



## **Tamarron Association of Condominium Owners Annual Meeting September 10, 2021**

The Annual Meeting of the Tamarron Association of Condominium Owners was held in Prospector Hall of the Valley Golf Clubhouse at 10:00 a.m. on September 10, 2021. TACO Board President Scott Gillen called the meeting to order at 10:06 a.m. and made remarks recalling his six years of experience as a TACO Board member and encouraged owners to become involved with the Association.

Secretary John Neibling certified that the meeting was properly noticed in a mailing that was sent to all owners in early August and that the agenda for the meeting was posted on the TACO website and in the Lodge lobby prior to the meeting. He also reported that a quorum was present with over 209 ballots having been received for the Board election prior to the beginning of the meeting. Owner Sue Carey then made a motion, seconded by owner Gus von Bolshwing, to approve the minutes of the 2020 Annual Owners meeting. The motion passed unanimously.

President Gillen called on Joe Carey, TACO Treasurer, to make the financial report. Mr. Carey reviewed the Association's current financials, displaying a series of slides (Attachment 1).

TACO Treasurer Joe Carey then introduced Mr. Todd Beckstead, the Association's auditor, via a Zoom connection to report the results of his audit of TACO financial operations to the owners. He announced that he was able to give TACO a "clean" audit report, adding that he was able to track a sampling of the Association's expenditures to their original documents and found no problems or errors.

Ms. Julee Glynn of Sotheby's Real Estate then reported on recent real estate sales activity at Tamarron. She distributed a report that illustrated the real estate activity at Tamarron from September, 2020 to the present (Attachment 2).

Mr. Gillen gave a Rental Program report based on information that he had received from Ms. Heather Dawson of Premier Rental Properties, which represents the majority of the rental units at Tamarron (Attachment 3).

Mr. Gillen then apprised the owners that TACO is facing an increasingly difficult problem with failing cast iron pipes, including those at the Lodge. He informed the owners that the Board has contracted with a consultant to determine what needs to be done to address the problem. He further indicated that the cost of repairing or replacing the pipes is expected to be substantial. The consultant will also assist the Board in the preparation of bids for the work that will need to be done.

Mr. Gillen then responded to an owner question about the adequacy of the Association's reserves to cover the cost of the remediation project. Mr. Gillen indicated that the Association almost certainly does not have enough cash in reserve to cover the anticipated costs and said that the Board would inform owners when it has more information. Mr. Tibbetts then commented that, by Colorado law, all HOA's are required to have a long-term asset replacement plan, but that the replacement of pipes is not included in TACO's current plan.

Owner John Neibling then reminded the owners that two current Board members, Mr. Gillen and Mr. Tibbetts, were going off the Board after many years of service and asked the owners to recognize their service to the Association.

Moving to the election of Board members, Mr. Gillen called for nominations from the floor. Hearing none, he called for any owners who had not yet voted to turn in their ballots and then paused the meeting in order to give the Association's third-party vote-counter time to count the vote. The meeting reconvened at 11:45 a.m. and Michelle Sainio announced that Boyd Hodges, Jerry Kiuttu, and John Neibling had been elected.

The meeting was adjourned at 11:55 a.m.

Respectfully submitted,

John Neibling, TACO Secretary

TAMARRON ASSOCIATION OF CONDOMINIUM  
OWNERS, INC.

FINANCIAL STATEMENTS AND INDEPENDENT  
AUDITOR'S REPORT

December 31, 2020

## CONTENTS

	Page
INDEPENDENT AUDITOR’S REPORT .....	1
 FINANCIAL STATEMENTS	
BALANCE SHEET .....	3
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCES .....	4
STATEMENT OF CASH FLOWS.....	5
NOTES TO FINANCIAL STATEMENTS.....	6
 REQUIRED SUPPLEMENTAL INFORMATION	
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND REPLACEMENTS .....	11
 SUPPLEMENTAL INFORMATION	
BUDGET COMPARISON SCHEDULE.....	12

## INDEPENDENT AUDITOR'S REPORT

August 18, 2021

Board of Directors  
Tamarron Association of Condominium Owners, Inc.

We have audited the accompanying financial statements of Tamarron Association of Condominium Owners, Inc., which comprise the balance sheet as of December 31, 2020, and the related statements of revenues, expenses, and changes in fund balances, and cash flows for the year then ended, and the related notes to the financial statements.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditor's Responsibility*

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### *Opinion*

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Tamarron Association of Condominium Owners, Inc. as of December 31, 2020, and the results of its operations, and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

August 18, 2021

Tamarron Association of Condominium Owners, Inc.

Page 2

*Other Matters*

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the information on future major repairs and replacement be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements of Tamarron Association of Condominium Owners, Inc. The supplemental budget comparison schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplemental budget comparison schedule is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental schedule is fairly stated, in all material respects, in relation to the financial statements as a whole.

A handwritten signature in black ink, appearing to read 'Beckstead & Co., LLC'.

Tamarron Association of Condominium Owners, Inc.

BALANCE SHEET

December 31, 2020

	Operating Fund	Replacement Fund	Total
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	\$ 319,922	\$ 794,446	\$ 1,114,368
Accounts receivable from property owners (net of estimated uncollectible of \$10,000)	508,508	-	508,508
Inventory	7,876	-	7,876
Total current assets	<u>836,306</u>	<u>794,446</u>	<u>1,630,752</u>
<b>PROPERTY, PLANT, AND EQUIPMENT, NET</b>	<u>924,477</u>	<u>-</u>	<u>924,477</u>
Total assets	<u>\$ 1,760,783</u>	<u>\$ 794,446</u>	<u>\$ 2,555,229</u>
<b>LIABILITIES AND FUND BALANCES</b>			
<b>CURRENT LIABILITIES</b>			
Accounts payable	\$ 174,905	\$ -	\$ 174,905
Deferred revenues	565,775	-	565,775
Total current liabilities	<u>740,680</u>	<u>-</u>	<u>740,680</u>
<b>FUND BALANCES</b>			
Unrestricted	1,020,103	-	1,020,103
Restricted - reserve	-	794,446	794,446
Total fund balances	<u>1,020,103</u>	<u>794,446</u>	<u>1,814,549</u>
Total liabilities and fund fund balances	<u>\$ 1,760,783</u>	<u>\$ 794,446</u>	<u>\$ 2,555,229</u>

The accompanying notes are an integral part of this statement.

Tamarron Association of Condominium Owners, Inc.

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCES

For the year ended December 31, 2020

	Operating Fund	Replacement Fund	Total
<b>REVENUES</b>			
Assessment fees	\$ 1,958,543	\$ 220,550	\$ 2,179,093
Rental program revenues	140,775	-	140,775
Pool and spa revenues	26,940	-	26,940
Other revenues	155,588	-	155,588
Total revenues	2,281,846	220,550	2,502,396
<b>EXPENSES</b>			
Administrative	290,574	-	290,574
Buildings and grounds	1,019,823	-	1,019,823
Utilities	809,092	-	809,092
Rental program expenses	184,779	-	184,779
Major repairs and replacements	-	308,550	308,550
Total expenses	2,304,268	308,550	2,612,818
Excess (deficiency) of revenues over expenses	(22,422)	(88,000)	(110,422)
Fund balance at beginning of year	1,063,185	861,786	1,924,971
Transfer of net assets	(20,660)	20,660	-
Fund balance at end of year	<u>\$ 1,020,103</u>	<u>\$ 794,446</u>	<u>\$ 1,814,549</u>

The accompanying notes are an integral part of this statement.

Tamarron Association of Condominium Owners, Inc.

STATEMENT OF CASH FLOWS

For the year ended December 31, 2020

	Operating Fund	Replacement Fund	Total
Cash flows from operating activities			
Excess revenues over expenses	\$ (22,422)	\$ (88,000)	\$ (110,422)
Items to reconcile excess revenues over expenses to net cash provided (used) by operating activities			
Depreciation expense	32,443	-	32,443
Transfer of net assets	(20,660)	20,660	-
(Increase) decrease in current assets and liabilities	171,233	-	171,233
Net cash flows from operating activities	<u>160,594</u>	<u>(67,340)</u>	<u>93,254</u>
Cash flows from investing activities			
Purchase of fixed assets	-	-	-
Net cash flows from investing activities	<u>-</u>	<u>-</u>	<u>-</u>
Net increase (decrease) in cash	160,594	(67,340)	93,254
Cash, beginning of year	<u>159,328</u>	<u>861,786</u>	<u>1,021,114</u>
Cash, end of year	<u><u>\$ 319,922</u></u>	<u><u>\$ 794,446</u></u>	<u><u>\$ 1,114,368</u></u>

The accompanying notes are an integral part of this statement.

Tamarron Association of Condominium Owners, Inc.

NOTES TO FINANCIAL STATEMENTS

Year ended December 31, 2020

---

**NOTE A – ASSOCIATION ORGANIZATION AND PURPOSE**

The Tamarron Association of Condominium Owners, Inc. (“Association”), a Colorado nonprofit corporation, was formed on June 26, 1974, to administer certain condominium property located in La Plata County, Colorado. The Association agreement, known as the Declaration of Condominium, provides that the term of the Association be perpetual.

The Association is responsible for the maintenance and repair of common areas. Common areas include hallways, lobby areas, guest laundry facilities, building exteriors and parking lots. These common areas are owned by all members of the Association as undivided interests. The Association has 380 residential units (deeded condominiums) and covers approximately 20 acres.

**NOTE B – ACCOUNTING POLICIES**

Accounting Records

The Accounting records of the Association are maintained on the accrual basis of accounting. The Association contracts some of its accounting functions with Elliott, Meadows & Associates, LLC, Certified Public Accountants.

Accounting Funds

To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting purposes in the following funds established according to their nature and purpose.

Operating Fund

This fund is used to account for financial resources available for the general operations of the Association.

Reserve Fund

This fund is used to accumulate financial resources designated for future major repairs and replacements. These funds are being accumulated based on estimated future costs. Actual expenditures may vary from these estimates and the variations may be material. The reserve is funded with a specific portion of the owners’ monthly assessment fee.

Tamarron Association of Condominium Owners, Inc.

NOTES TO FINANCIAL STATEMENTS

Year ended December 31, 2020

---

**NOTE B – ACCOUNTING POLICIES – CONTINUED**

Assessment Fees

Assessments to the owners for expenses common to all condominium property (such as utilities, ground and structure maintenance, administrative and accounting fees) are payable quarterly in advance, recognized in the month earned; and constitute a lien on individual condominium units. The amount of the assessment is determined through an annual budget process. Separate assessments are made for operating expenses and repair/replacement reserves. The Association's policy is that surplus funds derived from assessments shall be transferred to the reserve fund or used for Association operations.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Association considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

Investments

The Board of Directors has implemented a policy that allows funds not required for the satisfaction of current obligations to be invested in U.S. Government obligations, CD's and time deposits, and money market funds secured by treasury or agency securities.

Allowance for doubtful accounts

The allowance is determined through management's examination of historical collection rates. Uncollectible assessments are charged off after management's review of the accounts.

Inventory

Inventories are of maintenance supplies and are stated at the first-in first-out cost basis.

Property and Equipment

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statements because those properties are owned by the individual unit owners in common and not by the Association. Equipment owned by the Association is depreciated using the straight-line method over the estimated useful lives of the related assets.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumption that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Tamarron Association of Condominium Owners, Inc.

NOTES TO FINANCIAL STATEMENTS

Year ended December 31, 2020

---

**NOTE C – FUTURE MAJOR REPAIRS AND REPLACEMENTS**

The Association's governing documents require that funds be accumulated for future major repairs and replacements. Accumulated funds are held in separate accounts and generally are not available for expenditures for normal operations.

The Association has conducted a study to estimate the remaining useful lives and the replacement costs of the components of common property. Actual costs and lives may vary from the estimates and the variances may be material.

The Association intends to accumulate funds for major repairs and replacements over the remaining useful lives of the components considering the study's estimates of current replacement costs and considering amounts previously accumulated in the replacement funds.

**NOTE D – CONTRACTS**

The Association entered into contracts in September, 2002 with Glacier Management, formerly Tamarron Management Associates, LLC. The contracts provided for the contribution of certain property to the Association. Additionally, by a December 2002 Addendum to the above Agreement, Glacier Management leased a phone system to the Association. The Association was responsible for the operation and maintenance of the phone system. The December 2002 Addendum also addressed expected negotiations for a new Water/Sewer pricing agreement.

The Association leased, operated, and maintained Glacier Management's pool and spa under the September 2002 Agreement. In May 2017, a new Agreement was reached with Glacier Management to terminate this lease and provide an option for Tamarron owners to obtain membership in a newly renovated pool and fitness facility by Tamarron owners.

A provision of the May 2017 Agreement cancelled the September 2002 Agreement in its entirety. However, the December 2002 Addendum remained in force. The phone system lease provided for in that Addendum has since expired (December 2017) leaving only the Water/Sewer pricing negotiations provision in force.

Some members of the Association participate in a rental program whereby their property is rented out to guests. The property managers engaged by the members remit a portion of the rental program revenues to the Association to defray the costs of maintaining a front desk and certain other amenities utilized by these guests. The Association contracts with a third party to manage the front desk operations and allows this third party (Heather Dawson) to conduct a rental business that owners can voluntarily participate in. Owners may individually contract with this third party or with other rental managers of their choosing.

**NOTE E – CONCENTRATIONS**

The Association's bank deposits exceeded federal depository insurance coverage by \$318,437 at December 31, 2020.

Tamarron Association of Condominium Owners, Inc.

NOTES TO FINANCIAL STATEMENTS

Year ended December 31, 2020

---

**NOTE F – PROPERTY AND EQUIPMENT**

Property and equipment is amortized using the straight-line method over the term of the lease as applicable or its estimated useful life.

Buildings	\$1,192,223
Water and sewer security interest	185,870
Equipment	361,928
	<u>1,740,021</u>
Less accumulated amortization and depreciation	<u>(815,544)</u>
	<u><u>\$ 924,477</u></u>

Amortization and depreciation expense for 2020 was \$32,443.

**NOTE G – SUBSEQUENT EVENTS**

The Association's management has evaluated subsequent events through August 18, 2021 (date financial statement is available for issuance).

Tamarron Association of Condominium Owners, Inc.

NOTES TO FINANCIAL STATEMENTS

Year ended December 31, 2020

---

**NOTE H – REPLACEMENT FUND EXPENDITURES**

Replacement fund activity for the year ended December 31, 2020 is as follows:

Beginning Balance		\$ 861,786
Revenues		
Assessment fees and other income	220,550	
Expenditures		
Replacements and improvements		
Lodge south elevator upgrade	199,277	
Bat mitigation	32,500	
HP parking lot resurface	15,800	
Pine Cone front railing paint	13,700	
Other	47,273	
	<u>308,550</u>	
Excess of revenues over (under) expenditures		(88,000)
Transfer from (to) the operating fund		<u>20,660</u>
Ending balance		<u><u>\$ 794,446</u></u>

REQUIRED SUPPLEMENTAL INFORMATION

Tamarron Association of Condominium Owners, Inc.

SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND REPLACEMENTS

(Unaudited)

For the year ended December 31, 2020

The Association conducted a review of the major cost components to repair, replace and/or maintain the common property and other property owned by the Association to comply with existing board policy. Information in this schedule is based on the study updated in 2019.

Complex	Item	2021	2022	2023	2024	2027	2030	2033	2035	2049	2050	2055	2056	Total
Sundowner	Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 800,000
Highpoint	Parking Lot	-	-	-	-	-	180,000	-	-	-	-	-	-	180,000
Sundowner	Parking Lot	-	-	-	-	130,000	-	-	-	-	-	-	-	130,000
Pinecone	Parking Lot	-	180,000	-	-	-	-	-	-	-	-	-	-	180,000
Sundowner	Floor Coverings	275,000	-	-	-	-	-	-	-	-	-	-	-	275,000
Gamble Oak	Parking Lot	-	-	175,000	-	-	-	-	-	-	-	-	-	175,000
Highpoint	Alarm System	-	-	-	115,800	-	-	-	-	-	-	-	-	115,800
Sundowner	Roof	-	-	250,000	250,000	-	-	-	-	-	-	-	-	500,000
Sundowner	Plumbing Waste	-	-	-	-	-	-	-	-	-	-	-	-	-
Sundowner	Alarm System	-	-	-	77,750	-	-	-	-	-	-	-	-	77,750
Pinecone	Plumbing Waste	-	-	-	-	-	-	-	-	-	-	-	-	-
Pinecone	Alarm System	-	-	-	106,500	-	-	-	-	-	-	-	-	106,500
Gamble Oak	Plumbing Waste	-	-	-	-	-	-	-	-	-	-	-	-	-
Gamble Oak	Alarm System	-	-	-	116,150	-	-	-	-	-	-	-	-	116,150
Highpoint	Back Deck & Rail	-	-	-	-	-	-	286,560	-	-	-	-	-	286,560
Highpoint	Roof	-	-	-	-	-	463,197	-	-	-	-	-	-	463,197
Highpoint	Front Deck	-	-	-	-	-	240,560	-	-	-	-	-	-	240,560
Pinecone	Back Deck & Rail	-	-	-	-	-	-	222,800	-	-	-	-	-	222,800
Pinecone	Roof	-	-	-	-	-	509,700	-	-	-	-	-	-	509,700
Pinecone	Front Deck	-	-	-	-	-	337,900	-	-	-	-	-	-	337,900
Pinecone	Spiral Stairs	-	-	-	-	60,000	-	-	-	-	-	-	-	60,000
Gamble Oak	Roof	-	-	-	-	-	603,000	-	-	-	-	-	-	603,000
Gamble Oak	Front Deck	-	-	-	-	-	580,000	-	-	-	-	-	-	580,000
Gamble Oak	Spiral Stairs	-	-	-	-	124,000	-	-	-	-	-	-	-	124,000
Gamble Oak	Back Deck & Rail	-	-	-	-	-	-	270,640	-	-	-	-	-	270,640
General	Energy Management	-	-	-	-	-	-	-	100,000	-	-	-	-	100,000
Highpoint	Plumbing Water	-	-	-	-	-	-	-	325,000	-	-	-	-	325,000
Pinecone	Plumbing Water	-	-	-	-	-	-	-	243,750	-	-	-	-	243,750
Gamble Oak	Plumbing Water	-	-	-	-	-	-	-	260,000	-	-	-	-	260,000
Sundowner	Fire Sprinklers	-	-	-	-	-	-	-	-	365,600	-	-	-	365,600
Highpoint	Fire Sprinklers	-	-	-	-	-	-	-	-	-	255,330	-	-	255,330
Pinecone	Fire Sprinklers	-	-	-	-	-	-	-	-	-	202,590	-	-	202,590
Gamble Oak	Fire Sprinklers	-	-	-	-	-	-	-	-	-	263,750	-	-	263,750
<b>Total</b>		<b>\$ 275,000</b>	<b>\$ 180,000</b>	<b>\$ 425,000</b>	<b>\$ 666,200</b>	<b>\$ 314,000</b>	<b>\$ 2,914,357</b>	<b>\$ 780,000</b>	<b>\$ 928,750</b>	<b>\$ 365,600</b>	<b>\$ 721,670</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>	<b>\$ 8,370,577</b>

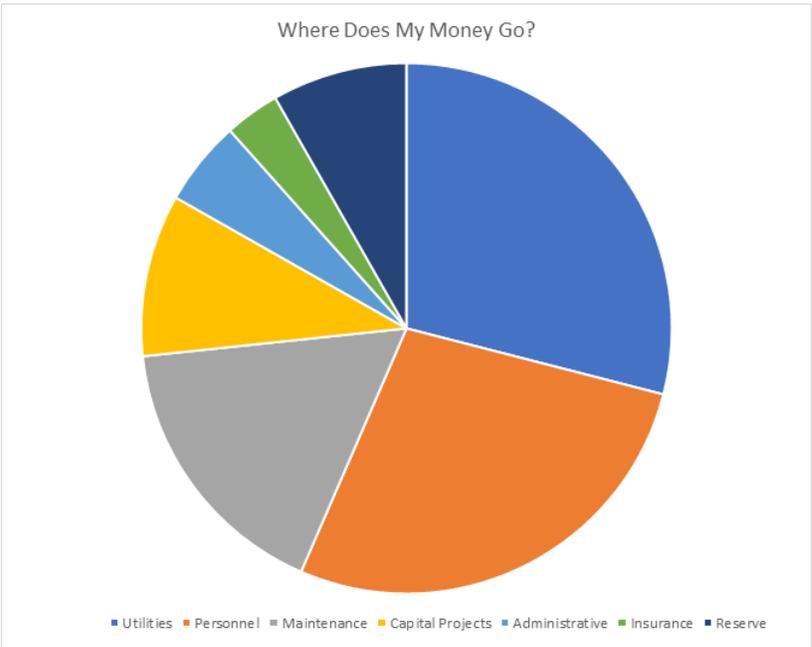
SUPPLEMENTAL INFORMATION

Tamarron Association of Condominium Owners, Inc.

BUDGET COMPARISON SCHEDULE

For the year ended December 31, 2020

	<u>Budget</u>	<u>Actual</u>	Favorable (Unfavorable)
<b>REVENUES</b>			
Operating assessment	\$ 1,959,327	\$ 1,958,543	\$ (784)
Replacement fund revenues	225,982	220,550	(5,432)
Other operating revenues	179,100	155,588	(23,512)
Rental program revenues	127,330	140,775	13,445
Pool and spa revenues	37,800	26,940	(10,860)
Total revenues	<u>2,529,539</u>	<u>2,502,396</u>	<u>(27,143)</u>
<b>EXPENSES</b>			
Administrative	365,168	290,574	74,594
Building and grounds	1,077,600	1,019,823	57,777
Replacement fund expenses	383,000	308,550	74,450
Utilities	817,159	809,092	8,067
Rental program expenses	181,425	184,779	(3,354)
Total expenses	<u>2,824,352</u>	<u>2,612,818</u>	<u>211,534</u>
Excess (deficiency) of revenues over expenses	<u>\$ (294,813)</u>	<u>\$ (110,422)</u>	<u>\$ 184,391</u>



<b>Tamarron Association of Condominium Owners</b>	
<b>2021</b>	
Where Does My Money Go?	
Based on 2021 Budget	
Utilities	834,672
Personnel	791,400
Maintenance	483,800
Capital Projects	284,450
Administrative	149,575
Insurance	96,640
Reserve	237,000
<b>Total</b>	<b>2,877,537</b>

LISTING COUNT: DAYS ON MARKET:  
**TOTAL HIGH LOW AVG MED**  
 13 80 3 32 22

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	\$749,000	\$139,000	\$389,453	\$360,000	\$5,062,900
SOLD PRICE:	\$525,000	\$152,000	\$324,928	\$235,000	\$2,274,500

Class=RE AND Closing Date=07/01/2021-06/06/2079 AND Subdv Name=Tamarron AND Listing Visibility Type=MLS Listing,On Hold AND Status=ACT,NEWPND,ContiINO,SBM,NBM,FSB,SBP,SLH

**FOCUS1ST**

MLS #	Price	Address	Unit/ Suite #	Status	Apx. Total SF	Bedrooms	Days On Market	Sold Price	Asking Price	Price Per SQFT	Sold Price/Sqft	Closing Date	Apx. Total Acres	Subdv Name	Year Built
786341	\$749,000	73 S Tamarron Drive	864	NEW	1,475	2	3		\$749,000	\$507.80			0.000	Tamarron	1973
781048	\$445,000	365 S Tamarron Drive	786	Sold CREN Member	1,417	2	76	\$445,000	\$425,000	\$314.04	\$314.04	7/8/2021	0.000	Tamarron	1974
782980	\$525,000	961 N Tamarron Drive	#550	Sold CREN Member	1,445	2	73	\$525,000	\$525,000	\$363.32	\$363.32	8/20/2021	0.000	Tamarron	1981
783317	\$175,000	314 N Tamarron Drive	304	Sold CREN Member	491	1	22	\$175,000	\$190,000	\$356.42	\$356.42	7/7/2021	0.000	Tamarron	1974
784171	\$152,000	314 N Tamarron Drive	406	Sold CREN Member	491	1	24	\$152,000	\$139,000	\$309.57	\$309.57	7/29/2021	0.000	Tamarron	1974
784613	\$225,000	314 N Tamarron Drive	206	Sold CREN Member	671	1	20	\$225,000	\$205,000	\$335.32	\$335.32	8/3/2021	0.000	Tamarron	1974
784153	\$235,000	365 S Tamarron Drive	798	Sold Inner Office	545	1	22	\$235,000	\$225,000	\$431.19	\$431.19	7/26/2021	0.000	Tamarron	1974
781982	\$517,500	365 S Tamarron Drive	752/53	Sold Inner Office	1,962	2	80	\$517,500	\$535,000	\$263.76	\$263.76	8/2/2021	0.000	Tamarron	1974
784693	\$220,000	961 Tamarron Drive	580	UC/Contingent/Call LB	481	1	46		\$220,000	\$457.38		8/31/2021	0.000	Tamarron	1981
785576	\$349,900	73 S Tamarron Drive	844	UC/Contingent/Call LB	1,292	1	24		\$349,900	\$270.82		9/10/2021	0.000	Tamarron	1973
785795	\$360,000	314 N Tamarron Drive	341/343	UC/Contingent/Call LB	982	2	16		\$360,000	\$366.60			0.000	Tamarron	1974
785982	\$500,000	314 N Tamarron Drive	514/515	UC/Contingent/Call LB	982	2	11		\$500,000	\$509.16			0.000	Tamarron	1974
786024	\$640,000	365 S Tamarron Drive	766 & 767	UC/Contingent/Call LB	1,955	3	10		\$640,000	\$327.37			0.000	Tamarron	1974

This information is deemed reliable, but not guaranteed.

## **RENTAL REPORT**

Heather with Premier Vacation Rentals has been managing condos at Tamarron for about 13 years. This year has surpassed any other and has been a banner year for rentals. It has been great to see all of the improvements our owners have been making to their condos increasing the value of their investment and increasing their rental income potential.

Just a few numbers ~

Heather's company currently manages 70 condos, there are 40 condos managed by owners themselves or other property management companies, and there are 26 condos occupied by long term renters.

Of the total 110 short term rentals, 48 are in the Lodge, 19 are in Highpoint, 25 are in Gamble Oak, and 18 are in Pinecone.

Heather has shared some really great reviews of our staff, amenities, restaurant, golf and overall property condition and is excited that Tamarron has really come into its own over the past few years. She will be around the property on Friday if anyone wants to meet up with her to discuss rental opportunities.