

SIMSBURY 1

2026 ANNUAL BUDGET: 75 UNITS

	ACCOUNT NAME	2026 BUDGET
INCOME:		
40000	ASSOCIATION DUES	\$538,171.00
40005	ADDITIONAL ASSESSMENT	\$764,526.00
40010	WORKING CAPITAL CONTRIBUTION	\$6,000.00
40050	LATE CHARGES	\$1,000.00
	WATER AND SEWER	\$60,000.00
40067	LEASING FEES	\$2,000.00
45000	TRANSFER FROM RESERVES	\$202,000.00
	TOTAL INCOME:	\$1,573,697.00
EXPENSES:		
ADMINISTRATION EXPENSES		
50110	COPIES	\$2,500.00
50120	POSTAGE	\$700.00
50145	LEGAL - OTHER	\$25,000.00
50160	AUDIT/TAX RETURN	\$3,500.00
50200	MANAGEMENT SERVICES	\$30,900.00
50210	COST SHARED - JOC	\$55,600.00
50240	MISC ADMIN AND CAI-LAC	\$1,650.00
50245	WEBSITE	\$125.00
	TOTAL ADMIN EXPENSES	\$119,975.00
UTILITY EXPENSE		
60010	ELECTRICITY	\$8,000.00
60025	WATER/SEWER	\$60,000.00
60026	WATER - IRRIGATION	\$20,000.00
	TOTAL UTILITY EXPENSE	\$88,000.00
INSURANCE		
50535	WORKER'S COMPENSATION	\$1,000.00
50560	PROPERTY & LIABILITY	\$53,833.00
50565	INSURANCE DEDUCTABLE	\$5,000.00
	TOTAL INSURANCE & LOAN	\$59,833.00
GROUNDS MAINTENANCE		
63000	GROUNDS MAINTENANCE	\$18,000.00
63100	LAWN MAINT	\$45,927.00
63110	LAWN FERT/WEED & GRUB CONTROL	\$7,000.00
63115	TREE/SHRUB FERT	\$12,000.00
63130	TREE TRIMMING	\$15,000.00
63145	MULCH	\$12,500.00
63210	POND & GAZEBO	\$7,500.00
63400	IRRIGATION	\$5,000.00
63600	SNOW REMOVAL	\$44,000.00
63605	SNOW REMOVAL - SIMSBURY II	\$2,400.00
63910	TRASH REMOVAL	\$18,036.00
63900	PEST CONTROL	\$5,000.00
	TOTAL GROUNDS EXPENSE	\$192,363.00
BUILDING MAINT & REPAIR		
65000	STRUCTURAL	\$10,500.00
65015	ELECTRICAL REPAIRS	\$1,000.00
65102	GUTTER CLEANING	\$4,000.00
65105	ROOF REPAIRS	\$1,500.00
65110	PLUMBING REPAIR	\$15,000.00
65500	SUB-METERING PROJECT/MAINTENANCE	\$1,500.00
65200	PAINTING EXTERIOR	\$37,500.00
	TOTAL BUILD MAINT & RPR	\$71,000.00
RESERVE FUNDING		
90000	REPLACEMENT RESERVE	\$202,000.00
90140	RESERVE INTEREST	\$3,000.00
	TOTAL RESERVE FUNDING	\$205,000.00
RESERVE EXPENSES		
80000	TUCKING & CURBS & SIDEWALK REPAIRS	\$18,000.00
80010	DRIVEWAY ASPHALT REPLACEMENT	\$55,000.00
80020	ROOF REPLACEMENT	\$764,526.00
	TOTAL RESERVE EXPENSES	\$837,526.00
	TOTAL BUDGETED EXPENSE	\$1,573,697.00
	NET INCOME OR (LOSS)	\$0.00