



HOMEOWNERS ASSOCIATION

Annual Association Meeting
June 5th 2025

Annual Meeting Agenda

- Introduction of Current Board Members
- Introduction of Magnolia Management
- Financial Report -
 - 2024 & 2025 Income & Expense
- Summary of Operations
 - 2026 Projected Budget & Operational Outlook
- Community Updates and Information
- Election of Board of Directors (2025–2026), if applicable
- Homeowner Questions & Answers
- Closing Remarks and Adjournment

Introduction of Current Board Members

President: Chantal Correll

Vice Pres: Andrew Montanez

Secretary: Kara Erickson

Treasurer: Courtney Robertson

Member: Charles Bolen

Member: Gerald Arnold

Member: Terry Moore

Introduction of Magnolia Management

Sarah Cramer
Association Manager

Contact Information:

Phone : (225) 286-7546

Email :
Info@magnoliabr.com

Web site :
www.magnoliabr.com

12090 S Harrells Ferry Rd
Suite A8
Baton Rouge, LA 70816
Rouge, LA 70879

How Magnolia can help homeowners

- Responding to questions about dues, violations, and community rules
- Providing general information about the association (contacts, meeting dates, amenities)
- Assisting with portal access and homeowner account issues
- Providing guidance on how to submit formal requests (e.g., ACC requests)
- Reporting common area maintenance issues

Financial Report - End of Fiscal Year 2024

Operating Bank Balance: \$187,716.10
(September 30, 2024)

Category	Amount
Management Fees	\$30,934.00
Postage & Mail	\$3,026.29
Insurance	\$18,712.00
Social Events & Decorations	\$324.96
Administrative Misc.	\$635.00
Electricity	\$2144.54
Water & Sewer	\$956.44
Grounds Maintenance	\$73,200.00
Pond Maintenance	\$10,200.00
Gen. Maint. & Repairs	\$2,518.49

Total Expenses : \$142,151.72

Financial Report - October 2024 to May 2025

Operating Bank Balance: \$238,112.33
(May 31, 2025)

Total Income: \$162,032.63

Assessment Income:\$189,364.10

Other income: \$5,053.65

(Violation fines, Interest, Late fees, Bank fees, legal reimbursements)

Budgeted: \$180,765.00

208 for 2025 and previous years 22.39%

13.02% of Assessments not paid (\$23,715.81)

Category	Amount
Management Fees	\$23,765
Postage & Mail	\$1817.88
Insurance	\$15955.70
Social Events & Decorations	\$544.75
Administrative Misc.	\$635.00
Electricity	\$2883.83
Water & Sewer	\$956.44
Grounds Maintenance	\$50,300
Pond Maintenance	\$5,950
Gen. Maint. & Repairs	\$1170.00

Total Expenses : \$103,978.60

Financial Report - Budget for 2025 - 2026

	2025	2026	Account	2025	2026
Assessment Income	180,765.00	180,765.00	7010 - Management Fee	33,480.00	33,480.00
DOTD Income	17,000.00	-	7020 - Accounting Fees	350.00	350.00
Total Income	197,765.00	180,765.00	7160 - Legal Fees	500.00	500.00
			7260 - Postage & Mail	300.00	3,500.00
			7280 - Insurance	16,000.00	17,500.00
			7300 - Secretary of State	10.00	15.00
			7430 - Income Taxes	125.00	-
			7500 - Social Events & Decorations	500.00	500.00
			7990 - Bad Debt	-	-
			8590 - Capital Improvements	15,000.00	10,000.00
			8910 - Electricity	3,000.00	3,000.00
			9020 - Grounds Maintenance	79,200.00	79,200.00
			9030 - Pond Maintenance	14,400.00	3,400.00
			9040 - Fountain Maintenance	6,000.00	6,000.00
			9110 - Gen. Maint. & Repairs	15,000.00	10,000.00
			9900 - Reserves	7,500.00	7,500.00

Financial Report - Continued

What is being done about homeowners who aren't paying?

Delinquent owners are given several notices from Magnolia Management via mail and email. Late fees and interest are applied to the account. Once an owner has ignored all attempts at contact from management or reaches the board-set threshold for action, the account is turned over to a collection agency and may face lien filings, wage garnishments, foreclosure, and substantial collection fees.

Reporting from Axela



204 Lots have been sent to collections

125 are closed - \$143,176.55 has been paid to the association

Annual Budgeted Assessments: \$180,765.00
\$195 per lot

208 Lots delinquent for 2025 and previous years dues -
22.39% of owners
13.02% of Assessments not paid for 2025 (\$23,715.81)

- 79 Lots are in collections
- 15 Lots are on ACH payment plans
- 114 are pending collections

Helpful Homeowner Information

Issue	Who to Contact
Streetlight is out, down light pole	DEMCO(1-844-693-3626) Option 1 Or report outage online
Street signs, Roads, Sink Holes, Drainage Concerns	Ascension Parish 225-450-1200 Public Works - Ascension Parish 225-450-1200
Violation concerns, ACC questions or assistance, financial questions, portal support, and property-related inquiries.	Magnolia Management Services (225) 286-7546 info@magnoliabr.com

Fountain Considerations



Lake 1 - Off Hwy 933

Lake 2 - Off Hwy 933

Lake 6 - Off Timberstone

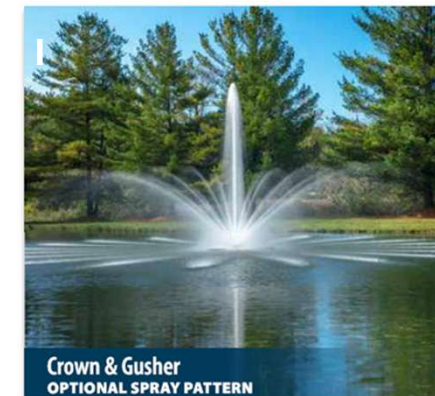
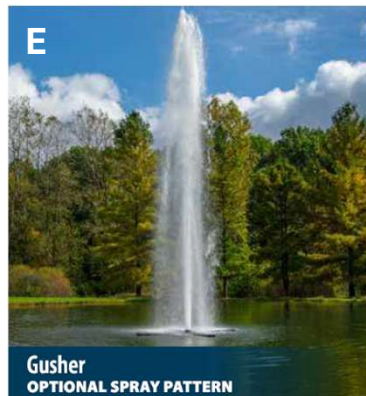
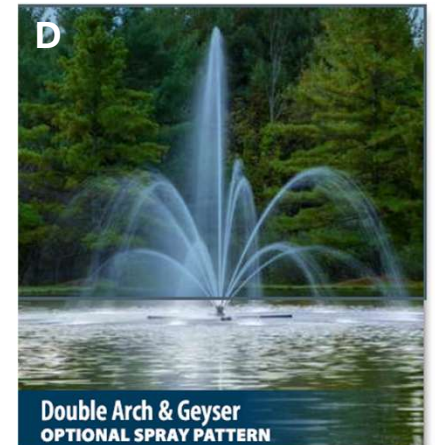
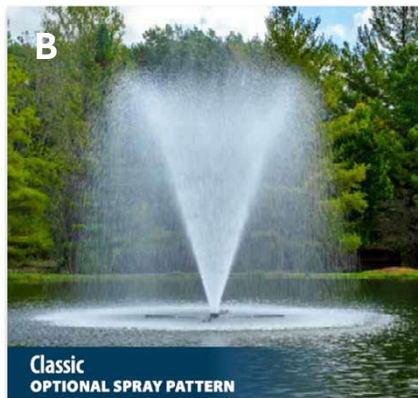
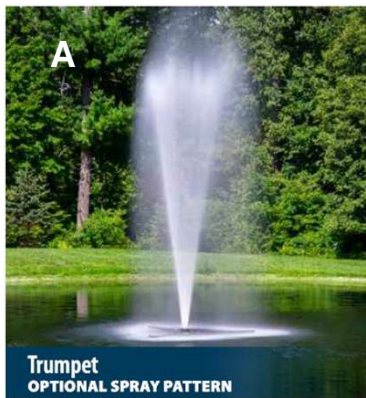
Lake 8 - In Between Timberstone and Harborstone Ave



Fountain Considerations – Pond 1 and Pond 2



Fountain Considerations – Pond 6 and Pond 8



Election of Board of Directors 2025 – 2026

Two Board Positions Open – Floor Nominations Welcome

Homeowner Q&A