

# TIMBERLANE NEIGHBORHOOD IMPROVEMENT AND BEAUTIFICATION DISTRICT

## BUDGET MESSAGE

### FYE 2022

The Fiscal Year Ending (FYE) 2022 Budget represents the spending plan of the commissioners of the Timberlane Neighborhood Improvement and Beautification District (TNIBD). This plan intends to execute the mission of the district within the confines of the expected revenues generated based on the last year of operations along with anticipated increased revenue in the future.

The commissioners have implemented a 10-year vision to accomplish the stated desired result of the ordinance creating the TNIBD, specifically for “the purpose of promoting and encouraging the improvement, beautification and overall betterment of the Timberlane Neighborhood, in order to add to the quality of life of the residents thereof by maintaining property values, increasing the tax base, fostering economic growth and providing for recreational activities.”


The commissioners have carefully balanced the limited revenues comprised of property assessments and the operational revenue of an improving golf course along with the district’s primary goal of controlling the property owned by the district. Those revenues are categorized within the budget with additional detail regarding the income from those sources.

The district has had the benefit of one year with renowned golf management company, Century Golf Management Company, and we have begun to revive the once-thriving golf course and are creating a 21<sup>st</sup> Century recreational facility for all residents within the greater New Orleans area.

The budget assumes a conservative increase in golf generated revenues over the next 12 months along with the increased expenses of a thorough golf maintenance and agronomy plan designed to improve the course conditions over the coming months. Revenues are comprised of Parcel Assessments and Golf Course related income. Revenues categorized within the budget provide additional detail regarding anticipated income from various sources. Expenditures are derived from actual costs of our first year of operations beginning in 2020.

The District has confidence that with continued diligent oversight from its commissioners, professional management of golf course, and implementation of the planned improvements will generate increased revenue, directly benefit the members of the District and their property over the coming years and continue to showcase Timberlane Golf and Recreation as the premier golf and recreation destination on the Westbank.

Respectfully Yours,



Jon S. McGill, Sr.  
Chairman, TNIBD

**Timberlane Neighborhood Improvement and Beautification District  
Proposed Budget for Fiscal Year Ending (FYE) 2021**

	CURRENT YEAR: FYE 2021			UPCOMING YEAR: FYE 2022	
	Actuals as of 2/28/2021	Estimated Remaining	Projected Actual End of Year Result	Proposed Budget	% Change
<b>Beginning Fund Balance</b>	\$ 795,172.00	\$ -	\$ 795,172.00	\$ 1,052,034.82	32%
<b>District Funding Sources:</b>					
Donations/Other	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -	-100%
Interest	\$ 1,777.00	\$ 183.00	\$ 1,960.00	\$ 1,000.00	-49%
District Assessment Receipts	\$ 940,625.00	\$ 75,325.00	\$ 1,015,950.00	\$ 1,015,950.00	0%
<b>Total District Revenue</b>	<b>\$ 944,902.00</b>	<b>\$ 75,508.00</b>	<b>\$ 1,020,410.00</b>	<b>\$ 1,016,950.00</b>	<b>0%</b>
<b>TGR Revenue:</b>					
Golf Revenues	\$ 450,958.00	\$ 49,920.00	\$ 500,878.00	\$ 477,587.00	-5%
Member Dues	\$ 108,085.00	\$ 11,000.00	\$ 119,085.00	\$ 146,100.00	23%
Other Golf Income	\$ 2,403.00	\$ -	\$ 2,403.00	\$ -	-100%
<b>Total TGR Revenue</b>	<b>\$ 561,446.00</b>	<b>\$ 60,920.00</b>	<b>\$ 622,366.00</b>	<b>\$ 623,687.00</b>	<b>0%</b>
<b>Total Revenues:</b>	<b>\$ 1,506,348.00</b>	<b>\$ 136,428.00</b>	<b>\$ 1,642,776.00</b>	<b>\$ 1,640,637.00</b>	<b>0%</b>
<b>TNIBD Expenditures:</b>					
Accounting Fees	\$ 23,970.00	\$ -	\$ 23,970.00	\$ 8,000.00	-67%
Administrative Fees	\$ 2,121.00	\$ 10,915.04	\$ 13,036.04	\$ 18,500.00	42%
Audit	\$ 7,000.00	\$ -	\$ 7,000.00	\$ 10,000.00	43%
Debt Interest Expense	\$ 54,309.00	\$ 5,462.00	\$ 59,771.00	\$ 63,876.00	7%
Debt Principal Payments	\$ 64,654.00	\$ 4,840.14	\$ 69,494.14	\$ 59,753.00	-14%
Director's and Officer's Insurance	\$ 3,161.00	\$ 301.00	\$ 3,462.00	\$ 4,000.00	16%
Golf Operations Managment Fee (Century)	\$ 86,163.00	\$ 8,500.00	\$ 94,663.00	\$ 108,300.00	14%
Election Expenses	\$ 1,162.00	\$ -	\$ 1,162.00	\$ 6,000.00	416%
Legal Fees	\$ 5,972.00	\$ -	\$ 5,972.00	\$ 10,000.00	67%
Clubhouse & Amenities Expenses to Café Hope	\$ 145,880.00	\$ 14,588.00	\$ 160,468.00	\$ 175,000.00	9%
Property, Liability and Flood Insurance	\$ 13,070.00	\$ 1,830.00	\$ 14,900.00	\$ 25,000.00	68%
<b>Total TNIBD Expenses</b>	<b>\$ 407,462.00</b>	<b>\$ 46,436.18</b>	<b>\$ 453,898.18</b>	<b>\$ 488,429.00</b>	<b>8%</b>
<b>TGR Expenses:</b>					
Payroll Taxes and Benefits	\$ 385,437.00	\$ 44,491.00	\$ 429,928.00	\$ 479,472.00	12%
Golf Operations	\$ 404,794.00	\$ 39,010.00	\$ 443,804.00	\$ 143,788.00	-68%
Golf Course Maintenance	\$ -	\$ -	\$ -	\$ 379,254.00	
General and Administrative	\$ 44,085.00	\$ 3,100.00	\$ 47,185.00	\$ 51,976.00	10%
Property Tax	\$ -	\$ -	\$ -	\$ 6,000.00	
Utilities	\$ 10,398.00	\$ 700.00	\$ 11,098.00	\$ 9,161.00	-17%
<b>Total TGR Expenses</b>	<b>\$ 844,714.00</b>	<b>\$ 87,301.00</b>	<b>\$ 932,015.00</b>	<b>\$ 1,069,651.00</b>	<b>15%</b>
<b>Total Expenses:</b>	<b>\$ 1,252,176.00</b>	<b>\$ 133,737.18</b>	<b>\$ 1,385,913.18</b>	<b>\$ 1,558,080.00</b>	<b>12%</b>
<b>Capital Outlay</b>	<b>\$ 25,308.42</b>	<b>\$ 15,537.16</b>	<b>\$ 40,845.58</b>	<b>\$ 75,000.00</b>	<b>84%</b>
<b>Total Expenditures</b>	<b>\$ 1,277,484.42</b>	<b>\$ 149,274.34</b>	<b>\$ 1,426,758.76</b>	<b>\$ 1,633,080.00</b>	<b>14%</b>
<b>Estimated Ending Balance</b>			<b>\$ 1,052,034.82</b>	<b>\$ 1,059,591.82</b>	<b>1%</b>

\*Please Note: Depreciation Expense is not included in the above budget

**2021-3-18 Draft of Resolution of Board of Commissioners of Timberlane Neighborhood Beautification and Improvement District to adopt proposed budget for fiscal year April 1, 2021 through March 31, 2022**

“On motion of \_\_\_\_\_ and seconded by \_\_\_\_\_, the following resolution was offered:

A resolution to adopt and implement the budget of Timberlane Neighborhood Improvement and Beautification District (“District”) for the fiscal year beginning April 1, 2021 and ending March 31, 2022 (“Adopted Budget”).

WHEREAS, the Chairperson of the District, with the assistance of the Treasurer, prepared a budget document for the fiscal year beginning April 1, 2021 and ending March 31, 2022 complying with La R S 39 §1305, including this budget adoption resolution; and

WHEREAS, the budget document was submitted to the Board of Commissioners of the District for review; and

WHEREAS, the budget document (“Proposed Budget”) was presented and made available for inspection by constituents of the District at the special meeting of the Board of Commissioners duly called, noticed, and held on March 18, 2021; and

WHEREAS, a notice stating the availability of the Proposed Budget for inspection at Office of the Parish Clerk, General Government Building, 200 Derbigny Street, 6th Floor, Gretna, LA 70053 and that a public hearing on the proposed Budget shall be held on March 31, 2021 at 6:30 pm via Zoom webinar/teleconference, including a link to join and participate in the hearing, was timely published on March 19, 2021 in The New Orleans Advocate; and

WHEREAS, the Proposed Budget was also available for public inspection at the office of the Board of Commissioners at 1 Timberlane Drive, Gretna, LA 70056; and

WHEREAS, the constituents of the District have been afforded an opportunity to participate in the budgetary process prior to adoption of the Adopted Budget;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners that the proposed Budget is hereby adopted and implemented as the Adopted Budget subject to the following changes, if any:

BE IT FURTHER RESOLVED, that the Chairperson of the Board of Commissioners, or his/her successor, in his/her capacity as Chairperson of the Board of Commissioners, or the Treasurer, or his/her successor, in his/her capacity as Treasurer, is hereby authorized and in his/her sole discretion, to make such changes within the Adopted Budget line items he/she may deem necessary (with appropriate notification to the Board), provided that any reallocation of expenditure of funds in excess of two percent (2%) of the projected revenue collections must be approved in advance by action of the Board of Commissioners at a meeting duly noticed and convened.

BE IT FURTHER RESOLVED that the Chairperson of the Board of Commissioners, or his/her successor, in his/her capacity as Chairperson of the Board of Commissioners, is hereby directed to advise the Board of Commissioners in writing when:

1. Actual revenue collections plus projected revenue collections for the remainder of the fiscal year within the fund, that is not expenditure driven, is failing to meet estimated annual budgeted revenues by five percent (5%) or more.
2. Actual expenditures plus projected expenditures for the remainder of the fiscal year within the fund is exceeding the estimated budgeted expenditures by five percent (5%) or more, or
3. The actual beginning fund balance, within the fund, that is not expenditure driven, fails to meet the estimated beginning fund balance by five percent (5%) or more, and the fund balance is being used to fund current year expenditures.

BE IT FURTHER RESOLVED that the Chairperson of the Board of Commissioners, or the Secretary (or his/her successor) shall certify completion of all actions required by Louisiana RS. 39: 1306 by publishing a notice in The New Orleans Advocate.

This resolution finalizing, adopting, and implementing the Adopted Budget of Timberlane Neighborhood Improvement and Beautification District for the fiscal year beginning April 1, 2021 and March 31, 2022 having been submitted to a vote, the vote thereon was as follows:

YEAS: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSENT: \_\_\_\_\_ ABSTAINING: \_\_\_\_\_

This resolution adopting the Adopted Budget of Timberlane Neighborhood Improvement and Beautification District for the fiscal year beginning April 1, 2021 and ending March 31, 2022 a copy of which is attached hereto and made a part hereof, was declared adopted by the Board of Commissioners acting as the governing authority of Timberlane Neighborhood Improvement and Beautification District, Parish of Jefferson, State of Louisiana on this the 31<sup>st</sup> day of March 2021.”

**I, the undersigned Secretary of the Board of Commissioners of Timberlane Neighborhood Beautification and Improvement District certify that the above and foregoing is a true and correct excerpt from the minutes of the regular meeting of the Board of Commissioners of Timberlane Neighborhood Beautification and Improvement District held on March 31, 2021, pursuant to notice, with all Commissioners present and voting.**

\_\_\_\_\_  
**John Firestone, Secretary**

**Attest:**

\_\_\_\_\_  
**Jon McGill, Chairman**