

GLA Treasurer's Report – September 2026

submitted by Debbie Newby

Reference: September 2026 Board of Director's financial reports on the GLA website

September Financial Recap: Income YTD as of 9/30/26 was \$184,518 with expenses of \$151,796. Net Income (including bank interest earned YTD of \$5,519) is \$36,569. Net Income YTD is over budget at 155% of \$23,570. Together, the Bank of the Rockies Checking account + Savings Gen Op account totals \$98,948. Additionally, SunWest Checking is at \$5,083, resulting in over \$104,031 operating funds. Allocated Cash Reserves of \$206,716 bring the total Bank of the Rockies savings to \$295,715. Total Accounts Receivable is \$63,066 down again from August's \$74,944 and down from July's \$82,269.

Of note is an increase in Expense Account 2000, Overhead/Admin Costs from \$17,092 in August to \$29,151 (91% of budget) in September. This is largely accounted for, below, in the Board Approved Expenditures to renew our General Liability Insurance policy and the 2026 Annual Election costs.

Assessment Income: September's Assessment Fee income was \$11,642. Assessment fees collected YTD are \$153,576 composed of: \$130,702 in 2026 fees; \$13,303 in 2012-2025 fees; and \$9,571 finance charges, penalties and service fees. The Collections Report shows the 2026 fees collected YTD are at 97% of our budget and at 89-90% 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 last month of the 3rd Quarter of 2026.

Board Approved Expenditures: In September the GLA Board approved NG Fall Road Maintenance in the amount of \$24,795.23. A motion to approve SG Fall Road Maintenance in the amount of \$50,791.94 failed pending further discussion in the October 5th Road Committee Meeting.

The GLA Board approved a refund of a \$175 Well Application Fee to a new landowner on a parcel that had previously paid a Well Application Fee in years past by the prior owner. Account 201 Application Fees is down \$175 in September \$951.61 from \$1,126.61 in August.

Renewal of the GLA General Insurance Liability policy was approved by the Board for \$6,058.33

The GLA approved contracting of printing, addressing, stuffing and posting the 2026 Annual Election Ballots and Bylaw Changes proposals to the Main Print Shop. This accounts for increased amounts in Accounts 2052 Postage & Shipping (\$2,536.20) and 2055 Printing and Copies (\$2,089.77) this month.

Tempesta Settlement: The Tempesta Settlement Agreement executed in August 2026 by both parties (Michela Tempesta and the GLA) specified an \$8,000 payment by Tempesta to the GLA accepted "as full satisfaction of all assessments, fees, penalties, interest, collection costs and attorney's fees attributable to Tempesta or the Property through December 31, 2026." Her payment was credited to her account on 9/21/2026, leaving a balance of \$2,065.07 for the year, including 4th Quarter 2026 assessment of \$185.40. That account balance of \$2,065.07 was written off to Account 191 Bad Debt Expense on 9/25/26, per the Settlement Agreement. Legal expenses through August 2026 for Tempesta of \$4,678.40 were similarly written off to Account 191 Bad Debt Expense on 9/25/26, per the Settlement Agreement.

Legal Expenses: Legal expenses YTD with invoicing thru August 2026 are \$8,325.78, following a write-off of \$4,678.40 in Tempesta Legal Fees to Account 191 Bad Debt Expense. This brings the Legal expense down from 90% of the 2026 budgeted amount of \$11,000 in August to 75% of budget in September. Beyond \$3,495 in General Advice, the remaining expenses are on: residual G. Gravert (from 2025), T. Brockett, and attorney collection expenses on long-overdue accounts.

Collections: Payment Plans in place remained at 8 in September. Another long-term delinquent account was paid/resolved in September. Remaining are 14 accounts over 2 years delinquent, totaling \$93,329.13 down from 15 accounts in August totaling \$103,761. Four (4) long-term delinquent accounts had attorney-updated liens recorded at the Park County Recorder's office this month.

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10/08/26

Accrual Basis

Glastonbury Landowners Association
Balance Sheet Prev Month Comparison-BOD mtg

As of September 30, 2026

	Sep 30, 26	Aug 31, 26	Sep 30, 25
ASSETS			
Current Assets			
Checking/Savings			
002 · BOTR Checking 1509	9,948.63	11,201.28	-344.78
003 · BOTR Savings 0571			
004 · Savings Gen Operating Acct	88,999.39	69,958.88	108,914.41
009 · Allocated Cash Reserves			
010 · Construction Bond Reserve...	55,931.25	55,931.25	40,514.50
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	1,705.00
014b · SG Road Reserve Cash	60,791.94	60,791.94	68,022.10
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	152,716.69
003 · BOTR Savings 0571 - Other	0.00	0.00	518.89
Total 003 · BOTR Savings 0571	295,715.68	276,675.17	262,149.99
005 · PayPal.com Account	0.00	0.00	407.32
006 · Sunwest Checking Accts			
006a · Sunwest Checking -4195	5,083.47	24,898.07	0.00
Total 006 · Sunwest Checking Accts	5,083.47	24,898.07	0.00
Total Checking/Savings	310,747.78	312,774.52	262,212.53
Accounts Receivable			
Accounts Receivable	63,066.61	74,944.77	55,794.58
Total Accounts Receivable	63,066.61	74,944.77	55,794.58
Other Current Assets			
12000 · Undeposited Funds	0.00	557.99	123.60
Total Other Current Assets	0.00	557.99	123.60
Total Current Assets	373,814.39	388,277.28	318,130.71
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	566,935.39	581,398.28	3,983,049.70
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	3,363.16	1,597.08	1,037.81
Total Accounts Payable	3,363.16	1,597.08	1,037.81

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10/08/26

Accrual Basis

Glastonbury Landowners Association
Balance Sheet Prev Month Comparison-BOD mtg

As of September 30, 2026

	Sep 30, 26	Aug 31, 26	Sep 30, 25
Other Current Liabilities			
Construction Bonds Held by GLA	55,931.25	55,931.25	40,514.50
Total Other Current Liabilities	55,931.25	55,931.25	40,514.50
Total Current Liabilities	59,294.41	57,528.33	41,552.31
Total Liabilities	59,294.41	57,528.33	41,552.31
Equity			
Accumulated Change in Equity	110,632.30	110,632.30	191,244.31
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	1,705.00
SG Road Fund	60,791.94	60,791.94	68,022.10
Snow Removal Fund	30,000.00	30,000.00	0.00
Total Allocated Cash Reserves (EQ)	150,785.04	150,785.04	112,202.19
Opening Balance Equity	209,940.60	209,940.60	3,680,819.60
Net Income	36,283.04	52,512.01	-42,768.71
Total Equity	507,640.98	523,869.95	3,941,497.39
TOTAL LIABILITIES & EQUITY	566,935.39	581,398.28	3,983,049.70

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10/08/26
Cash Basis

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

Ordinary Income/Expense	Jan - Sep 26	Budget	% of Budget	Received (cash)	Invoiced (accrual)	% of Invoiced
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	191.00					
110.18 · Land Assessments 2018	52.50					
110.19 · Land Assessments 2019	414.18					
110.20 · Land Assessments 2020	383.93					
110.21 · Land Assessments 2021	312.67					
110.22 · Land Assessments 2022	699.84					
110.23 · Land Assessments 2023	526.69					
110.24 · Land Assessments 2024	952.32					
110.25 · Land Assessments 2025	1,920.74					
110.26 · Land Assessments 2026	69,477.83	102,588.00	67.73%	91,201.49	102,711.60	88.79%
Total 110 · Land Assessments	75,416.49	102,588.00	73.51%			
120 · Dwelling Assessments						
120.12 · Dwelling Assessments 2012	293.80					
120.13 · Dwelling Assessments 2013	191.00					
120.14 · Dwelling Assessments 2014	191.00					
120.18 · Dwelling Assessments 2018	52.50					
120.19 · Dwelling Assessments 2019	414.18					
120.20 · Dwelling Assessments 2020	383.94					
120.21 · Dwelling Assessments 2021	312.66					
120.22 · Dwelling Assessments 2022	978.09					
120.23 · Dwelling Assessments 2023	813.37					
120.24 · Dwelling Assessments 2024	1,116.02					
120.25 · Dwelling Assessments 2025	1,876.46					
120.26 · Dwelling Assessments 2026	61,224.39	90,475.20	67.67%	80,325.12	91,216.80	88.06%
Total 120 · Dwelling Assessments	67,847.41	90,475.20	74.99%			
160 · Road Usage Fees	741.60	741.60	100.0%			
170 · Fin Chg Income- Past Due Assess	7,715.41					
171 · 5% Penalty Income	1,030.60					
174 · Statement Service Fee	825.00					
Total 100 · Parcel Assessment Fees	153,576.51	193,804.80	79.24%			
150 · Golden Age Village	9,084.60	12,112.80	75.0%			
200 · Project Review Fees						
201 · Application Fees	951.61					
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						
250a · NG Mileage Impact Fees	4,685.15					

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Cash Basis

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

	Jan - Sep 26	Budget	% of Budget	Received (cash)	Invoiced (accrual)	% of Invoiced
Ordinary Income/Expense						
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	16,967.65	10,000.00	169.68%			
400 · Other Gen Fund Income						
401 · Lien Filing Fees	255.88					
402 · Legal Fees	370.23					
440 · Miscellaneous Income						
441 · HOA Real Estate Transfer Fee	4,250.00					
442 · Wire Fee Reimbm't from LOs	30.00					
440 · Miscellaneous Income - Other	-16.40					
Total 440 · Miscellaneous Income	4,263.60					
Total 400 · Other Gen Fund Income	4,889.71					
Total Income	184,518.47	215,917.60	85.46%			
Gross Profit	184,518.47	215,917.60	85.46%			
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						
1210 · Utilities for Rec Center	303.20	400.00	75.8%			
1230 · Lawn Mowing/Gas	0.00	500.00	0.0%			
Total 1200 · Parkland/Recreation Center	303.20	900.00	33.69%			

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Cash Basis

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

	Jan - Sep 26	Budget	% of Budget	Received (cash)	Invoiced (accrual)	% of Invoiced
Ordinary Income/Expense						
1300 · Legal Costs						
1305 · Legal Fees-General Advice	3,495.25	5,000.00	69.91%			
1310 · Legal Costs - Litigation						
1310a · Litigation Incurred						
1310af · Tempesta	-369.00					
1310aj · Gravert	2,182.00					
Total 1310a · Litigation Incurred	1,813.00					
1310b · Litigation Initiated						
1310bc · - Tanner	332.17					
1310bd · - McCowan	312.00					
1310be · - Thorburn	329.50					
1310bf · - Brockett	1,746.36					
1310bg · - Bush	297.50					
Total 1310b · Litigation Initiated	3,017.53					
1310 · Legal Costs - Litigation - Other	0.00	5,000.00	0.0%			
Total 1310 · Legal Costs - Litigation	4,830.53	5,000.00	96.61%			
1320 · Legal Fees - Collections	0.00	1,000.00	0.0%			
1300 · Legal Costs - Other	0.00					
Total 1300 · Legal Costs	8,325.78	11,000.00	75.69%			
191 · Bad Debt Expense	6,743.47					
2000 · Overhead/Admin Costs						
2005 · Accountant's Fees						
2005a · General Accounting Fees	15,276.84	15,450.00	98.88%			
2005c · Ballot Counting	0.00	1,500.00	0.0%			
2005d · Accounting Fees - Other	300.00					
Total 2005 · Accountant's Fees	15,576.84	16,950.00	91.9%			
2010 · Administrative Expense						
2010a · Administration Costs - Contracted	105.00					
Total 2010 · Administrative Expense	105.00					
2013 · Collection Costs	311.78					
2016 · Insurance						
2016b · Roads/Common Land	6,058.33	7,000.00	86.55%			
Total 2016 · Insurance	6,058.33	7,000.00	86.55%			
2018 · Licenses & Annual Reporting	40.00					
2019 · Lien Filing Costs	106.03	100.00	106.03%			
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	2,536.20	2,000.00	126.81%			
2055 · Printing & Copies	2,089.77	500.00	417.95%			
2060 · Rent - Facilities	737.41	1,300.00	56.72%			
2062 · Rent - PO Box & Safe Dep Box	0.00	126.00	0.0%			

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10/08/26
Cash Basis

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

	Jan - Sep 26	Budget	% of Budget	Received (cash)	Invoiced (accrual)	% of Invoiced
Ordinary Income/Expense						
2066 · Software Costs						
2066a · Drop Box	179.91	205.00	87.76%			
2066c · Microsoft Office	0.00	145.00	0.0%			
2066e · Meeting Software	468.53	400.00	117.13%			
2066s · SquareSpace	164.00					
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	858.19	1,150.00	74.63%			
2070 · Taxes - Property	0.00	800.00	0.0%			
2080 · Telephone & Messaging	165.03	410.00	40.25%			
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 · Meeting Refreshments	187.80	250.00	75.12%			
Total 2000 · Overhead/Admin Costs	29,151.65	31,882.00	91.44%			
66910 · Bank Service Charges	49.00					
Total Expense	151,796.82	197,447.00	76.88%			
Net Ordinary Income	32,721.65	18,470.60	177.16%			
Other Income/Expense						
Other Income						
5000 · Interest Income - Bank	5,519.68	6,400.00	86.25%			
Total Other Income	5,519.68	6,400.00	86.25%			
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	3,848.20	5,100.00	75.46%			
Net Income	36,569.85	23,570.60	155.15%			

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10/08/26
Accrual Basis

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

Jan - Sep 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

7,327.82

171 · 5% Penalty Income

1,170.78

174 · Statement Service Fee

1,150.00

Total 100 · Parcel Assessment Fees

155,805.60

150 · Golden Age Village

9,084.60

200 · Project Review Fees

201 · Application Fees

750.00

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

16,766.04

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

4,250.00

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Accrual Basis

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

	Jan - Sep 26
442 · Wire Fee Reimbm't from LOs	45.00
Total 440 · Miscellaneous Income	4,295.00
Total 400 · Other Gen Fund Income	4,621.50
Total Income	186,277.74
Gross Profit	186,277.74
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 September 2026

	Jan - Sep 26
1200 · Parkland/Recreation Center	
1210 · Utilities for Rec Center	303.20
Total 1200 · Parkland/Recreation Center	303.20
1300 · Legal Costs	
1305 · Legal Fees-General Advice	3,495.25
1310 · Legal Costs - Litigation	
1310a · Litigation Incurred	
1310af · Tempesta	0.00
1310aj · Gravert	2,182.00
Total 1310a · Litigation Incurred	2,182.00
1310b · Litigation Initiated	
1310bc · - Tanner	881.50
1310bd · - McCowan	514.00
1310be · - Thorburn	531.50
1310bf · - Brockett	1,746.36
1310bg · - Bush	499.50
Total 1310b · Litigation Initiated	4,172.86
Total 1310 · Legal Costs - Litigation	6,354.86
1300 · Legal Costs - Other	0.00
Total 1300 · Legal Costs	9,850.11
191 · Bad Debt Expense	6,743.47
2000 · Overhead/Admin Costs	
2005 · Accountant's Fees	
2005a · General Accounting Fees	14,946.09
2005c · Ballot Counting	852.50
2005d · Accounting Fees - Other	300.00
Total 2005 · Accountant's Fees	16,098.59
2010 · Administrative Expense	
2010a · Administration Costs - Contracted	105.00
Total 2010 · Administrative Expense	105.00
2013 · Collection Costs	311.78

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10/08/26
Accrual Basis

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

	Jan - Sep 26
2016 · Insurance	
2016b · Roads/Common Land	6,058.33
Total 2016 · Insurance	6,058.33
2018 · Licenses & Annual Reporting	40.00
2019 · Lien Filing Costs	106.03
2052 · Postage & Shipping	2,536.20
2055 · Printing & Copies	2,089.77
2060 · Rent - Facilities	737.41
2066 · Software Costs	
2066a · Drop Box	179.91
2066e · Meeting Software	468.53
2066s · SquareSpace	164.00
2066t · Zoho Email	27.75
2066z · Other	18.00
Total 2066 · Software Costs	858.19
2080 · Telephone & Messaging	165.03
2090 · Website Costs	
2093 · Software Fees	178.03
2094 · Other Website Costs	201.24
Total 2090 · Website Costs	379.27
2096 · Meeting Refreshments	187.80
Total 2000 · Overhead/Admin Costs	29,673.40
66910 · Bank Service Charges	49.00
Total Expense	153,842.90
Net Ordinary Income	32,434.84
Other Income/Expense	
Other Income	
5000 · Interest Income - Bank	5,519.68
Total Other Income	5,519.68

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Accrual Basis

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

	Jan - Sep 26
Other Expense	
Prior Period Misc Adjustments	-0.90
6100 - Income Taxes	1,672.38
Total Other Expense	1,671.48
Net Other Income	3,848.20
Net Income	36,283.04

1:15 PM
10/08/26
Cash Basis

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

	Sep 26	Sep 25	\$ Change
Ordinary Income/Expense			
Income			
100 · Parcel Assessment Fees			
110 · Land Assessments			
110.14 · Land Assessments 2014	180.18	0.00	180.18
110.19 · Land Assessments 2019	157.50	0.00	157.50
110.20 · Land Assessments 2020	312.91	0.00	312.91
110.21 · Land Assessments 2021	222.60	0.00	222.60
110.22 · Land Assessments 2022	325.61	0.00	325.61
110.23 · Land Assessments 2023	240.00	0.00	240.00
110.24 · Land Assessments 2024	353.29	36.79	316.50
110.25 · Land Assessments 2025	255.95	1,184.23	-928.28
110.26 · Land Assessments 2026	553.43	0.00	553.43
Total 110 · Land Assessments	2,601.47	1,221.02	1,380.45
120 · Dwelling Assessments			
120.14 · Dwelling Assessments 2014	180.17	0.00	180.17
120.19 · Dwelling Assessments 2019	157.50	0.00	157.50
120.20 · Dwelling Assessments 2020	312.92	0.00	312.92
120.21 · Dwelling Assessments 2021	222.60	0.00	222.60
120.22 · Dwelling Assessments 2022	548.20	0.00	548.20
120.23 · Dwelling Assessments 2023	480.00	0.00	480.00
120.24 · Dwelling Assessments 2024	579.34	0.00	579.34
120.25 · Dwelling Assessments 2025	503.14	866.93	-363.79
120.26 · Dwelling Assessments 2026	859.70	0.00	859.70
Total 120 · Dwelling Assessments	3,843.57	866.93	2,976.64
170 · Fin Chg Income- Past Due Assess	4,794.46	65.78	4,728.68
171 · 5% Penalty Income	342.69	67.49	275.20
174 · Statement Service Fee	60.00	83.09	-23.09
Total 100 · Parcel Assessment Fees	11,642.19	2,304.31	9,337.88
200 · Project Review Fees			
201 · Application Fees	-175.00	980.00	-1,155.00
210 · Structure Imp. & Proc.Fees	0.00	1,477.50	-1,477.50
220 · Road/Driveway Imp. & Proc. Fees	0.00	1,320.00	-1,320.00
250 · Mileage Impact Fees			
250b · SG Mileage Impact Fees	0.00	215.00	-215.00
Total 250 · Mileage Impact Fees	0.00	215.00	-215.00
Total 200 · Project Review Fees	-175.00	3,992.50	-4,167.50

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Cash Basis

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

	Sep 26	Sep 25	\$ Change
400 · Other Gen Fund Income			
401 · Lien Filing Fees	50.00	0.00	50.00
402 · Legal Fees	221.51	0.00	221.51
440 · Miscellaneous Income			
441 · HOA Real Estate Transfer Fee	1,750.00	0.00	1,750.00
442 · Wire Fee Reimbm't from LOs	15.00	0.00	15.00
Total 440 · Miscellaneous Income	1,765.00	0.00	1,765.00
Total 400 · Other Gen Fund Income	2,036.51	0.00	2,036.51
Total Income	13,503.70	6,296.81	7,206.89
Gross Profit	13,503.70	6,296.81	7,206.89
Expense			
1030 · Road Maintenance			
1035 · NG Road Maintenance			
1035-A · NG Gravel Road Maintenance	0.00	29,000.00	-29,000.00
Total 1035 · NG Road Maintenance	0.00	29,000.00	-29,000.00
1036 · SG Road Maintenance			
1036-A · SG Gravel Road Maintenance	0.00	1,477.90	-1,477.90
Total 1036 · SG Road Maintenance	0.00	1,477.90	-1,477.90
Total 1030 · Road Maintenance	0.00	30,477.90	-30,477.90
1200 · Parkland/Recreation Center			
1210 · Utilities for Rec Center	68.61	59.41	9.20
Total 1200 · Parkland/Recreation Center	68.61	59.41	9.20
1300 · Legal Costs			
1305 · Legal Fees-General Advice	297.50	1,835.00	-1,537.50
1310 · Legal Costs - Litigation			
1310a · Litigation Incurred			
1310af · Tempesta	-3,803.40	0.00	-3,803.40
Total 1310a · Litigation Incurred	-3,803.40	0.00	-3,803.40

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Cash Basis

Glastonbury Landowners Association
Profit & Loss: Prev Yr Comparison

September 2026

	Sep 26	Sep 25	\$ Change
1310b · Litigation Initiated			
1310bc · - Tanner	316.67	0.00	316.67
1310bd · - McCowan	306.50	0.00	306.50
1310be · - Thorburn	324.00	0.00	324.00
1310bf · - Brockett	663.86	0.00	663.86
1310bg · - Bush	297.50	0.00	297.50
Total 1310b · Litigation Initiated	1,908.53	0.00	1,908.53
Total 1310 · Legal Costs - Litigation	-1,894.87	0.00	-1,894.87
Total 1300 · Legal Costs	-1,597.37	1,835.00	-3,432.37
191 · Bad Debt Expense	6,743.47	0.00	6,743.47
2000 · Overhead/Admin Costs			
2005 · Accountant's Fees			
2005a · General Accounting Fees	1,517.08	797.50	719.58
Total 2005 · Accountant's Fees	1,517.08	797.50	719.58
2010 · Administrative Expense			
2010a · Administration Costs - Contra...	105.00	0.00	105.00
Total 2010 · Administrative Expense	105.00	0.00	105.00
2013 · Collection Costs	52.30	0.00	52.30
2016 · Insurance			
2016b · Roads/Common Land	6,058.33	0.00	6,058.33
Total 2016 · Insurance	6,058.33	0.00	6,058.33
2019 · Lien Filing Costs	29.65	13.20	16.45
2052 · Postage & Shipping	1,717.26	175.27	1,541.99
2055 · Printing & Copies	2,053.00	164.73	1,888.27
2060 · Rent - Facilities	224.98	114.98	110.00
2066 · Software Costs			
2066a · Drop Box	19.99	0.00	19.99
2066e · Meeting Software	40.00	10.00	30.00
2066s · SquareSpace	20.00	0.00	20.00
Total 2066 · Software Costs	79.99	10.00	69.99
2080 · Telephone & Messaging	33.77	33.72	0.05
2096 · Meeting Refreshments	187.80	0.00	187.80
Total 2000 · Overhead/Admin Costs	12,059.16	1,309.40	10,749.76

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Cash Basis

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

	Sep 26	Sep 25	\$ Change
66910 · Bank Service Charges	19.00	0.00	19.00
Total Expense	17,292.87	33,681.71	-16,388.84
Net Ordinary Income	-3,789.17	-27,384.90	23,595.73
Other Income/Expense			
Other Income			
5000 · Interest Income - Bank	637.08	488.59	148.49
Total Other Income	637.08	488.59	148.49
Net Other Income	637.08	488.59	148.49
Net Income	-3,152.09	-26,896.31	23,744.22

	Type	Date	Num	Name	Memo	Debit	Credit	Balance
1030 · Road Maintenance								
1035 · NG Road Maintenance								
1035-A · NG Gravel Road Maintenance								
	Bill	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								
	Bill	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								
	Bill	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								
	Bill	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 - January through September 2026

	Collected	Budgeted	% of Budgeted	Invoiced	% of Invoiced
110.26 Land Assessments 2026	<u>69,477.83</u>	<u>71,555.13</u>	<u>97.10%</u>	<u>77,002.80</u>	<u>90.23%</u>
	(Based on 415 parcels)				
120.26 Dwelling Assessments 2026	<u>61,224.39</u>	<u>63,106.45</u>	<u>97.02%</u>	<u>68,412.60</u>	<u>89.49%</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 1/1/2026-9/30/2026

"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 1/1/2026-9/30/2026

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Glastonbury Landowners Association

Check Detail

September 2026

Num	Date	Name	Account	Paid Amount
	09/14/2026	Dropbox	002 · BOTR Checking 1509	
			2066a · Drop Box	-19.99
TOTAL				-19.99
	09/15/2026	Park Electric Cooperative, Inc	002 · BOTR Checking 1509	
			1210 · Utilities for Rec Center	-68.61
TOTAL				-68.61
	09/21/2026	Ooma Inc.	002 · BOTR Checking 1509	
			2080 · Telephone & Messaging	-33.77
TOTAL				-33.77
	09/21/2026	Zoom	002 · BOTR Checking 1509	
			2066e · Meeting Software	-40.00
TOTAL				-40.00
	09/23/2026		002 · BOTR Checking 1509	
			66910 · Bank Service Charges	-15.00
TOTAL				-15.00
ACH	09/01/2026	Livingston MT Rentals	002 · BOTR Checking 1509	
			2060 · Rent - Facilities	-57.49
TOTAL				-57.49
ACH	09/03/2026	Key Insurance	002 · BOTR Checking 1509	
			2016b · Roads/Common Land	-6,058.33
			66910 · Bank Service Charges	-4.00
TOTAL				-6,062.33
ACH	09/08/2026	SquareSpace	002 · BOTR Checking 1509	
			2066s · SquareSpace	-20.00
TOTAL				-20.00
ACH	09/08/2026	The Main Print Shop	002 · BOTR Checking 1509	
25777	08/27/2026		2055 · Printing & Copies	-80.00
TOTAL				-80.00
ACH	09/08/2026	Park County Clerk and Recorder	002 · BOTR Checking 1509	
			2019 · Lien Filing Costs	-21.90
TOTAL				-21.90

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Glastonbury Landowners Association

Check Detail

September 2026

Num	Date	Name	Account	Paid Amount
ACH	09/15/2026	The Main Print Shop	002 · BOTR Checking 1509	
25919	09/14/2026		2055 · Printing & Copies	-880.26
			2052 · Postage & Shipping	-1,039.30
			2010a · Administration Costs - Contracted	-80.44
TOTAL				-2,000.00
ACH	09/17/2026	Accounting & Tax Solutions PC	002 · BOTR Checking 1509	
10830	08/31/2026		2005a · General Accounting Fees	-1,517.08
TOTAL				-1,517.08
ACH	09/30/2026	Livingston MT Rentals	002 · BOTR Checking 1509	
			2060 · Rent - Facilities	-57.49
TOTAL				-57.49
2353	09/25/2026	Park County Clerk and Recorder	002 · BOTR Checking 1509	
			2019 · Lien Filing Costs	-7.75
TOTAL				-7.75
2354	09/27/2026	Emigrant Hall	002 · BOTR Checking 1509	
295665	09/27/2026		2060 · Rent - Facilities	-110.00
TOTAL				-110.00
3218	09/10/2026	Zane Curry <v>	002 · BOTR Checking 1509	
			2096 · Meeting Refreshments	-187.80
			2055 · Printing & Copies	-824.00
			2052 · Postage & Shipping	-327.60
TOTAL				-1,339.40
3219	09/10/2026	Cotner Ryan Blackford PLLC	002 · BOTR Checking 1509	
14175	09/01/2026		1310af · Tempesta	-875.00
14176	09/01/2026		1310bc · - Tanner	-316.67
14187	09/04/2026		1305 · Legal Fees-General Advice	-297.50
14190	09/04/2026		1310bd · - McCowan	-306.50
14191	09/04/2026		1310bg · - Bush	-297.50
14192	09/04/2026		1310be · - Thorburn	-324.00
14193	09/04/2026		1310bf · - Brockett	-663.86
TOTAL				-3,081.03
3220	09/10/2026	Marino, Joseph (SG 42-D TIC)	002 · BOTR Checking 1509	
			201 · Application Fees	-175.00
TOTAL				-175.00

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Glastonbury Landowners Association
Check Detail
September 2026

Num	Date	Name	Account	Paid Amount
3221	09/17/2026	Debbie Newby	002 · BOTR Checking 1509	
USPS	09/10/2026		2013 · Collection Costs	-11.60
			2052 · Postage & Shipping	-33.06
FedEx	09/10/2026		2013 · Collection Costs	-20.35
			2013 · Collection Costs	-20.35
TOTAL				-85.36
3223	09/17/2026	The Main Print Shop	002 · BOTR Checking 1509	
25919	09/14/2026		2055 · Printing & Copies	-268.74
			2052 · Postage & Shipping	-317.30
			2010a · Administration Costs - Contracted	-24.56
TOTAL				-610.60

09/30/2026 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 Maaik 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	9/30/26				55,931.25
013 - NG Chip Seal					
Ending Balance	3/31/2023				7,475.09
No changes between 3/31/23 & now	9/30/26				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	9/30/26				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

09/30/2026 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	9/30/26				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	9/30/26				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	9/30/26				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	9/30/26				813.01

¹Gravel Donations will be used to offset Standish SG Invoice

*calculations are Accrual basis

Glastonbury Landowners Association
Customer Balance Summary
 As of September 30, 2026

	<u>09/30/26</u>	
SG 93-A	19,300.64	
SG 32-B **	15,306.26	
SG 64 A	<u>11,589.43</u>	46,196.33
NG 11-E	9,872.09	
NG 10-A	9,081.77	
NG 37-B **	5,485.35	
NG 29-D-1	<u>5,182.26</u>	29,621.47
NG 10-C**	3,975.53	
SG 34-C **	3,313.47	
SG 46-A**	3,132.66	
SG 34-B	2,675.86	
NG 32-C**	1,560.03	
NG 41-A	1,460.13	
SG 21-A**	<u>1,393.65</u>	17,511.33
SG 41-C1	898.14	
SG 35-C	847.78	
SG 22-C**	670.68	
SG 33-A	511.55	
SG 34-A2	447.19	
NG 47 E	446.94	
NG 41-B	435.07	
NG 31-E	429.12	
SG 53-D	429.11	
NG 7 B-2	429.11	
NG 44-B	429.11	
NG 42-E	429.11	
NG 25-2	429.11	
SG43-B	429.11	
SG 44-A	429.11	
NG 26-C	425.07	
NG 1-B	328.38	
SG 29	318.87	
SG 25-D	278.36	
SG 40-D	269.68	
SG 40-E	247.55	
NG 12 A	231.83	
SG 81	231.54	
NG 12 B-4	219.77	
SG 25-C	219.77	
NG 40-5	219.77	
NG 66	212.54	
SG 50-B	144.02	
SG 56 A-1	128.43	

Glastonbury Landowners Association
Customer Balance Summary
As of September 30, 2026

	<u>09/30/26</u>	
NG 61-A	114.14	
SG 46-D1	89.28	
SG 31-B	79.62	
SG 105 B	77.26	
SG 93-A	44.12	
RU	27.01	
NG 14-A	25.50	
NG 57-B	17.68	
NG 47-A	15.52	
NG 5-B	12.78	
NG 37-C	10.00	
NG 7 B-1	10.00	
NG44-E	5.00	
SG 19	5.00	
NG 25-1	<u>5.00</u>	<u>11,703.73</u>

Accounts Receivable Due: 105,032.86

Accounts with a credit balance: (41,966.25)

Net Accounts Receivable: 63,066.61