

**TAMARACK TRAILS 2022 OPERATING BUDGET**

	2021	2022
<b>OPERATING REVENUE:</b>		
40100 Operating Assessments	1,084,002	1,142,341
42100 Late Fees	500	750
43000 Work Orders	1,000	10,000
44200 Clubhouse Income	750	1,000
44300 Garden Income	0	2,000
44400 Misc Income	400	500
<b>TOTAL OPERATING REVENUES</b>	<b>1,086,652</b>	<b>1,156,591</b>

**OPERATING EXPENSES:****MANAGEMENT EXPENSES**

51010 Mgt/Admin Wages	159,889	163,561
52000 Audit	6,300	6,400
52500 Board Expenses	1,350	1,350
53000 Educ & Training	4,500	4,500
54000 Legal/Professionas Fees	3,100	3,100
54100 Technology	9,600	5,220
54500 Liability/WC Insurance	25,599	24,109
55000 Office Expenses	8,000	8,000
56000 Postage	800	1,000
57820 Office Telephone	1,000	1,075
<b>TOTAL</b>	<b>220,138</b>	<b>218,315</b>

**MAINTENANCE EXPENSES****BUILDING/TRAIL MAINTENANCE**

61110 Maint Wages/Benefits	154,599	145,070
61500 Building/Trails Main.	12,500	20,000
61700 Gas & Oil	3,300	3,300
61800 Plow/Shovel Contract	55,000	57,700
61900 Snow Sand & Salting	15,000	12,000
62000 Tools & Equipment	3,800	3,800
62100 Trash Collection	47,100	54,000
62200 Truck & Equip Repair	4,500	12,500
62300 Uniforms & Shop Supp	1,455	1,800
62400 Utilities and Phone	18,500	20,000
62500 Painting	55,000	0
79500 UG Wires/Post Lights	0	1,500
73250 Fencing - Dwellings	0	4,000
71200 Fencing and Signs	0	0
71100 Common Area Concrete	0	0
<b>TOTAL</b>	<b>370,754</b>	<b>335,670</b>

**GROUNDS MAINTENANCE**

63110 Grounds Wage/Benefits	151,560	155,010
63200 Grounds Maint Contract	73,400	75,250
63300 Landscape Contract	75,000	82,840
63400 Landscape Supplies	25,500	28,500
<b>TOTAL</b>	<b>325,460</b>	<b>341,600</b>

**CLUBHOUSE EXPENSES**

64100 Amenities	400	5,000
64300 Janitorial Supplies	2,200	2,200
64500 Repairs & Maintenance	1,800	1,800
64600 Utilities	10,500	11,025
<b>TOTAL</b>	<b>14,900</b>	<b>20,025</b>

**RECREATION EXPENSES**

65110 Lifeguard Wages	23,000	23,000
65200 Pool Chemicals	4,000	4,000
65300 Pool Supplies & Equip	4,175	4,175
65400 Pool Water	4,000	5,300
65500 Social Events (RAC)	1,250	2,500
65600 Pool Telephone	300	270
65700 Tennis Court Main	0	0
65800 Welcome Committee	400	400
<b>TOTAL</b>	<b>37,125</b>	<b>39,645</b>

TOTAL ALL ABOVE) 968,377 955,255

**OTHER OPERATING EXPENSES**

66100 Depreciation	11,897	11,642
66200 Dwelling Insurance	160,796	196,336
66400 Garden Expenses	2,000	2,000
66500 Income Tax Expenses	5,000	5,000
<b>TOTAL</b>	<b>179,693</b>	<b>214,978</b>

not counted as an expense for budgeting purposes

not counted as an expense for budgeting purposes

**TOTAL OPERATING EXPENSES** 1,134,173 1,156,591

**EXCESS OF OPERATING REVENUES OVER  
(UNDER) OPERATING EXPENSES**

-47,521 0

**TAMARACK TRAILS 2022 RESERVE BUDGET**

	2021	2022
<b>RESERVE REVENUES</b>		
40500 Reserve Assessments	413,502	429,300
42500 Interest Income	0	0
42610 Investment Income	0	27,500
<b>TOTAL RESERVE REVENUES</b>	<b>413,502</b>	<b>456,800</b>
<b>RESERVE EXPENSES</b>		
70110 Reserve Wages		
70500 Asphalt	128,200	122,000
70600 Association Buildings	7,200	0
71100 Common Area Concrete	3,500	0
71200 Common Fencing & Signs	1,500	0
71300 Common Water Mains	7,100	7,300
72000 Drainage	55,000	35,000
73100 Chimney Caps	15,000	20,500
73150 Dwelling Concrete	20,000	25,000
73200 Decks	30,400	35,000
73250 Dwellings Fencing	4,000	0
73300 Dwelling Gutters	5,000	0
73350 Painting	0	75,000
73400 Roofs	0	0
73450 Siding	0	0
73500 Dwelling Wood Repairs	12,081	15,000
78500 Rockwalls	22,000	30,000
79000 Swimming Pool	140,000	135,000
79500 Post Lights/Wires	6,000	0
Capital Equipment	0	12,700
<b>TOTAL RESERVE WITHDRAWALS</b>	<b>456,981</b>	<b>512,500</b>
<b>EXCESS OF RESERVE REVENUES OVER (UNDER) RESERVE WITHDRAWALS</b>	<b>(43,479)</b>	<b>(55,700) 2/</b>

1/ Wages are included in the totals for individual Reserve accounts: decks, chimney caps, and wood repair. \$48,400 is the estimated amount of wages attributed to Reserve work.

2/ The difference between the reserve income of \$456,800 and the reserve expenses of \$512,500 is based on the long-term reserve budget and indicates the use of prior year excess revenues.