TAMARACK TRAILS 2026 BUDGET OPERATING EXPENSES

		2024 Actual	2025 Budget	Proposed 2026	Plus/Minus from 2025	
MANAGEMENT EXPENSES						
51010	Mgt/Admin Wages	$ 171,080	$ 189,400	$ 197,300	$ 7,900	**Per HR Committee**
52000	Audit	$ 9,400	$ 9,950	$ 11,400	$ 1,450	**Quote from Wegner CPAs.**
52500	Board Expenses	$ 3,783	$ 3,000	$ 1,000	$ (2,000)	**Per Board vote at 8/27/2025 meeting.**
53000	Educ & Training	$ 2,915	$ 2,500	$ 2,500	$ -	**Same as 2025**
54000	Legal/Professional Fees	$ 18,008	$ 12,000	$ 12,000	$ -	**Same as 2025**
54100	Technology	$ 14,293	$ 12,000	$ 12,000	$ -	**Appfolio; website; Microsoft licenses; virus protection; computers**
54500	Liability/WC Insurance	$ 16,325	$ 22,700	$ 23,400	$ 700	**Rural Mutual Insurance quote**
55000	Office Expenses	$ 10,460	$ 10,000	$ 10,000	$ -	**Same as 2025**
56000	Postage	$ 1,106	$ 1,500	$ 1,500	$ -	**Same as 2025**
57820	Office Telephone	$ 1,083	$ 1,200	$ 1,200	$ -	**Same as 2025**
	TOTAL	$ 248,453	$ 264,250	$ 272,300	$ 8,050	
MAINTENANCE EXPENSES						
BUILDING/TRAIL MAINTENANCE						
61110	Maint Wages/Benefits	$ 153,787	$ 200,600	$ 180,200	$ (20,400)	**Per HR Committee. 70% of Maintenance Wages/Benefits included in operations budget.**
61500	Building Repairs	$ 11,215	$ 20,000	$ 18,000	$ (2,000)	**Slight decrease per Rich.**
61700	Gas & Oil	$ 2,551	$ 4,000	$ 3,500	$ (500)	**Slight decrease per Rich.**
61800	Plow/Shovel Contract	$ 58,275	$ 61,600	$ 61,600	$ -	**Same as 2025**
61900	Snow Sand & Salting	$ 2,977	$ 7,000	$ 5,500	$ (1,500)	**Slight decrease per Rich and change in suppliers.**
62000	Tools & Equipment	$ 4,096	$ 5,000	$ 5,000	$ -	**Same as 2025**
62100	Trash Collection	$ 61,036	$ 65,000	$ 71,200	$ 6,200	**Contract increase**
62200	Truck & Equip Repair	$ 3,594	$ 10,000	$ 15,000	$ 5,000	**Increase based on condition of equipment.**
62300	Uniforms & Shop Supp	$ 1,426	$ 1,500	$ 2,000	$ 500	**Slight increase per Rich.**
62400	Utilities and Phone	$ 24,018	$ 24,500	$ 24,500	$ -	**Same as 2025**
	TOTAL	$ 322,975	$ 399,200	$ 386,500	$ (12,700)	
GROUNDS MAINTENANCE						
63110	Grounds Wage/Benefits	$ 120,125	$ 158,700	$ 143,600	$ (15,100)	**Per HR Committee**
63200	Grounds Maint Contract	$ 85,750	$ 87,500	$ 90,125	$ 2,625	**Small 3% contract increase per Greenscapes.**
63300	Landscape Contract	$ 57,949	$ 80,000	$ 90,000	$ 10,000	**Increase for past due maintenance on trees that already exist on TT property. Several large trees are hanging over the homes etc.**
63400	Landscape Supplies	$ 22,587	$ 22,000	$ 20,000	$ (2,000)	**Slight decrease per Emily.**
	TOTAL	$ 286,411	$ 348,200	$ 343,725	$ (4,475)	

TAMARACK TRAILS 2026 BUDGET OPERATING EXPENSES		2024 Actual	2025 Budget	Proposed 2026	Plus/Minus from 2025	
CLUBHOUSE EXPENSES						
64100	Equipment	$ 2,623	$ 500	$ 500	$ -	**Amenities request.**
64300	Janitorial Supplies	$ 2,250	$ 2,500	$ 2,500	$ -	**Same as 2025**
64500	Repairs & Maintenance	$ 3,829	$ 4,500	$ 4,500	$ -	**Same as 2025**
64600	Utilities	$ 6,711	$ 15,000	$ 18,000	$ 3,000	**Same as 2025**
	TOTAL	$ 15,413	$ 22,500	$ 25,500	$ 3,000	
RECREATION EXPENSES						
65110	Lifeguard Wages	$ 775	$ 25,900	$ 25,900	$ -	**Per HR Committee. Includes payroll tax.**
65200	Pool Chemicals	$ 1,584	$ 5,000	$ 5,000	$ -	**Same as 2025**
65300	Pool Supplies & Equip	$ 2,168	$ 4,000	$ 4,000	$ -	**Same as 2025**
65400	Pool Water	$ 5,187	$ 7,200	$ 6,000	$ (1,200)	**Decrease due to new pool.**
65500	Social Events (RAC)	$ 2,153	$ 2,500	$ 2,000	$ (500)	**Decrease from 2025.**
65600	Pool Telephone	$ 119	$ 300	$ 300	$ -	**Same as 2025**
65700	Tennis Court Main	$ (50)	$ -		$ -	**Same as 2025**
65800	Welcome Committee	$ 400	$ 400	$ 300	$ (100)	**Eliminated money for gift cards for new residents and reduced the cost for the new resident reception.**
	TOTAL	$ 12,336	$ 45,300	$ 43,500	$ (1,800)	
OTHER OPERATING EXPENSES						
66100	Depreciation	$ 10,397	$ -		$ -	**Not included in budget.**
66200	Dwelling Insurance	$ 149,092	$ 179,600	$ 174,400	$ (5,200)	**Rural Mutual Insurance quote**
66400	Garden Expenses	$ 430	$ 2,000	$ 2,000	$ -	**Same as 2025**
66500	Income Tax Expenses	$ 8,019	$ 5,000	$ 5,000	$ -	**Same as 2025**
	TOTAL	$ 167,938	$ 186,600	$ 181,400	$ (5,200)	
	TOTAL OPERATING EXP	$ 1,053,526	$ 1,266,050	$ 1,252,925	$ (13,125)	

TAMARACK TRAILS 2026 BUDGET RESERVE WITHDRAWALS

RESERVE WITHDRAWALS			2024 Actual	Adjusted 2025 Budget	Proposed 2026	Plus/Minus from 2025	
70110	Reserve Wages		$ 36,582	$ 66,900	$ 77,200	$ 10,300	30% of maintenance costs.
70500	Asphalt		$ 156,408	$ 122,000	$ 15,000	$ (107,000)	Asphalt patching only.
70600	Clubhouse		$ -	$ 37,000	$ 200,000	$ 163,000	Structural repairs.
	Clubhouse Solar Panels		$ -	$ -	$ 20,000	$ 20,000	See NOTE #1
	Maintenance Bldg Security System		$ -	$ -	$ -	$ -	See NOTE #2
71200	Common Fencing & Signs		$ 1,674		$ 75,000	$ 75,000	NE Perimeter fence.
71300	Common Water Mains/Hydrants		$ 10,881	$ 11,000	$ 12,000	$ 1,000	Replace hydrant based on 2025 cost.
72000	Drainage		$ 4,167	$ 25,000	$ 25,000	$ -	Move out one year.
73100	Chimney Caps		$ 8,991	$ 10,000	$ 14,000	$ 4,000	Based on 2025 costs and need to fabricate the chimney caps.
73150	Dwelling Concrete		$ 48,434	$ 77,500	$ 30,000	$ (47,500)	No asphalt, so just catch up on safety issues.
73200	Decks		$ 9,416	$ 100,000	$ 100,000	$ -	Same as 2025. If average cost is lowered due to change in policy, just plan on doing more decks.
73300	Dwelling Gutters		$ 4,308	$ 3,000	$ 3,000	$ -	Same as 2025.
73350	Painting		$ 87,083	$ 89,300	$ 91,500	$ 2,200	Per 30-year spreadsheet.
73500	Dwelling Wood Repairs		$ 36,060	$ 61,500	$ 63,000	$ 1,500	Per 30-year spreadsheet.
74000	Dwelling Roofing		$ 1,828	$ 5,000	$ 5,000	$ -	Same as 2025.
78500	Rockwalls		$ 48,359	$ 50,000	$ 50,000	$ -	Move out one year.
79000	Swimming Pool		$ 615,692	$ 626,000		$ (626,000)	Pool finished in 2025.
79500	UG-Wires/Post Light Fixt		$ 95	$ 4,000	$ 2,500	$ (1,500)	For trail lights, as the wiring is all getting very old, and may need to be replaced if and when there is an issue,
93500	Tennis Courts		$ -		$ -	$ -	
	Capital Equipment	1/	$ -	$ 7,000	$ 14,500	$ 7,500	Yard tractor using 2025 budget and planned 2026 budget.
	Loan Principal/Interest		$ -	$ 70,600	$ 120,200	$ 49,600	Per loan contract revised based on a prepayment of $100,000.
	TOTAL		$ 1,069,978	$ 1,365,800	$ 917,900	$ (447,900)	

NOTE #1: Placeholder of $20,000 for clubhouse solar panels that the Board can choose to draw on or not in 2026.

NOTE #2: Placeholder for CATV system to monitor key areas in the parking lot, around the clubhouse, and around the maintenance and landscape buildings.

TAMARACK TRAILS 2026 BUDGET

INCOME	2025	2026	Plus/Minus	AMA Increase	% Change in AMA
OPERATING					
40100 Oper Assessments	1,243,350	1,232,225	-11,125	$ (2.90)	-0.6%
42100 Late Fees	700	700	0		
43000 Work Orders	15,000	15,000	0		
44200 Clubhouse Income	4,000	2,000	-2,000		
44300 Garden Income	2,000	2,000	0		
44400 Misc Income	1,000	1,000	0		
TOTAL	1,266,050	1,252,925	-13,125	$ (2.90)	-0.6%
RESERVE					
40500 Res Assessments	656,100	776,100	120,000	$ 31.30	6.3%
42610 Investment Income	27,800	23,500	-4,300		
TOTAL	683,900	799,600	115,700	$ 31.30	6.3%
ASSESSMENT TOTAL	1,899,450	2,008,325	108,875	$ 28.40	5.7%

AMA Increase:

	2025	2026	Plus/Minus	AMA Increase	% Change in AMA
Operating Portion	$ 1,243,350	$ 1,232,225	$ (11,125)	$ (2.90)	-0.6%
Reserve Portion	656,100	776,100	120,000	31.30	6.3%
	$ 1,899,450	$ 2,008,325	$ 108,875	$ 28.40	5.7%

TAMARACK TRAILS 2026 OPERATING BUDGET

		2025		2026		Change	Percent
OPERATING REVENUE:							
40100 Operating Assessments	$	1,243,350	$	1,232,225	$	(11,125)	-0.9%
42100 Late Fees	$	700	$	700	$	-	
43000 Work Orders	$	15,000	$	15,000	$	-	
44200 Clubhouse Income	$	4,000	$	2,000	$	(2,000)	
44300 Garden Income	$	2,000	$	2,000	$	-	
44400 Misc Income	$	1,000	$	1,000	$	-	0.0%
TOTAL OPERATING REVENUES	$	1,266,050	$	1,252,925	$	(13,125)	-1.0%
OPERATING EXPENSES:							
MANAGEMENT EXPENSES							
51010 Mgt/Admin Wages	$	189,400	$	197,300	$	7,900	4.2%
52000 Audit	$	9,950	$	11,400	$	1,450	14.6%
52500 Board Expenses	$	3,000	$	1,000	$	(2,000)	-66.7%
53000 Educ & Training	$	2,500	$	2,500	$	-	0.0%
54000 Legal/Professionas Fees	$	12,000	$	12,000	$	-	0.0%
54100 Technology	$	12,000	$	12,000	$	-	0.0%
54500 Liability/WC Insurance	$	22,700	$	23,400	$	700	3.1%
55000 Office Expenses	$	10,000	$	10,000	$	-	0.0%
56000 Postage	$	1,500	$	1,500	$	-	0.0%
57820 Office Telephone	$	1,200	$	1,200	$	-	0.0%
TOTAL	$	264,250	$	272,300	$	8,050	3.0%
MAINTENANCE EXPENSES							
BUILDING/TRAIL MAINTENANCE							
61110 Maint Wages/Benefits	$	200,600	$	180,200	$	(20,400)	-10.2%
61500 Building Maintenance	$	20,000	$	18,000	$	(2,000)	-10.0%
61700 Gas & Oil	$	4,000	$	3,500	$	(500)	-12.5%
61800 Plow/Shovel Contract	$	61,600	$	61,600	$	-	0.0%
61900 Snow Sand & Salting	$	7,000	$	5,500	$	(1,500)	-21.4%
62000 Tools & Equipment	$	5,000	$	5,000	$	-	0.0%
62100 Trash Collection	$	65,000	$	71,200	$	6,200	9.5%
62200 Truck & Equip Repair	$	10,000	$	15,000	$	5,000	50.0%
62300 Uniforms & Shop Supp	$	1,500	$	2,000	$	500	33.3%
62400 Utilities and Phone	$	24,500	$	24,500	$	-	0.0%
TOTAL	$	399,200	$	386,500	$	(12,700)	-3.2%
GROUNDS MAINTENANCE							
63110 Grounds Wage/Benefits	$	158,700	$	143,600	$	(15,100)	-9.5%
63200 Grounds Maint Contract	$	87,500	$	90,125	$	2,625	3.0%
63300 Landscape Contract	$	80,000	$	90,000	$	10,000	12.5%
63400 Landscape Supplies	$	22,000	$	20,000	$	(2,000)	-9.1%
TOTAL	$	348,200	$	343,725	$	(4,475)	-1.3%

TAMARACK TRAILS 2026 OPERATING BUDGET

		2025		2026		Change	Percent
CLUBHOUSE EXPENSES							
64100 Equipment	$	500	$	500	$	-	0.0%
64300 Janitorial Supplies	$	2,500	$	2,500	$	-	0.0%
64500 Repairs & Maintenance	$	4,500	$	4,500	$	-	0.0%
64600 Utilities	$	15,000	$	18,000	$	3,000	20.0%
TOTAL	$	22,500	$	25,500	$	3,000	13.3%
RECREATION EXPENSES							
65110 Lifeguard Wages	$	25,900	$	25,900	$	-	0.0%
65200 Pool Chemicals	$	5,000	$	5,000	$	-	0.0%
65300 Pool Supplies & Equip	$	4,000	$	4,000	$	-	0.0%
65400 Pool Water	$	7,200	$	6,000	$	(1,200)	-16.7%
65500 Social Events (RAC)	$	2,500	$	2,000	$	(500)	-20.0%
65600 Pool Telephone	$	300	$	300	$	-	0.0%
65700 Tennis Court Maintenance	$	-	$	-	$	-	0.0%
65800 Welcome Committee	$	400	$	300	$	(100)	-25.0%
TOTAL	$	45,300	$	43,500	$	(1,800)	-4.0%
OTHER OPERATING EXPENSES							
66100 Depreciation	$	-	$	-	not counted as an expense for budgeting purposes		
66200 Dwelling Insurance	$	179,600	$	174,400	$	(5,200)	-2.9%
66400 Garden Expenses	$	2,000	$	2,000	$	-	0.0%
66500 Income Tax Expenses	$	5,000	$	5,000	$	-	0.0%
TOTAL		186,600		181,400	$	(5,200)	-2.8%
TOTAL OPERATING EXPENSES		1,266,050		1,252,925	$	(13,125)	-1.0%
EXCESS OF OPERATING REVENUES OVER (UNDER) OPERATING EXPENSES		0		0			

TAMARACK TRAILS 2026 RESERVE BUDGET

		2025	2026	Change
BEGINNING BALANCE		$ 746,000	669,400	(76,600)
RESERVE LOAN/TRANSFERS				
	Loan	$ 600,000	$ -	$ (600,000)
	Transfer	$ 100,000	$ -	$ (100,000)
	TOTAL RESERVE LOAN/TRANSFERS	$ 700,000	$ -	$ (700,000)
RESERVE REVENUES				
40500	Reserve Assessments	$ 656,100	$ 776,100	$ 120,000
42610	Investment Income	$ 27,800	$ 23,900	$ (3,900)
	TOTAL RESERVE REVENUES	$ 683,900	$ 800,000	$ 116,100
RESERVE WITHDRAWALS				
Recurring Withdrawals:				
70110	Reserve Wages	$ 66,900	$ 77,200	$ 10,300
70500	Asphalt Patches	$ 14,700	$ 15,000	$ 300
71300	Common Water Mains/Hydrants	$ 11,000	$ 12,000	$ 1,000
73100	Chimney Caps	$ 10,000	$ 14,000	$ 4,000
73150	Dwelling Concrete	$ 77,500	$ 30,000	$ (47,500)
73200	Decks	$ 100,000	$ 100,000	$ -
73350	Painting	$ 89,300	$ 91,500	$ 2,200
73500	Dwelling Wood Repairs	$ 61,500	$ 63,000	$ 1,500
78500	Rockwalls	$ 50,000	$ 50,000	$ -
Total Recurring Withdrawals		$ 480,900	$ 452,700	$ (28,200)
Non-Recurring Withdrawals				
70500	Asphalt	$ 107,300		$ (107,300)
70600	Clubhouse	$ 37,000	$ 220,000	$ 183,000
71200	Common Fencing & Signs	$ -	$ 75,000	$ 75,000
72000	Drainage	$ 25,000	$ 25,000	$ -
73300	Dwelling Gutters	$ 3,000	$ 3,000	$ -
74000	Dwelling Roofing	$ 5,000	$ 5,000	$ -
79000	Swimming Pool	$ 626,000	$ -	$ (626,000)
79500	UG-Wires/Post Light Fixt	$ 4,000	$ 2,500	$ (1,500)
	Capital Equipment	$ 7,000	$ 14,500	$ 7,500
	Loan Principal/Interest	$ 165,300	$ 120,200	$ (45,100)
Total Non-Recurring Withdrawals		$ 979,600	$ 465,200	$ (514,400)
	TOTAL RESERVE WITHDRAWALS	$ 1,460,500	$ 917,900	$ (542,600)
EXCESS OF RESERVE REVENUES OVER (UNDER) RESERVE WITHDRAWALS (NOTE #1)		$ (776,600)	$ (117,900)	$ 658,700
ENDING BALANCE		$ 669,400	$ 551,500	$ (117,900)

NOTE #1: The difference between the reserve income and the reserve expenses is based on the long-term reserve budget and the use of prior year excess revenues for future reserve withdrawals.