

Glastonbury Landowners Association
Profit & Loss Budget Performance - Cash
January through September 2025

	Jan - Sep 25	Budget	% of Budget	Received (cash basis)	Invoiced (accrual basis)	% of Invoiced
Ordinary Income/Expense						
Income						
100 · Parcel Assessment Fees						
110 · Land Assessments						
110.22 · Land Assessments 2022	60.88					
110.23 · Land Assessments 2023	318.23					
110.24 · Land Assessments 2024	1,813.73					
110.25 · Land Assessments 2025	70,977.39	101,846.40	69.69%	92,978.93	101,846.40	91.29%
Total 110 · Land Assessments	73,170.23	101,846.40	71.84%			
120 · Dwelling Assessments						
120.22 · Dwelling Assessments 2022	121.77					
120.23 · Dwelling Assessments 2023	342.71					
120.24 · Dwelling Assessments 2024	2,100.22					
120.25 · Dwelling Assessments 2025	62,350.65	89,239.20	69.87%	81,639.84	90,413.40	90.30%
Total 120 · Dwelling Assessments	64,915.35	89,239.20	72.74%			
160 · Road Usage Fees						
150 · GAV Road Usage Fees	9,084.60	12,112.80	75.0%			
160 · Road Usage Fees - Other	720.00	741.60	97.09%			
Total 160 · Road Usage Fees	9,804.60	12,854.40	76.27%			
170 · Fin Chg Income- Past Due Assess	944.98					
171 · 5% Penalty Income	309.79					
174 · Statement Service Fee	275.39					
Total 100 · Parcel Assessment Fees	149,420.34	203,940.00	73.27%			
200 · Project Review Fees						
201 · Application Fees	3,061.21					
210 · Structure Imp. & Proc.Fees	3,647.50					
215 · Well/Septic Imp. & Proc. Fees	375.00					
220 · Road/Driveway Imp. & Proc. Fees	1,490.00					
250 · Mileage Impact Fees	890.00					
200 · Project Review Fees - Other	0.00	8,000.00	0.0%			
Total 200 · Project Review Fees	9,463.71	8,000.00	118.3%			
400 · Other Gen Fund Income						
401 · Lien Filing Fees	300.00					
440 · Miscellaneous Income	79.20					
Total 400 · Other Gen Fund Income	379.20					
Total Income	159,263.25	211,940.00	75.15%			
Gross Profit	159,263.25	211,940.00	75.15%			
Expense						
1000 · Snow Removal						
1010 · Contracted Snow Removal						
1010a · Contracted Plowing	99,550.00	30,900.00	322.17%			
1010b · Contracted Sanding	1,512.50					
Total 1010 · Contracted Snow Removal	101,062.50	30,900.00	327.06%			

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	Jan - Sep 25	Budget	% of Budget	Received	Invoiced	% of Invoiced
1012 · Snow Fences						
1012-B · Snow Fence Repairs/Mtx	350.00					
1012 · Snow Fences - Other	0.00	2,575.00	0.0%			
Total 1012 · Snow Fences	350.00	2,575.00	13.59%			
1013 · Sand	2,231.35	1,030.00	216.64%			
Total 1000 · Snow Removal	103,643.85	34,505.00	300.37%			
1030 · Road Maintenance						
1032 · Roadside Mowing	1,800.00	2,832.50	63.55%			
1033 · Tree/Debris Removal	125.00					
1035 · NG Road Maintenance						
1035-A · NG Gravel Road Maintenance	48,899.50	36,050.00	135.64%			
1035-B · NG Paved Road Maintenance	1,550.00	7,931.00	19.54%			
1035-C · NG Gravel Road Mag Chloride	0.00	9,064.00	0.0%			
Total 1035 · NG Road Maintenance	50,449.50	53,045.00	95.11%			
1036 · SG Road Maintenance						
1036-A · SG Gravel Road Maintenance	31,450.40	43,981.00	71.51%			
1036-B · SG Gravel Road Mag Chloride	0.00	9,064.00	0.0%			
Total 1036 · SG Road Maintenance	31,450.40	53,045.00	59.29%			
1045-A · Signs, Posts, Etc	425.00	2,060.00	20.63%			
1045-B · Guardrails						
1045-B3 · Freight / Shipping Charges	1,000.00					
Total 1045-B · Guardrails	1,000.00					
1046 · Insurance - Roads/Common Land	6,683.19					
Total 1030 · Road Maintenance	91,933.09	110,982.50	82.84%			
1200 · Parkland/Recreation Center						
1210 · Utilities for Rec Center	290.94	515.00	56.49%			
1230 · Lawn Mowing/Gas	0.00	1,030.00	0.0%			
Total 1200 · Parkland/Recreation Center	290.94	1,545.00	18.83%			
1300 · Legal Costs						
1305 · Legal Fees-General Advice	6,699.00	3,090.00	216.8%			
1310 · Legal Costs - Litigation						
1310a · Litigation Incurred						
1310ah · Thorburn	82.00					
1310ai · Dawson	2,861.50					
Total 1310a · Litigation Incurred	2,943.50					
1310 · Legal Costs - Litigation - Other	0.00	2,060.00	0.0%			
Total 1310 · Legal Costs - Litigation	2,943.50	2,060.00	142.89%			
1320 · Legal Fees - Collections	0.00	2,060.00	0.0%			
Total 1300 · Legal Costs	9,642.50	7,210.00	133.74%			
2000 · Overhead/Admin Costs						
2005 · Accountant's Fees						
2005a · General Accounting Fees	9,521.61	15,450.00	61.63%			
2005c · Ballot Counting	0.00	2,832.50	0.0%			

Glastonbury Landowners Association
Profit & Loss Budget Performance - Cash
January through September 2025

	Jan - Sep 25	Budget	% of Budget	Received	Invoiced	% of Invoiced
2005d · Accounting Fees - Other	412.50					
Total 2005 · Accountant's Fees	9,934.11	18,282.50	54.34%			
2013 · Collection Costs	177.17					
2016 · Insurance						
2016b · Roads/Common Land	0.00	7,210.00	0.0%			
Total 2016 · Insurance	0.00	7,210.00	0.0%			
2018 · Licenses & Annual Reporting	0.00	20.60	0.0%			
2019 · Lien Filing Costs	89.95	412.00	21.83%			
2025 · Miscellaneous	0.00	741.60	0.0%			
2050 · Office Supplies						
2050a · Admin Office Supplies	75.59	154.50	48.93%			
2050b · Doc Production Office Supplies	12.75					
2050c · Office Supplies - Other	164.50	824.00	19.96%			
Total 2050 · Office Supplies	252.84	978.50	25.84%			
2052 · Postage & Shipping	2,078.80	2,575.00	80.73%			
2055 · Printing & Copies	577.92	257.50	224.44%			
2060 · Rent - Facilities	574.90	1,545.00	37.21%			
2062 · Rent - PO Box & Safe Dep Box	120.00	206.00	58.25%			
2066 · Software Costs						
2066a · Drop Box	-203.88	247.20	-82.48%			
2066e · Meeting Software	355.08	591.22	60.06%			
2066z · Other	271.45	721.00	37.65%			
Total 2066 · Software Costs	422.65	1,559.42	27.1%			
2070 · Taxes - Property	333.94	772.50	43.23%			
2080 · Telephone & Messaging	164.83	103.00	160.03%			
2090 · Website Costs						
2092 · URL & Domain Fees	239.76	206.00	116.39%			
2093 · Software Fees	195.99	360.50	54.37%			
Total 2090 · Website Costs	435.75	566.50	76.92%			
2096 · Annual Mtg Refreshments	0.00	257.50	0.0%			
Total 2000 · Overhead/Admin Costs	15,162.86	35,487.62	42.73%			
3040 · Service Charges	0.00					
3041 · PayPal Fees Paid	0.00	103.00	0.0%			
66910 · Bank Service Charges	10.00					
Total Expense	220,683.24	189,833.12	116.25%			
Net Ordinary Income	-61,419.99	22,106.88	-277.83%			
Other Income/Expense						
Other Income						
5000 · Interest Income - Bank	4,440.94	3,500.00	126.88%			
Total Other Income	4,440.94	3,500.00	126.88%			
Other Expense						
Prior Period Misc Adjustments	-617.13					
6100 · Income Taxes	1,298.00	4,000.00	32.45%			

	Jan - Sep 25	Budget	% of Budget	Received	Invoiced	% of Invoiced
Total Other Expense	680.87	4,000.00	17.02%			
Net Other Income	3,760.07	-500.00	-752.01%			
Net Income	-57,659.92	21,606.88	-266.86%			

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11/03/25
Accrual Basis

Glastonbury Landowners Association
Balance Sheet Prev Month Comparison-BOD mtg

As of September 30, 2025

	Sep 30, 25	Aug 31, 25	Sep 30, 24
ASSETS			
Current Assets			
Checking/Savings			
002 · BOTR Checking 1509	-344.78	-14,982.14	36,592.19
003 · BOTR Savings 0571			
004 · Savings Gen Operating Acct	108,914.41	116,785.30	41,148.09
009 · Allocated Cash Reserves			
010 · Construction Bond Reserve...	40,514.50	35,624.00	34,482.00
013 · NG Chip Seal Reserve Cash	7,475.09	7,475.09	7,475.09
014a · NG Road Reserve Cash	1,705.00	30,705.00	23,205.00
014b · SG Road Reserve Cash	68,022.10	69,500.00	70,000.00
015 · Lawsuit Reserve Cash	35,000.00	35,000.00	30,000.00
016 · Snow Removal Reserve Cash	0.00	0.00	35,000.00
Total 009 · Allocated Cash Reserves	152,716.69	178,304.09	200,162.09
003 · BOTR Savings 0571 - Other	518.89	518.89	0.00
Total 003 · BOTR Savings 0571	262,149.99	295,608.28	241,310.18
005 · PayPal.com Account	407.32	654.12	2,463.48
Total Checking/Savings	262,212.53	281,280.26	280,365.85
Accounts Receivable			
Accounts Receivable	55,794.58	60,419.24	50,650.13
Total Accounts Receivable	55,794.58	60,419.24	50,650.13
Other Current Assets			
12000 · Undeposited Funds	123.60	0.00	-480.00
Total Other Current Assets	123.60	0.00	-480.00
Total Current Assets	318,130.71	341,699.50	330,535.98
Fixed Assets			
Furniture and Equipment	918.99	918.99	918.99
Total Fixed Assets	918.99	918.99	918.99
Other Assets			
Other Assets			
NG 1-A · Quonset Hut Parcel	324,000.00	324,000.00	324,000.00
NG 18 · Soccer Field Parcel	740,000.00	740,000.00	740,000.00
SG 102 · Sagittarius Skyway Parcel	1,100,000.00	1,100,000.00	1,100,000.00
SG 96 · Sagittarius Place Parcel	1,500,000.00	1,500,000.00	1,500,000.00
Total Other Assets	3,664,000.00	3,664,000.00	3,664,000.00
Total Other Assets	3,664,000.00	3,664,000.00	3,664,000.00
TOTAL ASSETS	3,983,049.70	4,006,618.49	3,995,454.97
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,037.81	875.76	10,533.04
Total Accounts Payable	1,037.81	875.76	10,533.04
Other Current Liabilities			
Construction Bonds Held by GLA	40,514.50	35,624.00	34,482.00
Total Other Current Liabilities	40,514.50	35,624.00	34,482.00
Total Current Liabilities	41,552.31	36,499.76	45,015.04
Total Liabilities	41,552.31	36,499.76	45,015.04
Equity			
Accumulated Change in Equity	191,244.31	160,766.41	67,463.79

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Accrual Basis

Glastonbury Landowners Association
Balance Sheet Prev Month Comparison-BOD mtg

As of September 30, 2025

	Sep 30, 25	Aug 31, 25	Sep 30, 24
Allocated Cash Reserves (EQ)			
Donation Fund	0.00	0.00	13,580.00
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	1,705.00	30,705.00	23,205.00
SG Road Fund	68,022.10	69,500.00	70,000.00
Snow Removal Fund	0.00	0.00	35,000.00
Total Allocated Cash Reserves (EQ)	112,202.19	142,680.09	179,260.09
Opening Balance Equity	3,680,819.60	3,680,819.60	3,680,819.60
Net Income	-42,768.71	-14,147.37	22,896.45
Total Equity	3,941,497.39	3,970,118.73	3,950,439.93
TOTAL LIABILITIES & EQUITY	3,983,049.70	4,006,618.49	3,995,454.97

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Cash Basis

Glastonbury Landowners Association
Profit & Loss: Prev Yr Comparison
September 2025

	Sep 25	Sep 24	\$ Change
Ordinary Income/Expense			
Income			
100 · Parcel Assessment Fees			
110 · Land Assessments			
110.22 · Land Assessments 2022	0.00	181.70	-181.70
110.23 · Land Assessments 2023	0.00	837.69	-837.69
110.24 · Land Assessments 2024	36.79	1,200.92	-1,164.13
110.25 · Land Assessments 2025	1,184.23	0.00	1,184.23
Total 110 · Land Assessments	1,221.02	2,220.31	-999.29
120 · Dwelling Assessments			
120.22 · Dwelling Assessments 2022	0.00	181.69	-181.69
120.23 · Dwelling Assessments 2023	0.00	955.39	-955.39
120.24 · Dwelling Assessments 20...	0.00	965.30	-965.30
120.25 · Dwelling Assessments 2025	866.93	0.00	866.93
Total 120 · Dwelling Assessments	866.93	2,102.38	-1,235.45
170 · Fin Chg Income- Past Due Ass...	65.78	799.00	-733.22
171 · 5% Penalty Income	67.49	117.00	-49.51
174 · Statement Service Fee	83.09	0.00	83.09
Total 100 · Parcel Assessment Fees	2,304.31	5,238.69	-2,934.38
200 · Project Review Fees			
201 · Application Fees	980.00	50.00	930.00
210 · Structure Imp. & Proc.Fees	1,477.50	0.00	1,477.50
220 · Road/Driveway Imp. & Proc. Fe...	1,320.00	75.00	1,245.00
250 · Mileage Impact Fees	215.00	0.00	215.00
Total 200 · Project Review Fees	3,992.50	125.00	3,867.50
400 · Other Gen Fund Income			
401 · Lien Filing Fees	0.00	50.00	-50.00
Total 400 · Other Gen Fund Income	0.00	50.00	-50.00
Total Income	6,296.81	5,413.69	883.12
Gross Profit	6,296.81	5,413.69	883.12

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Cash Basis

Glastonbury Landowners Association
Profit & Loss: Prev Yr Comparison
September 2025

	Sep 25	Sep 24	\$ Change
Expense			
1030 · Road Maintenance			
1035 · NG Road Maintenance			
1035-A · NG Gravel Road Maintena...	29,000.00	0.00	29,000.00
Total 1035 · NG Road Maintenance	29,000.00	0.00	29,000.00
1036 · SG Road Maintenance			
1036-A · SG Gravel Road Maintena...	1,477.90	0.00	1,477.90
Total 1036 · SG Road Maintenance	1,477.90	0.00	1,477.90
Total 1030 · Road Maintenance	30,477.90	0.00	30,477.90
1200 · Parkland/Recreation Center			
1210 · Utilities for Rec Center	59.41	67.16	-7.75
Total 1200 · Parkland/Recreation Center	59.41	67.16	-7.75
1300 · Legal Costs			
1305 · Legal Fees-General Advice	1,835.00	0.00	1,835.00
Total 1300 · Legal Costs	1,835.00	0.00	1,835.00
2000 · Overhead/Admin Costs			
2005 · Accountant's Fees			
2005a · General Accounting Fees	797.50	1,210.00	-412.50
Total 2005 · Accountant's Fees	797.50	1,210.00	-412.50
2019 · Lien Filing Costs	13.20	0.00	13.20
2025 · Miscellaneous	0.00	482.82	-482.82
2050 · Office Supplies			
2050c · Office Supplies - Other	0.00	34.95	-34.95
Total 2050 · Office Supplies	0.00	34.95	-34.95
2052 · Postage & Shipping	175.27	0.00	175.27
2055 · Printing & Copies	164.73	105.69	59.04
2060 · Rent - Facilities	114.98	57.49	57.49
2066 · Software Costs			
2066e · Meeting Software	10.00	26.59	-16.59
2066z · Other	0.00	44.13	-44.13
Total 2066 · Software Costs	10.00	70.72	-60.72
2080 · Telephone & Messaging	33.72	0.00	33.72

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Cash Basis

Glastonbury Landowners Association
Profit & Loss: Prev Yr Comparison
September 2025

	Sep 25	Sep 24	\$ Change
2090 · Website Costs			
2093 · Software Fees	0.00	26.00	-26.00
Total 2090 · Website Costs	0.00	26.00	-26.00
Total 2000 · Overhead/Admin Costs	1,309.40	1,987.67	-678.27
Total Expense	33,681.71	2,054.83	31,626.88
Net Ordinary Income	-27,384.90	3,358.86	-30,743.76
Other Income/Expense			
Other Income			
5000 · Interest Income - Bank	488.59	306.88	181.71
Total Other Income	488.59	306.88	181.71
Net Other Income	488.59	306.88	181.71
Net Income	-26,896.31	3,665.74	-30,562.05

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Accrual Basis

Glastonbury Landowners Association

Profit & Loss - YTD

January through September 2025

Jan - Sep 25

Ordinary Income/Expense

Income

100 · Parcel Assessment Fees

110 · Land Assessments

110.24 · Land Assessments 2024

0.00

110.25 · Land Assessments 2025

76,199.40

Total 110 · Land Assessments

76,199.40

120 · Dwelling Assessments

120.25 · Dwelling Assessments 2025

67,609.20

Total 120 · Dwelling Assessments

67,609.20

160 · Road Usage Fees

150 · GAV Road Usage Fees

9,084.60

160 · Road Usage Fees - Other

720.00

Total 160 · Road Usage Fees

9,804.60

170 · Fin Chg Income- Past Due Assess

7,448.08

171 · 5% Penalty Income

2,481.90

174 · Statement Service Fee

455.00

Total 100 · Parcel Assessment Fees

163,998.18

200 · Project Review Fees

201 · Application Fees

3,051.32

210 · Structure Imp. & Proc.Fees

3,647.50

215 · Well/Septic Imp. & Proc. Fees

375.00

220 · Road/Driveway Imp. & Proc. Fees

1,490.00

250 · Mileage Impact Fees

890.00

Total 200 · Project Review Fees

9,453.82

400 · Other Gen Fund Income

401 · Lien Filing Fees

500.00

440 · Miscellaneous Income

-140.00

Total 400 · Other Gen Fund Income

360.00

Total Income

173,812.00

Gross Profit

173,812.00

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Accrual Basis

Glastonbury Landowners Association

Profit & Loss - YTD

January through September 2025

	Jan - Sep 25
Expense	
1000 · Snow Removal	
1010 · Contracted Snow Removal	
1010a · Contracted Plowing	99,000.00
1010b · Contracted Sanding	1,512.50
Total 1010 · Contracted Snow Removal	100,512.50
1012 · Snow Fences	
1012-B · Snow Fence Repairs/Mtx	350.00
Total 1012 · Snow Fences	350.00
1013 · Sand	2,231.35
Total 1000 · Snow Removal	103,093.85
1030 · Road Maintenance	
1032 · Roadside Mowing	1,800.00
1033 · Tree/Debris Removal	125.00
1035 · NG Road Maintenance	
1035-A · NG Gravel Road Maintenance	48,899.50
1035-B · NG Paved Road Maintenance	1,550.00
Total 1035 · NG Road Maintenance	50,449.50
1036 · SG Road Maintenance	
1036-A · SG Gravel Road Maintenance	31,450.40
Total 1036 · SG Road Maintenance	31,450.40
1045-A · Signs, Posts, Etc	425.00
1045-B · Guardrails	
1045-B3 · Freight / Shipping Charges	1,000.00
Total 1045-B · Guardrails	1,000.00
1046 · Insurance - Roads/Common Land	6,683.19
Total 1030 · Road Maintenance	91,933.09
1200 · Parkland/Recreation Center	
1210 · Utilities for Rec Center	290.94
Total 1200 · Parkland/Recreation Center	290.94

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Accrual Basis

Glastonbury Landowners Association

Profit & Loss - YTD

January through September 2025

	Jan - Sep 25
1300 · Legal Costs	
1305 · Legal Fees-General Advice	6,399.00
1310 · Legal Costs - Litigation	
1310a · Litigation Incurred	
1310ah · Thorburn	82.00
1310ai · Dawson	2,740.00
Total 1310a · Litigation Incurred	2,822.00
Total 1310 · Legal Costs - Litigation	2,822.00
Total 1300 · Legal Costs	9,221.00
2000 · Overhead/Admin Costs	
2005 · Accountant's Fees	
2005a · General Accounting Fees	10,484.42
2005d · Accounting Fees - Other	412.50
Total 2005 · Accountant's Fees	10,896.92
2013 · Collection Costs	177.17
2019 · Lien Filing Costs	89.95
2050 · Office Supplies	
2050a · Admin Office Supplies	75.59
2050b · Doc Production Office Supplies	12.75
2050c · Office Supplies - Other	164.50
Total 2050 · Office Supplies	252.84
2052 · Postage & Shipping	2,078.80
2055 · Printing & Copies	577.92
2060 · Rent - Facilities	574.90
2062 · Rent - PO Box & Safe Dep Box	120.00
2066 · Software Costs	
2066a · Drop Box	-203.88
2066e · Meeting Software	355.08
2066z · Other	271.45
Total 2066 · Software Costs	422.65
2080 · Telephone & Messaging	164.83

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Accrual Basis

Glastonbury Landowners Association

Profit & Loss - YTD

January through September 2025

	Jan - Sep 25
2090 · Website Costs	
2092 · URL & Domain Fees	239.76
2093 · Software Fees	195.99
Total 2090 · Website Costs	435.75
Total 2000 · Overhead/Admin Costs	15,791.73
3040 · Service Charges	0.00
3041 · PayPal Fees Paid	0.17
66910 · Bank Service Charges	10.00
Total Expense	220,340.78
Net Ordinary Income	-46,528.78
Other Income/Expense	
Other Income	
5000 · Interest Income - Bank	4,440.94
Total Other Income	4,440.94
Other Expense	
Prior Period Misc Adjustments	-617.13
6100 · Income Taxes	1,298.00
Total Other Expense	680.87
Net Other Income	3,760.07
Net Income	-42,768.71

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10/09/25

Glastonbury Landowners Association
Customer Balance Summary
As of September 30, 2025

	<u>Sep 30, 25</u>	
SG 93-A	17,892.86	
SG 32-B	16,344.03	34,236.89
SG 64 A	9,935.84	
NG 59	9,005.20	
NG 11-E	8,331.96	
NG 10-A	7,647.99	
NG 37-B	5,393.59	40,314.58
NG 29-D-1	3,802.01	
NG 10-C	3,240.79	
SG 34-C	2,966.48	
SG 26-C	2,595.11	
SG 46-A	2,593.75	
SG 34-B	1,830.25	
NG 32-C	1,359.28	18,387.67
SG 21-A	984.12	
SG 81	949.90	
NG 41-A	768.52	
SG 50-C	561.24	
NG 60	511.22	
SG 22-C	461.69	
NG 41-B	432.79	
SG 33-A	416.62	
NG 33-B	410.97	
NG 32-E	409.94	
NG 42-E	409.94	
SG 36-E	409.94	
SG 50-B	282.94	
SG 41-C1	275.18	
NG 1-B	272.08	
NG 47 E	135.56	
SG 25-D	7.75	
NG 30-B	5.52	
NG 30-A	5.52	
NG 30-C	5.45	
SG 101	5.00	
SG 30 E	4.61	7,726.50

Accounts Receivable Due: 100,665.64

Accounts with a credit balance: (44,871.06)

Total Net Accounts Receivable: 55,794.58

Glastonbury Landowners Association

Collections - September 2025

	Collected	Budgeted	% of Budgeted	Invoiced	% of Invoiced
110.25 Land Assessments 2025	<u>70,977.39</u>	<u>76,384.80</u>	<u>92.92%</u>	<u>76,199.40</u>	<u>93.15%</u>
120.25 Dwelling Assessments 2025	<u>62,350.65</u>	<u>66,929.40</u>	<u>93.16%</u>	<u>67,609.20</u>	<u>92.22%</u>

"Collected" taken from Cash Basis P&L Report 1/1/2025-9/30/2025

"Budgeted" column represents 9 months of Annual Budget

"Invoiced" taken from Accrual Basis P&L Report 1/1/2025-9/30/2025