

**Tamarron Association of Condominium Owners**

**Balance Sheet**

As of January 31, 2026

**ASSETS**

**Current Assets**

101 Alpine Bank - Operating	515,841.42
105 Alpine Bank Resort Fees	21,181.20
106 Alpine Bank - Special Assessment	1,802.65
109 Edward Jones - Reserve	356,111.84
132 Accounts Receivable	535,178.53
133 Estimated Bad Debt	-5,000.00
140 Acc Receive-Glacier Resort Fees	5,085.00
145 Prepaid Expenses	84,903.86
<b>Total Current Assets</b>	<b>1,515,104.50</b>

**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
<b>Total Fixed Asset</b>	<b>2,736,685.41</b>

**Total Assets** **4,251,789.91**

**LIABILITIES**

**Current Liabilities**

220 Accounts Payable	119,253.76
230 Accrued Wages	8,450.00
242 Payroll Liabilities:243 · Simple Plan	-1,222.17
<b>Total Current Liabilities</b>	<b>126,481.59</b>

**Long Term Liabilities**

260 Auto Loans - 263 Stevenson Auto Loan for Toyota	6,111.61
<b>Total Long Term Liabilities</b>	<b>6,111.61</b>

**Total Liabilities** **132,593.20**

**EQUITY**

320 Unrestricted Fund Beg Balance	2,334,028.83
321 Reserve Fund Beg Balance	881,485.70
Net Income	956,569.47
Retained Earnings	-52,887.29
<b>Total Equity</b>	<b>4,119,196.71</b>

**TOTAL LIABILITIES AND EQUITY** **4,251,789.91**

**Tamarron Association of Condominium Owners**  
**Income Statement**  
**January 2026**

	January 2026	YTD Budget	Annual Budget
<b>INCOME</b>			
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	100.00	583.33	7,000.00
416 Service & Collection Fees	236.39	750.00	9,000.00
420 Transfer Fee	0.00	833.33	10,000.00
428 Laundry Machine	0.00	125.00	1,500.00
460 Glacier TACO Admin Fee	23,977.20	8,875.00	106,500.00
472 TACO Rental Admin Fee	28,470.00	31,770.00	127,080.00
940 Interest Income	1,362.14	1,083.33	13,000.00
941 Unit Rental Revenue	800.00	800.00	9,600.00
942 Reserve Contribution	0.00	2,916.67	35,000.00
<b>Total Reserves Income</b>	<b>2,162.14</b>	<b>4,800.00</b>	<b>57,600.00</b>
<b>Total Income</b>	<b>1,208,811.40</b>	<b>975,735.67</b>	<b>4,030,676.00</b>

**EXPENSES**

**Administrative Expenses**

501 Insurance	102,660.39	88,604.33	1,063,252.00
504 Accounting & Tax Prep	0.00	166.67	2,000.00
508 Assessment Fees - Uncollectible	0.00	416.67	5,000.00
512 Legal and Professional Fees	-7.00	1,000.00	12,000.00
524 Auditing & Consulting Fees	0.00	0.00	12,000.00
532 Annual Meeting	-800.00	0.00	3,500.00
536 Web Services	35.00	166.67	2,000.00
537 Computer & Office Supplies	483.75	250.00	3,000.00
538 Discretionary Contribution to Reserves	0.00	0.00	100,000.00
540 Payroll processing & misc	548.93	400.00	4,800.00
544 Property Taxes	0.00	0.00	1,500.00
576 Highway Signage	0.00	80.00	960.00
577 HOA Software	3,283.61	652.50	7,830.00
<b>Total Administrative Expenses</b>	<b>106,204.68</b>	<b>91,736.83</b>	<b>1,217,842.00</b>

**Personnel Expenses**

590 Salaries - Hourly & Salaried	20,856.95	22,171.00	266,052.00
591 Employee Benefits	2,937.68	2,979.42	35,753.00
593 Payroll Tax	2,208.11	1,884.50	22,614.00
595 Workers Compensation Insurance	0.00	123.75	1,485.00
<b>Total Personnel Expenses</b>	<b>26,002.74</b>	<b>27,158.67</b>	<b>325,904.00</b>

**Operations Expense**

612 Building Maintenance	2,392.30	3,333.33	40,000.00
614 Cast Iron DWV Replacements	0.00	4,166.67	50,000.00
616 Snow Removal	7,069.98	20,000.00	100,000.00
620 Roof Repair & Ceiling Repairs	0.00	4,166.67	50,000.00
624 Grounds	3,092.00	10,416.67	125,000.00
625 Plumbing - Common Areas	1,398.12	1,500.00	18,000.00
626 HVAC - Common Areas	276.00	833.33	10,000.00
628 Administrative	11,440.00	11,916.67	143,000.00
629 Misc Building & Property Labor	6,285.00	4,166.67	50,000.00
636 Window Washing	0.00	2,916.67	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	1,512.00	1,666.67	20,000.00
641 Lodge Exterior Maintenance	1,419.00	0.00	30,000.00
648 Elevator Maintenance	4,693.02	1,291.67	15,500.00
649 Communications Systems Maint	1,188.38	2,500.00	30,000.00
656 Temp Monitoring and Alarms	2,532.82	1,666.67	20,000.00
662 Fogged/Broken Windows	0.00	1,666.67	20,000.00
674 Daily Operations - Open/Close	2,198.00	1,500.00	18,000.00
675 Maint and Insurance on Vehicles	2,075.45	333.33	4,000.00
676 Fire Mitigation around Building	0.00	8,333.33	100,000.00
677 Electrical/Appliance	4,187.87	1,666.67	20,000.00
678 Pest Control & Bat Mitigation	304.00	1,250.00	15,000.00
679 Carpet Cleaning & Janitorial	4,611.33	2,916.67	35,000.00
<b>Total Operations Expense</b>	<b>56,675.27</b>	<b>88,208.33</b>	<b>1,038,500.00</b>

**Utilities Expense**

701 Water & Sewer	27,392.49	38,750.00	465,000.00
710 Satellite TV	5,976.03	5,916.67	71,000.00
720 Electricity	20,061.98	15,416.67	185,000.00
730 Internet and Telephone Service	6,948.66	17,833.33	214,000.00
750 Refuse Service	2,980.08	2,980.83	35,770.00
<b>Total Utilities Expense</b>	<b>63,359.24</b>	<b>80,897.50</b>	<b>970,770.00</b>

**Capital Projects Expense**

826 Fire Suppression Pump	0.00	0.00	5,500.00
841 Fire Alarm System Upgrade	0.00	24,958.33	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	5,621.67	67,460.00
830 Unplanned Capital Expenses	0.00	2,500.00	30,000.00
<b>Total Capital Projects Expenses</b>	<b>0.00</b>	<b>33,080.00</b>	<b>420,060.00</b>

<b>Total Expenses</b>	<b>252,241.93</b>	<b>321,081.33</b>	<b>3,973,076.00</b>
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<b>Net Income</b>	<b>956,569.47</b>	<b>654,654.33</b>	<b>57,600.00</b>
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**Tamarron Association of Condominium Owners**  
**Permanent Reserves Reconciliation**  
**January 2026**

	January 2026	YTD Budget	Annual Budget
<b>Beginning Balance 1/1/2026</b>	<b>303,949.70</b>	<b>290,741.00</b>	<b>290,741.00</b>
Year-end 2025 Surplus	50,000.00	0.00	0.00
2026 Assessments	0.00	8,333.33	100,000.00
<b>Total Transfers In</b>	<b>50,000.00</b>	<b>8,333.33</b>	<b>100,000.00</b>
940 Interest Income	1,362.14	1,083.33	13,000.00
941 Unit Rental Revenue	800.00	800.00	9,600.00
942 Reserve Contribution	0.00	2,916.67	35,000.00
<b>Total Reserves Income</b>	<b>2,162.14</b>	<b>4,800.00</b>	<b>57,600.00</b>
<b>Transfer Out</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Ending Balance 1/31/2026</b>	<b>356,111.84</b>	<b>303,874.33</b>	<b>448,341.00</b>