



English Turn  
Property Owners'  
Association

2024  
Budget/Finances

# Balance Sheet Highlights

As of Feb 18, 2024    As of Dec 31, 2023 (PY)    As of Dec 31, 2022 (PY)

## ASSETS

### Bank Accounts

1100 AMB Operating (deleted)	0.00	0.00	-310.67
1200 Iberia - Operating 8009	510,494.00	272,953.68	107,083.57
1300 Iberia - Reserve Savings 8017	253,625.00	253,420.82	337,992.76
1400 AMB Reserve (deleted)	0.00	0.00	13.95
<b>Total Bank Accounts</b>	<b>\$ 764,119.00</b>	<b>\$ 526,374.50</b>	<b>\$ 444,779.61</b>

### Accounts Receivable

1900 Accounts Receivable - Homeowners	665,284.00	1,114,818.68	1,341,498.39
<b>Total Accounts Receivable</b>	<b>\$ 665,284.00</b>	<b>\$ 1,114,818.68</b>	<b>\$ 1,341,498.39</b>

## Liabilities

Mortgage POA Office Building	100,693.33	101,790.13	106,098.68
Loan for Office Building Repairs	15,896.88	16,929.25	22,628.67

Loan interest rates are 4.29%

Mortgage matures 12/8/27. Monthly payment \$735. Will have a balloon payment of \$86.5K

Mortgage matures 9/8/26. Monthly payment \$547

2024 Notes

2023      2023      2024  
Actual    Budget    Budget

**INCOME**

<b>4000 Homeowner Assessments</b>	\$1,790,943	1,803,800	\$ 1,789,300
<b>4130 Lot/House Maintenance</b>	48,426	70,000	65,000
<b>4100 Late fee/Penalty</b>	16,404	3,000	11,000
<b>Other</b>	<u>44,446</u>	<u>13,000</u>	<u>19,600</u>
<b>GROSS INCOME</b>	<b>1,900,219</b>	<b>1,889,800</b>	<b>1,884,900</b>

Last year budget was 622. 2024 1st bill was for 617.  
(617\*2\*1,450)

Billing back the lot cutting charges paid to Mullen under  
Landscape. Based on 2023 actual

\$100 per. Rough Estimate based on 2023. Some might be  
waived.

**Major Expenses**

Payroll Expense	456,402	348,600	360,650
Seasonal Labor Payroll		86,400	112,784
Payroll Taxes	32,899	47,000	38,178
Health Insurance	<u>17,316</u>	<u>25,000</u>	<u>18,546</u>
<b>TOTAL PAYROLL</b>	<b>506,617</b>	<b>507,000</b>	<b>530,158</b>

2024 Payroll based on 3 salary, office assistant, 4 grounds  
worker and 5 seasonal labors

Payroll for Seasonal Labor, breaking out for budget. 2/1/24 to  
11/27/24

7.65% employer share and FUTA

Our share - Acct has full expense then offset by employee paid  
portion. Premiums increased by 14.5%. Assume three  
employees participate. Currently 2.

	<u>2023</u> <u>Actual</u>	<u>2023</u> <u>Budget</u>	<u>2024</u> <u>Budget</u>
Security Contract	357,447	370,900	392,300
Security Contract - Compliance	<u>0</u>	<u>0</u>	<u>83,200</u>
<b>TOTAL SECURITY</b>	<b>357,447</b>	<b>370,900</b>	<b>475,500</b>

**2024 Notes**

Security Contract - 2023 - 7,135 a week, 2024 \$7,540. An RFP was completed in January 2024.

Compliance position to be under security contract / Garda for 2024. Plus vehicle lease.

Landscape Contract	249,522	275,000	212,500
Landscaping Consultant	25,000	24,000	24,000
Landscaping - R&M	44,231	28,000	38,000
Landscaping - Other	<u>11,572</u>	<u>10,000</u>	<u>2,000</u>
<b>TOTAL LANDSCAPING</b>	<b>330,324</b>	<b>337,000</b>	<b>276,500</b>

2023 Average \$22,800 per month. Have been reducing for Bushhog. For 2024, budget based on rfp response proposal , reduction from Mullin. Still pending.

Darryl - Southern Gateway - \$500 per week

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

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

	<u>2023 Actual</u>	<u>2023 Budget</u>	<u>2024 Budget</u>	<u>2024 Notes</u>
<b>Utilizes</b>	75,324	79,500	76,100	Electric, Gas, Phones, Internet, Fiber
<b>Management Fees - Accounting Company</b>	65,248	70,000	63,400	Acct HMS - \$5,184 per month + can be higher depending on usage.
<b>General Insurance</b>	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
<b>TOTAL MAJOR EXPENSES</b>	1,390,437	1,422,400	1,482,131	
Other Expenses	460,206	455,400	402,769	Budget and Full P&L has complete detail by GL Account
<b>Total Expenses</b>	<b>1,850,643</b>	<b>1,877,800</b>	<b>1,884,900</b>	
<b>Net Operating Income</b>	<b>49,576</b>	<b>12,000</b>	<b>0</b>	
<b>9051 Hurricane Reserve</b>		12,000		
<b>Net Income</b>	<b>49,576</b>	<b>0</b>	<b>0</b>	
Does not include fixed asset purchases and depreciation expense.				

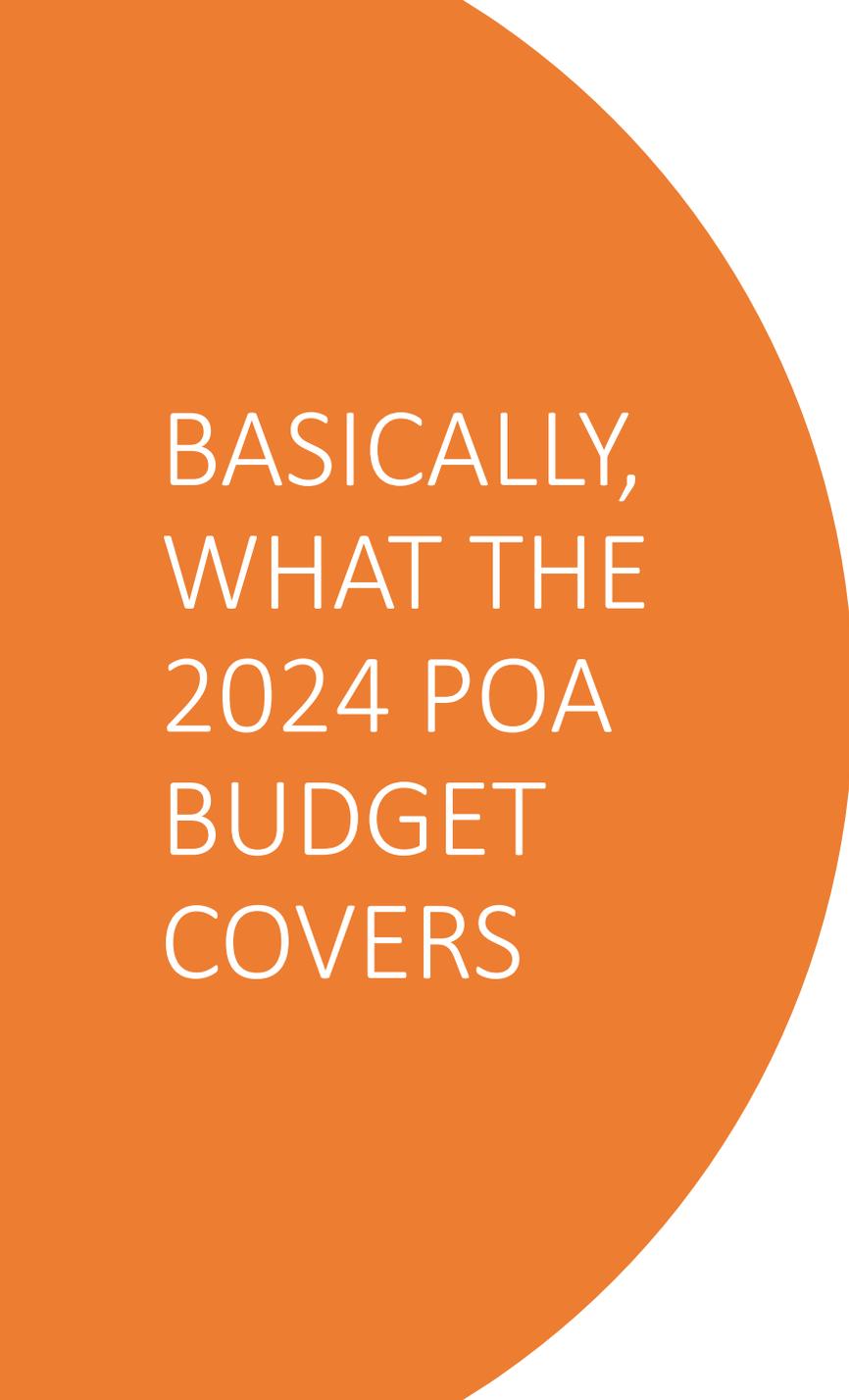
## Owes \$20 - \$140K

Yousef & Ruth Salem - in collections (J. Kansas)	9 Rosedown Court, 18 Clubhouse Drive, 247 English Turn Drive, 19 Rosedown Court	\$ 145,450.37
James & Carol Francois - in collections (C. Sutton)	125 Pine Valley Dr	\$ 35,592.41
Spencer G. Ross & Camacia Smith-Ross - in collections (J. Kansas)	191 Forest Oaks Drive	\$ 33,229.69
Mark Major & Sharon Jagers-Major - in collections (C. Sutton)	3 Fairway Oaks Drive	\$ 25,446.89
Erness Wright - in collections (J. Kansas)	4 Shoal Creek Drive	\$ 24,946.72
Francisco Mangahas & Britta Smith - in collections (J. Kansas)	128 Pinehurst Drive	\$ 24,556.86
Reginald Allen, Jr. & Shalanda Allen - in collections (C. Sutton)	69 English Turn Drive & 37 Kingsmill Lane	\$ 24,296.97
Bishop Darryl & Dionne Brister Collections - in collections (J. Kansas)	90 English Turn & 716 English Turn Lane	\$ 21,490.75

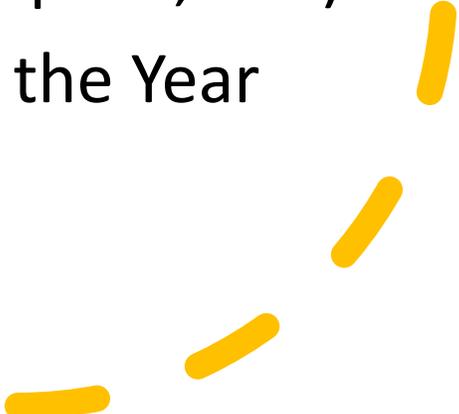
Owes \$10K - \$19K		
John & Melissa Truett - in collections (J. Kansas)	28 English Turn Drive	\$ 19,444.00
Alex & Kristy Lewis - in collections (J. Kansas)	3 Muirfield Place	\$ 15,630.00
Corey Felix-Collections - in collections (C. Sutton)	91 Pinehurst Drive	\$ 12,336.97
Sidney Brisco III - in collections (J. Kansas)	(formerly 19 Forest Oaks Drive)	\$ 11,937.46
Fred and Rene Mena - in collections (J. Kansas)	8 Greenbrier Court	\$ 11,045.50
Damon Smothers & Chauna Jones - in collections (C. Sutton)	1 Rosedown Court	\$ 10,155.00
Candace Taylor - in collections (L. Demmons)	101 Pine Valley Drive	\$ 10,152.00

**Owes \$4,500 - \$9K**

Knoten Properties, LLC - going to collections	6 Island Club Drive	\$	9,245.00
Gerald Thompson & Shonquell Johnson - going to collections	5 Bonita Bay Drive	\$	9,175.00
Myra A. Kleinpeter - going to collections	4 Rosedown Court	\$	9,100.00
Michael Oney - going to collections	50 Fairway Oaks Drive	\$	9,005.00
Kent Campanella Jr. - going to collections	33 Fairway Oaks Drive	\$	8,926.00
Ryan DeRousselle & Jasmine Brown - in collections (C. Sutton)	298 English Turn Drive	\$	8,487.00
Isaiah & Sonja Spears- in collections (C. Sutton)	30 Fairway Oaks Drive	\$	7,826.00
Cedric & Jane Watts - going to collections	8 English Turn Drive	\$	7,555.00
Chris Adams - going to collections	16 Eagle Trace Drive	\$	7,260.00
Leroi Jackson Jr. - going to collections	26 Spyglass Court	\$	6,100.00
Michael Cadres - going to collections	5 Eagle Point Lane	\$	5,592.48
James & Shelita Forges - going to collections	126 Pine Valley Drive	\$	5,495.00
Tomeka Jackson - going to collections	73 Pinehurst Drive	\$	4,650.00
Thomas & Jovan Tapeh - going to collections	12 Island Club Drive	\$	4,650.00

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BASICALLY,  
WHAT THE  
2024 POA  
BUDGET  
COVERS

- POA Staff Salaries
  - Security Contract
  - Landscaping Contract & Seasonal Plantings
  - Normal Operating Expenses (utilities, office products, phones, etc.)
  - Everyday/Normal Maintenance/Repair Needs (street/curb repairs, street light repairs, gazebo, wall, and fence repairs, etc.)
  - Normal Events Scheduled During the Year
  - Some Miscellaneous
- 
- A decorative graphic consisting of several short, thick yellow dashes arranged in a curved, upward-sloping path in the bottom right corner of the slide.

WHAT 2024  
POA BUDGET  
DOESN'T  
COVER BUT  
IS NEEDED

#1 – Land Acquisition

#2 – Maintenance facility and housing for seasonal labor

#3 – Maintenance/equipment purchases

#4 – Infrastructure needs for a 35-year-old , aging community

All the above are needed to provide the residents of English Turn quality service in a more proactive and less reactive manner.



# Land Near Contractor Road that the POA Currently Owns



Approximately 20 ft. wide in the fence area.

Approximately 20 ft wide with pine trees.

Approximately 40 ft wide. Seems to be where black top cart track for golf maintenance area is located.

CONTRACTOR'S ROAD

Servitude approximately 40 feet wide.

POA Maintenance yard approximately 165ft X 165 feet.



## CURRENT POA MAINTENANCE SHED/YARD

Maintenance shed is a building approximately 10' x 12' in size. Tools and holiday décor are stored in Conex boxes and most of the equipment is out in the open.

Crew members are sent home when it is raining.

# #1 - LAND AQUISITION PLAN

TOM GUINAN, JR. HAS AGREED TO SELL THE 23 ACRES  
97 DONNER CANAL ST P



P-5-A-	Location	97 DONNER CANAL ST P	Land Value	\$264,800	Last 2 Sales			
DONNERCANALST	Address		Building Value	\$2,500	Date	Price	Grantor	Grantee
C	Owner Address	MHTG PARTNERS LLC	Total Value	\$267,300	9/14/2015	0	ENGLISH TURN LAND LLC	MHTG PARTNERS LLC
Code		3401 GENERAL DEGAULLE	Taxable	\$26,860	12/11/2013	\$100	ENGLISH TURN LTD	ENGLISH TURN LAND
Area (sq ft)		DR	Assessment				PARTNERSHIP	LLC
Area (sq ft) n/a		SUITE 105	2024 Certified					
		NEW ORLEANS LA 70114						

# #1 - DETAILS ABOUT THIS PROPERTY ACQUISITION

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Proposed price:

\$25,000 per acre X 23 acres = \$575,000.00

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With this acquisition it more than doubles our maintenance yard. Obtaining this land is long overdue.

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With this land purchase, it gives the POA the use of the Contractor Gate/Road so that large trucks no longer travel through the main gates. This is a HUGE benefit to the community.

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Land on the opposite side of the Contractor's Road has revenue-generating possibilities that the Board is considering.

## #2 - MAINTENANCE FACILITY & HOUSING FOR AMIGOS

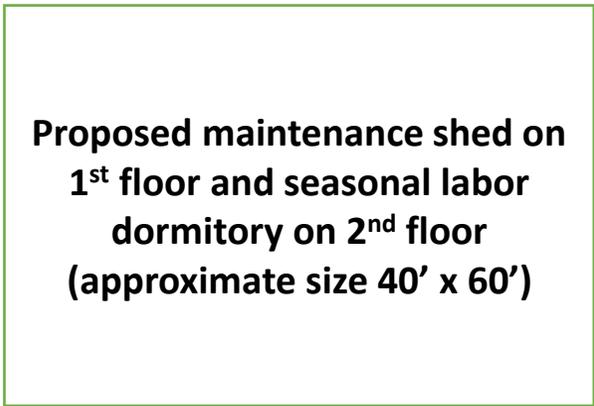
### NEEDS TO BE DONE IN PHASES:

- **PHASE I:** Immediately purchase/build a semi-permanent work shed
  - To be used to store equipment out of the elements - \$20,000 estimated
  - Gives the maintenance crew a place to work on equipment with shade from the sun and cover from the rain (we currently must send staff home when it rains)
  - Continued use even after Phase II is completed
- **PHASE II:** Make plans for a permanent maintenance shed = \$200,000 estimated
  - Properly reinforce existing cement slab
  - Run water and sewerage lines
  - Approximate size 40' x 60' with maintenance bay on the bottom and dormitory housing on the 2<sup>nd</sup> floor
  - With seasonal labor housed in the permanent structure, it would allow for more rapid return to work after a hurricane. The past two years, we were fortunate enough to house them in a residents' home but cannot depend on that as a permanent option
- **PHASE III:** Backup Generators
  - Not factored in at this time but will be needed after facility is constructed
  - Other needs not yet contemplated

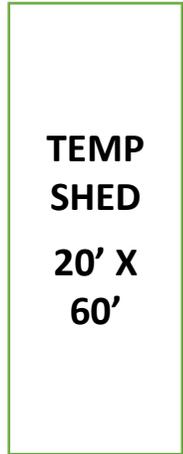
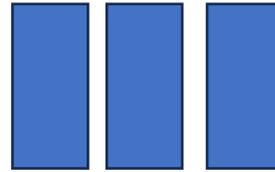
# MAINTENANCE YARD WITH SHEDS, NOT TO SCALE



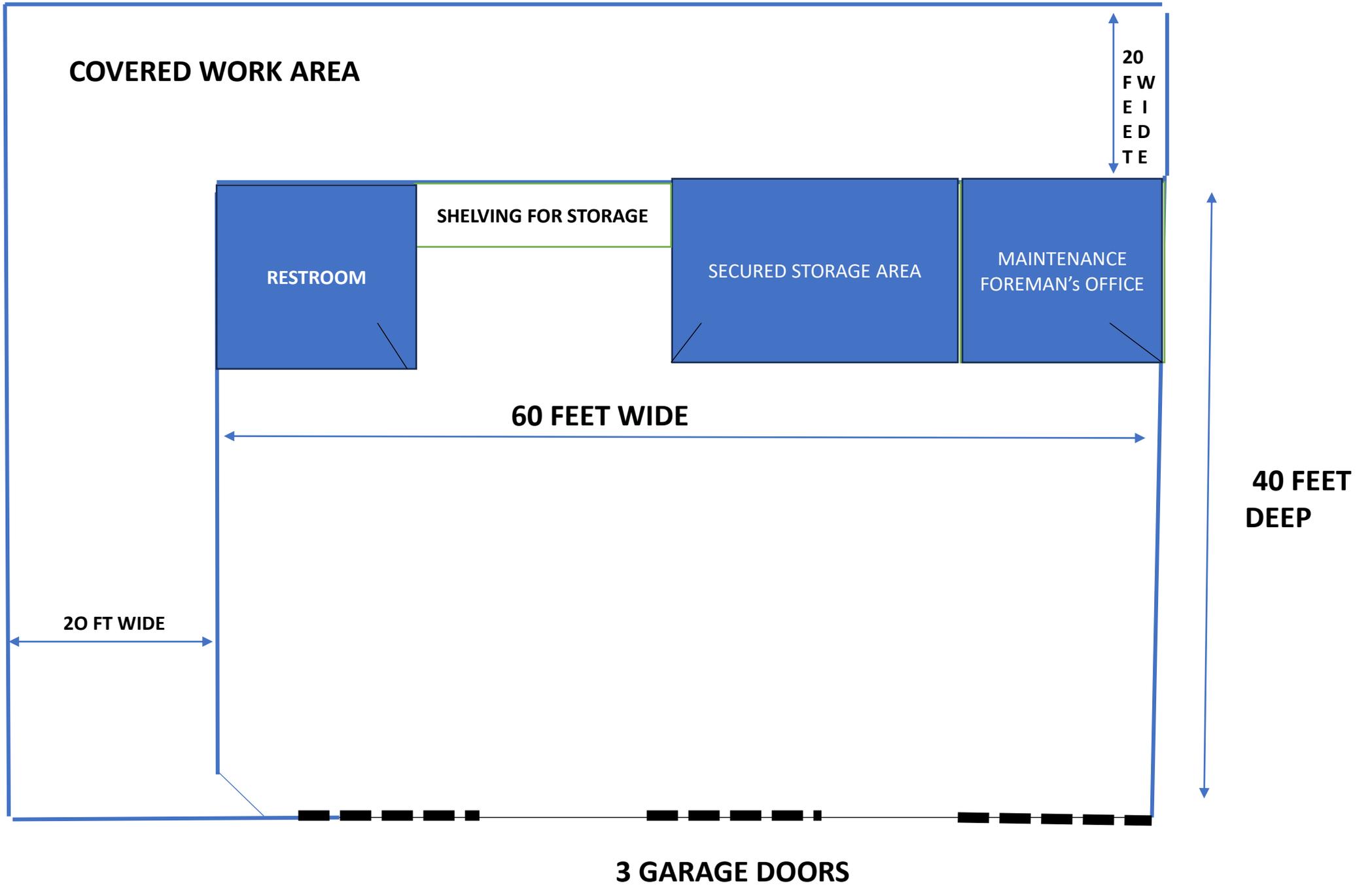
FUEL  
TANKS



CONEX BOXES



**1<sup>ST</sup>  
FLOOR**



**2<sup>ND</sup>  
FLOOR**

**COVERED WORK AREA**

**COVERED WORK  
AREA**

**STAIRS**

**2  
REFRIGERATORS**

**BENCH**

**KITCHEN  
AREA**

**BATHROOM  
AREA**

**T  
V  
LIVING ROOM AREA**

**3 SHOWERS**

**3 WASHERS**

**DINNER TABLE**  
*Dinner Table*

**LAUNDRY  
AREA**

**P  
A  
N  
T  
R  
Y**

**B  
3 DRIERS**

**SIDEWALK**  
*Sidewalk*

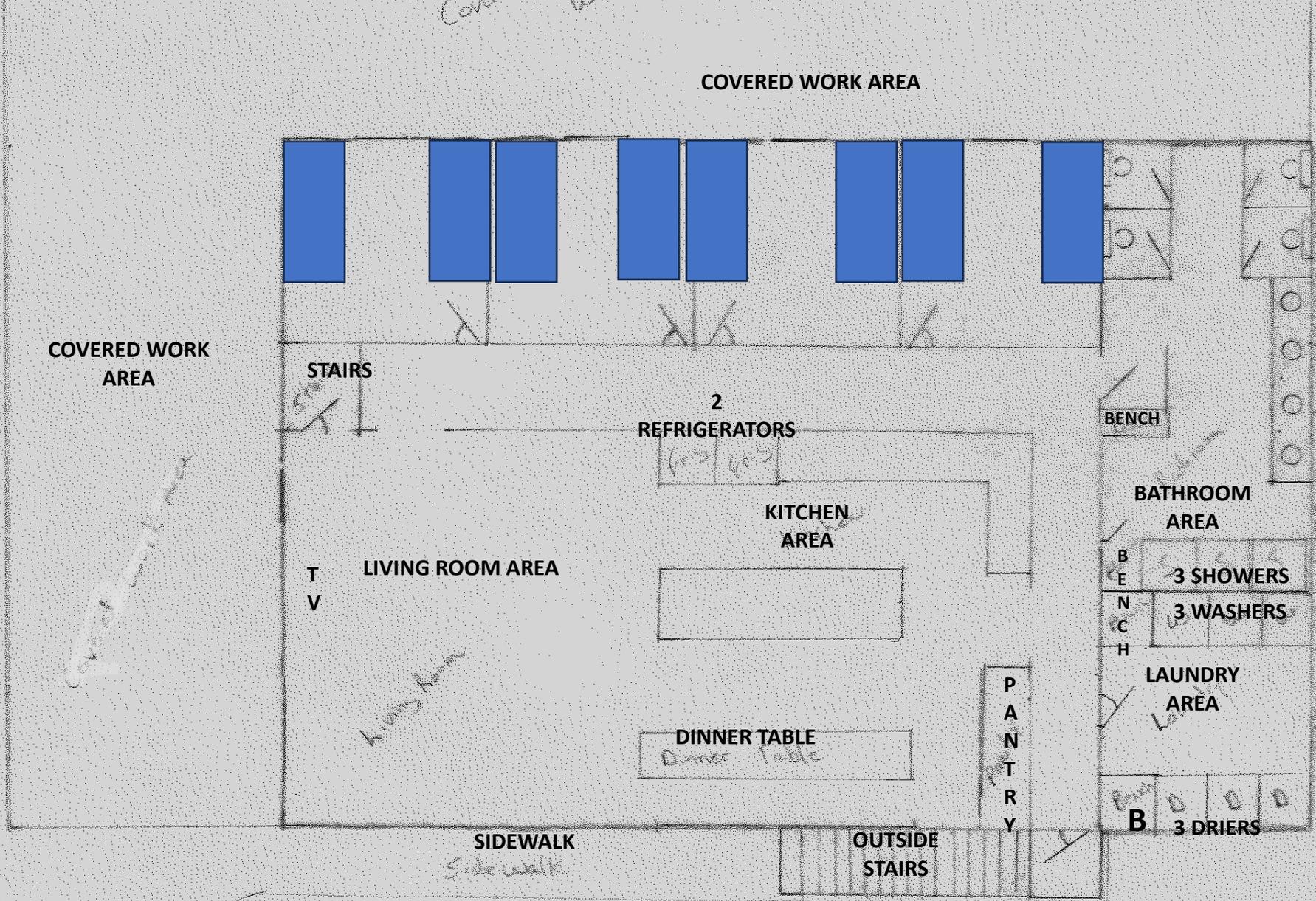
**OUTSIDE  
STAIRS**

*Covered*

*Covered work area*

*Living Room*

*Drive*



### #3 – MAINTENANCE/ EQUIPMENT PURCHASES

- Leasing of 6 new golf carts = \$18,817.92
- Small stake bed truck = \$83,000.00
- 2 used pickup trucks = \$86,000.00
- Welding machine = \$2,500.00
- Generator on trailer = \$1,000.00
- Generators for POA Office, Guardhouses, Villas, and Golf Estates Gates = \$80,000.00
- Upgraded Security Camera System = \$100,000.00

#4 -  
INFRASTRUCTURE  
REPAIRS.  
WE ARE A 35-  
YEAR-OLD  
COMMUNITY  
WITH A  
CRUMBLING  
INFRASTRUCTURE  
SYSTEM

- Clean and run cameras in sewer lines in The Lakes area (Island Club, Harbour Town, Clubhouse Drive and English Turn Drive) that flows to the ET #3 lift station = approximately \$230,000 plus additional costs to remove debris and/or repair any damages found in the lines. The total could be around \$400,000 or more depending on what is found.
- The same will need to be done at the West Gate sewerage lines. Estimates could = \$50,000.
- Additional work on gate system to allow system to work at maximum efficiency = \$85,000.
- Replacing five (5) fire hydrants = \$100,000 (note: we have 116 fire hydrants in ET and over the last year have replaced only four (4) of them). This year there might be more than five (5) that need replacement – we have already identified three (3).
- Repairs need to be made to portions of the white wall that surrounds ET = \$50,000.00. May eventually have to replace entire wall – no cost estimation at this time.
- Guard shack improvements (new cabinetry, appliances, flooring and, workstations) = \$80,000.00
- Replace irrigation system = \$50,000.00 (this cost would be for an entirely new system, not a “Band-Aid” on the old system).



## INFRASTRUCTURE NEEDS

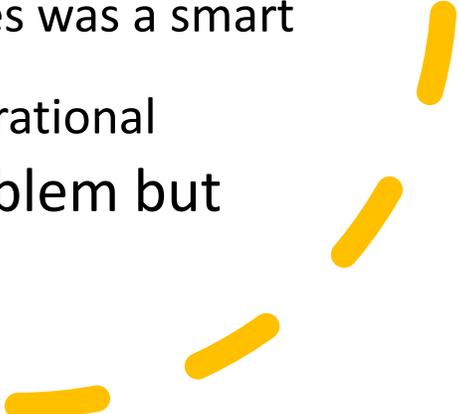
- JUST A SMALL SAMPLING OF SOME OF THE INFRASTRUCTURE ISSUES THAT THE MAINTENANCE TEAM STAY BUSY WITH!

TOTAL  
ADDITIONAL  
EXPENSES  
WE FEEL ARE  
NEEDED

#1 - LAND ACQUISITION = @ \$5,000 a month	\$ 575,000.00
#2 - MAINTENANCE FACILITY =	\$ 220,000.00
#3 - MAINTENANCE/EQUIPMENT PURCHASES =	\$ 451,315.00
#4 - INFRASTRUCTURE NEEDS =	<u>\$ 565,000.00</u>
<b>TOTAL =</b>	<b>\$1,811,315.00</b>

- Of course, some of these costs will be over several years but this shows the need for a serious financial commitment.
- Choices will need to be made as to what, when and if projects can be done.

# WHY DOES THIS BOARD OF DIRECTORS FEEL THAT WE NEED MORE FUNDING?

- This is not a new idea! Major purchases and infrastructure repairs have been proposed by previous Boards.
  - Request for a maintenance facility dates back at least ten years.
    - The owner of the Contractor Road, Tom Guinan, Jr., has proposed a deal that could be very advantageous to ET.
    - Almost one year without the use of the Contractor Gate/Road has made us realize the importance of this asset.
    - The POA would be able to control and prevent unwanted development on this land.
  - No vehicles/equipment purchases in many years.
    - Of course, with no place to store any new vehicles/equipment, delaying of purchases was a smart move.
    - Currently have one POA pickup truck operational
  - No longer putting a Band-Aid on a problem but trying to fix the root of the problem.
- 

WHY DOES  
THIS BOARD  
OF  
DIRECTORS  
FEEL THAT WE  
NEED MORE  
FUNDING?  
(CONTINUED)

- After 35 years things are going to need to be replaced and these shortfalls are becoming more apparent.
  - Years of residents not paying their dues, lawsuits, etc. have depleted the surplus we once enjoyed.
  - Everything just costs more these days.
  - Last year was the first dues increase since 2015.
- 

# WHAT CAN WE DO ABOUT THIS BUDGET SHORTFALL?

- Ignore it and just continue to do just enough to get by.
    - That is probably not feasible.
  - Authorize a one-time “Special Assessment” of for the land acquisition.
    - That would be an assessment of approximately \$1,000 per property
    - But then there wouldn’t be funds to put a maintenance facility on the land, nor could we fix the sewer issues, etc.
    - Also, this would only work if **EVERYONE** paid.
  - Increase dues again.
    - An increase of semi-annual dues by \$100 - \$150 per property should provide sufficient funding to accomplish what needs to be done.
    - Research has shown that a gated community with the **same amenities** as English Turn could have annual dues between \$2,210 (Baton Rouge) and \$3,080 - \$4,200 (property in TN) compared to our \$2,900.
- 