Pruning	63130	3,000.00	1,250.00	3,000.00	7,500.00	15,000.00	12,000.00
Mulch	63145	0.00	1,041.67	0.00	6,250.02	12,500.00	12,500.00
Pond Maintenance	63210	0.00	625.00	0.00	3,750.00	7,500.00	7,500.00
Irrigation	63400	0.00	416.67	0.00	2,500.02	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	825.00	416.67	2,850.00	2,500.02	5,000.00	2,150.00
Trash Removal	63910	0.00	1,503.00	14,636.11	9,018.00	18,036.00	3,399.89
Total Grounds		10,786.00	14,897.34	27,447.11	100,260.04	192,363.00	164,915.89
Insurance	**Acct Code**						

145 Simsbury Association

Operating

		Month Actual	Month Budget	Year Actual	Year Budget	Annual	Remainder
Workers Compensation Insurance	50535	284.00	83.33	284.00	499.98	1,000.00	716.00
Umbrella Insurance	50550	1,595.00	0.00	1,595.00	0.00	0.00	(1,595.00)
Liability Insurance	50560	72,547.75	4,486.08	87,631.00	26,916.48	53,833.00	(33,798.00)
Insurance Deductible	50565	0.00	416.67	0.00	2,500.02	5,000.00	5,000.00
Total Insurance		74,426.75	4,986.08	89,510.00	29,916.48	59,833.00	(29,677.00)
Reserve Accounts	**Acct Code**						
Electrical Panel Replacement	80030	0.00	0.00	5,866.82	0.00	0.00	(5,866.82)
Reserve Contribution	90000	16,834.00	16,833.33	67,336.00	100,999.98	202,000.00	134,664.00
Reserve Interest	90140	8.74	250.00	1,111.93	1,500.00	3,000.00	1,888.07
Total Reserve Accounts		16,842.74	17,083.33	74,314.75	102,499.98	205,000.00	130,685.25
Reserve Expenses	**Acct Code**						
Tucking & Curb & Sidewalk Repairs	80000	0.00	1,500.00	0.00	9,000.00	18,000.00	18,000.00
Driveway Asphalt Replacement	80010	0.00	4,583.33	0.00	27,499.98	55,000.00	55,000.00
Roof Replacement	80020	139,506.80	63,710.50	139,506.80	382,263.00	764,526.00	625,019.20
Total Reserve Expenses		139,506.80	69,793.83	139,506.80	418,762.98	837,526.00	698,019.20
Utilities	**Acct Code**						
Electric	60010	1,384.35	666.67	5,657.30	4,000.02	8,000.00	2,342.70
Gas	60015	0.00	0.00	834.33	0.00	0.00	(834.33)
Water	60025	0.00	5,000.00	14,465.71	30,000.00	60,000.00	45,534.29
Irrigation Water	60026	0.00	1,666.67	0.00	10,000.02	20,000.00	20,000.00
Cable - Internet	60055	325.80	0.00	666.60	0.00	0.00	(666.60)
Total Utilities		1,710.15	7,333.34	21,623.94	44,000.04	88,000.00	66,376.06
Total Expense		273,181.63	129,716.82	442,732.63	792,676.92	1,573,697.00	1,130,964.37
Excess Revenue / Expense		(77,532.04)	1,424.59	277,355.67	(5,828.46)	0.00	277,355.67