FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Simsbury 1 Association

August 31, 2026

Prepared By:

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Prepared without an audit and for internal purposes only.

145 Simsbury Association

Balance Sheet

Posted 08/31/2026

Assets			
Operating Accounts			
10000	Operating	29,897.58	
Total Operating Accounts		29,897.58	
Reserve Accounts			
10001	Money Market	10,258.01	
Total Reserve Accounts		10,258.01	
Accounts Receivable			
12000	Accounts Receivable	15,458.89	
12050	Additional Assessment	58,275.24	
Total Accounts Receivable		73,734.13	
Other Assets			
14011	Prepaid Insurance	85,237.25	
Total Other Assets		85,237.25	
Total Assets			*199,126.97*
Liabilities & Equity			
Other Liabilities			
21000	Prepaid Assessments	21,785.35	
24000	Delinquency Process Fee Payable	500.00	
Total Other Liabilities		22,285.35	
Equity			
30000	Reserve Fund	10,258.01	
31000	Prior Years Retained Earnings	18,647.00	
Total Equity		28,905.01	
Liabilities and Equity			
	Operating Retained Earnings	147,936.61	
Total Liabilities and Equity		147,936.61	
Total Liabilities & Equity			*199,126.97*

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	358,780.24	448,475.80	538,171.00	179,390.76
Additional Assessment	40005	0.00	63,710.50	728,247.68	637,105.00	764,526.00	36,278.32
Total Assessment Income		44,847.53	108,558.08	1,087,027.92	1,085,580.80	1,302,697.00	215,669.08
Other Income	**Acct Code**						
Capital Contribution	40010	1,775.16	500.00	1,775.16	5,000.00	6,000.00	4,224.84
Interest	40040	6.41	0.00	1,190.21	0.00	0.00	(1,190.21)
Late Fees	40050	405.00	83.33	2,400.00	833.30	1,000.00	(1,400.00)
Leasing Fees Income	40067	0.00	166.67	0.00	1,666.70	2,000.00	2,000.00
Miscellaneous Income	40080	0.00	0.00	629.81	0.00	0.00	(629.81)
Water Income	40090	2,365.30	5,000.00	30,956.61	50,000.00	60,000.00	29,043.39
Transfer from Reserves	45000	46,000.40	16,833.33	415,709.55	168,333.30	202,000.00	(213,709.55)
Total Other Income		50,552.27	22,583.33	452,661.34	225,833.30	271,000.00	(181,661.34)
Total Income		95,399.80	131,141.41	1,539,689.26	1,311,414.10	1,573,697.00	34,007.74
Expense							
Administrative	**Acct Code**						
Copies	50110	60.10	208.33	743.46	2,083.30	2,500.00	1,756.54
Postage	50120	75.66	58.33	455.54	583.30	700.00	244.46
Legal Fees - Other	50145	0.00	2,083.33	2,200.50	20,833.30	25,000.00	22,799.50
Legal Settlement	50150	55,000.00	0.00	15,000.00	0.00	0.00	(15,000.00)
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	20,600.00	25,750.00	30,900.00	10,300.00
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	37,037.28	46,333.30	55,600.00	18,562.72
Miscellaneous	50240	258.70	137.50	2,404.76	1,375.00	1,650.00	(754.76)
Website	50245	0.00	10.42	0.00	104.20	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		62,599.12	9,706.24	82,483.72	100,562.40	119,975.00	37,491.28
Building Maintenance	**Acct Code**						
Structural	65000	1,640.00	875.00	31,631.16	8,750.00	10,500.00	(21,131.16)
Electrical	65015	0.00	83.33	0.00	833.30	1,000.00	1,000.00
Gutter Cleaning	65102	0.00	333.33	3,410.00	3,333.30	4,000.00	590.00
Roof Maint/Repairs	65105	0.00	125.00	1,158.80	1,250.00	1,500.00	341.20
Plumbing	65110	0.00	1,250.00	24,750.00	12,500.00	15,000.00	(9,750.00)
Painting	65200	0.00	3,125.00	6,250.00	31,250.00	37,500.00	31,250.00
Sub-Metering Project/Maintenance	65500	0.00	125.00	2,925.00	1,250.00	1,500.00	(1,425.00)
Total Building Maintenance		1,640.00	5,916.66	70,124.96	59,166.60	71,000.00	875.04
Grounds	**Acct Code**						
Grounds Maintenance	63000	0.00	1,500.00	1,400.00	15,000.00	18,000.00	16,600.00
Landscape Maintenance	63100	6,561.00	6,561.00	32,805.00	39,366.00	45,927.00	13,122.00
Lawn Fertilization	63110	0.00	583.33	840.00	5,833.30	7,000.00	6,160.00
Tree/Shrub Spray	63115	0.00	1,000.00	5,015.00	10,000.00	12,000.00	6,985.00
Tree Pruning	63130	0.00	1,250.00	3,000.00	12,500.00	15,000.00	12,000.00
Mulch	63145	0.00	1,041.67	29,920.00	10,416.70	12,500.00	(17,420.00)
Pond Maintenance	63210	0.00	625.00	14,982.00	6,250.00	7,500.00	(7,482.00)
Irrigation	63400	0.00	416.67	968.00	4,166.70	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	4,166.70	5,000.00	2,150.00
Trash Removal	63910	0.00	1,503.00	14,636.11	15,030.00	18,036.00	3,399.89
Total Grounds		6,561.00	14,897.34	106,416.11	159,849.40	192,363.00	85,946.89
Insurance	**Acct Code**						
Workers Compensation Insurance	50535	(550.00)	83.33	284.00	833.30	1,000.00	716.00

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	0.00	4,486.08	35,194.25	44,860.80	53,833.00	18,638.75
Insurance Deductible	50565	0.00	416.67	0.00	4,166.70	5,000.00	5,000.00
Total Insurance		(550.00)	4,986.08	37,073.25	49,860.80	59,833.00	22,759.75
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	0.00	16,833.33	306,289.44	168,333.30	202,000.00	(104,289.44)
Reserve Interest	90140	2.79	250.00	1,139.41	2,500.00	3,000.00	1,860.59
Total Reserve Accounts		2.79	17,083.33	313,295.67	170,833.30	205,000.00	(108,295.67)
Reserve Expenses	**Acct Code**						
Tucking & Curb & Sidewalk Repairs	80000	0.00	1,500.00	0.00	15,000.00	18,000.00	18,000.00
Driveway Asphalt Replacement	80010	0.00	4,583.33	0.00	45,833.30	55,000.00	55,000.00
Roof Replacement	80020	69,753.40	63,710.50	716,506.00	637,105.00	764,526.00	48,020.00
Total Reserve Expenses		69,753.40	69,793.83	716,506.00	697,938.30	837,526.00	121,020.00
Utilities	**Acct Code**						
Electric	60010	584.70	666.67	8,690.71	6,666.70	8,000.00	(690.71)
Gas	60015	0.00	0.00	(64.69)	0.00	0.00	64.69
Water	60025	27,019.00	5,000.00	57,226.92	50,000.00	60,000.00	2,773.08
Irrigation Water	60026	0.00	1,666.67	0.00	16,666.70	20,000.00	20,000.00
Total Utilities		27,603.70	7,333.34	65,852.94	73,333.40	88,000.00	22,147.06
Total Expense		167,610.01	129,716.82	1,391,752.65	1,311,544.20	1,573,697.00	181,944.35
Excess Revenue / Expense		(72,210.21)	1,424.59	147,936.61	(130.10)	0.00	147,936.61