Tamarron Association of Condominium Owners

Balance Sheet

As of May 31,2026

ASSETS	
Current Assets	
101 Alpine Bank - Operating	198,390.96
105 Alpine Bank Resort Fees	21,181.20
106 Alpine Bank - Special Assessment	83,914.19
109 Edward Jones - Reserve	425,902.18
132 Accounts Receivable	224,939.34
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	**1,039,316.73**
Fixed Assets	
150 Areas A-N Units 114,115	1,192,222.64
158 Equipment & Leasehold Improv	2,470,034.42
164 Accumulated Depreciation	-928,115.00
170 Parts Inventory	2,543.35
Total Fixed Assets	**2,736,685.41**
Total Assets	**3,776,002.14**
LIABILITIES	
Current Liabilities	
220 Accounts Payable	133,893.76
230 Accrued Wages	8,450.00
242 Payroll Liabilities:242 · Simple Plan	-3,657.32
Total Current Liabilities	**138,686.44**
Long Term Liabilities	
263 Stevenson Auto Loan for Toyota	4,402.99
Total Long Term Liabilities	**4,402.99**
Total Liabilities	**143,089.43**
EQUITY	
320 Unrestricted Fund Beg Balance	2,334,028.83
321 Reserve Fund Beg Balance	881,485.70
Net Income	484,925.47
Retained Earnings	-67,527.29
Total Equity	**3,632,912.71**
TOTAL LIABILITIES AND EQUITY	**3,776,002.14**

Tamarron Association of Condominium Owners
Income Statement
January through May 2026

	Jan - May 26	YTD Budget	Annual Budget
INCOME			
400 Association Fee Income	1,831,063.14	1,830,498.00	3,660,996.00
400.4 Pinecone Sewer Special Assessment	225,644.99	0.00	0.00
404 Maintenance Income	3,550.00	0.00	0.00
408 Storage Unit Rental	25,661.26	25,500.00	51,000.00
412 Commercial Space Rental	2,448.00	2,916.67	7,000.00
416 Service & Collection Fees	12,612.86	3,750.00	9,000.00
420 Transfer Fee	3,600.00	4,166.67	10,000.00
428 Laundry Machine	0.00	625.00	1,500.00
460 Glacier TACO Admin Fee	14,898.03	44,375.00	106,500.00
472 TACO Rental Admin Fee	55,365.00	63,540.00	127,080.00
480 Violation Fines	250.00	0.00	0.00
940 Interest Income	4,838.88	5,416.67	13,000.00
941 Unit Rental Revenue	2,400.00	4,000.00	9,600.00
942 Reserve Contribution	14,713.60	14,583.33	35,000.00
Total Income	**2,197,045.76**	**1,999,371.33**	**4,030,676.00**
EXPENSES			
Administrative Expenses			
501 Insurance	513,301.95	443,021.67	1,063,252.00
504 Accounting & Tax Prep	0.00	833.33	2,000.00
508 Assessment Fees - Uncollectible	0.00	2,083.33	5,000.00
512 Legal and Professional Fees	412.00	5,000.00	12,000.00
524 Auditing & Consulting Fees	12,500.00	0.00	12,000.00
532 Annual Meeting	-2,850.00	0.00	3,500.00
536 Web Services	1,363.47	833.33	2,000.00
537 Computer & Office Supplies	874.43	1,250.00	3,000.00
538 Discretionary Contribution to Reserves	0.00	0.00	100,000.00
540 Payroll processing & misc	2,183.97	2,000.00	4,800.00
544 Property Taxes	3,186.56	1,500.00	1,500.00
576 Highway Signage	0.00	400.00	960.00
577 HOA Software	7,679.61	3,262.50	7,830.00
Total Administrative Expenses	**538,651.99**	**460,184.17**	**1,217,842.00**

	Jan - May 26	YTD Budget	Annual Budget
Personnel Expenses			
590 Salaries - Hourly & Salaried	120,539.04	110,855.00	266,052.00
591 Employee Benefits	13,438.78	14,897.08	35,753.00
593 Payroll Tax	11,424.23	9,422.50	22,614.00
595 Workers Compensation Insurance	0.00	618.75	1,485.00
Total Personnel Expenses	**145,402.05**	**135,793.33**	**325,904.00**
Operations Expense			
612 Building Maintenance	14,095.46	16,666.67	40,000.00
614 Cast Iron DWV Replacements	5,596.36	20,833.33	50,000.00
616 Snow Removal	43,953.98	80,000.00	100,000.00
620 Roof Repair & Ceiling Repairs	13,343.74	20,833.33	50,000.00
624 Grounds	69,461.36	52,083.33	125,000.00
625 Plumbing - Common Areas	11,253.42	7,500.00	18,000.00
626 HVAC - Common Areas	276.00	4,166.67	10,000.00
628 Administrative	62,920.00	59,583.33	143,000.00
629 Misc Building & Property Labor	17,237.00	20,833.33	50,000.00
636 Window Washing	28,000.00	14,583.33	35,000.00
637 Highpoint Exterior Maintenance	344.00	20,000.00	30,000.00
638 Gamble Oak Exterior Maintenance	1,409.00	0.00	30,000.00
639 Pinecone Exterior Maintenance	344.00	20,000.00	30,000.00
640 Fire Sprinklers & Extinguishers	7,389.64	8,333.33	20,000.00
641 Lodge Exterior Maintenance	1,419.00	20,000.00	30,000.00
648 Elevator Maintenance	10,732.95	6,458.33	15,500.00
649 Communications Systems Maint	5,853.99	12,500.00	30,000.00
656 Temp Monitoring and Alarms	9,002.38	8,333.33	20,000.00
662 Fogged/Broken Windows	15,414.42	8,333.33	20,000.00
674 Daily Operations - Open/Close	8,360.00	7,500.00	18,000.00
675 Maint and Insurance on Vehicles	2,531.17	1,666.67	4,000.00
676 Fire Mitigation around Buildings	73,310.10	41,666.67	100,000.00
677 Electrical/Appliance	16,829.73	8,333.33	20,000.00
678 Pest Control & Bat Mitigation	1,940.00	6,250.00	15,000.00
679 Carpet Cleaning & Janitorial	15,354.73	14,583.33	35,000.00
Total Operations Expense	**436,372.43**	**481,041.67**	**1,038,500.00**

	Jan - May 26	YTD Budget	Annual Budget
Utilities Expense			
701 Water & Sewer	162,491.98	193,750.00	465,000.00
710 Satellite TV	23,904.12	29,583.33	71,000.00
720 Electricity	93,410.16	77,083.33	185,000.00
730 Internet and Telephone Service	89,597.63	89,166.67	214,000.00
750 Refuse Service	14,766.40	14,904.17	35,770.00
Total Utilities Expense	**384,170.29**	**404,487.50**	**970,770.00**
Capital Projects Expense			
807 Parking Lot - HP	7,980.00	0.00	0.00
826 Fire Suppression Pump	0.00	5,500.00	5,500.00
841 Fire Alarm System Upgrade	20,708.34	124,791.67	299,500.00
846 Snowbar roof penetration	2,089.00	0.00	0.00
847 Upgrade Irrigation Controls	0.00	0.00	11,000.00
848 Backflow device for Pinecone Shop	0.00	0.00	1,600.00
849 Big Cat to camera and assess lodge	0.00	5,000.00	5,000.00
850 Rebuild gas meter housings	34,304.53	28,108.33	67,460.00
830 Unplanned Capital Expenses	0.00	12,500.00	30,000.00
830.17 Smoke Detector Project	1,840.00	0.00	0.00
830.21 Sewer Repair in Pinecone	140,601.66	0.00	0.00
Total Capital Projects Expenses	**207,523.53**	**175,900.00**	**420,060.00**
Total Expenses	**1,712,120.29**	**1,657,406.67**	**3,973,076.00**
Net Income	**484,925.47**	**341,964.67**	**57,600.00**

Tamarron Association of Condominium Owners

Permanent Reserves Reconciliation

May 2026

	May 2026	YTD Budget	Annual Budget
Beginning Balance 1/1/2026	**303,949.70**	**290,741.00**	**290,741.00**
Year-end 2025 Surplus	50,000.00	0.00	0.00
2026 Assessments	49,999.98	41,666.65	100,000.00
Total Transfers In	**99,999.98**	**41,666.65**	**100,000.00**
940 Interest Income	4,838.88	5,416.67	13,000.00
941 Unit Rental Revenue	2,400.00	4,000.00	9,600.00
942 Reserve Contribution	14,713.60	14,583.33	35,000.00
Total Reserves Income	**21,952.48**	**24,000.00**	**57,600.00**
Transfer Out	**0.00**	**0.00**	**0.00**
Ending Balance 1/31/2026	**425,902.16**	**356,407.65**	**448,341.00**