FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Simsbury 1 Association

July 31, 2026

Prepared By:

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Prepared without an audit and for internal purposes only.

145 Simsbury Association

Balance Sheet

Posted 07/31/2026

Assets			
Operating Accounts			
10000	Operating	81,643.42	
Total Operating Accounts		81,643.42	
Reserve Accounts			
10001	Money Market	56,255.76	
Total Reserve Accounts		56,255.76	
Accounts Receivable			
12000	Accounts Receivable	16,068.49	
12050	Additional Assessment	80,035.73	
Total Accounts Receivable		96,104.22	
Other Assets			
14011	Prepaid Insurance	85,237.25	
Total Other Assets		85,237.25	
Total Assets			*319,240.65*
Liabilities & Equity			
Other Liabilities			
21000	Prepaid Assessments	24,191.21	
Total Other Liabilities		24,191.21	
Equity			
30000	Reserve Fund	56,255.62	
31000	Prior Years Retained Earnings	18,647.00	
Total Equity		74,902.62	
Liabilities and Equity			
	Operating Retained Earnings	220,146.82	
Total Liabilities and Equity		220,146.82	
Total Liabilities & Equity			*319,240.65*

Statement of Income and Expense

Thursday, August 6, 2026 10:32

Posted 7/1/2026 To 7/31/2026 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	313,932.71	403,628.22	538,171.00	224,238.29
Additional Assessment	40005	(13,122.32)	63,710.50	728,247.68	573,394.50	764,526.00	36,278.32
Total Assessment Income		31,725.21	108,558.08	1,042,180.39	977,022.72	1,302,697.00	260,516.61
Other Income	**Acct Code**						
Capital Contribution	40010	0.00	500.00	0.00	4,500.00	6,000.00	6,000.00
Interest	40040	11.50	0.00	1,183.80	0.00	0.00	(1,183.80)
Late Fees	40050	435.00	83.33	1,995.00	749.97	1,000.00	(995.00)
Leasing Fees Income	40067	0.00	166.67	0.00	1,500.03	2,000.00	2,000.00
Miscellaneous Income	40080	0.00	0.00	629.81	0.00	0.00	(629.81)
Water Income	40090	4,920.98	5,000.00	28,591.31	45,000.00	60,000.00	31,408.69
Transfer from Reserves	45000	0.00	16,833.33	369,709.15	151,499.97	202,000.00	(167,709.15)
Total Other Income		5,367.48	22,583.33	402,109.07	203,249.97	271,000.00	(131,109.07)
Total Income		37,092.69	131,141.41	1,444,289.46	1,180,272.69	1,573,697.00	129,407.54
Expense							
Administrative	**Acct Code**						
Copies	50110	36.10	208.33	683.36	1,874.97	2,500.00	1,816.64
Postage	50120	40.39	58.33	379.88	524.97	700.00	320.12
Legal Fees - Other	50145	0.00	2,083.33	2,200.50	18,749.97	25,000.00	22,799.50
Legal Settlement	50150	(40,000.00)	0.00	(40,000.00)	0.00	0.00	40,000.00
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	18,025.00	23,175.00	30,900.00	12,875.00
Assessment Service Fee	50201	0.00	0.00	1,500.00	0.00	0.00	(1,500.00)
Cost Shared Expenses JOC	50210	4,629.66	4,633.33	32,407.62	41,699.97	55,600.00	23,192.38
Miscellaneous	50240	286.00	137.50	2,146.06	1,237.50	1,650.00	(496.06)
Website	50245	0.00	10.42	0.00	93.78	125.00	125.00

145 Simsbury Association

Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
Bad Debt Expense	50299	0.00	0.00	1,502.21	0.00	0.00	(1,502.21)
Telephone	60050	0.00	0.00	870.48	0.00	0.00	(870.48)
Total Administrative		(32,432.85)	9,706.24	19,884.60	90,856.16	119,975.00	100,090.40
Building Maintenance	**Acct Code**						
Structural	65000	0.00	875.00	29,991.16	7,875.00	10,500.00	(19,491.16)
Electrical	65015	0.00	83.33	0.00	749.97	1,000.00	1,000.00
Gutter Cleaning	65102	0.00	333.33	3,410.00	2,999.97	4,000.00	590.00
Roof Maint/Repairs	65105	0.00	125.00	1,158.80	1,125.00	1,500.00	341.20
Plumbing	65110	205.00	1,250.00	24,750.00	11,250.00	15,000.00	(9,750.00)
Painting	65200	6,050.00	3,125.00	6,250.00	28,125.00	37,500.00	31,250.00
Sub-Metering Project/Maintenance	65500	0.00	125.00	2,925.00	1,125.00	1,500.00	(1,425.00)
Total Building Maintenance		6,255.00	5,916.66	68,484.96	53,249.94	71,000.00	2,515.04
Grounds	**Acct Code**						
Grounds Maintenance	63000	0.00	1,500.00	1,400.00	13,500.00	18,000.00	16,600.00
Landscape Maintenance	63100	6,561.00	6,561.00	26,244.00	32,805.00	45,927.00	19,683.00
Lawn Fertilization	63110	840.00	583.33	840.00	5,249.97	7,000.00	6,160.00
Tree/Shrub Spray	63115	1,295.00	1,000.00	5,015.00	9,000.00	12,000.00	6,985.00
Tree Pruning	63130	0.00	1,250.00	3,000.00	11,250.00	15,000.00	12,000.00
Mulch	63145	29,920.00	1,041.67	29,920.00	9,375.03	12,500.00	(17,420.00)
Pond Maintenance	63210	14,982.00	625.00	14,982.00	5,625.00	7,500.00	(7,482.00)
Irrigation	63400	403.00	416.67	968.00	3,750.03	5,000.00	4,032.00
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	3,750.03	5,000.00	2,150.00
Trash Removal	63910	0.00	1,503.00	14,636.11	13,527.00	18,036.00	3,399.89
Total Grounds		54,001.00	14,897.34	99,855.11	144,952.06	192,363.00	92,507.89
Insurance	**Acct Code**						
Workers Compensation Insurance	50535	0.00	83.33	834.00	749.97	1,000.00	166.00

145 Simsbury Association

Operating

		Month		Year			
		Actual	Budget	Actual	Budget	Annual	Remainder
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	35,194.25	40,374.72	53,833.00	18,638.75
Insurance Deductible	50565	0.00	416.67	0.00	3,750.03	5,000.00	5,000.00
Total Insurance		5,027.75	4,986.08	37,623.25	44,874.72	59,833.00	22,209.75
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	16,834.00	16,833.33	306,289.44	151,499.97	202,000.00	(104,289.44)
Reserve Interest	90140	5.30	250.00	1,136.62	2,250.00	3,000.00	1,863.38
Total Reserve Accounts		16,839.30	17,083.33	313,292.88	153,749.97	205,000.00	(108,292.88)
Reserve Expenses	**Acct Code**						
Tucking & Curb & Sidewalk Repairs	80000	0.00	1,500.00	0.00	13,500.00	18,000.00	18,000.00
Driveway Asphalt Replacement	80010	0.00	4,583.33	0.00	41,249.97	55,000.00	55,000.00
Roof Replacement	80020	202,554.80	63,710.50	646,752.60	573,394.50	764,526.00	117,773.40
Total Reserve Expenses		202,554.80	69,793.83	646,752.60	628,144.47	837,526.00	190,773.40
Utilities	**Acct Code**						
Electric	60010	597.26	666.67	8,106.01	6,000.03	8,000.00	(106.01)
Gas	60015	0.00	0.00	(64.69)	0.00	0.00	64.69
Water	60025	879.98	5,000.00	30,207.92	45,000.00	60,000.00	29,792.08
Irrigation Water	60026	0.00	1,666.67	0.00	15,000.03	20,000.00	20,000.00
Total Utilities		1,477.24	7,333.34	38,249.24	66,000.06	88,000.00	49,750.76
Total Expense		253,722.24	129,716.82	1,224,142.64	1,181,827.38	1,573,697.00	349,554.36
Excess Revenue / Expense		(216,629.55)	1,424.59	220,146.82	(1,554.69)	0.00	220,146.82