

GLA Treasurer's Report – August 2026

submitted by Debbie Newby

Reference: August Board of Director's financial reports on the GLA website

August Financial Recap: Income YTD as of 8/31/26 was \$171,012 with expenses of \$134,503. Net Income (including bank interest earned YTD of \$4,882) is \$39,720, up from July's Net Income of \$33,279. Net Income YTD is over budget at 168% of \$23,570. Together, the Bank of the Rockies Checking account + Savings Gen Op account totals \$81,160. Additionally, SunWest Checking is at \$24,898, resulting in over \$106,000 operating funds. Total Accounts Receivable is \$74,944 down from July's \$82,269.

Note: *An intended \$10,000 transfer from SunWest to BoR Savings inadvertently went the opposite way, resulting in this larger than intended balance at SunWest Checking. An offsetting transfer of \$20,000 from SunWest Checking to BoR Savings on Sept 4th may be seen in next month's statements.*

Assessment Income: August's Assessment Fee income was \$7,254. Assessment fees collected YTD are \$141,932 composed of: \$129,536 in 2026 fees; \$7530 in 2012-2025 fees; and \$4,372 finance charges, penalties and service fees. The Collections Report indicates the 2026 fees collected YTD are at 96% of our budget and at 89% of assessments invoiced this year. Golden Age Village income YTD remains at \$9,084, 75% of the yearly budget of \$12,112. Those percentages are all on target or above for the 2nd month of the 3rd Quarter of 2026.

Board approved Transfers: In August the GLA Board approved the transfer of \$10,000 from SunWest Checking to Bank of the Rockies Savings account whenever the SunWest balance is \$12,000 or greater.

Legal Expenses: Legal expenses YTD with invoicing thru June 2026 are \$9,923; 90% of the 2026 budgeted amount of \$11,000. Approximately 1/3 of that is General Advice, with the remaining on: M. Tempesta Lawsuit, residual G. Gravert expenses (from 2025), and T. Brockett expenses in 2026.

Collections: In August an additional Payment Plan was initiated, resulting in 8 total. One long-term delinquent account was paid off. Remaining are 15 accounts over 2 years delinquent, totaling \$103,761, down from 16 accounts in July totaling \$107,405.

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Accrual Basis

Glastonbury Landowners Association
Balance Sheet Prev Month Comparison-BOD mtg

As of August 31, 2026

	Aug 31, 26	Jul 31, 26	Aug 31, 25
ASSETS			
Current Assets			
Checking/Savings			
002 · BOTR Checking 1509	11,201.28	-9,827.17	-14,982.14
003 · BOTR Savings 0571			
004 · Savings Gen Operating Acct	69,958.88	95,150.64	116,785.30
009 · Allocated Cash Reserves			
010 · Construction Bond Reserve...	55,931.25	55,931.25	35,624.00
013 · NG Chip Seal Reserve Cash	7,475.09	7,475.09	7,475.09
014a · NG Road Reserve Cash	16,705.00	16,705.00	30,705.00
014b · SG Road Reserve Cash	60,791.94	60,791.94	69,500.00
015 · Lawsuit Reserve Cash	35,000.00	35,000.00	35,000.00
016 · Snow Removal Reserve Cash	30,000.00	30,000.00	0.00
017 · Donation Cash Reserve	813.01	813.01	0.00
Total 009 · Allocated Cash Reserves	206,716.29	206,716.29	178,304.09
003 · BOTR Savings 0571 - Other	0.00	0.00	518.89
Total 003 · BOTR Savings 0571	276,675.17	301,866.93	295,608.28
005 · PayPal.com Account	0.00	0.00	654.12
006 · Sunwest Checking Accts			
006a · Sunwest Checking -4195	24,898.07	13,238.91	0.00
Total 006 · Sunwest Checking Accts	24,898.07	13,238.91	0.00
Total Checking/Savings	312,774.52	305,278.67	281,280.26
Accounts Receivable			
Accounts Receivable	74,944.77	82,268.58	60,419.24
Total Accounts Receivable	74,944.77	82,268.58	60,419.24
Other Current Assets			
12000 · Undeposited Funds	557.99	776.60	0.00
Total Other Current Assets	557.99	776.60	0.00
Total Current Assets	388,277.28	388,323.85	341,699.50
Fixed Assets			
Furniture and Equipment	0.00	0.00	918.99
Total Fixed Assets	0.00	0.00	918.99
Other Assets			
Other Assets			
NG 1-A · Quonset Hut Parcel	145,748.00	145,748.00	324,000.00
NG 18 · Soccer Field Parcel	11,561.00	11,561.00	740,000.00
SG 102 · Sagittarius Skyway Parcel	3,901.00	3,901.00	1,100,000.00
SG 96 · Sagittarius Place Parcel	31,911.00	31,911.00	1,500,000.00
Total Other Assets	193,121.00	193,121.00	3,664,000.00
Total Other Assets	193,121.00	193,121.00	3,664,000.00
TOTAL ASSETS	581,398.28	581,444.85	4,006,618.49
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,517.08	1,898.00	875.76
Total Accounts Payable	1,517.08	1,898.00	875.76

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Accrual Basis

Glastonbury Landowners Association
Balance Sheet Prev Month Comparison-BOD mtg

As of August 31, 2026

	Aug 31, 26	Jul 31, 26	Aug 31, 25
Other Current Liabilities			
Construction Bonds Held by GLA	55,931.25	55,931.25	35,624.00
Total Other Current Liabilities	55,931.25	55,931.25	35,624.00
Total Current Liabilities	57,448.33	57,829.25	36,499.76
Total Liabilities	57,448.33	57,829.25	36,499.76
Equity			
Accumulated Change in Equity	110,632.30	110,632.30	160,766.41
Allocated Cash Reserves (EQ)			
Donation Fund	813.01	813.01	0.00
Lawsuit Fund	35,000.00	35,000.00	35,000.00
NG Chip Seal Fund	7,475.09	7,475.09	7,475.09
NG Road Fund	16,705.00	16,705.00	30,705.00
SG Road Fund	60,791.94	60,791.94	69,500.00
Snow Removal Fund	30,000.00	30,000.00	0.00
Total Allocated Cash Reserves (EQ)	150,785.04	150,785.04	142,680.09
Opening Balance Equity	209,940.60	209,940.60	3,680,819.60
Net Income	52,592.01	52,257.66	-14,147.37
Total Equity	523,949.95	523,615.60	3,970,118.73
TOTAL LIABILITIES & EQUITY	581,398.28	581,444.85	4,006,618.49

Glastonbury Landowners Association
Profit & Loss Budget Performance - Cash
January through August 2026

	Jan - Aug 26	Annual Budget	% of Budget	Received (cash basis)	Invoiced (accrual basis)	% of Invoiced
Ordinary Income/Expense						
Income						
100 · Parcel Assessment Fees						
110 · Land Assessments						
110.12 · Land Assessments 2012	293.79					
110.13 · Land Assessments 2013	191.00					
110.14 · Land Assessments 2014	10.82					
110.18 · Land Assessments 2018	52.50					
110.19 · Land Assessments 2019	256.68					
110.20 · Land Assessments 2020	71.02					
110.21 · Land Assessments 2021	90.07					
110.22 · Land Assessments 2022	374.23					
110.23 · Land Assessments 2023	286.69					
110.24 · Land Assessments 2024	599.03					
110.25 · Land Assessments 2025	1,664.79					
110.26 · Land Assessments 2026	69,048.00	102,588.00	67.31%	89,048.27	102,711.60	86.70%
Total 110 · Land Assessments	72,938.62	102,588.00	71.1%			
120 · Dwelling Assessments						
120.12 · Dwelling Assessments 2012	293.80					
120.13 · Dwelling Assessments 2013	191.00					
120.14 · Dwelling Assessments 2014	10.83					
120.18 · Dwelling Assessments 2018	52.50					
120.19 · Dwelling Assessments 2019	256.68					
120.20 · Dwelling Assessments 2020	71.02					
120.21 · Dwelling Assessments 2021	90.06					
120.22 · Dwelling Assessments 2022	429.89					
120.23 · Dwelling Assessments 2023	333.37					
120.24 · Dwelling Assessments 2024	536.68					
120.25 · Dwelling Assessments 2025	1,373.32					
120.26 · Dwelling Assessments 2026	60,488.29	90,475.20	66.86%	78,003.88	91,155.00	85.57%
Total 120 · Dwelling Assessments	64,127.44	90,475.20	70.88%			
160 · Road Usage Fees	494.40	741.60	66.67%			
170 · Fin Chg Income- Past Due Assess	2,919.06					
171 · 5% Penalty Income	687.91					
174 · Statement Service Fee	765.00					
Total 100 · Parcel Assessment Fees	141,932.43	193,804.80	73.24%			
150 · Golden Age Village	9,084.60	12,112.80	75.0%			
200 · Project Review Fees						
201 · Application Fees	1,126.61					
210 · Structure Imp. & Proc.Fees	4,300.89					
215 · Well/Septic Imp. & Proc. Fees	1,500.00					
225 · Variance Imp. & Proc. Fees	1,000.00					
250 · Mileage Impact Fees						

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Cash Basis

Glastonbury Landowners Association
Profit & Loss Budget Performance - Cash
January through August 2026

	Jan - Aug 26	Annual Budget	% of Budget	Received (cash basis)	Invoiced (accrual basis)	% of Invoiced
250a · NG Mileage Impact Fees	4,685.15					
250b · SG Mileage Impact Fees	4,530.00					
Total 250 · Mileage Impact Fees	9,215.15					
200 · Project Review Fees - Other	0.00	10,000.00	0.0%			
Total 200 · Project Review Fees	17,142.65	10,000.00	171.43%			
400 · Other Gen Fund Income						
401 · Lien Filing Fees	205.88					
402 · Legal Fees	148.72					
440 · Miscellaneous Income						
441 · HOA Real Estate Transfer Fee	2,500.00					
442 · Wire Fee Reimbm't from LOs	15.00					
440 · Miscellaneous Income - Other	-16.40					
Total 440 · Miscellaneous Income	2,498.60					
Total 400 · Other Gen Fund Income	2,853.20					
Total Income	171,012.88	215,917.60	79.2%			
Gross Profit	171,012.88	215,917.60	79.2%			
Expense						
1000 · Snow Removal						
1010 · Contracted Snow Removal						
1010a · Contracted Plowing	3,606.25	38,900.00	9.27%			
1010b · Contracted Sanding	918.75	2,500.00	36.75%			
1010c · Contracted Sand Loading	262.50					
Total 1010 · Contracted Snow Removal	4,787.50	41,400.00	11.56%			
1012 · Snow Fences						
1012-A · Snow Fence Installation (New)	920.00					
1012-B · Snow Fence Repairs/Mtx	1,485.00	2,575.00	57.67%			
Total 1012 · Snow Fences	2,405.00	2,575.00	93.4%			
Total 1000 · Snow Removal	7,192.50	43,975.00	16.36%			
1030 · Road Maintenance						
1032 · Roadside Mowing	0.00	2,600.00	0.0%			
1035 · NG Road Maintenance						
1035-A · NG Gravel Road Maintenance	22,255.23	36,050.00	61.73%			
1035-B · NG Paved Road Maintenance	0.00	7,931.00	0.0%			
1035-C · NG Gravel Road Mag Chloride	4,768.54	9,064.00	52.61%			
Total 1035 · NG Road Maintenance	27,023.77	53,045.00	50.95%			
1036 · SG Road Maintenance						
1036-A · SG Gravel Road Maintenance	51,670.84	43,981.00	117.48%			
1036-B · SG Gravel Road Mag Chloride	21,294.16	9,064.00	234.93%			
Total 1036 · SG Road Maintenance	72,965.00	53,045.00	137.55%			
1045-A · Signs, Posts, Etc	42.45	1,000.00	4.25%			
Total 1030 · Road Maintenance	100,031.22	109,690.00	91.19%			
1200 · Parkland/Recreation Center						

Glastonbury Landowners Association
Profit & Loss Budget Performance - Cash
January through August 2026

	Jan - Aug 26	Annual Budget	% of Budget	Received (cash basis)	Invoiced (accrual basis)	% of Invoiced
1210 · Utilities for Rec Center	234.59	400.00	58.65%			
1230 · Lawn Mowing/Gas	0.00	500.00	0.0%			
Total 1200 · Parkland/Recreation Center	234.59	900.00	26.07%			
1300 · Legal Costs						
1305 · Legal Fees-General Advice	3,197.75	5,000.00	63.96%			
1310 · Legal Costs - Litigation						
1310a · Litigation Incurred						
1310af · Tempesta	3,434.40					
1310aj · Gravert	2,182.00					
Total 1310a · Litigation Incurred	5,616.40					
1310b · Litigation Initiated						
1310bc · - Tanner	15.50					
1310bd · - McCowan	5.50					
1310be · - Thorburn	5.50					
1310bf · - Brockett	1,082.50					
Total 1310b · Litigation Initiated	1,109.00					
1310 · Legal Costs - Litigation - Other	0.00	5,000.00	0.0%			
Total 1310 · Legal Costs - Litigation	6,725.40	5,000.00	134.51%			
1320 · Legal Fees - Collections	0.00	1,000.00	0.0%			
1300 · Legal Costs - Other	0.00					
Total 1300 · Legal Costs	9,923.15	11,000.00	90.21%			
2000 · Overhead/Admin Costs						
2005 · Accountant's Fees						
2005a · General Accounting Fees	13,759.76	15,450.00	89.06%			
2005c · Ballot Counting	0.00	1,500.00	0.0%			
2005d · Accounting Fees - Other	300.00					
Total 2005 · Accountant's Fees	14,059.76	16,950.00	82.95%			
2013 · Collection Costs	259.48					
2016 · Insurance						
2016b · Roads/Common Land	0.00	7,000.00	0.0%			
Total 2016 · Insurance	0.00	7,000.00	0.0%			
2018 · Licenses & Annual Reporting	40.00					
2019 · Lien Filing Costs	76.38	100.00	76.38%			
2025 · Miscellaneous	0.00	500.00	0.0%			
2050 · Office Supplies						
2050a · Admin Office Supplies	0.00	150.00	0.0%			
2050c · Office Supplies - Other	0.00	150.00	0.0%			
Total 2050 · Office Supplies	0.00	300.00	0.0%			
2052 · Postage & Shipping	818.94	2,000.00	40.95%			
2055 · Printing & Copies	36.77	500.00	7.35%			
2060 · Rent - Facilities	512.43	1,300.00	39.42%			
2062 · Rent - PO Box & Safe Dep Box	0.00	126.00	0.0%			
2066 · Software Costs						

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Cash Basis

Glastonbury Landowners Association
Profit & Loss Budget Performance - Cash
January through August 2026

	Jan - Aug 26	Annual Budget	% of Budget	Received (cash basis)	Invoiced (accrual basis)	% of Invoiced
2066a · Drop Box	159.92	205.00	78.01%			
2066c · Microsoft Office	0.00	145.00	0.0%			
2066e · Meeting Software	428.53	400.00	107.13%			
2066s · SquareSpace	144.00					
2066t · Zoho Email	27.75					
2066z · Other	18.00	400.00	4.5%			
2066 · Software Costs - Other	0.00	0.00	0.0%			
Total 2066 · Software Costs	778.20	1,150.00	67.67%			
2070 · Taxes - Property	0.00	800.00	0.0%			
2080 · Telephone & Messaging	131.26	410.00	32.02%			
2090 · Website Costs						
2092 · URL & Domain Fees	0.00	256.00	0.0%			
2093 · Software Fees	178.03	240.00	74.18%			
2094 · Other Website Costs	201.24					
Total 2090 · Website Costs	379.27	496.00	76.47%			
2096 · Annual Mtg Refreshments	0.00	250.00	0.0%			
Total 2000 · Overhead/Admin Costs	17,092.49	31,882.00	53.61%			
66910 · Bank Service Charges	30.00					
Total Expense	134,503.95	197,447.00	68.12%			
Net Ordinary Income	36,508.93	18,470.60	197.66%			
Other Income/Expense						
Other Income						
5000 · Interest Income - Bank	4,882.60	6,400.00	76.29%			
Total Other Income	4,882.60	6,400.00	76.29%			
Other Expense						
Prior Period Misc Adjustments	-0.90					
6100 · Income Taxes	1,672.38	1,300.00	128.65%			
Total Other Expense	1,671.48	1,300.00	128.58%			
Net Other Income	3,211.12	5,100.00	62.96%			
Net Income	39,720.05	23,570.60	168.52%			

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Accrual Basis

Glastonbury Landowners Association
Profit & Loss - YTD
January through August 2026

Jan - Aug 26

Ordinary Income/Expense

Income

100 · Parcel Assessment Fees

110 · Land Assessments

110.26 · Land Assessments 2026

77,002.80

Total 110 · Land Assessments

77,002.80

120 · Dwelling Assessments

120.26 · Dwelling Assessments 2026

68,412.60

Total 120 · Dwelling Assessments

68,412.60

160 · Road Usage Fees

741.60

170 · Fin Chg Income- Past Due Assess

6,739.92

171 · 5% Penalty Income

1,170.78

174 · Statement Service Fee

1,150.00

Total 100 · Parcel Assessment Fees

155,217.70

150 · Golden Age Village

9,084.60

200 · Project Review Fees

201 · Application Fees

925.00

210 · Structure Imp. & Proc.Fees

4,300.89

215 · Well/Septic Imp. & Proc. Fees

1,500.00

225 · Variance Imp. & Proc. Fees

1,000.00

250 · Mileage Impact Fees

250a · NG Mileage Impact Fees

4,685.15

250b · SG Mileage Impact Fees

4,530.00

Total 250 · Mileage Impact Fees

9,215.15

Total 200 · Project Review Fees

16,941.04

400 · Other Gen Fund Income

401 · Lien Filing Fees

300.00

402 · Legal Fees

26.50

440 · Miscellaneous Income

441 · HOA Real Estate Transfer Fee

2,500.00

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Accrual Basis

Glastonbury Landowners Association
Profit & Loss - YTD
January through August 2026

	Jan - Aug 26
442 · Wire Fee Reimbm't from LOs	15.00
Total 440 · Miscellaneous Income	2,515.00
Total 400 · Other Gen Fund Income	2,841.50
Total Income	184,084.84
Gross Profit	184,084.84
Expense	
1000 · Snow Removal	
1010 · Contracted Snow Removal	
1010a · Contracted Plowing	3,606.25
1010b · Contracted Sanding	918.75
1010c · Contracted Sand Loading	262.50
Total 1010 · Contracted Snow Removal	4,787.50
1012 · Snow Fences	
1012-A · Snow Fence Installation (New)	920.00
1012-B · Snow Fence Repairs/Mtx	1,485.00
Total 1012 · Snow Fences	2,405.00
Total 1000 · Snow Removal	7,192.50
1030 · Road Maintenance	
1035 · NG Road Maintenance	
1035-A · NG Gravel Road Maintenance	22,255.23
1035-C · NG Gravel Road Mag Chloride	4,768.54
Total 1035 · NG Road Maintenance	27,023.77
1036 · SG Road Maintenance	
1036-A · SG Gravel Road Maintenance	51,670.84
1036-B · SG Gravel Road Mag Chloride	21,294.16
Total 1036 · SG Road Maintenance	72,965.00
1045-A · Signs, Posts, Etc	42.45
Total 1030 · Road Maintenance	100,031.22

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Accrual Basis

Glastonbury Landowners Association
Profit & Loss - YTD
January through August 2026

	Jan - Aug 26
1200 · Parkland/Recreation Center	
1210 · Utilities for Rec Center	234.59
Total 1200 · Parkland/Recreation Center	234.59
1300 · Legal Costs	
1305 · Legal Fees-General Advice	3,197.75
1310 · Legal Costs - Litigation	
1310a · Litigation Incurred	
1310af · Tempesta	3,434.40
1310aj · Gravert	2,182.00
Total 1310a · Litigation Incurred	5,616.40
1310b · Litigation Initiated	
1310bc · - Tanner	15.50
1310bd · - McCowan	5.50
1310be · - Thorburn	5.50
1310bf · - Brockett	1,082.50
Total 1310b · Litigation Initiated	1,109.00
Total 1310 · Legal Costs - Litigation	6,725.40
1300 · Legal Costs - Other	0.00
Total 1300 · Legal Costs	9,923.15
2000 · Overhead/Admin Costs	
2005 · Accountant's Fees	
2005a · General Accounting Fees	13,959.76
2005d · Accounting Fees - Other	300.00
Total 2005 · Accountant's Fees	14,259.76
2013 · Collection Costs	259.48
2018 · Licenses & Annual Reporting	40.00
2019 · Lien Filing Costs	76.38
2052 · Postage & Shipping	818.94
2055 · Printing & Copies	36.77
2060 · Rent - Facilities	512.43

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Accrual Basis

Glastonbury Landowners Association
Profit & Loss - YTD
January through August 2026

	Jan - Aug 26
2066 · Software Costs	
2066a · Drop Box	159.92
2066e · Meeting Software	428.53
2066s · SquareSpace	144.00
2066t · Zoho Email	27.75
2066z · Other	18.00
Total 2066 · Software Costs	778.20
2080 · Telephone & Messaging	131.26
2090 · Website Costs	
2093 · Software Fees	178.03
2094 · Other Website Costs	201.24
Total 2090 · Website Costs	379.27
Total 2000 · Overhead/Admin Costs	17,292.49
66910 · Bank Service Charges	30.00
Total Expense	134,703.95
Net Ordinary Income	49,380.89
Other Income/Expense	
Other Income	
5000 · Interest Income - Bank	4,882.60
Total Other Income	4,882.60
Other Expense	
Prior Period Misc Adjustments	-0.90
6100 · Income Taxes	1,672.38
Total Other Expense	1,671.48
Net Other Income	3,211.12
Net Income	52,592.01

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Cash Basis

Glastonbury Landowners Association
Profit & Loss: Prev Yr Comparison
August 2026

	Aug 26	Aug 25	\$ Change
Ordinary Income/Expense			
Income			
100 · Parcel Assessment Fees			
110 · Land Assessments			
110.14 · Land Assessments 2014	10.82	0.00	10.82
110.19 · Land Assessments 2019	12.02	0.00	12.02
110.20 · Land Assessments 2020	71.02	0.00	71.02
110.21 · Land Assessments 2021	1.78	0.00	1.78
110.22 · Land Assessments 2022	199.47	0.00	199.47
110.23 · Land Assessments 2023	286.69	0.00	286.69
110.24 · Land Assessments 2024	332.06	-0.91	332.97
110.25 · Land Assessments 2025	247.20	1,291.70	-1,044.50
110.26 · Land Assessments 2026	1,487.82	0.00	1,487.82
Total 110 · Land Assessments	2,648.88	1,290.79	1,358.09
120 · Dwelling Assessments			
120.14 · Dwelling Assessments 2014	10.83	0.00	10.83
120.19 · Dwelling Assessments 2019	12.01	0.00	12.01
120.20 · Dwelling Assessments 2020	71.02	0.00	71.02
120.21 · Dwelling Assessments 2021	1.78	0.00	1.78
120.22 · Dwelling Assessments 2022	200.18	0.00	200.18
120.23 · Dwelling Assessments 2023	333.37	0.00	333.37
120.24 · Dwelling Assessments 20...	314.96	0.00	314.96
120.25 · Dwelling Assessments 2025	247.20	1,430.10	-1,182.90
120.26 · Dwelling Assessments 2026	1,608.69	0.00	1,608.69
Total 120 · Dwelling Assessments	2,800.04	1,430.10	1,369.94
170 · Fin Chg Income- Past Due Ass...	1,465.79	90.50	1,375.29
171 · 5% Penalty Income	239.62	2.95	236.67
174 · Statement Service Fee	100.00	71.91	28.09
Total 100 · Parcel Assessment Fees	7,254.33	2,886.25	4,368.08
200 · Project Review Fees			
201 · Application Fees	0.00	1,051.32	-1,051.32
210 · Structure Imp. & Proc.Fees	0.00	-65.00	65.00
Total 200 · Project Review Fees	0.00	986.32	-986.32
400 · Other Gen Fund Income			
401 · Lien Filing Fees	145.88	200.00	-54.12

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Cash Basis

Glastonbury Landowners Association
Profit & Loss: Prev Yr Comparison
August 2026

	Aug 26	Aug 25	\$ Change
440 · Miscellaneous Income			
441 · HOA Real Estate Transfer Fee	500.00	0.00	500.00
440 · Miscellaneous Income - Other	0.00	79.20	-79.20
Total 440 · Miscellaneous Income	500.00	79.20	420.80
Total 400 · Other Gen Fund Income	645.88	279.20	366.68
Total Income	7,900.21	4,151.77	3,748.44
Gross Profit	7,900.21	4,151.77	3,748.44
Expense			
1030 · Road Maintenance			
1035 · NG Road Maintenance			
1035-B · NG Paved Road Maintena...	0.00	1,550.00	-1,550.00
Total 1035 · NG Road Maintenance	0.00	1,550.00	-1,550.00
1036 · SG Road Maintenance			
1036-A · SG Gravel Road Maintena...	0.00	8,000.00	-8,000.00
Total 1036 · SG Road Maintenance	0.00	8,000.00	-8,000.00
Total 1030 · Road Maintenance	0.00	9,550.00	-9,550.00
1200 · Parkland/Recreation Center			
1210 · Utilities for Rec Center	69.16	66.03	3.13
Total 1200 · Parkland/Recreation Center	69.16	66.03	3.13
1300 · Legal Costs			
1310 · Legal Costs - Litigation			
1310a · Litigation Incurred			
1310ai · Dawson	0.00	75.00	-75.00
Total 1310a · Litigation Incurred	0.00	75.00	-75.00
Total 1310 · Legal Costs - Litigation	0.00	75.00	-75.00
Total 1300 · Legal Costs	0.00	75.00	-75.00
2000 · Overhead/Admin Costs			
2005 · Accountant's Fees			
2005a · General Accounting Fees	1,898.00	1,239.94	658.06
Total 2005 · Accountant's Fees	1,898.00	1,239.94	658.06

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Cash Basis

Glastonbury Landowners Association
Profit & Loss: Prev Yr Comparison
August 2026

	<u>Aug 26</u>	<u>Aug 25</u>	<u>\$ Change</u>
2016 · Insurance			
2016b · Roads/Common Land	<u>0.00</u>	<u>6,683.19</u>	<u>-6,683.19</u>
Total 2016 · Insurance	0.00	6,683.19	-6,683.19
2019 · Lien Filing Costs	0.00	11.50	-11.50
2050 · Office Supplies			
2050a · Admin Office Supplies	<u>0.00</u>	<u>53.98</u>	<u>-53.98</u>
Total 2050 · Office Supplies	0.00	53.98	-53.98
2066 · Software Costs			
2066a · Drop Box	19.99	0.00	19.99
2066e · Meeting Software	40.00	10.00	30.00
2066s · SquareSpace	<u>20.00</u>	<u>0.00</u>	<u>20.00</u>
Total 2066 · Software Costs	79.99	10.00	69.99
2080 · Telephone & Messaging	<u>33.77</u>	<u>33.72</u>	<u>0.05</u>
Total 2000 · Overhead/Admin Costs	2,011.76	8,032.33	-6,020.57
66910 · Bank Service Charges	<u>15.00</u>	<u>0.00</u>	<u>15.00</u>
Total Expense	<u>2,095.92</u>	<u>17,723.36</u>	<u>-15,627.44</u>
Net Ordinary Income	5,804.29	-13,571.59	19,375.88
Other Income/Expense			
Other Income			
5000 · Interest Income - Bank	<u>633.87</u>	<u>465.53</u>	<u>168.34</u>
Total Other Income	633.87	465.53	168.34
Other Expense			
Prior Period Misc Adjustments	<u>0.00</u>	<u>-613.78</u>	<u>613.78</u>
Total Other Expense	<u>0.00</u>	<u>-613.78</u>	<u>613.78</u>
Net Other Income	<u>633.87</u>	<u>1,079.31</u>	<u>-445.44</u>
Net Income	<u><u>6,438.16</u></u>	<u><u>-12,492.28</u></u>	<u><u>18,930.44</u></u>

Glastonbury Landowners Association
Road Maintenance Detail Report
January through August 2026

	Type	Date	Num	Name	Memo	Debit	Credit	Balance
1030 · Road Maintenance								
1035 · NG Road Maintenance								
1035-A · NG Gravel Road Maintenance								
	BIII	07/14/2026	299	HighCountry Excavation LLC	Spring 26 Road Mtx for Gemini, Capricorn, Venue & Orion. Includes labor & materials	22,255.23		22,255.23
Total 1035-A · NG Gravel Road Maintenance						22,255.23	0.00	22,255.23
1035-C · NG Gravel Road Mag Chloride								
	BIII	07/30/2026	2026745	Lyman Dust Control Services of MT, LLC	Mag Chloride -- 2817gal@\$1.62/gal; fuel service charge	4,768.54		4,768.54
Total 1035-C · NG Gravel Road Mag Chloride						4,768.54	0.00	4,768.54
Total 1035 · NG Road Maintenance						27,023.77	0.00	27,023.77
1036 · SG Road Maintenance								
1036-A · SG Gravel Road Maintenance								
	BIII	07/14/2026	300	HighCountry Excavation LLC	Spring 26 Road Mtx: Hercules (upper & lower) and Arcturus. Includes Labor & Materials	51,670.84		51,670.84
Total 1036-A · SG Gravel Road Maintenance						51,670.84	0.00	51,670.84
1036-B · SG Gravel Road Mag Chloride								
	BIII	07/30/2026	2026268	Lyman Dust Control Services of MT, LLC	Mag Chloride -- 13018gal@\$1.62/gal; fuel service charge	21,294.16		21,294.16
Total 1036-B · SG Gravel Road Mag Chloride						21,294.16	0.00	21,294.16
Total 1036 · SG Road Maintenance						72,965.00	0.00	72,965.00
								99,988.77

**Glastonbury Landowners Association
Collections - Jan-August 2026**

	Collected	Budgeted	% of Budgeted	Invoiced	% of Invoiced
110.26 Land Assessments 2026	<u>69,048.00</u>	<u>71,555.13</u>	<u>96.50%</u>	<u>77,002.80</u>	<u>89.67%</u>
	(Based on 415 parcels)				
120.26 Dwelling Assessments 2026	<u>60,488.29</u>	<u>63,106.45</u>	<u>95.85%</u>	<u>68,412.60</u>	<u>88.42%</u>
	(Based on 366 dwellings)				

Budgeted Amounts	
yr	qtr
102,588.00	25,647.00
90,475.20	22,618.80

"Collected" taken from Cash Basis P&L Report 1/1/2026-8/31/2026

"Budgeted" column represents the expected collections rate of 93% of 3/4 of the annual budgeted amount. This number changes only 4x/yr (i.e., with ea new qtr)

"Invoiced" taken from Accrual Basis P&L Report 1/1/2026-8/31/2026

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Glastonbury Landowners Association

Check Detail

August 2026

Num	Date	Name	Account	Paid Amount
	08/12/2026	Dropbox	002 · BOTR Checking 1509	
			2066a · Drop Box	-19.99
TOTAL				-19.99
	08/17/2026	Park Electric Cooperative, Inc	002 · BOTR Checking 1509	
			1210 · Utilities for Rec Center	-69.16
TOTAL				-69.16
	08/19/2026	Zoom	002 · BOTR Checking 1509	
			2066e · Meeting Software	-40.00
TOTAL				-40.00
	08/21/2026		002 · BOTR Checking 1509	
			66910 · Bank Service Charges	-15.00
TOTAL				-15.00
	08/21/2026	Ooma Inc.	002 · BOTR Checking 1509	
			2080 · Telephone & Messaging	-33.77
TOTAL				-33.77
ACH	08/06/2026	Accounting & Tax Solutions PC	002 · BOTR Checking 1509	
10825	07/31/2026		2005a · General Accounting Fees	-1,898.00
TOTAL				-1,898.00
ACH	08/06/2026	SquareSpace	002 · BOTR Checking 1509	
			2066s · SquareSpace	-20.00
TOTAL				-20.00

08/31/2026 Reserve Account Activity Report

RESERVE ACCOUNTS	DATE		INCREASE	DECREASE	BALANCE
010 Construction Bond Reserve					
					41,717.50
Bond from Spruance (SG 95-A)	11/1/25		1,000.00		42,717.50
Transfer to SW CD per 11/12/25 board vote	11/21/25			30,000.00	12,717.50
No changes between 11/30/25 & 1/31/26	1/31/26				12,717.50
Refund to Byron Kassing (SG 84-C)	2/12/26			540.00	12,177.50
Refund to Maaikie Middleton (NG 51-A)	2/12/26			250.00	11,927.50
Reverse 11/21/25 transfer to SW CD (ref Treas 11/26/25 email)	2/28/26		30,000.00		41,927.50
Refund to Davis (SG 46 C-1)	3/26/26			198.00	41,729.50
Refund to Jas & Leslie Everettt (SG 33-E)	4/1/26			310.00	41,419.50
Bond from Kassing (SG 84-A)	4/1/26		500.00		41,919.50
Bond from Macchio (NG 22-B)	4/1/26		216.00		42,135.50
Bond from Newhouse (NG 57-E1)	4/1/26		4,869.00		47,004.50
Bond from Quesenberry (SG 42-A)	4/16/26		500.00		47,504.50
Bond from Buford (NG 12 B-1)	5/26/26		7,646.75		55,151.25
Refund to Allen (SG 73)	6/25/26			620.00	54,531.25
Bond from Jones (NG 51-C)	7/6/26		150.00		54,681.25
Bond from Marino (SG 42-D)	7/14/26		500.00		55,181.25
Bond from Rohe & Cox (SG 76)	7/20/26		750.00		55,931.25
Ending balance	8/31/26				55,931.25
013 - NG Chip Seal					
Ending Balance	3/31/2023				7,475.09
No changes between 3/31/23 & now	8/31/26				7,475.09
014A - NG Road					
Starting Balance					20,331.00
Board approved adj	5/20/2022		4,669.00		25,000.00
Ending Balance	3/31/2023				25,000.00
Board approved adj (ref Treas email 5/12/23)	5/12/2023		45,000.00		70,000.00
For NG paved road maintenance (Wharton Asphalt)	10/25/2023			46,795.00	23,205.00
Board approved adj 7/21/25 (treas email 7/24/25)	7/24/2025		7,500.00		30,705.00
ref ck# 3167 to Twisted Pine Construction	9/3/2025			29,000.00	1,705.00
Board approved 7/28/26 transfer in	7/28/2026		15,000.00		16,705.00
Ending Balance	8/31/26				16,705.00
014B - SG Road					
Starting Balance			-5,676.65		-5,676.65
5.20.2022 Board Approved Adjustment			30,676.65		25,000.00
Ending Balance	3/31/2023				25,000.00
Board approved adj (ref Treas email 5/12/23)	5/12/2023		45,000.00		70,000.00
Board approved adj 7/21/25 (Treas email 7/24/25)	7/24/2025		7,500.00		77,500.00
ref ck# 3162 to Gaston Engineering	8/14/2025			1,500.00	76,000.00
ref ck# 3166 to Steel Creek Construction	8/28/2025			6,500.00	69,500.00
ref ck# 3168 to Gaston Engineering	9/11/2025			1,477.90	68,022.10
Ending Balance	9/30/2025				68,022.10
ref ck# 3179 to Steel Creek Construction	10/24/2025			10,000.00	58,022.10
Ending Balance	10/31/2025				58,022.10

08/31/2026 Reserve Account Activity Report

RESERVE ACCOUNTS	DATE		INCREASE	DECREASE	BALANCE
Board approved transfer to Sunwest Bank (Treas email 11/26/25)	11/21/2025			30,000.00	28,022.10
Reverse 11/21/25 transfer to SW CD (ref Treas 11/26/25 email)	2/28/26		30,000.00		58,022.10
Board approved 7/28/26 transfer in	7/28/26		15,000.00		73,022.10
Board approved 7/28/26: (ref ck# 3216 to Lyman) toward pmt of mag chloride services	7/30/26			12,230.16	60,791.94
Ending Balance	8/31/26				60,791.94

015 - Lawsuit					
Starting Balance				-5,602.80	-5,602.80
5.20.2022 Board Approved Fund Adjustment			35,602.80		30,000.00
Ending Balance	3/31/2023				30,000.00
Board approved adj (ref Treas email 8/18/25)	8/18/2025		5,000.00		35,000.00
Ending Balance	8/31/26				35,000.00

016 - Snow Removal					
Starting Balance			26,747.50		26,747.50
5.20.2022 Board Approved Fund Adjustment			8,252.50		35,000.00
Ending Balance	3/31/2023				35,000.00
Board approved adj	2/19/2025		35,000.00		70,000.00
ref ck# 3128 to Standish Excavation	2/19/2025			29,975.00	40,025.00
ref ck# 3140 to High Country Excavation	4/10/2025			350.00	39,675.00
documentation TBD	4/30/2025			39,675.00	0.00
Board approved 7/28/26 transfer in	7/28/2026		30,000.00		30,000.00
Ending Balance	8/31/26				30,000.00

Donation Fund					
Starting Balance			1,500.00		1,500.00
moving donations to SG Road Fund ¹				-1,500.00	0.00
Donation from Kassing (SG 83) for Spring Road Mtx	6/14/26		3,000.00		3,000.00
Wunsch (SG 71) Inv 13556 / Ck# 18852 Donation for Spring Road Mtx	7/13/26		6,000.00		9,000.00
Moved to acct 004 to pay HighCountry Inv 300 (ck 2352) for gravel/spring road maintenance	7/14/26			9,000.00	0.00
Wunsch (SG 71) Ck# 13666 additional donation for gravel re spring road maintenance	7/16/26		813.01		813.01
Ending Balance	8/31/26				813.01

¹Gravel Donations will be used to offset Standish SG Invoice

*calculations are Accrual basis

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Glastonbury Landowners Association
Customer Balance Summary
As of August 31, 2026

	<u>Aug 31, 26</u>	
SG 93-A	19,207.05	
SG 32-B **	15,677.31	
SG 64 A	11,495.56	46,379.92
NG 59	9,879.67	
NG 11-E	9,794.85	
NG 10-A	9,008.72	
NG 37-B **	5,699.35	
NG 29-D-1	5,128.40	39,510.99
NG 10-C**	3,975.53	
SG 34-C**	3,414.31	
SG 46-A**	3,267.66	
SG 34-B	2,646.27	
NG 32-C**	1,646.98	
SG 21-A**	1,477.09	
NG 41-A	1,443.04	17,870.88
SG 41-C1	886.61	
SG 35-C	836.30	
SG 22-C**	711.61	
SG 33-A	504.99	
NG 32-E	447.54	
SG 34-A2	441.13	
NG 47 E	441.13	
NG 41-B	429.26	
NG 31-E	423.31	
SG 53-D	423.30	
NG 7 B-2	423.30	
NG 44-B	423.30	
NG 42-E	423.30	
NG 25-2	423.30	
SG43-B	423.30	
SG 44-A	423.30	
NG 1-B	323.90	
SG 29	314.43	
NG 61-A	312.71	
NG 14-A	297.25	
SG 25-D	274.54	
SG 40-D	265.98	
SG 40-E	244.16	
NG 12 A	228.70	

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Glastonbury Landowners Association
Customer Balance Summary
As of August 31, 2026

	<u>Aug 31, 26</u>	
SG 81	228.57	
NG 12 B-4	216.80	
SG 25-C	216.80	
NG 40-5	216.80	
NG 66	209.73	
NG 57-B	202.83	
NG 26-C	147.51	
SG 37-1A	143.88	
SG 50-B	142.05	
SG 56 A-1	126.67	
SG-46D1	88.12	
SG 31-B	78.62	
SG 105 B	76.21	
SG 93-A	44.12	
RU	26.64	
NG 47-A	15.27	
NG 5-B	12.53	
NG 37-C	10.00	
NG 7 B-1	10.00	
NG 41-D	10.00	
NG44-E	5.00	
SG 19	5.00	
NG 25-1	<u>5.00</u>	<u>12,584.80</u>

Accounts Receivable Due: 116,346.59

Accounts with a credit balance: (41,401.82)

Net Accounts Receivable: 74,944.77

**** Landowner on a payment plan**