

# English Turn Property Owners' Association

## 2025 OPERATING BUDGET PROPOSAL

Updated with 2024 Actuals - Final

As of February 12, 2025

	2024 Actual	2024 Budget	2025 Budget	2024 Notes
<b>Income</b>				
4000 Homeowner Assessments	\$ 1,903,764	1,789,300	\$ 2,052,600	Last year budget was (617*2*1,450). This year doing 622*2*1,650
4010 ASC Income				
4040 Fine Income				Not taking in budget since not sure will collect.
4100 Int Income-Delq/Lateef/Penalty	16,585	11,000	11,000	\$100 per. Rough estimate based on 2024 Some might be waived.
4110 Misc./Reimb Income	3,293			One time items so not Budgeting
4115 Collection Processing Fee	0			Legal collect fees - should be part of 4150
4130 Lot/House Maintenance	59,551	65,000	57,000	Billing back the lot cutting charges paid to Mullen under Landscape - 7000. Based on 2024 actual and reducing as houses are built
4140 NSF Fee Income	65	100	100	
4150 Legal Fee Income	2,638	10,000	1,000	Charge back of collection fees - assessing accts. Should be offset of legal collect fees
4160 Toll Tag Income	4,756	3,000	2,000	Toll tag sales - \$20 each. Estimate for 2025, less then 2024 since most have new ones already.
4165 Mailbox Income	135	100	150	For sale of mailbox numbers
4226 Social Committee Income		1,400	1,000	Crawfish boil income. Did not do in 2024
4400 Bank Interest Income	2,150	4,000	1,500	Reserve interest income. Estimating lower reserves and lower rate so less interest income.
4700 Miscellaneous Income	0	1,000	1,000	Prior Years movie income. 2024 voting location income
<b>INCOME</b>	<b>\$ 1,992,937</b>	<b>\$ 1,884,900</b>	<b>\$ 2,127,350</b>	
Reduce for Cash Commitments ( See separate data)			\$ 53,311	Mortgage, LOC, CNH Capital, Cart Lease & Land Purchase. Did not take reflect on report in past since was only \$15K. Less budget for Interest Expense.
<b>Funds Available for Operations</b>	<b>\$ 1,992,937</b>	<b>\$ 1,884,900</b>	<b>\$ 2,074,039</b>	
<b>Expenses</b>				
5010 Management Fees	\$ 62,288	\$ 63,400	\$ 63,400	HMS Monthly Accounting Fees- \$5,190 per month
5015 Bad Debt Expense - Unpd Debt/Dues, Lot Maint/Int	3,760	23,200	66,000	2025 - Based on collections have to increase estimate to 20*2*1650. Write off of Adams account balance per agreement. To allocate to reserves - will be JE. 2024 budget of 8*1,450*2.
5020 Accounting Fees				
5030 Administrative Fee	454	-	-	Credit Card Bank fees - need detail
5035 Legal & Professional Fees	15,221	12,000	6,000	2025 - Olde Orleans ASC - \$125*24. Review Rate + \$3000 misc. 2024 -Inc Executive Appraisers - Letter of Valuation -\$1,200. Olde Orleans - ASC Consult. RW Krebs, \$2,500. Zach Smith - Electr plan for West Gate - \$2,200. Leary Brief Writer (Kansas) - \$3,100, Kelly Constr Group - \$3750 - Maint Building plans.
5037 Interim Zoning Review	3,842	15,000	-	2025 - hoping over. 2024 -Griffin & Bivalacqua, LLC -s Interim Zoning District and Text Amendment to CZO
5040 Legal Collection Fees	2,270	10,000	4,000	We pay Sutton & Demmons and bill back. These are general, not billed back. Plus Small Claims CT fees. Anticipating more in 2025 with more collection issues.

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5046 Office Expense	4,515	3,100	2,000	LA Office Products and CC Purchases - need CC detail
5047 Employee Housing	18,211	20,000	19,950	2025 - 9.5 months @ (\$2,500 - 400). 2024 -Lower because did not give credit for Feb. \$2,500 per month. They pay \$100 each. Budget was - 10 months Lease of \$2,500 offset by \$100 reim from Employees
5050 Bank Charges	404	500	500	
5052 Postage and Mail	1,501	1,500	1,500	Stamps - CC.
5055 Interest Expense	10,219	4,800	56,273	2025 based on all loan commitments. 2024 was based on mortgage and LOC.
5056 Collection Processing Fees	18	-	-	
5060 Printing and Reproduction	8,479	6,600	6,600	Copier Lease & Usage, 5 Citation books and business Cards
5065 Computer Expense	10,902	3,000	7,500	Scott Graham / Chuck Rogers. Already spent \$4K with Scott in 25 for work on WIFI updates.
5071 General Insurance	53,301	60,473	61,745	Amortization. Annual Polices - \$58,805. Assume 5% Incr Golf Carts - 10/22/24 - \$2,042 + \$520 addtl on 7/1/24. Flood - 8/29/24 - \$3,190 Auto - 7/8/24 - \$15,628 + 11/24 add 2005 Chevy PU \$5,743 Property & Liability - 8/1/24 - \$22,509 Track Loader - 3/14/24 - \$660 Directors & Officers Liability - 11/24 - \$8,513
5080 Uniform	2,453	1,000	1,000	Staff uniforms
5230 Telephone	19,978	8,100	7,500	2024 - Office phones, zoom \$1,700. Zoom Meeting plan \$2,700. Staff cell phones - 5 for \$2,700 + \$1k misc. charges as we finalize plan changes.
5231 Internet	7,518	24,000	20,000	AT&T fiber improvents for gates, guardhouses, cameras ,etc.
5234 Electric	34,165	32,000	32,000	Entergy
5235 Fuel ( Gas) for vehicles / equipment)	15,580	9,000	9,000	Retif Oil & Fuel main yard and vehicle gas expense
5236 Water	20,829	10,000	15,000	Office trying to figure out bills and meters. 10/7 we paid \$2k on 1 clubhouse bill other big ones are 400 Et, 0 clubhouse. Some should be our sprinkler systems.
5280 Garbage Collection POA Yard	11,488	9,000	9,200	Republic Services Dumpster
5320 Marketing		950	500	Go Daddy - Software for community email blasts. Adding in \$500 to obtain text software for community blasts.
5360 Website		1,000	1,000	Chuck Rogers Consulting - website updates. 2024 coded under computer
5415 City Property Tax	12,746	12,500	11,013	Have actual 2025
6140 POA Office R & M	780	2,000	2,000	Fire Extinguisher annual inspection. Possily window coverings
6190 POA Office Cleaning		500	300	Staff handles
6300 Payroll Expense	496,708	473,434	417,248	See Payroll Data Backup .
6300 Payroll Expense			99,195	Breakout Seasonal Workers - 4 *\$15.06*9.5 months. 4 in 2025, had 5 in 2024
6310 Payroll Taxes	38,012	38,178	41,468	7.65% employer share and FUTA

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6320 401K Expenses	692	4,700	8,701	Company Match - will review budget and actual. Only 4 staff employees are currently participating.
6330 Health Insurance	17,122	18,086	22,110	Our share - Acct has full expense then offset by employee paid portion. Premiums increased by 12%. Assume 3 employees participate. Currently 2.
6335 Workers Comp Insurance	20,426	4,500	15,000	2024 -Went from \$360 per pp to \$660. Prob with Amigos & \$5,600 audit review adjustment. 2025 assume \$600 when amigos here and \$500 other.
6340 Payroll Processing Fee	7,344	7,000	7,000	Need to review fees. Should be about \$255 per pay period, but coming in higher.
6350 Seasonal Labor	11,708	13,600	16,695	Fees & Travel incurred. Processing Fees - \$8,095 + travel reim. + Entergy & Water
6400 Security Contract	436,663	475,500	477,590	Security Contract signed Feb 24. Est \$8,800 a week plus vehicle lease. No change in cost for 2025.0
6402 Security Updates & Maintenance	6,167	7,000	7,000	Camera and Ethernet repairs. Have to review \$1,500 cc charge in March.
6405 Security Supplies	53	4,000	5,000	Combine with above. Need some new cameras.
6410 Gate Maintenance	35,661	20,600	20,000	Gate Repairs - big ones were AVL \$13K for gate loops / batteries in Sept. \$4k in Dec for East Gate visitor entrance. \$4k Contract gate.
6411 Gate software	6,371	9,120	7,000	Budget CAP sure \$450 & AVL \$310 per month. AVL fee changed, need to update
6412 Gate Reader Tags	2,656	1,000	1,000	Purchased another 300 tags. We sell them @ \$20 each
6800 Equipment Rental	9,963	1,000	5,000	Demo Hammer & Grapple Bucket- \$3.9Kt. Kato mini exc \$730. Porto potty for yard, Manlift for pkwy trimming , hanging flags and light fixes - \$3K
6810 Equipment R&M	3,920	2,500	2,500	
6910 Social Activity and Events	987	6,000	3,000	Winter Solace, Crawfish Boil, Halloween Party.
6920 Decorations	14	500	500	Credit card expenses need to be JE to account
6925 Meals and Entertainment	129	250	250	
6950 Meeting Expenses	1,333	1,000	1,000	
7000 Landscape Contract	223,515	219,960	212,520	New contract March 2024. Reduced rate to Monthly \$17.7k from \$22.8K. No costs change in 2025.
7000.10 Landscaping Consultant	18,500	24,000	20,000	Southern Gateway - Darryl - \$500 per week. Cutting back some weeks
7010 Landscaping - R&M	2,139	38,000	22,000	We did not buy much mulch this year. Used prior stock pile. Track Trencher rental. Did not need Spring Mulch. Mulch is about \$20K. Combine with 7030
7030 Landscaping - Other	17,831	2,000	16,000	Seasonal Planting Plants from Southern Gateway.
7045 Mailbox Repair and Maintenance	41	500	500	Cement
8010 Build/Struct. Maintenance	11,528	10,000	10,000	2024 -Jamacia Joe \$1,200 + Gazebo Paint , stage paint, main facility paint.
8011 Cleaning Supplies	197	1,000	1,000	
8012 Vehicle/Cart repair maintenance	76,471	18,000	18,000	2025 - Assume rebuild of Tractor and vehicles complete. 2024 - \$12K Truck repair. Lee Tractor spend was \$29,250. - Blanchard purchases of \$19,400 & SCS \$6K for 2006 Ford Truck repair.

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8015 Drainage Repair and Maintenance	27,457	20,000	20,000	Blue Flash preparing estimate for other blockages and service plan. Blue Flash - numerous clear blockages - \$11,400. Ralph Dufour for \$2k to repair leaking pipe. \$10.5K repair leak at office. 30 ET Water repair - \$2.2K. Lusco - \$2.6K. CT Traina repair by 30 ET for \$2.2K.
8020 Street Repair and Maintenance	7,127	14,000	7,000	2025- Material for street & curb repair. Will be doing street repairs in 2025. 2024 -\$3.5K for concrete for mainten facility. Split Clubhouse Rd repair
8021 Signage Expense	1,785	500	500	Banners for Parkway
8022 Pressure Washing		1,000	1,000	Supplies to do this in 2025
8023 Lighting Repair and Maintenance	29,928	28,000	28,000	Stewart - Lakeway repair \$8.3K. Stewart light repairs in Villas, Parks and near Muirfield - \$14K. Nu-lite Electric supplies - \$2.2K. \$1.5K West gate permitting
8024 Fire Hydrants	16,128	5,000	15,000	CT Traina - Isolation valve repair for shut off. In addition to fire hydrant repair. Fire Hydrants under assets
8026 Reforestation		500	0	
8040 Maint Hardware & Supplies	41,280	30,000	30,000	Jeanfreau's spend is \$6,120. Home Depot. Materials for street repair Clubhouse
8515 Animal Control/Nuisance Animal	45,270	45,000	45,000	Trapper Eric \$3,750 per month.
8520 Land Purchase	1,000	0		2024 Deposit for MHTG Transaction.
8570 Miscellaneous Expense	4,147	1,000	1,000	
8610 Reserve Fund				On Balance Sheet - Allocate to Reserves
8620 QuickBooks Payments Fees	3,091	4,000	3,000	We charge back some to residents. Processing fees and CC fees
8630 Square Fees	783	850	750	We charge back some to residents. Processing fees and CC fees
8710 ETPOA codes	0	0	0	CC Clearing acct. Used to put cc payments in until we allocate detail.
<b>Total Expenses</b>	<b>1,945,065</b>	<b>1,884,900</b>	<b>2,012,508</b>	
<b>Net Operating Income</b>	<b>47,872</b>	<b>0</b>	<b>61,531</b>	
6850 Depreciation	139	0	139	
<b>Net Income</b>	<b>47,733</b>	<b>0</b>	<b>61,392</b>	

Does not include fixed asset purchases. Assets and Infrastructure will be on separate report.