

Tamarron Association of Condominium Owners

Balance Sheet

As of March 31,2026

ASSETS

Current Asset

101 Alpine Bank - Operating	210,386.46
105 Alpine Bank Resort Fees	21,181.20
106 Alpine Bank - Special Assessment	217,061.80
109 Edward Jones - Reserve	392,160.95
132 Accounts Receivable	-40,075.85
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	885,703.42

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 Asset	2,736,685.41

Total Assets **3,622,388.83**

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	-3,710.86
Total Current Liabilities	124,992.90

Long Term Liabilities

263 Stevenson Auto Loan for Toyota	4,972.53
Total Long Term Liabilities	4,972.53

Total Liabilities **129,965.43**

EQUITY

320 Unrestricted Fund Beg Balance	2,334,028.83
321 Reserve Fund Beg Balance	881,485.70
Net Income	329,796.16
Retained Earnings	-52,887.29
Total Equity	3,492,423.40

TOTAL LIABILITIES AND EQUITY **3,622,388.83**

Tamarron Association of Condominium Owners
Income Statement
January through March 2026

	Jan - Mar 26	YTD Budget	Annual Budget
Income			
400 Association Fee Income	917,669.61	915,249.00	3,660,996.00
400.4 Pinecone Sewer Special Assessment	225,604.71	0.00	0.00
404 Maintenance Income	1,700.00	0.00	0.00
408 Storage Unit Rental	12,830.63	12,750.00	51,000.00
412 Commercial Space Rental	1,748.00	1,750.00	7,000.00
416 Service & Collection Fees	6,865.94	2,250.00	9,000.00
420 Transfer Fee	2,000.00	2,500.00	10,000.00
428 Laundry Machine	0.00	375.00	1,500.00
460 Glacier TACO Admin Fee	9,937.32	26,625.00	106,500.00
472 TACO Rental Admin Fee	28,245.00	31,770.00	127,080.00
940 Interest Income	2,950.56	3,250.00	13,000.00
941 Unit Rental Revenue	2,400.00	2,400.00	9,600.00
942 Reserve Contribution	7,860.68	8,750.00	35,000.00
Total Income	1,219,812.45	1,007,669.00	4,030,676.00
EXPENSES			
Administrative Expenses			
501 Insurance	307,981.17	265,813.00	1,063,252.00
504 Accounting & Tax Prep	0.00	500.00	2,000.00
508 Assessment Fees - Uncollectible	0.00	1,250.00	5,000.00
512 Legal and Professional Fees	136.50	3,000.00	12,000.00
524 Auditing & Consulting Fees	12,500.00	0.00	12,000.00
532 Annual Meeting	-1,950.00	0.00	3,500.00
536 Web Services	149.00	500.00	2,000.00
537 Computer & Office Supplies	734.11	750.00	3,000.00
538 Discretionary Contribution to Reserves	0.00	0.00	100,000.00
540 Payroll processing & misc	1,311.42	1,200.00	4,800.00
544 Property Taxes	0.00	0.00	1,500.00
576 Highway Signage	0.00	240.00	960.00
577 HOA Software	3,283.61	1,957.50	7,830.00
Total Administrative Expenses	324,145.81	275,210.50	1,217,842.00

Personnel Expenses

590 Salaries - Hourly & Salaried	70,022.86	66,513.00	266,052.00
591 Employee Benefits	7,540.76	8,938.25	35,753.00
593 Payroll Tax	6,875.25	5,653.50	22,614.00
595 Workers Compensation Insurance	0.00	371.25	1,485.00
Total Personnel Expenses	84,438.87	81,476.00	325,904.00

Operations Expense

612 Building Maintenance	7,402.29	10,000.00	40,000.00
614 Cast Iron DWV Replacements	3,953.00	12,500.00	50,000.00
616 Snow Removal	43,953.98	60,000.00	100,000.00
620 Roof Repair & Ceiling Repairs	0.00	12,500.00	50,000.00
624 Grounds	19,948.58	31,250.00	125,000.00
625 Plumbing - Common Areas	2,982.45	4,500.00	18,000.00
626 HVAC - Common Areas	276.00	2,500.00	10,000.00
628 Administrative	34,320.00	35,750.00	143,000.00
629 Misc Building & Property Labor	12,033.00	12,500.00	50,000.00
636 Window Washing	0.00	8,750.00	35,000.00
637 Highpoint Exterior Maintenance	344.00	0.00	30,000.00
638 Gamble Oak Exterior Maintenance	344.00	0.00	30,000.00
639 Pinecone Exterior Maintenance	344.00	0.00	30,000.00
640 Fire Sprinklers & Extinguishers	2,773.05	5,000.00	20,000.00
641 Lodge Exterior Maintenance	1,419.00	0.00	30,000.00
648 Elevator Maintenance	6,979.93	3,875.00	15,500.00
649 Communications Systems Maint	3,367.61	7,500.00	30,000.00
656 Temp Monitoring and Alarms	6,888.82	5,000.00	20,000.00
662 Fogged/Broken Windows	7,707.21	5,000.00	20,000.00
674 Daily Operations - Open/Close	6,898.00	4,500.00	18,000.00
675 Maint and Insurance on Vehicles	2,361.83	1,000.00	4,000.00
676 Fire Mitigation around Building	30,732.60	25,000.00	100,000.00
677 Electrical/Appliance	11,964.25	5,000.00	20,000.00
678 Pest Control & Bat Mitigation	1,084.00	3,750.00	15,000.00
679 Carpet Cleaning & Janitorial	10,502.73	8,750.00	35,000.00
Total Operations Expense	218,580.33	264,625.00	1,038,500.00

Utilities Expense

701 Water & Sewer	93,391.56	116,250.00	465,000.00
710 Satellite TV	17,928.09	17,750.00	71,000.00
720 Electricity	67,323.42	46,250.00	185,000.00
730 Internet and Telephone Service	53,762.97	53,500.00	214,000.00
750 Refuse Service	8,536.24	8,942.50	35,770.00
Total Utilities Expense	240,942.28	242,692.50	970,770.00

Capital Projects Expense

807 Parking Lot - HP	7,980.00	0.00	0.00
826 Fire Suppression Pump	0.00	0.00	5,500.00
841 Fire Alarm System Upgrade	0.00	74,875.00	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	0.00	5,000.00
850 Rebuild gas meter housings in Gamble Oak	10,000.00	16,865.00	67,460.00
830 Unplanned Capital Expenses	0.00	7,500.00	30,000.00
830.17 Smoke Detector Project	1,840.00	0.00	0.00
Total Capital Projects Expenses	21,909.00	99,240.00	420,060.00

Total Expenses	890,016.29	963,244.00	3,973,076.00
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Net Income	329,796.16	44,425.00	57,600.00
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Tamarron Association of Condominium Owners
Permanent Reserves Reconciliation
March 2026

	Jan to Mar 26	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
538 Discretionary Contribution to Reserves	25,000.01	25,000.01	100,000.00
Total Transfers In	75,000.01	25,000.01	100,000.00
940 Interest Income	2,950.56	3,250.00	13,000.00
941 Unit Rental Revenue	2,400.00	2,400.00	9,600.00
942 Reserve Contribution	7,860.68	8,750.00	35,000.00
Total Reserves Income	13,211.24	14,400.00	57,600.00
Transfer Out	0.00	0.00	0.00
Ending Balance 3/31/2026	392,160.95	330,141.01	448,341.00