

English Turn Property Owners' Association
2024 OPERATING BUDGET PROPOSAL
As of March 1, 2024

	<u>2023 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	<u>2024 Notes</u>
Income				
4000 Homeowner Assessments	\$ 1,790,943	1,803,800	\$ 1,789,300	Last year budget was 622. 2024 1st bill was for 617. (617*2*1,450)
4010 ASC Income	450			
4100 Int Income-Delq/Lateef/Penalty	16,404	3,000	11,000	\$100 per. Rough estimate based on 2023 Some might be waived.
4110 Misc./Reimb Income	2,939			Reimbursements & Tax refund.
4115 Collection Processing Fee	3,748			Legal collect fees - should be part of 4150
4130 Lot/House Maintenance	48,426	70,000	65,000	Billing back the lot cutting charges paid to Mullen under Landscape - 7000. Based on 2023 actual
4140 NSF Fee Income	25		100	
4150 Legal Fee Income	14,348		10,000	Charge back of collection fees - assessing accts. Should be offset of legal collect fees
4160 Toll Tag Income	7,421	3,000	3,000	Toll tag sales - \$20 each. Estimate for 2024
4165 Mailbox Income	666		100	For sale of mailbox numbers
4226 Social Committee Income	1,420		1,400	Crawfish boil income
4400 Bank Interest Income	5,428		4,000	Reserve interest income. Estimating lower reserves so less interest income.
4700 Miscellaneous Income	8,000	10,000	1,000	Prior Years movie income. 2024 voting location income
	0			
INCOME	<u>1,900,219</u>	<u>1,889,800</u>	<u>1,884,900</u>	

Expenses				
5010 Management Fees	65,248	70,000	63,400	Accounting HMS - \$5,184 per month + can be higher depending on usage.
5015 Bad Debt Expense - Unpd Debt/Dues, Lot Maint/Int	19,884	58,500	23,200	2023 Ronald Williams write off / settlement. Writing down bad debt of Lewis,3 Muirfield. Bankrupt and not expected to receive anything. 2024 estimate of 8 accounts.
5020 Accounting Fees		700		
5030 Administrative Fee	1,962			
5035 Legal & Professional Fees	46,936	35,000	12,000	2023 For Cooper Lawsuit - \$34.6K. Digital eng - \$7,500. ASC - Olde Orleans Design - \$75 per meet. R.W. Krebs Professional Land Surveying, LLC - survey of land in back of property \$2,500. 2024 estimate for Surveys.
5037 Interim Zoning Review	22,793	18,000	15,000	Legal and office supplies (binders, hanging bags, copies) Bob Ellis - \$12,494 & Griffin - \$5,378.
5040 Legal Collection Fees	33,874	15,000	10,000	Collection Fees. Billed back to client. \$2,500 Sheriff sale of Francois lot. Some w/o Reed - \$7,250
5046 Office Expense	6,181	9,000	3,100	Misc. Mostly LA office products. Shifting copier lease expanse to printing.
5047 Employee Housing	8,125	2,000	20,000	2024 - 10 months Lease of \$2,500 offset by \$500 reim from Employees

English Turn Property Owners' Association
2024 OPERATING BUDGET PROPOSAL
As of March 1, 2024

	2023 Actual	2023 Budget	2024 Budget	<u>2024 Notes</u>
5050 Bank Charges	39	1,500	500	
5052 Postage and Mail	554	2,500	1,500	
5055 Interest Expense	6,072	4,000	4,800	2023 Bank Loan int and int on late property tax payments. 2024 estimate \$400 a month on LOC's
5060 Printing and Reproduction	3,020	1,400	6,600	Copier Lease and overage. Part was in Office, moving all to printing.
5065 Computer Expense	7,267	2,500	3,000	Mostly Scott Graham repair fees. Biggest is \$2,575 AT&T Fiber Installations and Programming of Routers for Existing Camera Distribution boxes and cellular data modem deinstall. 2024 - 900 MS license. One new office computer \$1,100. Scott Graham \$1k.
5071 General Insurance	55,478	58,000	60,473	Total renewal policies of \$57,600. Estimate 5% increase in July. Insurance Underwriters - \$22,476 Auto Insurance Pullman carts 7/8/23-7/8/24 Stone Insurance - \$22,854 General Liability & Property 8/1/23-8/1/24 Wright National Flood Insurance -\$2,749 - Flood Insurance 8/29/23 to 8/28/24 Stone Insurance - \$1,509 Renewal, Inland Marine Policy Golf Carts Stone Insurance \$8,005 - Directors & Officers Liability Policy. 11/23 - 11/17/2024
5080 Uniform	1,322	1,900	1,000	
5100 Capital Expenditures	29,960			Sam Puglise Enterprises, Inc. - \$18,860 & 9,480 Bulkhead drain pipe repair & Swale dirt. 2024 - will be on capital expense listing.
5230 Telephone	37,412	24,500	8,100	Conversion in 2023 to improve for 2024. ATT (some fiber setup) Verizon wireless, Cox and Zoom. 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	1,745	6,000	24,000	Cox through May then became combined under telephone. 2024 - All AT&T Fiber. Includes office, guard houses and cameras.
5234 Electric	27,506	34,000	32,000	Entergy, Had a credit of \$4,418 for prior year uncashed check w/o .
5235 Fuel (Gas) for vehicles / equipment)	10,811	9,000	9,000	Retif Oil & Fuel main yard and then CC charges for Bubba truck
5236 Water	8,866	15,000	10,000	Still need to add meter for POA office. Could be additional bills for ones we are disputing.
5280 Garbage Collection POA Yard	9,221	9,000	9,000	Dumpsters
5320 Marketing	433		950	Go Daddy - Software for community email blasts. Adding in \$500 to obtain text software for community blasts.
5360 Website	1,849	1,000	1,000	Chuck Rogers Consulting - website updates
5415 City Property Tax	12,203	22,610	12,500	Property Tax based on reduction in value on roads. Assume similar for 2024. Tax appeals filed for all properties except office building.
5418 Tax and License Fees	1,068	200		Cushman golf cart registration. Discuss Lease for 2024
6140 POA Office R & M	337	6,000	2,000	2023 Fire Extinguisher annual inspection, no office repairs. Budget for 2024 in case needed repairs. Review for window coverings with sun.
6190 POA Office Cleaning	395	500	500	Staff usually handles

English Turn Property Owners' Association
2024 OPERATING BUDGET PROPOSAL
As of March 1, 2024

	2023 Actual	2023 Budget	2024 Budget	<u>2024 Notes</u>
6300 Payroll Expense	456,402	348,600	360,650	2024 Payroll based on 3 salary employees, office assistant, 4 grounds worker and 5 seasonal labors
6300 Payroll Expense		86,400	112,784	2014 Payroll for Seasonal labor (breaking out) for budget from full payroll. 2/19/24 to 11/27/24. They were here in 2023 from July to November. 2023 actual payroll for Seasonal labor in full Payroll expense.
6310 Payroll Taxes	32,899	47,000	38,178	7.65% employer share and FUTA
6320 401K Expenses	-1,937	4,000	4,700	2023 had write off of \$2,543 adjustment. 2024 - 2 FT company match and 1 hourly worker estimate. 3% match
6330 Health Insurance	17,316	25,000	18,086	Our share - Acct has full expense then offset by employee paid portion. Premiums increased by 14.5%. Assume three employees participate. Currently 2.
6335 Workers Comp Insurance	4,222	4,500	4,500	
6340 Payroll Processing Fee	6,825	7,000	7,000	ADP Fee - About \$ 200 per pay period
6350 Seasonal Labor	8,271	10,000	13,600	Processing Fees - \$5,500 + \$1,500 + travel reim. 2024 - LCI Fee \$5,500 + Homeland Sec Fee \$2,100. Travel reimb to US \$3,000, Travel reim to Mexico \$3,000. Based on 5 workers.
6370 Recruiting-Staffing	195			Online Job posting site. No longer using, part of ADP agreement
6400 Security Contract	357,447	370,900	392,300	Security Contract - 2023 - 7,135 a week, 2024 \$7,540. An RFP was completed in January 2024.
6400 Security Contract			83,200	Compliance position to be under security contract / Garda. Plus vehicle lease.
6402 Security Updates & Maintenance	11,906		7,000	3 Cameras, Scott Graham & ADT updates / repairs. GL for detail.
6405 Security Supplies	4,053	7,600	4,000	Southern Electronics - Eyeball Camera \$940, Hanwha Wisenet Donme Camera - \$1686.
6410 Gate Maintenance	19,834	30,000	20,600	2023 Jamaica Joe -\$7600. AVL repairs.
6411 Gate software	9,379	6,000	9,120	Capsure (\$450) and AVL (\$310) monthly software.
6412 Gate Reader Tags	20,000		1,000	2023 - \$20K for 2,000 new tags. Estimate 2024 since we still have some on hand.
6800 Equipment Rental	847	5,000	1,000	Mini Excavator rental.
6810 Equipment R&M	2,760	5,000	2,500	Bubba - Lee Tractor Co & Blanchard's Auto and Industrial Supplies
6910 Social Activity and Events	6,492	8,000	6,000	Winter Solace, Crawfish Boil, Halloween Party (2022) & \$2,000 for Band ET XMAS party 2022.
6920 Decorations	97	1,000	500	
6925 Meals and Entertainment	78	250	250	
6940 Donation	60			
6950 Meeting Expenses	1,625	1,000	1,000	Some for ET Country Club. Moving to our ET POA office.
7000 Landscape Contract	249,522	275,000	219,960	2023 Average \$22,800 per month. Have been reducing for Bushhog. For 2024, budget based on 2 month of \$22,600, then 10 months at \$17,710 based on rfp response proposal , reduction from Mullin. Savings based on changing service structure. Still pending.
7000.10 Landscaping Consultant	25,000	24,000	24,000	Darryl - Southern Gateway - \$500 per week
7010 Landscaping - R&M	44,231	28,000	38,000	Plants, mulch & remove trees by contractor gate for att optic (\$2,500). Mulch is about \$25K. 2024 budget based on mulch - \$26K and Seasonal Planting \$13K

English Turn Property Owners' Association
2024 OPERATING BUDGET PROPOSAL
As of March 1, 2024

	<u>2023 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	<u>2024 Notes</u>
7030 Landscaping - Other	11,572	10,000	2,000	Mullin \$5,040 for spreading of mulch in Spring & \$1,080 for Spring planting & \$1,105 for stump Grinding & \$1,000 for irrigation repair which is still under review. 100 gallon Oak - \$650 2024 will use Seasonal labor for other.
7045 Mailbox Repair and Maintenance	476	250	500	Bayou Lighting & Electrical Supply - replacement #'s for mailboxes - resale
8010 Build/Struct. Maintenance	7,981	7,500	10,000	2023 main items - Sherwin Williams paint - \$760, Jamaica Joe - Co - Welding- \$550, Terminix contract guard shacks - \$219. POA office door - \$1,580. Will need to do upkeep in 2024.
8011 Cleaning Supplies	497	1,000	1,000	
8012 Vehicle/Cart repair maintenance	20,234	10,000	18,000	Blanchard's Auto and Industrial Supplies, Ben Nelson for Golf cart parts + Lee's Auto repair -resident car damage repair - \$1,063. For 2024, if we leased, would reduce repair costs.
8015 Drainage Repair and Maintenance	13,979	15,000	20,000	Mostly Blue Flash to clear blockages - \$8,000. Blue Flash preparing estimate for other blockages and service plan.
8020 Street Repair and Maintenance	4,844	20,000	14,000	2023 -\$2k for Jake Himel for street repairs by Diem Nguyen house. Will be doing street repairs in 2024. Material for street & curb repair.
8021 Signage Expense	2,477	500	500	Superior Traffic Control, LLC Signs
8022 Pressure Washing		500	1,000	Supplies to do this in 2024
8023 Lighting Repair and Maintenance	14,508		28,000	2023 New Krewe Electric - \$8,600. Little Red Antique's - Light poles - \$3,625 , Nu-Lite Electrical Wholesalers - \$635 - Nu-Lites \$1,800 - bulbs. 2024 Estimate Villas - \$15K, Parks \$5K and \$8K other.
8024 Fire Hydrants		17,500	5,000	2023 COOPER CONTRACTING GROUP LLC -See Capital Expenditures
8026 Reforestation		1,000	500	
8040 Maint Hardware & Supplies	38,647	22,000	30,000	Purchases at Jeanfreau's Hardware & Supply & Blanchard's Auto and Industrial Supplies. Equipment for handling maintenance in community. Have GL detail
8515 Animal Control/Nuisance Animal	45,000	45,200	45,000	Eric Dumas \$3,750 per month
8570 Miscellaneous Expense	3,662	1,000	1,000	2023 Progressive Security Insurance Company - Gate Malfunction which damaged homeowners vehicle settlement.
8610 Reserve Fund		18,000		On Balance Sheet - Allocate to Reserves
8620 QuickBooks Payments Fees	3,511	3,500	4,000	Processing Fees & CC Fees - we are billing back the cc fees.
8630 Square Fees	806	290	850	Square Fees for CC
8710 ETPOA codes	0			CC Clearing acct. Used to put cc payments in until we allocate detail.
8720 Income Taxes	92			
Total Expenses	<u>1,866,369</u>	<u>1,877,800</u>	<u>1,884,900</u>	
Net Operating Income	<u>33,849</u>	<u>12,000</u>	<u>0</u>	
6850 Depreciation	38,762	0		
9051 Hurricane Reserve		12,000		
Net Income	<u>-4,913</u>	<u>0</u>	<u>0</u>	

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