TAMARACK TRAILS 2025 BUDGET

INCOME	2024	2025	Plus/Minus	AMA Increase	% Change in AMA
OPERATING					
40100 Oper Assessments	1,227,550	1,243,350	15,800	$ 4.10	0.9%
42100 Late Fees	700	700	0		
43000 Work Orders	10,000	15,000	5,000		
44200 Clubhouse Income	2,000	4,000	2,000		
44300 Garden Income	2,000	2,000	0		
44400 Misc Income	1,000	1,000	0		
TOTAL	1,243,250	1,266,050	22,800	$ 4.10	0.9%
RESERVE					
40500 Res Assessments	570,500	656,100	85,600	$ 22.30	4.8%
42610 Investment Income	42,700	38,700	-4,000		
TOTAL	613,200	694,800	81,600	$ 22.30	4.8%
ASSESSMENT TOTAL	1,798,050	1,899,450	101,400	$ 26.40	5.7%

AMA Increase:

	2024	2025	Plus/Minus	AMA Increase	% Change in AMA
Operating Portion	$ 1,227,550	$ 1,243,350	$ 15,800	$ 4.10	0.9%
Reserve Portion	570,500	656,100	85,600	22.30	4.8%
	$ 1,798,050	$ 1,899,450	$ 101,400	$ 26.40	5.6%

TAMARACK TRAILS 2025 OPERATING BUDGET

		2024		2025		Change	Percent
OPERATING REVENUE:							
40100 Operating Assessments	$	1,227,550	$	1,243,350	$	15,800	1.3%
42100 Late Fees	$	700	$	700	$	-	
43000 Work Orders	$	10,000	$	15,000	$	5,000	
44200 Clubhouse Income	$	2,000	$	4,000	$	2,000	
44300 Garden Income	$	2,000	$	2,000	$	-	
44400 Misc Income	$	1,000	$	1,000	$	-	0.0%
TOTAL OPERATING REVENUES	$	1,243,250	$	1,266,050	$	22,800	1.8%
OPERATING EXPENSES:							
MANAGEMENT EXPENSES							
51010 Mgt/Admin Wages	$	176,500	$	189,400	$	12,900	7.3%
52000 Audit	$	9,200	$	9,950	$	750	8.2%
52500 Board Expenses	$	3,300	$	3,000	$	(300)	-9.1%
53000 Educ & Training	$	2,500	$	2,500	$	-	0.0%
54000 Legal/Professionas Fees	$	11,450	$	12,000	$	550	4.8%
54100 Technology	$	12,000	$	12,000	$	-	0.0%
54500 Liability/WC Insurance	$	22,300	$	22,700	$	400	1.8%
55000 Office Expenses	$	10,000	$	10,000	$	-	0.0%
56000 Postage	$	1,200	$	1,500	$	300	25.0%
57820 Office Telephone	$	1,200	$	1,200	$	-	0.0%
TOTAL	$	249,650	$	264,250	$	14,600	5.8%
MAINTENANCE EXPENSES							
BUILDING/TRAIL MAINTENANCE							
61110 Maint Wages/Benefits	$	219,700	$	200,600	$	(19,100)	-8.7%
61500 Building Maintenance	$	25,000	$	20,000	$	(5,000)	-20.0%
61700 Gas & Oil	$	4,000	$	4,000	$	-	0.0%
61800 Plow/Shovel Contract	$	57,000	$	61,600	$	4,600	8.1%
61900 Snow Sand & Salting	$	7,000	$	7,000	$	-	0.0%
62000 Tools & Equipment	$	5,000	$	5,000	$	-	0.0%
62100 Trash Collection	$	60,000	$	65,000	$	5,000	8.3%
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	$	24,500	$	1,500	6.5%
TOTAL	$	412,200	$	399,200	$	(13,000)	-3.2%
GROUNDS MAINTENANCE							
63110 Grounds Wage/Benefits	$	167,400	$	158,700	$	(8,700)	-5.2%
63200 Grounds Maint Contract	$	86,500	$	87,500	$	1,000	1.2%
63300 Landscape Contract	$	80,000	$	80,000	$	-	0.0%
63400 Landscape Supplies	$	20,000	$	22,000	$	2,000	10.0%
TOTAL	$	353,900	$	348,200	$	(5,700)	-1.6%

TAMARACK TRAILS 2025 OPERATING BUDGET

	2024	2025	Change	Percent
CLUBHOUSE EXPENSES				
64100 Equipment	$ 4,000	$ 500	$ (3,500)	-87.5%
64300 Janitorial Supplies	$ 2,500	$ 2,500	$ -	0.0%
64500 Repairs & Maintenance	$ 4,000	$ 4,500	$ 500	12.5%
64600 Utilities	$ 15,000	$ 15,000	$ -	0.0%
TOTAL	$ 25,500	$ 22,500	$ (3,000)	-11.8%
RECREATION EXPENSES				
65110 Lifeguard Wages	$ 24,800	$ 25,900	$ 1,100	4.4%
65200 Pool Chemicals	$ 5,000	$ 5,000	$ -	0.0%
65300 Pool Supplies & Equip	$ 4,000	$ 4,000	$ -	0.0%
65400 Pool Water	$ 7,200	$ 7,200	$ -	0.0%
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%
TOTAL	$ 44,200	$ 45,300	$ 1,100	2.5%
OTHER OPERATING EXPENSES				
66100 Depreciation	$ -	$ -	not counted as an expense for budgeting purposes	
66200 Dwelling Insurance	$ 150,800	$ 179,600	$ 28,800	19.1%
66400 Garden Expenses	$ 2,000	$ 2,000	$ -	0.0%
66500 Income Tax Expenses	$ 5,000	$ 5,000	$ -	0.0%
TOTAL	157,800	186,600	$ 28,800	18.3%
TOTAL OPERATING EXPENSES	1,243,250	1,266,050	$ 22,800	1.8%
EXCESS OF OPERATING REVENUES OVER (UNDER) OPERATING EXPENSES	0	0		

TAMARACK TRAILS 2025 RESERVE BUDGET

		1/ 2024	2025	Change	Percent
BEGINNING BALANCE		$ 1,016,900	1,160,100		
RESERVE LOAN/TRANSFERS					
	Loan	$ 600,000	$ -	$ (600,000)	
	Transfer	$ 150,000	$ -	$ (150,000)	
	TOTAL RESERVE LOAN/TRANSFERS	$ 750,000	$ -	$ (750,000)	
RESERVE REVENUES					
40500	Reserve Assessments	$ 570,500	$ 656,100	$ 85,600	15.0%
42610	Investment Income	$ 42,700	$ 38,700	$ (4,000)	-9.4%
	TOTAL RESERVE REVENUES	$ 613,200	$ 694,800	$ 81,600	13.3%
RESERVE WITHDRAWALS					
70110	Reserve Wages	$ 54,900	$ 66,900	$ 12,000	21.9%
70500	Asphalt	$ 167,300	$ 122,000	$ (45,300)	-27.1%
70600	Assn Bldgs	$ -	$ -	$ -	
71100	Common Area Concrete	$ -	$ -	$ -	
71200	Common Fencing & Signs	$ 2,000	$ -	$ (2,000)	-100.0%
71300	Common Water Mains	$ 9,600	$ 11,000	$ 1,400	14.6%
72000	Drainage	$ 30,000	$ 25,000	$ (5,000)	-16.7%
73100	Chimney Caps	$ 21,500	$ 10,000	$ (11,500)	-53.5%
73150	Dwelling Concrete	$ 50,600	$ 77,500	$ 26,900	53.2%
73200	Decks	$ 52,700	$ 100,000	$ 47,300	89.8%
73300	Dwelling Gutters	$ 7,500	$ 3,000	$ (4,500)	-60.0%
73350	Painting	$ 87,100	$ 89,300	$ 2,200	2.5%
73400	Dwelling Roofs	$ -	$ 5,000	$ 5,000	100.0%
73500	Dwelling Wood Repairs	$ 60,000	$ 61,500	$ 1,500	2.5%
78500	Rockwalls	$ 55,000	$ 50,000	$ (5,000)	-9.1%
79000	Swimming Pool	$ 615,000	$ 550,000	$ (65,000)	-10.6%
79500	UG-Wires/Post Light Fixt	$ -	$ 4,000	$ 4,000	100.0%
93500	Tennis Courts	$ -	$ -	$ -	
	Capital Equipment	$ 6,800	$ 7,000	$ 200	2.9%
	Loan Principal/Interest	$ -	$ 141,200	$ 141,200	100.0%
	TOTAL RESERVE WITHDRAWALS	$ 1,220,000	$ 1,323,400	$ 103,400	8.5%
EXCESS OF RESERVE REVENUES OVER (UNDER) RESERVE WITHDRAWALS 2/		$ (606,800)	$ (628,600)	$ (21,800)	
ENDING BALANCE		$ 1,160,100	$ 531,500	$ (628,600)	

1/ Adjusted 2024 budget.

2/ The difference between the reserve income and the reserve withdrawals is based on the long-term reserve budget and the use of prior year excess revenues for future reserve withdrawals.