

GLA Treasurer's Report – July 2026

submitted by Debbie Newby

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

July Financial Recap: Income YTD as of 7/31/26 was \$163,110 with expenses of \$132,408. Net Income (including interest earned YTD of \$4,248) is \$33,279, down from June's Net Income of \$78,237. July's expenditure of \$99,988.77 on NG and SG Spring Road Maintenance, together with July's Assessment Fee income of \$44,805, largely accounts for that difference. Together, the Bank of the Rockies Checking account + Savings Gen Op account totals \$86,136. Net Accounts Receivable is \$82,268 (Customer Balance Summary report).

Changes in the monthly Reports: 1) The Balance Sheet now shows the tax assessed values for the four (4) Real Estate assets under Other Assets (note the change in amounts from June to July); 2) The P&L Budget Performance-Cash report has been revised to show **annual** Budget amounts, as noted at the top of that column; 3) the Collections Report has been changed to use Quarterly budgeted amounts, rather than monthly; 4) a new Road Maintenance Detail Report is included this month.

Assessment Income: Assessment fees collected YTD are \$134,675 composed of: \$126,439 in 2026 fees; \$5,178 in 2012-2025 fees; and \$3,058 finance charges, penalties and service fees. The Collections Report indicates the 2026 fees collected YTD are at 93% of our budget and at 87% of assessments invoiced this year. Golden Age Village income YTD is \$9,084, 75% of the yearly budget of \$12,112. Those percentages are all on target or above for the 1st month of the 3rd Quarter of 2026.

Board approved Transfers: In July the GLA Board approved the following allocations/transfers of previously un-allocated Bank of the Rockies Savings: 1) \$30,000 to the Snow Removal Reserve Fund; 2) \$15,000 to the NG Road Reserve Fund; and 3) \$15,000 to the SG Road Reserve Fund.

Spring Road Maintenance: The GLA incurred the following expenses for Spring Road Maintenance, which were all paid in July from the accounts/funds indicated, totaling \$99,988.77:

- NG Gravel Road Maintenance: \$ 22,255.23 to High Country Excavation
 - 1035a NG Gravel Road Maintenance -\$22,255.23; remaining budgeted funds of \$13,794.77
- SG Gravel Road Maintenance: \$ 51,670.84 to High Country Excavation
 - 1036a SG Gravel Road Maintenance -\$42,670.84; remaining budgeted funds of \$1,310.16
 - SG Donations Fund -\$9,000; remaining funds of \$813.01
- NG Gravel Road Mag Chloride: \$4,768.54 to Lyman Dust Control
 - 1035c NG Gravel Road Mag Chloride -\$4,768.54; remaining funds of \$4,295.46
- SG Gravel Road Mag Chloride: \$ 21,294.16 to Lyman Dust Control
 - 1036b SG Gravel Road Mag Chloride – 9,064.00; remaining budgeted funds of \$0
 - SG Road Reserve Fund -\$12,230.16; remaining funds of \$60,791.94

Of Note: The July Balance Sheet shows a Bank of the Rockies checking account negative balance of (\$9,827.17); however the **Bank of the Rockies monthly statement shows a 7/31/26 balance of \$21,895.50** (shown below). Elena at ATS explains there may be a difference between “bank balance” and “books balance”; The report reflects the Quick-books balance after checks were written end of July for Lyman Dust Control for Mag Chloride (\$26,062.70) and Cotner Ryan Blackford Legal (\$3,249.25), but before a transfer was done from BoR Savings to Checking on 8/1/2026 of \$23,000.

STONBURY LANDOWNERS

1509

Statement Ending 07/31/2026

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BUS PART FR/CORP/LLC - 1509 (continued)

Account Activity (continued)

Post Date	Description	Debits	Credits	Balance
	LANDOWNERS			
07/29/2026	XX9839 DDA POS PARK COUNTY TRAN 406-449-3468 MT 01380254 508072	\$7.37		\$21,952.99
07/30/2026	AppFolio, Inc. F WEB PMTS 59NV96	\$2.49		\$21,950.50
07/30/2026	Livingston MT Re WEB PMTS MLBK6G	\$55.00		\$21,895.50
07/31/2026	Ending Balance			\$21,895.50

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08/19/26

Accrual Basis

Glastonbury Landowners Association
Balance Sheet Prev Month Comparison-BOD mtg

As of July 31, 2026

	Jul 31, 26	Jun 30, 26	Jul 31, 25
ASSETS			
Current Assets			
Checking/Savings			
002 · BOTR Checking 1509	-9,827.17	19,055.83	177.15
003 · BOTR Savings 0571			
004 · Savings Gen Operating Acct	95,150.64	182,484.92	109,520.36
009 · Allocated Cash Reserves			
010 · Construction Bond Reserve...	55,931.25	54,531.25	34,872.00
013 · NG Chip Seal Reserve Cash	7,475.09	7,475.09	7,475.09
014a · NG Road Reserve Cash	16,705.00	1,705.00	30,705.00
014b · SG Road Reserve Cash	60,791.94	58,022.10	77,500.00
015 · Lawsuit Reserve Cash	35,000.00	35,000.00	30,000.00
016 · Snow Removal Reserve Cash	30,000.00	0.00	0.00
017 · Donation Cash Reserve	813.01	3,000.00	0.00
Total 009 · Allocated Cash Reserves	206,716.29	159,733.44	180,552.09
003 · BOTR Savings 0571 - Other	0.00	0.00	53.36
Total 003 · BOTR Savings 0571	301,866.93	342,218.36	290,125.81
005 · PayPal.com Account	0.00	0.00	925.23
006 · Sunwest Checking Accts			
006a · Sunwest Checking -4195	13,238.91	9,060.31	0.00
Total 006 · Sunwest Checking Accts	13,238.91	9,060.31	0.00
Total Checking/Savings	305,278.67	370,334.50	291,228.19
Accounts Receivable			
Accounts Receivable	82,268.58	54,887.54	63,736.95
Total Accounts Receivable	82,268.58	54,887.54	63,736.95
Other Current Assets			
12000 · Undeposited Funds	776.60	0.00	185.40
Total Other Current Assets	776.60	0.00	185.40
Total Current Assets	388,323.85	425,222.04	355,150.54
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	324,000.00	324,000.00
NG 18 · Soccer Field Parcel	11,561.00	740,000.00	740,000.00
SG 102 · Sagittarius Skyway Parcel	3,901.00	1,100,000.00	1,100,000.00
SG 96 · Sagittarius Place Parcel	31,911.00	1,500,000.00	1,500,000.00
Total Other Assets	193,121.00	3,664,000.00	3,664,000.00
Total Other Assets	193,121.00	3,664,000.00	3,664,000.00
TOTAL ASSETS	581,444.85	4,089,222.04	4,020,069.53
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,898.00	74,929.82	2,864.94
Total Accounts Payable	1,898.00	74,929.82	2,864.94

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08/19/26

Accrual Basis

Glastonbury Landowners Association
Balance Sheet Prev Month Comparison-BOD mtg

As of July 31, 2026

	Jul 31, 26	Jun 30, 26	Jul 31, 25
Other Current Liabilities			
Construction Bonds Held by GLA	55,931.25	54,531.25	34,872.00
Total Other Current Liabilities	55,931.25	54,531.25	34,872.00
Total Current Liabilities	57,829.25	129,461.07	37,736.94
Total Liabilities	57,829.25	129,461.07	37,736.94
Equity			
Accumulated Change in Equity	110,632.30	149,402.14	157,766.41
Allocated Cash Reserves (EQ)			
Donation Fund	813.01	3,000.00	0.00
Lawsuit Fund	35,000.00	35,000.00	30,000.00
NG Chip Seal Fund	7,475.09	7,475.09	7,475.09
NG Road Fund	16,705.00	1,705.00	30,705.00
SG Road Fund	60,791.94	58,022.10	77,500.00
Snow Removal Fund	30,000.00	0.00	0.00
Total Allocated Cash Reserves (EQ)	150,785.04	105,202.19	145,680.09
Opening Balance Equity	209,940.60	3,680,819.60	3,680,819.60
Net Income	52,257.66	24,337.04	-1,933.51
Total Equity	523,615.60	3,959,760.97	3,982,332.59
TOTAL LIABILITIES & EQUITY	581,444.85	4,089,222.04	4,020,069.53

08/20/26
Cash Basis

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

Ordinary Income/Expense	Jan - Jul 26	Budget (ANNUAL)	% of Budget	Received (cash basis)	Invoiced (accrual basis)	% of Invoiced
Income						
100 · Parcel Assessment Fees						
110 · Land Assessments						
110.12 · Land Assessments 2012	293.79					
110.13 · Land Assessments 2013	191.00					
110.18 · Land Assessments 2018	52.50					
110.19 · Land Assessments 2019	244.66					
110.21 · Land Assessments 2021	88.29					
110.22 · Land Assessments 2022	174.76					
110.24 · Land Assessments 2024	266.97					
110.25 · Land Assessments 2025	1,417.59					
110.26 · Land Assessments 2026	67,560.18	102,588.00	65.86%	87,306.16	102,711.60	85.00%
Total 110 · Land Assessments	70,289.74	102,588.00	68.52%			
120 · Dwelling Assessments						
120.12 · Dwelling Assessments 2012	293.80					
120.13 · Dwelling Assessments 2013	191.00					
120.18 · Dwelling Assessments 2018	52.50					
120.19 · Dwelling Assessments 2019	244.67					
120.21 · Dwelling Assessments 2021	88.28					
120.22 · Dwelling Assessments 2022	229.71					
120.24 · Dwelling Assessments 2024	221.72					
120.25 · Dwelling Assessments 2025	1,126.12					
120.26 · Dwelling Assessments 2026	58,879.60	90,475.20	65.08%			
Total 120 · Dwelling Assessments	61,327.40	90,475.20	67.78%			
160 · Road Usage Fees	494.40	741.60	66.67%			
170 · Fin Chg Income- Past Due Assess	1,451.01					
171 · 5% Penalty Income	448.29					
174 · Statement Service Fee	665.00					
Total 100 · Parcel Assessment Fees	134,675.84	193,804.80	69.49%			
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						
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%			

08/20/26
Cash Basis

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

	Jan - Jul 26	Budget	% of Budget	Received	Invoiced	% of Invoiced
400 · Other Gen Fund Income						
401 · Lien Filing Fees	60.00					
402 · Legal Fees	148.72					
440 · Miscellaneous Income						
441 · HOA Real Estate Transfer Fee	2,000.00					
442 · Wire Fee Reimbm't from LOs	15.00					
440 · Miscellaneous Income - Other	-16.40					
Total 440 · Miscellaneous Income	1,998.60					
Total 400 · Other Gen Fund Income	2,207.32					
Total Income	163,110.41	215,917.60	75.54%			
Gross Profit	163,110.41	215,917.60	75.54%			
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	165.43	400.00	41.36%			
1230 · Lawn Mowing/Gas	0.00	500.00	0.0%			
Total 1200 · Parkland/Recreation Center	165.43	900.00	18.38%			
1300 · Legal Costs						

08/20/26
Cash Basis

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

	Jan - Jul 26	Budget	% of Budget	Received	Invoiced	% of Invoiced
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	11,861.76	15,450.00	76.78%			
2005c · Ballot Counting	0.00	1,500.00	0.0%			
2005d · Accounting Fees - Other	300.00					
Total 2005 · Accountant's Fees	12,161.76	16,950.00	71.75%			
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						
2066a · Drop Box	139.93	205.00	68.26%			
2066c · Microsoft Office	0.00	145.00	0.0%			

08/20/26
Cash Basis

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

	Jan - Jul 26	Budget	% of Budget	Received	Invoiced	% of Invoiced
2066e · Meeting Software	388.53	400.00	97.13%			
2066s · SquareSpace	124.00					
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	698.21	1,150.00	60.71%			
2070 · Taxes - Property	0.00	800.00	0.0%			
2080 · Telephone & Messaging	97.49	410.00	23.78%			
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	15,080.73	31,882.00	47.3%			
66910 · Bank Service Charges	15.00					
Total Expense	132,408.03	197,447.00	67.06%			
Net Ordinary Income	30,702.38	18,470.60	166.22%			
Other Income/Expense						
Other Income						
5000 · Interest Income - Bank	4,248.73	6,400.00	66.39%			
Total Other Income	4,248.73	6,400.00	66.39%			
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	2,577.25	5,100.00	50.53%			
Net Income	33,279.63	23,570.60	141.19%			

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08/06/26
Accrual Basis

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

Jan - Jul 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

6,079.13

171 · 5% Penalty Income

911.09

174 · Statement Service Fee

1,155.00

Total 100 · Parcel Assessment Fees

154,302.22

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

50.00

402 · Legal Fees

26.50

440 · Miscellaneous Income

441 · HOA Real Estate Transfer Fee

2,250.00

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08/06/26
Accrual Basis

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

	Jan - Jul 26
442 · Wire Fee Reimbm't from LOs	15.00
Total 440 · Miscellaneous Income	2,265.00
Total 400 · Other Gen Fund Income	2,341.50
Total Income	182,669.36
Gross Profit	182,669.36
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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08/06/26
Accrual Basis

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

	Jan - Jul 26
1200 · Parkland/Recreation Center	
1210 · Utilities for Rec Center	165.43
Total 1200 · Parkland/Recreation Center	165.43
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	12,442.68
2005d · Accounting Fees - Other	300.00
Total 2005 · Accountant's Fees	12,742.68
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

1:01 PM
08/06/26
Accrual Basis

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

	Jan - Jul 26
2066 · Software Costs	
2066a · Drop Box	139.93
2066e · Meeting Software	388.53
2066s · SquareSpace	124.00
2066t · Zoho Email	27.75
2066z · Other	18.00
Total 2066 · Software Costs	698.21
2080 · Telephone & Messaging	97.49
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	15,661.65
66910 · Bank Service Charges	15.00
Total Expense	132,988.95
Net Ordinary Income	49,680.41
Other Income/Expense	
Other Income	
5000 · Interest Income - Bank	4,248.73
Total Other Income	4,248.73
Other Expense	
Prior Period Misc Adjustments	-0.90
6100 · Income Taxes	1,672.38
Total Other Expense	1,671.48
Net Other Income	2,577.25
Net Income	52,257.66

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08/06/26
Cash Basis

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

	Jul 26	Jul 25	\$ Change
Ordinary Income/Expense			
Income			
100 · Parcel Assessment Fees			
110 · Land Assessments			
110.13 · Land Assessments 2013	172.69	0.00	172.69
110.19 · Land Assessments 2019	92.98	0.00	92.98
110.21 · Land Assessments 2021	50.42	0.00	50.42
110.22 · Land Assessments 2022	174.76	0.00	174.76
110.23 · Land Assessments 2023	0.00	0.55	-0.55
110.24 · Land Assessments 2024	136.83	530.25	-393.42
110.25 · Land Assessments 2025	-3.20	22,478.27	-22,481.47
110.26 · Land Assessments 2026	22,848.42	0.00	22,848.42
Total 110 · Land Assessments	23,472.90	23,009.07	463.83
120 · Dwelling Assessments			
120.13 · Dwelling Assessments 2013	172.70	0.00	172.70
120.19 · Dwelling Assessments 2019	92.99	0.00	92.99
120.21 · Dwelling Assessments 2021	50.42	0.00	50.42
120.22 · Dwelling Assessments 2022	229.71	0.00	229.71
120.23 · Dwelling Assessments 2023	0.00	1.10	-1.10
120.24 · Dwelling Assessments 2024	161.72	616.74	-455.02
120.25 · Dwelling Assessments 2025	8.77	19,618.22	-19,609.45
120.26 · Dwelling Assessments 2026	19,977.11	0.00	19,977.11
Total 120 · Dwelling Assessments	20,693.42	20,236.06	457.36
170 · Fin Chg Income- Past Due Asse...	260.23	231.53	28.70
171 · 5% Penalty Income	133.97	87.40	46.57
174 · Statement Service Fee	245.00	120.39	124.61
Total 100 · Parcel Assessment Fees	44,805.52	43,684.45	1,121.07
150 · Golden Age Village	3,028.20	3,028.20	0.00
200 · Project Review Fees			
201 · Application Fees	425.00	287.93	137.07
215 · Well/Septic Imp. & Proc. Fees	500.00	0.00	500.00
225 · Variance Imp. & Proc. Fees	1,000.00	0.00	1,000.00
250 · Mileage Impact Fees			
250a · NG Mileage Impact Fees	4,685.15	0.00	4,685.15
250b · SG Mileage Impact Fees	3,530.00	0.00	3,530.00
Total 250 · Mileage Impact Fees	8,215.15	0.00	8,215.15
Total 200 · Project Review Fees	10,140.15	287.93	9,852.22

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Cash Basis

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

	Jul 26	Jul 25	\$ Change
400 · Other Gen Fund Income			
401 · Lien Filing Fees	10.00	0.00	10.00
402 · Legal Fees	138.04	0.00	138.04
440 · Miscellaneous Income			
441 · HOA Real Estate Transfer Fee	1,000.00	0.00	1,000.00
442 · Wire Fee Reimbm't from LOs	15.00	0.00	15.00
440 · Miscellaneous Income - Other	-16.40	0.00	-16.40
Total 440 · Miscellaneous Income	<u>998.60</u>	<u>0.00</u>	<u>998.60</u>
Total 400 · Other Gen Fund Income	<u>1,146.64</u>	<u>0.00</u>	<u>1,146.64</u>
Total Income	<u>59,120.51</u>	<u>47,000.58</u>	<u>12,119.93</u>
Gross Profit	<u>59,120.51</u>	<u>47,000.58</u>	<u>12,119.93</u>
Expense			
1030 · Road Maintenance			
1032 · Roadside Mowing	0.00	1,800.00	-1,800.00
1035 · NG Road Maintenance			
1035-A · NG Gravel Road Maintena...	22,255.23	0.00	22,255.23
1035-C · NG Gravel Road Mag Chlo...	<u>4,768.54</u>	<u>0.00</u>	<u>4,768.54</u>
Total 1035 · NG Road Maintenance	<u>27,023.77</u>	<u>0.00</u>	<u>27,023.77</u>
1036 · SG Road Maintenance			
1036-A · SG Gravel Road Maintena...	51,670.84	21,972.50	29,698.34
1036-B · SG Gravel Road Mag Chlo...	<u>21,294.16</u>	<u>0.00</u>	<u>21,294.16</u>
Total 1036 · SG Road Maintenance	<u>72,965.00</u>	<u>21,972.50</u>	<u>50,992.50</u>
1045-B · Guardrails			
1045-B3 · Freight / Shipping Charges	<u>0.00</u>	<u>1,000.00</u>	<u>-1,000.00</u>
Total 1045-B · Guardrails	<u>0.00</u>	<u>1,000.00</u>	<u>-1,000.00</u>
Total 1030 · Road Maintenance	<u>99,988.77</u>	<u>24,772.50</u>	<u>75,216.27</u>
1200 · Parkland/Recreation Center			
1210 · Utilities for Rec Center	<u>69.73</u>	<u>24.50</u>	<u>45.23</u>
Total 1200 · Parkland/Recreation Center	<u>69.73</u>	<u>24.50</u>	<u>45.23</u>
1300 · Legal Costs			
1305 · Legal Fees-General Advice	507.75	70.00	437.75

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

	Jul 26	Jul 25	\$ Change
1310 · Legal Costs - Litigation			
1310a · Litigation Incurred			
1310af · Tempesta	1,632.50	0.00	1,632.50
1310ai · Dawson	0.00	50.00	-50.00
Total 1310a · Litigation Incurred	1,632.50	50.00	1,582.50
1310b · Litigation Initiated			
1310bc · - Tanner	15.50	0.00	15.50
1310bd · - McCowan	5.50	0.00	5.50
1310be · - Thorburn	5.50	0.00	5.50
1310bf · - Brockett	1,082.50	0.00	1,082.50
Total 1310b · Litigation Initiated	1,109.00	0.00	1,109.00
Total 1310 · Legal Costs - Litigation	2,741.50	50.00	2,691.50
Total 1300 · Legal Costs	3,249.25	120.00	3,129.25
2000 · Overhead/Admin Costs			
2005 · Accountant's Fees			
2005a · General Accounting Fees	1,003.75	770.00	233.75
2005d · Accounting Fees - Other	0.00	260.00	-260.00
Total 2005 · Accountant's Fees	1,003.75	1,030.00	-26.25
2019 · Lien Filing Costs	7.37	0.00	7.37
2052 · Postage & Shipping	249.60	876.00	-626.40
2055 · Printing & Copies	0.00	79.68	-79.68
2060 · Rent - Facilities	57.49	114.98	-57.49
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
2090 · Website Costs			
2093 · Software Fees	0.00	3.33	-3.33
Total 2090 · Website Costs	0.00	3.33	-3.33
Total 2000 · Overhead/Admin Costs	1,431.97	2,147.71	-715.74

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Cash Basis

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

	Jul 26	Jul 25	\$ Change
66910 · Bank Service Charges	15.00	0.00	15.00
Total Expense	104,754.72	27,064.71	77,690.01
Net Ordinary Income	-45,634.21	19,935.87	-65,570.08
Other Income/Expense			
Other Income			
5000 · Interest Income - Bank	705.26	508.62	196.64
Total Other Income	705.26	508.62	196.64
Net Other Income	705.26	508.62	196.64
Net Income	-44,928.95	20,444.49	-65,373.44

Glastonbury Landowners Association
Road Maintenance Detail Report
January through July 2026

	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 dust abatement svcs	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 dust abatement svcs	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
Total 1030 · Road Maintenance								99,988.77

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

	Collected	Budgeted	% of Budgeted	Invoiced	% of Invoiced
110.26 Land Assessments 2026	<u>67,560.18</u>	<u>71,555.13</u>	<u>94.42%</u>	<u>77,002.80</u>	<u>87.74%</u>
	(Based on 415 parcels)				
120.26 Dwelling Assessments 2026	<u>58,879.60</u>	<u>63,106.45</u>	<u>93.30%</u>	<u>68,412.60</u>	<u>86.07%</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 1/1/2026-7/31/2026

"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 1/1/2026-7/31/2026

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Glastonbury Landowners Association

Check Detail

July 2026

Num	Date	Name	Account	Paid Amount
	07/07/2026	USPS	002 · BOTR Checking 1509	
			2052 · Postage & Shipping	-249.60
TOTAL				-249.60
	07/13/2026	Dropbox	002 · BOTR Checking 1509	
			2066a · Drop Box	-19.99
TOTAL				-19.99
	07/15/2026	Park Electric Cooperative, Inc	002 · BOTR Checking 1509	
			1210 · Utilities for Rec Center	-69.73
TOTAL				-69.73
	07/20/2026	Zoom	002 · BOTR Checking 1509	
			2066e · Meeting Software	-40.00
TOTAL				-40.00
	07/20/2026		002 · BOTR Checking 1509	
			66910 · Bank Service Charges	-15.00
TOTAL				-15.00
	07/21/2026	Ooma Inc.	002 · BOTR Checking 1509	
			2080 · Telephone & Messaging	-33.77
TOTAL				-33.77
	07/28/2026	Park County Clerk and Recorder	002 · BOTR Checking 1509	
			2019 · Lien Filing Costs	-7.37
TOTAL				-7.37
ACH	07/06/2026	SquareSpace	002 · BOTR Checking 1509	
			2066s · SquareSpace	-20.00
TOTAL				-20.00
ACH	07/10/2026	Accounting & Tax Solutions PC	002 · BOTR Checking 1509	
10761	06/30/2026		2005a · General Accounting Fees	-1,003.75
TOTAL				-1,003.75
ACH	07/30/2026	Livingston MT Rentals	002 · BOTR Checking 1509	
			2060 · Rent - Facilities	-57.49
TOTAL				-57.49

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Glastonbury Landowners Association

Check Detail

July 2026

Num	Date	Name	Account	Paid Amount
2351	07/14/2026	HighCountry Excavation LLC	002 · BOTR Checking 1509	
299	06/24/2026		1035-A · NG Gravel Road Maintenance	-22,255.23
TOTAL				-22,255.23
2352	07/14/2026	HighCountry Excavation LLC	002 · BOTR Checking 1509	
300	06/24/2026		1036-A · SG Gravel Road Maintenance	-51,670.84
TOTAL				-51,670.84
3215	07/23/2026	Anderson, John & Mary / SG 60	002 · BOTR Checking 1509	
6180	07/10/2026	Anderson, John & Mary / SG 60	Accounts Receivable	-547.67
6176	06/14/2026	Anderson, John & Mary / SG 60	Accounts Receivable	-368.76
6158	12/09/2025	Anderson, John & Mary / SG 60	Accounts Receivable	-315.49
TOTAL				-1,231.92
3216	07/30/2026	Lyman Dust Control Services of...	002 · BOTR Checking 1509	
2026...	07/27/2026		1035-C · NG Gravel Road Mag Chloride	-4,563.54
			1035-C · NG Gravel Road Mag Chloride	-205.00
2026...	07/27/2026		1036-B · SG Gravel Road Mag Chloride	-21,089.16
			1036-B · SG Gravel Road Mag Chloride	-205.00
TOTAL				-26,062.70
3217	07/30/2026	Cotner Ryan Blackford PLLC	002 · BOTR Checking 1509	
13917	07/23/2026		1305 · Legal Fees-General Advice	-507.75
13918	07/23/2026		1310af · Tempesta	-1,632.50
13919	07/23/2026		1310bc · - Tanner	-15.50
13920	07/23/2026		1310bd · - McCowan	-5.50
13922	07/23/2026		1310be · - Thorburn	-5.50
13923	07/23/2026		1310bf · - Brockett	-1,082.50
TOTAL				-3,249.25

07/31/2026 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	7/30/26				55,931.25
013 - NG Chip Seal					
Ending Balance	3/31/2023				7,475.09
No changes between 3/31/23 & now	7/30/26				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	7/30/26				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

07/31/2026 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	7/30/26				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	7/30/26				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	7/30/26				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	7/30/26				813.01

¹Gravel Donations will be used to offset Standish SG Invoice

*calculations are Accrual basis

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

	<u>Jul 31, 26</u>	
SG 93-A	19,107.50	
SG 32-B **	16,048.36	
SG 64 A	<u>11,392.68</u>	46,548.54
NG 59	9,790.06	
NG 11-E	9,608.93	
NG 10-A	8,877.04	
NG 37-B **	5,913.35	
NG 29-D-1	<u>5,063.41</u>	39,252.79
NG 10-C**	4,152.44	
SG 34-C **	3,515.15	
SG 26-C	3,322.20	
SG 46-A**	3,267.66	
SG 34-B	2,609.60	
NG 32-C	1,757.61	
SG 21-A**	1,560.53	
NG 41-A	<u>1,419.20</u>	21,604.39
SG 41-C1	868.50	
SG 35-C	812.06	
SG 22-C**	752.54	
NG 66	608.71	
SG 33-A	492.02	
NG 32-E	435.00	
NG 47 E	428.94	
SG 34-A2	428.68	
NG 41-B	417.07	
NG 31-E	411.12	
SG 53-D	411.11	
NG 26-B-2	411.11	
NG 7 B-2	411.11	
NG 44-B	411.11	
NG 42-E	411.11	
NG 26-C	411.11	
NG 8A- 2A	411.11	
NG 25-2	411.11	
SG43-B	411.11	
SG 44-A	411.11	
SG-46D1	383.22	
NG 1-B	313.08	
SG 29	309.83	
NG 61-A	299.02	
NG 14-A	293.12	
SG 25-D	264.41	
SG 40-D	255.97	
SG 40-E	234.46	
SG 81	222.40	
NG 12 A	222.36	
NG 12 B-4	210.63	
SG 25-C	210.63	
NG 40-5	210.63	
NG 5-C	204.00	
NG 47-A	200.42	
NG 37-E	194.83	
NG 57-B	190.65	
SG 37-1A	135.43	
SG 50-B	133.60	
NG 38-C	128.60	

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

	<u>Jul 31, 26</u>	
SG 20-A	128.20	
SG 34 A-1	126.40	
SG 56 A-1	119.14	
SG 105 B	71.80	
SG 31-B	68.08	
NG 38-E	66.80	
SG 42-D TIC	61.80	
RU	26.26	
NG 5-B	11.98	
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>15,108.49</u>
Accounts Receivable Due:		122,514.21
Accounts with a credit balance:		<u>(40,245.63)</u>
Total Net Accounts Receivable:		82,268.58

** Landowner is on a payment plan