

Tamarron Association of Condominium Owners
Balance Sheet
As of October 31, 2025

ASSETS

Current Assets

101 Alpine Bank - Operating	381,725.88
105 Alpine Bank Resort Fees	5,196.46
106 Alpine Bank - Special Assessment	1,802.65
109 Edward Jones - Reserve	222,141.05
132 Accounts Receivable	332,965.15
133 Estimated Bad Debt	(5,000.00)
140 Acc Receive-Glacier Resort Fees	5,085.00
145 Prepaid Expenses	84,903.86
Total Current Assets	1,028,820.05

Fixed Assets

150 Areas A-N Units 114,115	1,192,222.64
158 Equipment & Leasehold Improv	1,868,771.52
164 Accumulated Depreciation	(928,115.00)
170 Parts Inventory	2,543.35
Total Fixed Assets	2,135,422.51

Total Assets **3,164,242.56**

LIABILITIES

Current Liabilities

220 Accounts Payable	85,732.71
230 Accrued Wages	8,450.00
240 Deferred Revenue	569,377.10
242 Payroll Liabilities:243 · Simple Plan	(1,276.05)
Total Current Liabilities	662,283.76

Long Term Liabilities

260 Auto Loans - 263 Stevenson Auto Loan for Toyota	7,820.23
Total Long Term Liabilities	7,820.23

Total Liabilities **670,103.99**

EQUITY

320 Unrestricted Fund Beg Balance	2,334,028.83
321 Reserve Fund Beg Balance	881,485.70
Net Income	(721,375.96)
Total Equity	2,494,138.57

TOTAL LIABILITIES AND EQUITY **3,164,242.56**

Tamarron Association of Condominium Owners
Income Statement
January through October 2025

	Jan - Oct 25	YTD Budget	Annual Budget
INCOME			
400 Association Fee Income	2,891,957.39	2,895,114.17	3,474,137.00
404 Maintenance Income	15,580.84	0.00	0.00
408 Storage Unit Rental	37,100.64	42,500.00	51,000.00
412 Commercial Space Rental	5,344.00	5,833.33	7,000.00
416 Service & Collection Fees	4,802.26	8,333.33	10,000.00
420 Transfer Fee	8,400.00	8,333.33	10,000.00
428 Laundry Machine	870.20	3,750.00	4,500.00
436 Vending Machines	0.00	750.00	900.00
460 Glacier TACO Admin Fee	24,120.35	22,883.33	27,460.00
472 TACO Rental Admin Fee	73,260.00	96,000.00	115,200.00
480 Violation Fines	500.00	0.00	0.00
Total Income	2,891,457.39	3,083,497.50	3,700,197.00
EXPENSES			
Administrative Expenses			
501 Insurance	913,023.58	982,077.50	1,178,493.00
504 Accounting & Tax Prep	0.00	2,200.00	2,200.00
508 Assessment Fees - Uncollectible	0.00	4,166.67	5,000.00
512 Legal and Professional Fees	10,717.03	10,000.00	12,000.00
524 Auditing & Consulting Fees	0.00	8,800.00	8,800.00
532 Annual Meeting	3,190.56	3,000.00	3,000.00
536 Web Services	687.12	4,166.67	5,000.00
537 Computer & Office Supplies	2,844.63	4,058.33	4,870.00
540 Payroll processing & misc	3,966.10	4,000.00	4,800.00
544 Property Taxes	1,319.08	1,300.00	1,300.00
576 Highway Signage	960.00	500.00	500.00
577 HOA Software	7,552.32	7,000.00	7,000.00
Total Administrative Expenses	944,260.42	1,031,269.17	1,232,963.00
Personnel Expenses			
590 Salaries - Hourly & Salaried	233,848.32	244,466.67	293,360.00
591 Employee Benefits	26,903.29	31,430.83	37,717.00
593 Payroll Tax	23,047.86	20,765.00	24,918.00
595 Workers Compensation Insurance	(4,751.54)	2,199.17	2,639.00
Total Personnel Expense	279,047.93	298,861.67	358,634.00

Operations Expense

612 Building Maintenance	40,753.98	29,166.67	35,000.00
614 Cast Iron DWV Replacements	42,452.29	20,833.33	25,000.00
616 Snow Removal	73,323.50	80,000.00	100,000.00
620 Roof Repair & Ceiling Repairs	45,194.39	32,500.00	39,000.00
624 Grounds	120,960.93	104,166.67	125,000.00
625 Plumbing - Common Areas	31,872.85	13,333.33	16,000.00
626 HVAC - Common Areas	6,520.26	5,833.33	7,000.00
628 Administrative	124,290.00	119,166.67	143,000.00
629 Misc Building & Property Labor	37,548.18	83,333.33	100,000.00
636 Window Washing	27,875.00	28,700.00	28,700.00
637 Highpoint Exterior Maintenance	27,546.35	25,000.00	25,000.00
638 Gamble Oak Exterior Maintenance	26,952.17	25,000.00	25,000.00
639 Pinecone Exterior Maintenance	27,429.87	25,000.00	25,000.00
640 Fire Sprinklers & Extinguishers	14,991.06	12,500.00	15,000.00
641 Lodge Exterior Maintenance	25,708.00	25,000.00	25,000.00
648 Elevator Maintenance	16,903.98	11,833.33	14,200.00
649 Communications Systems Maint	31,040.66	25,000.00	30,000.00
656 Temp Monitoring and Alarms	23,465.77	20,833.33	25,000.00
662 Fogged/Broken Windows	19,566.23	25,000.00	30,000.00
674 Night - Weekend BHP Staff	17,295.00	12,500.00	15,000.00
675 Maint and Insurance on Vehicles	3,523.76	3,750.00	4,500.00
676 Fire Mitigation around Building	107,562.60	31,666.67	38,000.00
677 Electrical/Appliance	17,017.35	0.00	0.00
678 Pest Control & Bat Mitigation	12,298.00	10,000.00	12,000.00
679 Carpet Cleaning & Janitorial	37,842.86	5,000.00	6,000.00
Total Operations Expense	959,935.04	775,116.67	908,400.00

Utilities Expense

701 Water & Sewer	386,802.73	330,833.33	397,000.00
710 Satellite TV	56,226.77	58,750.00	70,500.00
720 Electricity	148,357.67	158,333.33	190,000.00
730 Internet and Telephone Service	198,563.86	178,333.33	214,000.00
750 Refuse Service	28,724.70	32,250.00	38,700.00
Total Utilities Expense	818,675.73	758,500.00	910,200.00

Capital Projects Expense

807 Parking Lot - HP	38,071.25	38,000.00	38,000.00
811 S Deck support replacements	4,977.25	9,000.00	9,000.00
812 Outside Spiral stair rust abate	3,480.00	3,500.00	3,500.00
826 Fire Suppression Pump	0.00	3,500.00	3,500.00
841 Fire Alarm System Upgrade	147,401.95	165,833.33	199,000.00
842 Deck Repairs GO & PC	11,914.66	12,000.00	12,000.00
Unplanned Capital Expenses	38,884.24	20,833.33	25,000.00
830.18 New Lock Project	43,753.91	0.00	0.00
Total Capital Projects Expense	288,483.26	252,666.67	290,000.00

Total Expenses **3,290,402.38** **3,116,414.17** **3,700,197.00**

Net Income **(398,944.99)** **(32,916.67)** **0.00**

Tamarron Association of Condominium Owners
Permanent Reserves
January through Oct 2025

	Jan-Oct 25	YTD Budget	Annual Budget
INCOME			
940 Interest Income	11,568.90	15,000.00	18,000.00
941 Unit Rental Revenue	8,000.00	8,000.00	9,600.00
942 Reserve Contribution	31,181.84	14,583.33	17,500.00
Total Reserves Income	50,750.74	37,583.33	45,100.00
 Memorandum Only:			
Transfers from Reserves for Roof payments	(309,627.69)		
Beginning Balance	481,018.00	481,018.00	481,018.00
Net Balance	222,141.05	518,601.33	526,118.00