

# **TIMBERLANE NEIGHBORHOOD IMPROVEMENT AND BEAUTIFICATION DISTRICT**

## **BUDGET MESSAGE** **FYE 2027**

The Fiscal Year Ending (FYE) 2027 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.

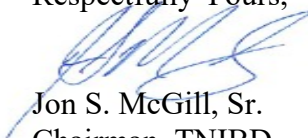
The commissioners have implemented a 10-year vision to accomplish the stated desired result of the ordinance creating the TNIBD, specifically for “the purpose of promoting and encouraging the improvement, beautification and overall betterment of the Timberlane Neighborhood, in order to add to the quality 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. The commissioners’ long-term goals have been and continue to be the reduction of debt and improvements that lead to increased revenue. To that end, the district has reduced the debt that was assumed in the purchase from TCC by almost \$700,000.00. We have paid off the \$300,000.00 line of credit on the driving range, the HVAC and Irrigation Loans, and have reduced the SBA loans by over \$325,000.00.

Golf Operations achieved a major milestone as it generated over \$1.175 million in revenue for FYE26. This annual budget assumes a very conservative 4% increase in golf generated revenues over the next 12 months along with a 6% increase in the expenses of a thorough golf maintenance and agronomy plan designed to continue the improvements of the course conditions. The commissioners have increased the capital outlay budget to address the cart path and some additional pool and gym improvements. The improvements at the driving range, to include Top Tracer, continue to increase revenues significantly. Additionally, we have added 10 carts to the fleet to increase tournament net income and generate additional daily fee revenue.

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

**PROPOSED Timberlane Neighborhood Improvement and Beautification District  
Budget for Fiscal Year Ending (FYE) 2027**

	FYE 2026			UPCOMING YEAR: FYE 2027	
	Final Budget FYE 2026	Estimated Actual FYE 2026 (3/31/26)	% Change	FYE 2027 Budget	% Change
<b>Beginning Fund Balance</b>	\$ 894,102.00	\$ 888,050.00	-1%	\$ 1,157,996.34	30%
<b>District Funding Sources:</b>					
Donations/Other/Fema/Insurance	\$ -	\$ -		\$ -	
Interest	\$ 40,000.00	\$ 30,566.00	-24%	\$ 22,000.00	-45%
District Assessment Receipts	\$ 1,015,950.07	\$ 1,015,950.00	0%	\$ 1,015,950.00	0%
<b>Total District Revenue</b>	\$ 1,055,950.07	\$ 1,046,516.00	-1%	\$ 1,037,950.00	-2%
<b>TGR Revenue:</b>					
Golf Revenues	\$ 817,404.00	\$ 960,300.73	17%	\$ 986,392.00	20.7%
Member Dues	\$ 223,908.00	\$ 232,370.00	4%	\$ 248,604.00	11%
<b>Total TGR Revenue</b>	\$ 1,041,312.00	\$ 1,192,670.73	15%	\$ 1,234,996.00	19%
<b>Total Revenues:</b>	\$ 2,097,262.07	\$ 2,239,186.73	7%	\$ 2,272,946.00	8%
<b>TNIBD Expenditures:</b>					
Accounting Fees	\$ 25,000.00	\$ 10,576.00	-58%	\$ 25,000.00	0%
Legal Fees					
Administrative Fees	\$ 27,000.00	\$ 15,858.40	-41%	\$ 27,000.00	0%
Audit	\$ 16,000.00	\$ 13,900.00	-13%	\$ 18,000.00	13%
Debt Interest Expense	\$ 32,000.00	\$ 31,573.00	-1%	\$ 31,000.00	-3%
Debt Principal Payments	\$ 57,000.00	\$ 56,301.00	-1%	\$ 57,000.00	0%
Director's and Officer's Insurance	\$ 4,500.00	\$ 4,842.00	8%	\$ 5,500.00	22%
Golf Operations Managment Fee (Century)	\$ 105,780.00	\$ 107,155.99	1%	\$ 108,100.00	2%
Election Expenses	\$ 4,500.00	\$ 350.00	-92%	\$ 5,000.00	11%
Clubhouse & Amenities Expenses to Café Ho	\$ 175,000.00	\$ 175,056.00	0%	\$ 175,056.00	0%
Property, Liability and Flood Insurance	\$ 40,000.00	\$ 47,609.00	19%	\$ 68,000.00	70%
Infrastructure Repairs and Improvements	\$ 20,000.00	\$ 18,675.00	-7%	\$ 35,000.00	75%
<b>Total TNIBD Expenses</b>	\$ 506,780.00	\$ 481,896.39	-5%	\$ 554,656.00	9%
<b>TGR Expenses:</b>					
Payroll Taxes and Benefits	\$ 702,228.00	\$ 667,891.00	-5%	\$ 711,999.00	1%
Golf Operations	\$ 263,900.00	\$ 299,074.00	13%	\$ 312,590.00	18%
Golf Course Maintenance	\$ 446,102.00	\$ 417,904.00	-6%	\$ 456,770.00	2%
General and Administrative	\$ 54,212.00	\$ 66,786.00	23%	\$ 72,853.00	34%
Property Tax	\$ 8,000.00	\$ 7,995.00	0%	\$ 8,000.00	0%
Utilities	\$ 19,149.00	\$ 27,694.00	45%	\$ 25,627.00	34%
<b>Total TGR Expenses</b>	\$ 1,493,591.00	\$ 1,487,344.00	0%	\$ 1,587,839.00	6%
<b>Total Expenses:</b>	\$ 2,000,371.00	\$ 1,969,240.39	-2%	\$ 2,142,495.00	98%
<b>Capital Outlay</b>	\$ 25,000.00		-100%	\$ 318,000.00	0%
<b>Total Expenditures</b>	\$ 2,025,371.00	\$ 1,969,240.39	-3%	\$ 2,460,495.00	97%
<b>Estimated Ending Balance</b>	\$ 965,993.07	\$ 1,157,996.34	20%	\$ 970,447.34	20%

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