

**Tamarron Association of Condominium Owners, Inc.**  
**2026 Proposed Budget**

**Revenues**

	<b>2025</b>	<b>2026</b>
	<b>Budget</b>	<b>Budget</b>
400 Assessment Fees: Billed to Owners	3,474,137	3,660,996
408 Owner Storage Unit Rental	51,000	51,000
412 Commercial Space Rental	7,000	7,000
416 Service and Collection Fees	10,000	9,000
420 Transfer Fee	10,000	10,000
428 Laundry Machine Income	4,500	1,500
436 Vending Machines	900	0
460 All STR Admin Fees (Glacier Resort Fees)	27,460	106,500
472 Admin Fess assessed to rental units	115,200	127,080
Rules Violation Fines	0	0
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<b>Total Revenue</b>	<b>3,700,197</b>	<b>3,973,076</b>

**Expenses**

**Administrative Expenses**

501 Insurance	1,178,493	1,063,252
504 Accounting & Tax Prep	2,200	2,000
508 Assessment Fees - Uncollectible	5,000	5,000
512 Legal Fees & Consulting	12,000	12,000
524 Auditing & Consulting Fees	8,800	12,000
532 Annual Meeting	3,000	3,500
536 Web Services	5,000	2,000
537 Computers, Copiers & Office Supplies	4,870	3,000
540 Payroll Processing	4,800	4,800
544 Property Taxes	1,300	1,500
576 Highway Signage	500	960
577 HOA Software	7,000	7,830
Discretionary Contribution to Reserves	0	100,000
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<b>Total Administrative Expenses</b>	<b>1,232,963</b>	<b>1,217,842</b>

**Personnel Expenses**

590 Base Compensation (Hourly and Salaried)	293,360	266,052
591 Employee Benefits	37,717	35,753
593 Payroll Tax - Admin	24,918	22,614
595 Workers Compensation Insurance	2,639	1,485
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<b>Total Personnel Expenses</b>	<b>358,634</b>	<b>325,904</b>

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**Expenses - cont'd**

		<b>2025</b>	<b>2026</b>
<b>Building &amp; Grounds</b>		<b>Budget</b>	<b>Budget</b>
612	Common Area Maintenance - Mat'ls & Svcs	35,000	40,000
614	Cast Iron DWV Replacements	25,000	50,000
616	Snow Removal	100,000	100,000
620	Roof & Ceiling Repairs	39,000	50,000
624	Grounds	125,000	125,000
625	Plumbing - Common Areas	16,000	18,000
626	HVAC - Common Areas	7,000	10,000
628	Administrative	143,000	143,000
629	Misc Buiding and Property Labor	100,000	50,000
636	Window Washing	28,700	35,000
637	Highpoint Exterior Maintenance	25,000	30,000
638	Gambel Oak Exterior Maintenance	25,000	30,000
639	Pinecone Exterior Maintenance	25,000	30,000
640	Fire Safety Equipment and Maintenance	15,000	20,000
641	Lodge Exterior Maintenance	25,000	30,000
648	Elevator Maintenance	14,200	15,500
649	Communications Systems Maintenance	30,000	30,000
656	Temperature Monitoring and Alarms	25,000	20,000
662	Fogged/Broken Window Replacements	30,000	20,000
674	Daily Operations - Open/Close	15,000	18,000
675	Maintenance and Insurance on Vehicles	4,500	4,000
676	Fire Mitigation around buildings	38,000	100,000
677	Electrical/Appliance	0	20,000
678	Pest Control and Bat Mitigation	12,000	15,000
679	Carpet Cleaning & Janitorial	6,000	35,000
<b>Total Building &amp; Grounds</b>		<b>908,400</b>	<b>1,038,500</b>
<b>Utilities</b>			
701	Water & Sewer	397,000	465,000
710	Satellite TV	70,500	71,000
720	Electricity	190,000	185,000
730	Internet & Telephone Service	214,000	214,000
750	Refuse Service	38,700	35,770
<b>Total Utilities</b>		<b>910,200</b>	<b>970,770</b>
<b>Capital Projects</b>			
807	Parking Lot - Gamble Oak	38,000	0
811	S Deck support replacements	9,000	0
812	Outside Spiral stairs rust abatement	3,500	0
826	Fire Supression Pump Controller - HP	3,500	5,500
830	Unplanned Capital Expenses	25,000	30,000
841	Fire Alarm System Upgrade Project	199,000	299,500
842	Deck Repairs in Pinecone and Gambe Oak	12,000	0
	Upgrade irrigation controls	0	11,000
	Backflow device for Pinecine shop	0	1,600
	Big Cat to camera and assess lodge	0	5,000
	Rebuild gas meter housings in Gamble Oak	0	67,460
<b>Total Capital Projects</b>		<b>290,000</b>	<b>420,060</b>
<b>Total Expenses</b>		<b>3,700,197</b>	<b>3,973,076</b>
<b>Excess (Deficit) of Revenues over Expense</b>		<b>0</b>	<b>0</b>

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<b>Permanent Reserves</b>	<b>2005 Budget</b>	<b>2026 Budget</b>
Beginning Balance	487,407	290,741
940 Interest on Investments	18,000	13,000
941 Unit Rental Revenues (owned/leased)	9,600	9,600
942 Capital contribution from sales	17,500	35,000
From Operational Revenues to build Reserves	0	100,000
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<b>Total Additions to Reserves</b>	45,100	157,600
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<b>Ending Balance</b>	<u>532,507</u>	<u>448,341</u>