Tamarron Association of Condominium Owners
Balance Sheet
As of May 31, 2025

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
101 · Alpine Bank - General	218,832.98
105 · Alpine Bank Resort Fees	33,177.04
106 · Alpine- Roof Special Assessment	354,801.64
109 · Edward Jones - Reserve	296,161.20
Total Checking/Savings	902,972.86
Accounts Receivable	
132 · Accounts Receivable	114,936.79
140 · Acc Receive-Glacier Resort Fees	5,085.00
133 · Estimated Bad Debt	(5,000.00)
Total Accounts Receivable	115,021.79
Other Current Assets	
180 · Prepaid Expenses	24,646.00
170 · Parts Inventory	2,543.35
Total Other Current Assets	27,189.35
Total Current Assets	1,045,184.00
Fixed Assets	
150 · Areas A-N Units 110,114,115	1,192,222.64
158 · Equipment & Leasehold Improv	1,868,771.52
164 · Accumulated Depreciation	(928,115.00)
Total Fixed Assets	2,132,879.16
TOTAL ASSETS	**3,178,063.16**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
220 · Accounts Payable	85,732.71
Total Accounts Payable	85,732.71
Other Current Liabilities	
230 · Accrued Wages	8,450.00
240 · Deferred Revenue	279,463.85
24000 · Payroll Liabilities	
24001 · Simple Plan	(280.51)
Total 24000 · Payroll Liabilities	(280.51)
Total Other Current Liabilities	287,633.34
Total Current Liabilities	373,366.05
Long Term Liabilities	
260 · Auto Loans	
263 · Stevenson Auto Loan for Toyota	10,667.93
Total 260 · Auto Loans	10,667.93
Total Long Term Liabilities	10,667.93
Total Liabilities	384,033.98
Equity	
320 · Unrestricted Fund Beg Balance	2,334,028.83
321 · Reserve Fund Beg Balance	881,485.70
Net Income	(421,485.35)
Total Equity	2,794,029.18
TOTAL LIABILITIES & EQUITY	**3,178,063.16**

Tamarron Association of Condominium Owners
Income Statement - Operating
January through May 2025

	Jan - May 25	YTD Budget	Annual Budget
Ordinary Income/Expense			
Income			
400 · Assessment Fees	1,448,007.29	1,447,557.10	3,474,137.00
404 · Maintenance Revenue	13,822.25		
408 · Storage Unit Rental	12,406.88	21,250.00	51,000.00
412 · Commercial Space Rental	2,448.00	2,916.69	7,000.00
416 · Service and Collection Fees	5,725.03	4,166.69	10,000.00
420 · Transfer Fee	2,800.00	4,166.69	10,000.00
428 · Laundry Machine	0.00	1,875.00	4,500.00
436 · Vending Machines	0.00	375.00	900.00
437 · Misc Revenue	455.06		
460 · Glacier TACO Admin Fee	8,347.19	11,441.69	27,460.00
472 · TACO Admin Fees	24,000.00	48,000.00	115,200.00
Total Income	1,518,011.70	1,541,748.86	3,700,197.00
Gross Profit	1,518,011.70	1,541,748.86	3,700,197.00
Expense			
500 · Administrative Expenses			
501 · Insurance	579,323.85	491,038.75	1,178,493.00
504 · Accounting & Tax Prep	0.00	2,200.00	2,200.00
508 · Assessment Fees - Uncollectible	0.00	2,083.31	5,000.00
512 · Legal Fees & Consulting	5,463.50	5,000.00	12,000.00
524 · Auditing & Consulting Fees	0.00	0.00	8,800.00
532 · Annual Meeting	22.56	0.00	3,000.00
536 · Web Services	3,393.32	2,083.31	5,000.00
537 · Computer & Office Supplies	1,683.28	2,029.19	4,870.00
540 · Payroll processing & misc	2,022.24	2,000.00	4,800.00
544 · Property Taxes	1,319.08	1,300.00	1,300.00
576 · Highway Signage	0.00	0.00	500.00
577 · HOA Software	4,159.00	2,916.69	7,000.00
Total 500 · Administrative Expenses	597,386.83	510,651.25	1,232,963.00
580 · Personnel Expenses			
590 · Salaries - Hourly & Salaried	118,353.96	122,233.31	293,360.00
591 · Employee Benefits	16,284.22	15,715.44	37,717.00
593 · Payroll Tax	11,712.10	10,382.50	24,918.00
595 · Workers Compensation Insurance	(5,884.54)	1,099.56	2,639.00
Total 580 · Personnel Expenses	140,465.74	149,430.81	358,634.00
600 · Operations			
612 · Building Maintenance	31,324.39	14,583.31	35,000.00
613 · Services Billed to Owners			
613.02 · Internal Services & Materials	2,220.50		
Total 613 · Services Billed to Owners	2,220.50		
614 · Cast Iron DWV Replacements	17,023.10	10,416.69	25,000.00
616 · Snow Removal	36,661.50	80,000.00	100,000.00
620 · Roof Repair & Ceiling Repairs	44,507.39	16,250.00	39,000.00
624 · Grounds	39,512.66	36,833.34	125,000.00
625 · Plumbing - Common Areas	13,945.50	6,666.69	16,000.00
626 · HVAC - Common Areas	1,581.00	2,916.69	7,000.00
628 · Administrative	63,650.00	59,583.31	143,000.00
629 · Misc Building & Property Labor	27,693.72	41,666.69	100,000.00
636 · Window Washing	24,000.00	28,700.00	28,700.00

Tamarron Association of Condominium Owners
Income Statement - Operating
January through May 2025

	Jan - May 25	YTD Budget	Annual Budget
637 · Highpoint Exterior Maintenance	699.25	21,000.00	26,500.00
638 · Gamble Oak Exterior Maintenance	26,314.67	21,900.00	25,000.00
639 · Pinecone Exterior Maintenance	26,479.66	20,400.00	25,000.00
640 · Fire Sprinklers & Extinguishers	8,060.34	6,250.00	15,000.00
641 · Lodge Exterior Maintenance	308.00	20,200.00	25,000.00
648 · Elevator Maintenance	9,797.00	5,916.69	14,200.00
649 · Communications Systems Maint	16,386.66	12,500.00	30,000.00
656 · Temp Monitoring and Alarms	13,376.00	10,416.69	25,000.00
662 · Fogged/Broken Windows	2,537.60	12,500.00	30,000.00
674 · Night - Weekend BHP Staff	10,449.50	6,250.00	15,000.00
675 · Maint and Insurance on Vehicles	2,598.87	1,875.00	4,500.00
676 · Fire Mitigation around Building	93,580.60	19,000.00	38,000.00
677 · Electrical/Appliance	5,183.00		
678 · Pest Control & Bat Mitigation	7,422.00	5,000.00	12,000.00
679 · Carpet Cleaning & Janitorial	19,813.86	2,500.00	6,000.00
Total 600 · Operations	545,126.77	463,325.10	909,900.00
700 · Utilities			
701 · Water & Sewer	142,276.42	165,416.69	397,000.00
710 · Satellite TV	25,264.15	29,375.00	70,500.00
720 · Electricity	101,595.34	79,166.69	190,000.00
730 · Internet and Telephone Service	90,364.66	89,166.69	214,000.00
750 · Refuse Service	14,024.85	16,125.00	38,700.00
Total 700 · Utilities	373,525.42	379,250.07	910,200.00
800 · Capital Projects			
807 · Parking Lot - Lodge	15,228.50	38,000.00	38,000.00
811 · S Deck support replacements	0.00	0.00	9,000.00
812 · Outside Spiral stair rust abate	3,480.00	0.00	3,500.00
826 · Fire Suppression Pump	0.00	3,500.00	3,500.00
830 · Unplanned Capital Expenses			
830.18 · New Lock Project	43,753.91		
830 · Unplanned Capital Expenses - Other	0.00	25,000.00	25,000.00
Total 830 · Unplanned Capital Expenses	43,753.91	25,000.00	25,000.00
832 · Outlying Area Roof Replacement	2,850.00		
841 · Fire Alarm System Upgrade	25,394.84	82,916.69	199,000.00
842 · Deck Repairs GO & PC	9,062.06	0.00	12,000.00
Total 800 · Capital Projects	99,769.31	149,416.69	290,000.00
Total Expense	1,756,274.07	1,652,073.92	3,701,697.00
Net Ordinary Income	(238,262.37)	(110,325.06)	(1,500.00)
Net Income	**(238,262.37)**	**(110,325.06)**	**(1,500.00)**

Tamarron Association of Condominium Owners
Income Statement - Permanent Reserve
January through May 2025

	Jan - May 25	YTD Budget	Annual Budget
Ordinary Income/Expense			
Income			
440 · Interest Income	6,605.65	7,500.00	18,000.00
441 · Unit Rental Revenue	4,000.00	4,000.00	9,600.00
442 · Capital Contribution from Sales	10,279.67	7,291.69	17,500.00
Net Income	**20,885.32**	**18,791.69**	**45,100.00**
Memorandum Only:			
Transfers to Reserves for Roof payments	**149,059.52**		
Beginning Balance	**481,018.00**	**481,018.00**	**481,018.00**
Net Balance	**650,962.84**	**488,534.68**	**526,118.00**