

Tamarron Association of Condominium Owners
Balance Sheet
As of February, 2026

ASSETS

Current Assets

101 Alpine Bank - Operating	483,271.99
105 Alpine Bank Resort Fees	21,181.20
106 Alpine Bank - Special Assessment	1,802.65
109 Edward Jones - Reserve	365,572.15
132 Accounts Receivable	246,901.26
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	1,203,718.11

Fixed Asset

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 **3,940,403.52**

LIABILITIES

Current Liabilities

220 Accounts Payable	119,253.76
230 Accrued Wages	8,450.00
235 Remodel Deposits Held	1,000.00
242 Payroll Liabilities:243 · Simple Plan	-1,222.17
Total Current Liabilities	127,481.59

Long Term Liabilities

260 Auto Loans - 263 Stevenson Auto Loan for Toyota	5,542.07
Total Long Term Liabilities	5,542.07

Total Liabilities **133,023.66**

EQUITY

320 Unrestricted Fund Beg Balance	2,334,028.83
321 Reserve Fund Beg Balance	881,485.70
Net Income	644,752.62
Retained Earnings	-52,887.29
Total Equity	3,807,379.86

TOTAL LIABILITIES AND EQUITY **3,940,403.52**

Tamarron Association of Condominium Owners
Income Statement
January through February 2026

	Jan - Feb 26	YTD Budget	Annual Budget
INCOME			
400 Association Fee Income	915,430.33	915,249.00	3,660,996.00
400.4 Pinecone Sewer Special Assessment	225,604.71	0.00	0.00
408 Storage Unit Rental	12,830.63	12,750.00	51,000.00
412 Commercial Space Rental	700.00	1,166.67	7,000.00
416 Service & Collection Fees	5,234.78	1,500.00	9,000.00
420 Transfer Fee	2,000.00	1,666.67	10,000.00
428 Laundry Machine	0.00	250.00	1,500.00
460 Glacier TACO Admin Fee	6,565.18	17,750.00	106,500.00
472 TACO Rental Admin Fee	28,470.00	31,770.00	127,080.00
940 Interest Income	2,161.77	2,166.67	13,000.00
941 Unit Rental Revenue	1,600.00	1,600.00	9,600.00
942 Reserve Contribution	7,860.68	5,833.33	35,000.00
Total Reserves Income	11,622.45	9,600.00	57,600.00
Total Income	1,208,458.08	991,702.33	4,030,676.00
EXPENSES			
Administrative Expenses			
501 Insurance	205,320.78	177,208.67	1,063,252.00
504 Accounting & Tax Prep	0.00	333.33	2,000.00
508 Assessment Fees - Uncollectible	0.00	833.33	5,000.00
512 Legal and Professional Fees	190.50	2,000.00	12,000.00
524 Auditing & Consulting Fees	7,500.00	0.00	12,000.00
532 Annual Meeting	-1,100.00	0.00	3,500.00
536 Web Services	114.00	333.33	2,000.00
537 Computer & Office Supplies	734.11	500.00	3,000.00
538 Discretionary Contribution to Reserves	0.00	0.00	100,000.00
540 Payroll processing & misc	978.84	800.00	4,800.00
544 Property Taxes	0.00	0.00	1,500.00
576 Highway Signage	0.00	160.00	960.00
577 HOA Software	3,283.61	1,305.00	7,830.00
Total Administrative Expenses	217,021.84	183,473.67	1,217,842.00

Personnel Expenses

590 Salaries - Hourly & Salaried	50,282.91	44,342.00	266,052.00
591 Employee Benefits	5,885.00	5,958.83	35,753.00
593 Payroll Tax	5,066.65	3,769.00	22,614.00
595 Workers Compensation Insurance	0.00	247.50	1,485.00
Total Personnel Expenses	61,234.56	54,317.33	325,904.00

Operations Expense

612 Building Maintenance	5,995.16	6,666.67	40,000.00
614 Cast Iron DWV Replacements	2,381.00	8,333.33	50,000.00
616 Snow Removal	14,429.98	40,000.00	100,000.00
620 Roof Repair & Ceiling Repairs	0.00	8,333.33	50,000.00
624 Grounds	12,995.32	20,833.33	125,000.00
625 Plumbing - Common Areas	1,429.45	3,000.00	18,000.00
626 HVAC - Common Areas	276.00	1,666.67	10,000.00
628 Administrative	22,880.00	23,833.33	143,000.00
629 Misc Building & Property Labor	10,335.00	8,333.33	50,000.00
636 Window Washing	0.00	5,833.33	35,000.00
637 Highpoint Exterior Maintenance	0.00	0.00	30,000.00
638 Gamble Oak Exterior Maintenance	0.00	0.00	30,000.00
639 Pinecone Exterior Maintenance	0.00	0.00	30,000.00
640 Fire Sprinklers & Extinguishers	1,833.55	3,333.33	20,000.00
641 Lodge Exterior Maintenance	1,419.00	0.00	30,000.00
648 Elevator Maintenance	6,479.93	2,583.33	15,500.00
649 Communications Systems Maint	1,487.38	5,000.00	30,000.00
656 Temp Monitoring and Alarms	5,460.82	3,333.33	20,000.00
662 Fogged/Broken Windows	0.00	3,333.33	20,000.00
674 Daily Operations - Open/Close	4,702.00	3,000.00	18,000.00
675 Maint and Insurance on Vehicles	2,361.83	666.67	4,000.00
676 Fire Mitigation around Building	1,032.00	16,666.67	100,000.00
677 Electrical/Appliance	7,026.22	3,333.33	20,000.00
678 Pest Control & Bat Mitigation	718.00	2,500.00	15,000.00
679 Carpet Cleaning & Janitorial	8,031.73	5,833.33	35,000.00
Total Operations Expense	111,274.37	176,416.67	1,038,500.00

Utilities Expense

701 Water & Sewer	58,982.53	77,500.00	465,000.00
710 Satellite TV	11,952.06	11,833.33	71,000.00
720 Electricity	58,649.96	30,833.33	185,000.00
730 Internet and Telephone Service	35,841.98	35,666.67	214,000.00
750 Refuse Service	5,556.16	5,961.67	35,770.00
Total Utilities Expense	170,982.69	161,795.00	970,770.00

Capital Projects Expense

800 Capital Projects			
807 Parking Lot - HP	3,192.00	0.00	0.00
826 Fire Suppression Pump	0.00	0.00	5,500.00
841 Fire Alarm System Upgrade	0.00	49,916.67	299,500.00
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	0.00	5,000.00
850 Rebuild gas meter housings in Gamble Oak	0.00	11,243.33	67,460.00
830 Unplanned Capital Expenses	0.00	5,000.00	30,000.00
Total Capital Projects Expenses	3,192.00	66,160.00	420,060.00

Total Expenses	563,705.46	642,162.67	3,973,076.00
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Net Income	644,752.62	349,539.67	57,600.00
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Tamarron Association of Condominium Owners
Permanent Reserves Reconciliation
February 2026

	Jan to Feb 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	0.00	16,666.66	100,000.00
Total Transfers In	50,000.00	16,666.66	100,000.00
940 Interest Income	2,161.77	2,166.67	13,000.00
941 Unit Rental Revenue	1,600.00	1,600.00	9,600.00
942 Reserve Contribution	7,860.68	5,833.33	35,000.00
Total Reserves Income	11,622.45	9,600.00	57,600.00
Transfer Out	0.00	0.00	0.00
Ending Balance 2/28/2026	365,572.15	317,007.66	448,341.00