FINANCIAL REPORTS TO THE BOARD OF DIRECTORS

Simsbury 1 Association

May 31, 2026

Prepared By:

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145 Simsbury Association

Balance Sheet

Posted 05/31/2026

Assets			
Operating Accounts			
10000	Operating	65,868.59	
Total Operating Accounts		65,868.59	
Reserve Accounts			
10001	Money Market	119,500.27	
Total Reserve Accounts		119,500.27	
Accounts Receivable			
12000	Accounts Receivable	18,611.84	
12050	Additional Assessment	46,227.10	
Total Accounts Receivable		64,838.94	
Other Assets			
14011	Prepaid Insurance	27,772.75	
Total Other Assets		27,772.75	
Total Assets			*277,980.55*
Liabilities & Equity			
Other Liabilities			
21000	Prepaid Assessments	133,574.88	
Total Other Liabilities		133,574.88	
Equity			
30000	Reserve Fund	119,500.13	
31000	Prior Years Retained Earnings	18,647.00	
Total Equity		138,147.13	
Liabilities and Equity			
	Operating Retained Earnings	6,258.54	
Total Liabilities and Equity		6,258.54	
Total Liabilities & Equity			*277,980.55*

Statement of Income and Expense

Posted 5/1/2026 To 5/31/2026 11:59:00 PM

145 Simsbury Association

Operating

		Month Actual	Month Budget	Year Actual	Year Budget	Annual	Remainder
Income							
Assessment Income	**Acct Code**						
Assessments	40000	44,847.53	44,847.58	224,237.65	313,933.06	538,171.00	313,933.35
Additional Assessment	40005	0.00	63,710.50	370,685.00	445,973.50	764,526.00	393,841.00
Total Assessment Income		44,847.53	108,558.08	594,922.65	759,906.56	1,302,697.00	707,774.35
Other Income	**Acct Code**						
Capital Contribution	40010	0.00	500.00	0.00	3,500.00	6,000.00	6,000.00
Interest	40040	15.34	0.00	1,152.24	0.00	0.00	(1,152.24)
Late Fees	40050	335.00	83.33	1,040.00	583.31	1,000.00	(40.00)
Leasing Fees Income	40067	0.00	166.67	0.00	1,166.69	2,000.00	2,000.00
Miscellaneous Income	40080	0.00	0.00	629.81	0.00	0.00	(629.81)
Water Income	40090	1,245.97	5,000.00	23,430.64	35,000.00	60,000.00	36,569.36
Transfer from Reserves	45000	127,422.55	16,833.33	272,779.35	117,833.31	202,000.00	(70,779.35)
Total Other Income		129,018.86	22,583.33	299,032.04	158,083.31	271,000.00	(28,032.04)
Total Income		173,866.39	131,141.41	893,954.69	917,989.87	1,573,697.00	679,742.31
Expense							
Administrative	**Acct Code**						
Copies	50110	77.94	208.33	568.28	1,458.31	2,500.00	1,931.72
Postage	50120	77.06	58.33	267.66	408.31	700.00	432.34
Legal Fees - Other	50145	0.00	2,083.33	2,060.50	14,583.31	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	12,875.00	18,025.00	30,900.00	18,025.00
Assessment Service Fee	50201	0.00	0.00	750.00	0.00	0.00	(750.00)
Cost Shared Expenses JOC	50210	4,629.66	4,633.33	23,148.30	32,433.31	55,600.00	32,451.70
Miscellaneous	50240	181.95	137.50	1,511.86	962.50	1,650.00	138.14
Website	50245	0.00	10.42	0.00	72.94	125.00	125.00
Telephone	60050	442.73	0.00	870.48	0.00	0.00	(870.48)

145 Simsbury Association

Operating

		Month Actual	Month Budget	Year Actual	Year Budget	Annual	Remainder
Total Administrative		7,984.34	9,706.24	42,221.57	71,443.68	119,975.00	77,753.43
Building Maintenance	**Acct Code**						
Structural	65000	1,510.00	875.00	26,925.00	6,125.00	10,500.00	(16,425.00)
Electrical	65015	0.00	83.33	0.00	583.31	1,000.00	1,000.00
Gutter Cleaning	65102	0.00	333.33	1,650.00	2,333.31	4,000.00	2,350.00
Roof Maint/Repairs	65105	0.00	125.00	1,158.80	875.00	1,500.00	341.20
Plumbing	65110	0.00	1,250.00	24,545.00	8,750.00	15,000.00	(9,545.00)
Painting	65200	0.00	3,125.00	200.00	21,875.00	37,500.00	37,300.00
Sub-Metering Project/Maintenance	65500	0.00	125.00	2,925.00	875.00	1,500.00	(1,425.00)
Total Building Maintenance		1,510.00	5,916.66	57,403.80	41,416.62	71,000.00	13,596.20
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	0.00	1,500.00	400.00	10,500.00	18,000.00	17,600.00
Landscape Maintenance	63100	0.00	6,561.00	6,561.00	19,683.00	45,927.00	39,366.00
Lawn Fertilization	63110	0.00	583.33	0.00	4,083.31	7,000.00	7,000.00
Tree/Shrub Spray	63115	0.00	1,000.00	0.00	7,000.00	12,000.00	12,000.00
Tree Pruning	63130	0.00	1,250.00	3,000.00	8,750.00	15,000.00	12,000.00
Mulch	63145	0.00	1,041.67	0.00	7,291.69	12,500.00	12,500.00
Pond Maintenance	63210	0.00	625.00	0.00	4,375.00	7,500.00	7,500.00
Irrigation	63400	565.00	416.67	565.00	2,916.69	5,000.00	4,435.00
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	2,850.00	2,916.69	5,000.00	2,150.00
Trash Removal	63910	0.00	1,503.00	14,636.11	10,521.00	18,036.00	3,399.89
Total Grounds		565.00	14,897.34	28,012.11	115,157.38	192,363.00	164,350.89
Insurance	**Acct Code**						

145 Simsbury Association

Operating

		Month Actual	Month Budget	Year Actual	Year Budget	Annual	Remainder
Workers Compensation Insurance	50535	550.00	83.33	834.00	583.31	1,000.00	166.00
Umbrella Insurance	50550	0.00	0.00	1,595.00	0.00	0.00	(1,595.00)
Liability Insurance	50560	5,027.75	4,486.08	92,658.75	31,402.56	53,833.00	(38,825.75)
Insurance Deductible	50565	0.00	416.67	0.00	2,916.69	5,000.00	5,000.00
Total Insurance		5,577.75	4,986.08	95,087.75	34,902.56	59,833.00	(35,254.75)
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	205,285.44	16,833.33	272,621.44	117,833.31	202,000.00	(70,621.44)
Reserve Interest	90140	7.40	250.00	1,119.33	1,750.00	3,000.00	1,880.67
Total Reserve Accounts		205,292.84	17,083.33	279,607.59	119,583.31	205,000.00	(74,607.59)
Reserve Expenses	**Acct Code**						
Tucking & Curb & Sidewalk Repairs	80000	0.00	1,500.00	0.00	10,500.00	18,000.00	18,000.00
Driveway Asphalt Replacement	80010	0.00	4,583.33	0.00	32,083.31	55,000.00	55,000.00
Roof Replacement	80020	207,761.20	63,710.50	347,268.00	445,973.50	764,526.00	417,258.00
Total Reserve Expenses		207,761.20	69,793.83	347,268.00	488,556.81	837,526.00	490,258.00
Utilities	**Acct Code**						
Electric	60010	1,410.16	666.67	7,067.46	4,666.69	8,000.00	932.54
Gas	60015	0.00	0.00	834.33	0.00	0.00	(834.33)
Water	60025	14,862.23	5,000.00	29,327.94	35,000.00	60,000.00	30,672.06
Irrigation Water	60026	0.00	1,666.67	0.00	11,666.69	20,000.00	20,000.00
Cable - Internet	60055	0.00	0.00	666.60	0.00	0.00	(666.60)
Total Utilities		16,272.39	7,333.34	37,896.33	51,333.38	88,000.00	50,103.67
Total Expense		444,963.52	129,716.82	887,696.15	922,393.74	1,573,697.00	686,000.85
Excess Revenue / Expense		(271,097.13)	1,424.59	6,258.54	(4,403.87)	0.00	6,258.54