

Tamarron Association of Condominium Owners
Balance Sheet
As of November 30,2025

ASSETS

Current Assets

101 Alpine Bank - Operating	207,075.92
105 Alpine Bank Resort Fees	17,535.96
106 Alpine Bank - Special Assessment	1,802.65
109 Edward Jones - Reserve	287,791.35
132 Accounts Receivable	146,437.10
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	745,631.84

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 Asset	2,135,422.51

Total Assets **2,881,054.35**

LIABILITIES

Current Liabilities

220 Accounts Payable	85,732.71
230 Accrued Wages	8,450.00
240 Deferred Revenue	279,463.84
242 Payroll Liabilities:243 · Simple Plan	-1,267.49
Total Current Liabilities	372,379.06

Long Term Liabilities

260 Auto Loans - 263 Stevenson Auto Loan for Toyota	7,250.69
Total Long Term Liabilities	7,250.69

Total Liabilities **379,629.75**

EQUITY

320 Unrestricted Fund Beg Balance	2,334,028.83
321 Reserve Fund Beg Balance	881,485.70
Net Income	-714,089.93
Total Equity	2,501,424.60

TOTAL LIABILITIES AND EQUITY **2,881,054.35**

Tamarron Association of Condominium Owners
Income Statement
January through November 2025

	Jan-Nov 25	YTD Budget	Annual Budget
INCOME			
400 Association Fee Income	3,183,986.32	3,184,625.58	3,474,137.00
404 Maintenance Income	15,580.84	0.00	0.00
408 Storage Unit Rental	37,100.64	46,750.00	51,000.00
412 Commercial Space Rental	5,844.00	6,416.67	7,000.00
416 Service & Collection Fees	4,721.77	9,166.67	10,000.00
420 Transfer Fee	9,200.00	9,166.67	10,000.00
428 Laundry Machine	870.30	4,125.00	4,500.00
436 Vending Machines	0.00	825.00	900.00
437 Misc Income	0.00	0.00	0.00
460 Glacier TACO Admin Fee	25,525.47	25,171.67	27,460.00
472 TACO Rental Admin Fee	73,260.00	105,600.00	115,200.00
473 Snow bars for roof penetrations Due September 4th	91,330.00	0.00	0.00
474 Pinecone Sewer Special Assessment	0.00	0.00	0.00
480 Violation Fines	500.00	0.00	0.00
Total Income	3,447,919.34	3,391,847.25	3,700,197.00
EXPENSES			
Administrative Expenses			
501 Insurance	1,021,980.97	1,080,285.25	1,178,493.00
504 Accounting & Tax Prep	0.00	2,200.00	2,200.00
508 Assessment Fees - Uncollectible	0.00	4,583.33	5,000.00
512 Legal and Professional Fees	11,069.53	11,000.00	12,000.00
524 Auditing & Consulting Fees	6,094.51	8,800.00	8,800.00
532 Annual Meeting	3,190.56	3,000.00	3,000.00
536 Web Services	1,011.82	4,583.33	5,000.00
537 Computer & Office Supplies	2,844.63	4,464.17	4,870.00
540 Payroll processing & misc	4,291.03	4,400.00	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	1,060,314.45	1,132,116.08	1,232,963.00
Personnel Expenses			
590 Salaries - Hourly & Salaried	162,652.04	268,913.33	293,360.00
590.1 Admin Salaries	91,843.66	0.00	0.00
591 Employee Benefits	29,909.39	34,573.92	37,717.00
593 Payroll Tax	24,861.88	22,841.50	24,918.00
595 Workers Compensation Insurance	-4,751.54	2,419.08	2,639.00
Total Personnel Expense	304,515.43	328,747.83	358,634.00

Operations Expense

612 Building Maintenance	42,989.88	32,083.33	35,000.00
614 Cast Iron DWV Replacements	46,698.29	22,916.67	25,000.00
616 Snow Removal	0.00	80,000.00	100,000.00
616.01 Roof / Icicle Shoveling	584.00	0.00	0.00
616.02 Hand Shoveling	20,949.50	0.00	0.00
616.03 Ice Removal	4,129.33	0.00	0.00
616.04 Plowing	11,689.09	0.00	0.00
620 Roof Repair & Ceiling Repairs	45,194.39	35,750.00	39,000.00
624 Grounds	10,478.33	114,583.33	125,000.00
624.01 Mowing/Weeding/Blowing	60,014.57	0.00	0.00
624.02 Sprinkler Repair/Parts	29,267.81	0.00	0.00
624.03 Equipment Maintenance	15,307.21	0.00	0.00
624.04 Weed Control/Bed Maintenance	9,570.00	0.00	0.00
625 Plumbing - Common Areas	33,994.85	14,666.67	16,000.00
626 HVAC - Common Areas	6,520.26	6,416.67	7,000.00
628 Administrative	135,730.00	131,083.33	143,000.00
629 Misc Building & Property Labor	39,292.10	91,666.67	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	28,013.17	25,000.00	25,000.00
639 Pinecone Exterior Maintenance	27,758.87	25,000.00	25,000.00
640 Fire Sprinklers & Extinguishers	27,605.93	13,750.00	15,000.00
641 Lodge Exterior Maintenance	25,708.00	25,000.00	25,000.00
648 Elevator Maintenance	16,903.98	13,016.67	14,200.00
649 Communications Systems Maint	33,299.07	27,500.00	30,000.00
656 Temp Monitoring and Alarms	27,119.21	22,916.67	25,000.00
662 Fogged/Broken Windows	19,566.23	27,500.00	30,000.00
674 Night - Weekend BHP Staff	18,659.00	13,750.00	15,000.00
675 Maint and Insurance on Vehicles	3,575.59	4,125.00	4,500.00
676 Fire Mitigation around Building	107,562.60	34,833.33	38,000.00
677 Electrical/Appliance	20,045.39	0.00	0.00
678 Pest Control & Bat Mitigation	12,878.00	11,000.00	12,000.00
679 Carpet Cleaning & Janitorial	40,995.73	5,500.00	6,000.00
Total Operations Expense	977,521.73	831,758.33	908,400.00

Utilities Expense

701 Water & Sewer	434,972.27	363,916.67	397,000.00
710 Satellite TV	62,202.80	64,625.00	70,500.00
720 Electricity	158,008.36	174,166.67	190,000.00
730 Internet and Telephone Service	209,167.65	196,166.67	214,000.00
750 Refuse Service	31,809.96	35,475.00	38,700.00
Total Utilities Expense	896,161.04	834,350.00	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
Unplanned Capital Expenses	38,884.24	22,916.67	25,000.00
830.18 New Lock Project	43,753.91	0.00	0.00
841 Fire Alarm System Upgrade	147,401.95	182,416.67	199,000.00
842 Deck Repairs GO & PC	11,914.66	12,000.00	12,000.00
Total Capital Projects Expense	288,483.26	271,333.33	290,000.00
Total Expenses	3,526,995.91	3,398,305.58	3,700,197.00
Net Income	-79,076.57	-6,458.33	0.00

Tamarron Association of Condominium Owners
Permanent Reserves
January through November 2025

	Jan-Nov 25	YTD Budget	Annual Budget
INCOME			
940 Interest Income	12,187.92	16,500.00	18,000.00
941 Unit Rental Revenue	8,800.00	8,800.00	9,600.00
942 Reserve Contribution	36,500.72	16,041.67	17,500.00
Total Reserves Income	57,488.64	41,341.67	45,100.00
Memorandum Only:			
Transfers from Reserves for Roof payments	(250,715.29)		
Beginning Balance	481,018.00	481,018.00	481,018.00
Net Balance	287,791.35	522,359.67	526,118.00