

**TAMARACK TRAILS 2024 BUDGET**

	2023	2024	Plus/Minus	AMA Increase	% Change in AMA
<b>INCOME</b>					
<b>OPERATING</b>					
40100 Oper Assessments	1,146,600	1,227,550	80,950	\$ 21.08	4.95%
42100 Late Fees	700	700	0		
43000 Work Orders	10,000	10,000	0		
44200 Clubhouse Income	2,000	2,000	0		
44300 Garden Income	2,000	2,000	0		
44400 Misc Income	500	1,000	500		
<b>TOTAL</b>	<u>1,161,800</u>	<u>1,243,250</u>	<u>81,450</u>	<u>\$ 21.08</u>	<u>4.95%</u>
<b>RESERVE</b>					
40500 Res Assessments	487,800	570,500	82,700	\$ 21.54	5.05%
42610 Investment Income	18,700	36,800	18,100		
<b>TOTAL</b>	<u>506,500</u>	<u>607,300</u>	<u>100,800</u>	<u>\$ 21.54</u>	<u>5.05%</u>
<b>ASSESSMENT TOTAL</b>	<u>1,634,400</u>	<u>1,798,050</u>	<u>163,650</u>	<u>\$ 42.62</u>	<u>10.00%</u>
<b>AMA Increase:</b>					
Operating Portion	\$ 1,146,600	\$ 1,227,550	\$ 80,950	\$ 21.08	4.95%
Planned Reserve Portion	487,800	536,600	48,800	12.71	2.98%
Added Reserve for Pool		33,900	33,900	8.83	2.07%
	<u>\$ 1,634,400</u>	<u>\$ 1,798,050</u>	<u>\$ 163,650</u>	<u>\$ 42.62</u>	<u>10.00%</u>

## TAMARACK TRAILS 2024 OPERATING BUDGET

	2023	2024	Change	Percent
<b>OPERATING REVENUE:</b>				
40100 Operating Assessments	\$ 1,146,600	\$ 1,227,550	\$ 80,950	7.1%
42100 Late Fees	\$ 700	\$ 700	\$ -	
43000 Work Orders	\$ 10,000	\$ 10,000	\$ -	
44200 Clubhouse Income	\$ 2,000	\$ 2,000	\$ -	
44300 Garden Income	\$ 2,000	\$ 2,000	\$ -	
44400 Misc Income	\$ 500	\$ 1,000	\$ 500	100.0%
<b>TOTAL OPERATING REVENUES</b>	<b>\$ 1,161,800</b>	<b>\$ 1,243,250</b>	<b>\$ 81,450</b>	<b>7.0%</b>
<b>OPERATING EXPENSES:</b>				
<b>MANAGEMENT EXPENSES</b>				
51010 Mgt/Admin Wages	\$ 166,700	\$ 176,500	\$ 9,800	5.9%
52000 Audit	\$ 8,100	\$ 9,200	\$ 1,100	13.6%
52500 Board Expenses	\$ 1,300	\$ 3,300	\$ 2,000	153.8%
53000 Educ & Training	\$ 2,500	\$ 2,500	\$ -	0.0%
54000 Legal/Professionas Fees	\$ 3,100	\$ 11,450	\$ 8,350	269.4%
54100 Technology	\$ 5,500	\$ 12,000	\$ 6,500	118.2%
54500 Liability/WC Insurance	\$ 24,600	\$ 22,300	\$ (2,300)	-9.3%
55000 Office Expenses	\$ 9,000	\$ 10,000	\$ 1,000	11.1%
56000 Postage	\$ 1,000	\$ 1,200	\$ 200	20.0%
57820 Office Telephone	\$ 1,100	\$ 1,200	\$ 100	9.1%
<b>TOTAL</b>	<b>\$ 222,900</b>	<b>\$ 249,650</b>	<b>\$ 26,750</b>	<b>12.0%</b>
<b>MAINTENANCE EXPENSES</b>				
<b>BUILDING/TRAIL MAINTENANCE</b>				
61110 Maint Wages/Benefits	\$ 182,200	\$ 219,700	\$ 37,500	20.6%
61500 Building Maintenance	\$ 20,000	\$ 25,000	\$ 5,000	25.0%
61700 Gas & Oil	\$ 4,000	\$ 4,000	\$ -	0.0%
61800 Plow/Shovel Contract	\$ 55,000	\$ 57,000	\$ 2,000	3.6%
61900 Snow Sand & Salting	\$ 10,000	\$ 7,000	\$ (3,000)	-30.0%
62000 Tools & Equipment	\$ 3,000	\$ 5,000	\$ 2,000	66.7%
62100 Trash Collection	\$ 56,200	\$ 60,000	\$ 3,800	6.8%
62200 Truck & Equip Repair	\$ 10,000	\$ 10,000	\$ -	0.0%
62300 Uniforms & Shop Supp	\$ 1,500	\$ 1,500	\$ -	0.0%
62400 Utilities and Phone	\$ 23,000	\$ 23,000	\$ -	0.0%
<b>TOTAL</b>	<b>\$ 364,900</b>	<b>\$ 412,200</b>	<b>\$ 47,300</b>	<b>13.0%</b>
<b>GROUNDS MAINTENANCE</b>				
63110 Grounds Wage/Benefits	\$ 165,000	\$ 167,400	\$ 2,400	1.5%
63200 Grounds Maint Contract	\$ 84,000	\$ 86,500	\$ 2,500	3.0%
63300 Landscape Contract	\$ 80,000	\$ 80,000	\$ -	0.0%
63400 Landscape Supplies	\$ 26,000	\$ 20,000	\$ (6,000)	-23.1%
<b>TOTAL</b>	<b>\$ 355,000</b>	<b>\$ 353,900</b>	<b>\$ (1,100)</b>	<b>-0.3%</b>

## TAMARACK TRAILS 2024 OPERATING BUDGET

	2023	2024	Change	Percent
<b>CLUBHOUSE EXPENSES</b>				
64100 Equipment	\$ 6,000	\$ 4,000	\$ (2,000)	-33.3%
64300 Janitorial Supplies	\$ 2,200	\$ 2,500	\$ 300	13.6%
64500 Repairs & Maintenance	\$ 3,000	\$ 4,000	\$ 1,000	33.3%
64600 Utilities	\$ 11,000	\$ 15,000	\$ 4,000	36.4%
<b>TOTAL</b>	<b>\$ 22,200</b>	<b>\$ 25,500</b>	<b>\$ 3,300</b>	<b>14.9%</b>
<b>RECREATION EXPENSES</b>				
65110 Lifeguard Wages	\$ 25,000	\$ 24,800	\$ (200)	-0.8%
65200 Pool Chemicals	\$ 4,000	\$ 5,000	\$ 1,000	25.0%
65300 Pool Supplies & Equip	\$ 3,000	\$ 4,000	\$ 1,000	33.3%
65400 Pool Water	\$ 6,500	\$ 7,200	\$ 700	10.8%
65500 Social Events (RAC)	\$ 2,500	\$ 2,500	\$ -	0.0%
65600 Pool Telephone	\$ 300	\$ 300	\$ -	0.0%
65700 Tennis Court Maintenance	\$ -	\$ -	\$ -	0.0%
65800 Welcome Committee	\$ 400	\$ 400	\$ -	0.0%
<b>TOTAL</b>	<b>\$ 41,700</b>	<b>\$ 44,200</b>	<b>\$ 2,500</b>	<b>6.0%</b>
<b>OTHER OPERATING EXPENSES</b>				
66100 Depreciation	\$ -	\$ -		not counted as an expense for budgeting purposes
66200 Dwelling Insurance	\$ 148,100	\$ 150,800	\$ 2,700	1.8%
66400 Garden Expenses	\$ 2,000	\$ 2,000	\$ -	0.0%
66500 Income Tax Expenses	\$ 5,000	\$ 5,000	\$ -	0.0%
<b>TOTAL</b>	<b>155,100</b>	<b>157,800</b>	<b>\$ 2,700</b>	<b>1.7%</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,161,800</b>	<b>1,243,250</b>	<b>\$ 81,450</b>	<b>7.0%</b>
<b>EXCESS OF OPERATING REVENUES OVER (UNDER) OPERATING EXPENSES</b>	<b>0</b>	<b>0</b>		

**TAMARACK TRAILS 2024 RESERVE BUDGET**

	2023	2024	Change	Percent
<b>RESERVE REVENUES</b>				
40500 Reserve Assessments	\$ 487,800	\$ 570,500	\$ 82,700	17.0%
42610 Investment Income	\$ 18,700	\$ 36,800	\$ 18,100	96.8%
<b>TOTAL RESERVE REVENUES</b>	<b>\$ 506,500</b>	<b>\$ 607,300</b>	<b>\$ 100,800</b>	<b>19.9%</b>
<b>RESERVE WITHDRAWALS</b>				
70110 Reserve Wages	\$ 45,600	\$ 54,900	\$ 9,300	20.4%
70500 Asphalt	\$ 184,000	\$ 167,300	\$ (16,700)	-9.1%
70600 Assn Bldgs	\$ 10,000	\$ -	\$ (10,000)	
71100 Common Area Concrete	\$ -	\$ -	\$ -	
71200 Common Fencing & Signs	\$ 2,500	\$ 34,500	\$ 32,000	
71300 Common Water Mains	\$ 9,600	\$ 9,600	\$ -	0.0%
72000 Drainage	\$ 30,000	\$ 30,000	\$ -	0.0%
73100 Chimney Caps	\$ 21,000	\$ 21,500	\$ 500	2.4%
73150 Dwelling Concrete	\$ 30,000	\$ 50,600	\$ 20,600	68.7%
73200 Decks	\$ 35,900	\$ 52,700	\$ 16,800	46.8%
73300 Dwelling Gutters	\$ -	\$ 7,500	\$ 7,500	
73350 Painting	\$ 85,000	\$ 87,100	\$ 2,100	2.5%
73500 Dwelling Wood Repairs	\$ 28,000	\$ 60,000	\$ 32,000	114.3%
78500 Rockwalls	\$ 55,000	\$ 55,000	\$ -	0.0%
79000 Swmmng Pool	\$ 22,000	\$ -	\$ (22,000)	
93500 Tennis Courts	\$ -	\$ -	\$ -	
93900 Bridges, Wood	\$ -	\$ 2,000	\$ 2,000	
Capital Equipment	\$ 6,600	\$ 6,800	\$ 200	3.0%
<b>TOTAL RESERVE WITHDRAWALS</b>	<b>\$ 565,200</b>	<b>\$ 639,500</b>	<b>\$ 74,300</b>	<b>13.1%</b>
<b>EXCESS OF RESERVE REVENUES OVER (UNDER) RESERVE WITHDRAWALS 1/</b>	<b>\$ (58,700)</b>	<b>\$ (32,200)</b>	<b>\$ 26,500</b>	

1/ The difference between the reserve income of \$607,300 and the reserve expenses of \$639,500 is based on the long-term reserve budget and the use of prior year excess revenues of \$32,200 for future reserve withdrawals.