FINANCIAL REPORTS
TO
THE BOARD OF DIRECTORS

Simsbury 1 Association

September 30, 2026

Prepared By:

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Prepared without an audit and for internal purposes only.

145 Simsbury Association

Balance Sheet

Posted 09/30/2026

Assets			
Operating Accounts			
10000	Operating	59,589.34	
Total Operating Accounts		59,589.34	
Reserve Accounts			
10001	Money Market	10,259.27	
Total Reserve Accounts		10,259.27	
Accounts Receivable			
12000	Accounts Receivable	11,154.24	
12050	Additional Assessment	40,396.06	
Total Accounts Receivable		51,550.30	
Other Assets			
14011	Prepaid Insurance	79,324.25	
Total Other Assets		79,324.25	
Total Assets			*200,723.16*
Liabilities & Equity			
Other Liabilities			
21000	Prepaid Assessments	23,064.46	
Total Other Liabilities		23,064.46	
Equity			
30000	Reserve Fund	10,259.27	
31000	Prior Years Retained Earnings	18,647.00	
Total Equity		28,906.27	
Liabilities and Equity			
	Operating Retained Earnings	148,752.43	
Total Liabilities and Equity		148,752.43	
Total Liabilities & Equity			*200,723.16*

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	403,627.77	493,323.38	538,171.00	134,543.23
Additional Assessment	40005	0.00	63,710.50	728,247.68	700,815.50	764,526.00	36,278.32
Total Assessment Income		44,847.53	108,558.08	1,131,875.45	1,194,138.88	1,302,697.00	170,821.55
Other Income	**Acct Code**						
Capital Contribution	40010	0.00	500.00	1,775.16	5,500.00	6,000.00	4,224.84
Interest	40040	4.37	0.00	1,194.58	0.00	0.00	(1,194.58)
Late Fees	40050	135.00	83.33	2,535.00	916.63	1,000.00	(1,535.00)
Leasing Fees Income	40067	0.00	166.67	0.00	1,833.37	2,000.00	2,000.00
Miscellaneous Income	40080	0.00	0.00	629.81	0.00	0.00	(629.81)
Water Income	40090	1,900.00	5,000.00	32,856.61	55,000.00	60,000.00	27,143.39
Transfer from Reserves	45000	0.00	16,833.33	415,709.55	185,166.63	202,000.00	(213,709.55)
Total Other Income		2,039.37	22,583.33	454,700.71	248,416.63	271,000.00	(183,700.71)
Total Income		46,886.90	131,141.41	1,586,576.16	1,442,555.51	1,573,697.00	(12,879.16)
Expense							
Administrative	**Acct Code**						
Copies	50110	76.10	208.33	819.56	2,291.63	2,500.00	1,680.44
Postage	50120	20.79	58.33	476.33	641.63	700.00	223.67
Legal Fees - Other	50145	385.00	2,083.33	2,585.50	22,916.63	25,000.00	22,414.50
Legal Settlement	50150	0.00	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	23,175.00	28,325.00	30,900.00	7,725.00
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	41,666.94	50,966.63	55,600.00	13,933.06
Miscellaneous	50240	176.15	137.50	2,580.91	1,512.50	1,650.00	(930.91)
Website	50245	0.00	10.42	0.00	114.62	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	(870.48)	0.00	0.00	0.00	0.00	0.00
Total Administrative		6,992.22	9,706.24	89,475.94	110,268.64	119,975.00	30,499.06
Building Maintenance	**Acct Code**						
Structural	65000	680.00	875.00	32,311.16	9,625.00	10,500.00	(21,811.16)
Electrical	65015	0.00	83.33	0.00	916.63	1,000.00	1,000.00
Gutter Cleaning	65102	0.00	333.33	3,410.00	3,666.63	4,000.00	590.00
Roof Maint/Repairs	65105	0.00	125.00	1,158.80	1,375.00	1,500.00	341.20
Plumbing	65110	0.00	1,250.00	24,750.00	13,750.00	15,000.00	(9,750.00)
Painting	65200	30,000.00	3,125.00	36,250.00	34,375.00	37,500.00	1,250.00
Sub-Metering Project/Maintenance	65500	3,175.00	125.00	6,100.00	1,375.00	1,500.00	(4,600.00)
Total Building Maintenance		33,855.00	5,916.66	103,979.96	65,083.26	71,000.00	(32,979.96)
Grounds	**Acct Code**						
Grounds Maintenance	63000	4,510.00	1,500.00	5,910.00	16,500.00	18,000.00	12,090.00
Landscape Maintenance	63100	0.00	6,561.00	32,805.00	45,927.00	45,927.00	13,122.00
Lawn Fertilization	63110	0.00	583.33	840.00	6,416.63	7,000.00	6,160.00
Tree/Shrub Spray	63115	0.00	1,000.00	5,015.00	11,000.00	12,000.00	6,985.00
Tree Pruning	63130	0.00	1,250.00	3,000.00	13,750.00	15,000.00	12,000.00
Mulch	63145	0.00	1,041.67	29,920.00	11,458.37	12,500.00	(17,420.00)
Pond Maintenance	63210	0.00	625.00	14,982.00	6,875.00	7,500.00	(7,482.00)
Irrigation	63400	0.00	416.67	968.00	4,583.37	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	1,300.00	416.67	4,150.00	4,583.37	5,000.00	850.00
Trash Removal	63910	4,608.00	1,503.00	19,244.11	16,533.00	18,036.00	(1,208.11)
Total Grounds		10,418.00	14,897.34	116,834.11	174,746.74	192,363.00	75,528.89
Insurance	**Acct Code**						
Workers Compensation Insurance	50535	75.00	83.33	359.00	916.63	1,000.00	641.00

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	(566.00)	4,486.08	34,628.25	49,346.88	53,833.00	19,204.75
Insurance Deductible	50565	0.00	416.67	0.00	4,583.37	5,000.00	5,000.00
Total Insurance		(491.00)	4,986.08	36,582.25	54,846.88	59,833.00	23,250.75
Reserve Accounts	**Acct Code**						
Reserve Contribution	90000	0.00	16,833.33	306,289.44	185,166.63	202,000.00	(104,289.44)
Reserve Interest	90140	1.26	250.00	1,140.67	2,750.00	3,000.00	1,859.33
Total Reserve Accounts		1.26	17,083.33	307,430.11	187,916.63	205,000.00	(102,430.11)
Reserve Expenses	**Acct Code**						
Tucking & Curb & Sidewalk Repairs	80000	0.00	1,500.00	0.00	16,500.00	18,000.00	18,000.00
Driveway Asphalt Replacement	80010	0.00	4,583.33	0.00	50,416.63	55,000.00	55,000.00
Roof Replacement	80020	0.00	63,710.50	716,506.00	700,815.50	764,526.00	48,020.00
Electrical Panel Replacement	80030	0.00	0.00	5,866.82	0.00	0.00	(5,866.82)
Total Reserve Expenses		0.00	69,793.83	722,372.82	767,732.13	837,526.00	115,153.18
Utilities	**Acct Code**						
Electric	60010	705.71	666.67	9,396.42	7,333.37	8,000.00	(1,396.42)
Gas	60015	0.00	0.00	(64.69)	0.00	0.00	64.69
Water	60025	(5,410.11)	5,000.00	51,816.81	55,000.00	60,000.00	8,183.19
Total Utilities		(4,704.40)	5,666.67	61,148.54	62,333.37	68,000.00	6,851.46
Total Expense		46,071.08	128,050.15	1,437,823.73	1,422,927.65	1,553,697.00	115,873.27
Excess Revenue / Expense		815.82	3,091.26	148,752.43	19,627.86	20,000.00	128,752.43