Tamarron Association of Condominium Owners
Balance Sheet
As of June 30 ,2026

ASSETS	
Current Assets	
101 Alpine Bank - Operating	177,510.90
105 Alpine Bank Resort Fees	21,181.20
106 Alpine Bank - Special Assessment	3.76
109 Edward Jones - Reserve	337,220.11
132 Accounts Receivable	(29,055.36)
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	**591,849.47**
Fixed Assets	
150 Areas A-N Units 114,115	1,192,222.64
158 Equipment & Leasehold Improvement	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	**3,328,534.88**
LIABILITIES	
Current Liabilities	
220 Accounts Payable	224,404.29
230 Accrued Wages	8,450.00
242 Payroll Liabilities · Simple Plan	(3,710.87)
Total Current Liabilities	**229,143.42**
Long Term Liabilities	
263 Stevenson Auto Loan for Toyota	3,263.91
Total Long Term Liabilities	**3,263.91**
Total Liabilities	**232,407.33**
EQUITY	
320 Unrestricted Fund Beg Balance	2,334,028.83
321 Reserve Fund Beg Balance	881,485.70
Net Income	(35,316.85)
Retained Earnings	(84,070.13)
Total Equity	**3,096,127.55**
TOTAL LIABILITIES AND EQUITY	**3,328,534.88**

Tamarron Association of Condominium Owners
Income Statement
January through June 2026

	Jan-Jun 26	YTD Budget	Annual Budget
INCOME			
400 Association Fee Income	1,833,302.42	1,830,498.00	3,660,996.00
400.4 Pinecone Sewer Special Assessment	225,644.99	0.00	0.00
404 Maintenance Income	4,500.00	0.00	0.00
408 Storage Unit Rental	25,391.26	25,500.00	51,000.00
412 Commercial Space Rental	3,496.00	3,500.00	7,000.00
416 Service & Collection Fees	15,832.26	4,500.00	9,000.00
420 Transfer Fee	6,000.00	5,000.00	10,000.00
428 Laundry Machine	0.00	750.00	1,500.00
437 Misc Income	0.00	0.00	0.00
460 Glacier TACO Admin Fee	16,910.34	53,250.00	106,500.00
472 TACO Rental Admin Fee	55,380.00	63,540.00	127,080.00
480 Violation Fines	400.00	0.00	0.00
940 Interest Income	7,360.10	6,500.00	13,000.00
941 Unit Rental Revenue	2,400.00	4,800.00	9,600.00
942 Reserve Contribution	23,510.31	17,500.00	35,000.00
Total Income	**2,220,127.68**	**2,015,338.00**	**4,030,676.00**
EXPENSES			
Administrative Expenses			
501 Insurance	616,527.52	531,626.00	1,063,252.00
504 Accounting & Tax Prep	0.00	1,000.00	2,000.00
508 Assessment Fees - Uncollectible	0.00	2,500.00	5,000.00
512 Legal and Professional Fees	300.00	6,000.00	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	1,000.00	2,000.00
537 Computer & Office Supplies	1,178.73	1,500.00	3,000.00
538 Discretionary Contribution to Reserves	0.00	0.00	100,000.00
540 Payroll processing & misc	2,521.36	2,400.00	4,800.00
544 Property Taxes	3,220.42	1,500.00	1,500.00
576 Highway Signage	0.00	480.00	960.00
577 HOA Software	7,679.61	3,915.00	7,830.00
Total Administrative Expenses	**642,441.11**	**551,921.00**	**1,217,842.00**
Personnel Expenses			
590 Salaries - Hourly & Salaried	141,774.76	133,026.00	266,052.00
591 Employee Benefits	16,301.43	17,876.50	35,753.00
593 Payroll Tax	13,328.14	11,307.00	22,614.00
595 Workers Compensation Insurance	1,442.00	742.50	1,485.00
Total for Personnel Expenses	**172,846.33**	**162,952.00**	**325,904.00**

Operations Expense	Jan-Jun 26	YTD Budget	Annual Budget
612 Building Maintenance	16,581.34	20,000.00	40,000.00
614 Cast Iron DWV Replacements	11,916.51	25,000.00	50,000.00
616 Snow Removal	44,103.29	80,000.00	100,000.00
620 Roof Repair & Ceiling Repairs	13,343.74	25,000.00	50,000.00
624 Grounds	94,109.81	62,500.00	125,000.00
625 Plumbing - Common Areas	12,837.89	9,000.00	18,000.00
626 HVAC - Common Areas	276.00	5,000.00	10,000.00
628 Administrative	74,360.00	71,500.00	143,000.00
629 Misc Building & Property Labor	18,845.00	25,000.00	50,000.00
636 Window Washing	34,875.00	17,500.00	35,000.00
637 Highpoint Exterior Maintenance	344.00	30,000.00	30,000.00
638 Gamble Oak Exterior Maintenance	26,675.00	20,000.00	30,000.00
639 Pinecone Exterior Maintenance	344.00	30,000.00	30,000.00
640 Fire Sprinklers & Extinguishers	8,805.20	10,000.00	20,000.00
641 Lodge Exterior Maintenance	1,419.00	30,000.00	30,000.00
648 Elevator Maintenance	10,732.95	7,750.00	15,500.00
649 Communications Systems Maint	6,428.11	15,000.00	30,000.00
656 Temp Monitoring and Alarms	9,734.02	10,000.00	20,000.00
662 Fogged/Broken Windows	18,213.91	10,000.00	20,000.00
674 Daily Operations - Open/Close	10,102.00	9,000.00	18,000.00
675 Maint and Insurance on Vehicles	2,679.05	2,000.00	4,000.00
676 Fire Mitigation around Buildings	74,170.10	50,000.00	100,000.00
677 Electrical/Appliance	17,285.73	10,000.00	20,000.00
678 Pest Control & Bat Mitigation	2,609.00	7,500.00	15,000.00
679 Carpet Cleaning & Janitorial	17,550.73	17,500.00	35,000.00
Total Operations Expense	**528,341.38**	**599,250.00**	**1,038,500.00**
Utilities Expense			
701 Water & Sewer	234,881.15	232,500.00	465,000.00
710 Satellite TV	41,832.21	35,500.00	71,000.00
720 Electricity	105,474.56	92,500.00	185,000.00
730 Internet and Telephone Service	107,514.96	107,000.00	214,000.00
750 Refuse Service	17,746.48	17,885.00	35,770.00
Total Utilities Expense	**507,449.36**	**485,385.00**	**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	148,273.66	149,750.00	299,500.00
846 Snowbar roof penetration	2,089.00	0.00	0.00
847 Upgrade Irrigation Controls	0.00	11,000.00	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	43,582.03	33,730.00	67,460.00
830 Unplanned Capital Expenses	0.00	15,000.00	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
830.22 Sewer Repair in GO	60,000.00	0.00	0.00
Total Capital Projects Expenses	**404,366.35**	**219,980.00**	**420,060.00**
Total Expenses	**2,255,444.53**	**2,019,488.00**	**3,973,076.00**
Net Income	**(35,316.85)**	**(4,150.00)**	**57,600.00**

Tamarron Association of Condominium Owners

Permanent Reserves Reconciliation

June 2026

	June 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	50,000.00	50,000.00	100,000.00
Total Transfers In	**100,000.00**	**50,000.00**	**100,000.00**
940 Interest Income	7,360.10	6,500.00	13,000.00
941 Unit Rental Revenue	2,400.00	4,800.00	9,600.00
942 Reserve Contribution	23,510.31	17,500.00	35,000.00
Total Reserves Income	**33,270.41**	**28,800.00**	**57,600.00**
Transfer Out	**(100,000.00)**	**0.00**	**0.00**
Ending Balance 6/30/2026	**337,220.11**	**369,541.00**	**448,341.00**