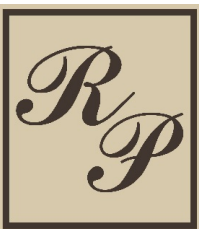




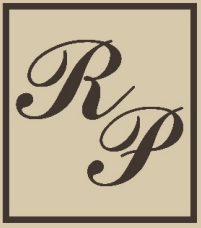
Richmond Place





VOTING

❖ **ELECTIONS**



ELECTIONS

NOMINATIONS / BALLOT:

President

MICHELE FELTON

Secretary

DEB KIRKLAND

Vice-President

JAMES OVERMAN

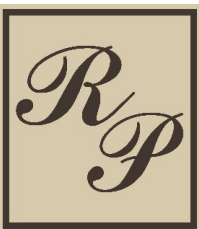
General Board Member (2)

FRANK RIZZI

JOSEPH SHOWS

Treasurer

TERRI SPINOSA



OFFICER REPORTS

❖ FINANCIALS

❖ COMMUNITY
HOME SALES



30 DAY SNAPSHOT

- Cash Flow

INCOME		
Billable Expense Income		160.42
Interest on delinquencies		194.58
Fines / Late Fees		150.00
TOTAL INCOME	\$	505.00

EXPENSES		
Dues & Subscriptions		299.75
Postage & Delivery		555.72
Printing & Supplies		252.33
Security/Patrols		420.00
Storage		170.00
Transaction Fees (Paypal)		62.68
Utilities		393.48
TOTAL EXPENSES:	\$	2,153.96
NET OPERATING INCOME: \$ (1,648.96)		



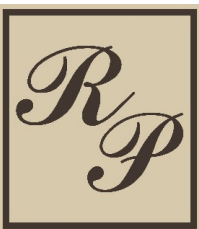
12 MTHS – CASH FLOW

EXPENSES	
Advertising	127.86
Community Improvements (D'Evereaux)	1,554.15
Dues & Subscriptions (Quickbooks, website, etc)	4,001.30
General Fund	376.30
Insurance - GL	5,715.84
Judgement/Recording Fees	2,428.00
Landscaping / Groundskeeping	1,258.96
Lawn Care / Maintenance	6,250.00
Postage & Delivery	1,844.78
Printing & Supplies	1,052.14
Repairs & Maintenance (\$1200 for BFP testing)	2,436.44
Security/Patrols	5,680.00
Storage Unit Rental	1,986.00
Tax & License (Annual Rpt)	10.00
Transaction Fees (Paypal)	1,108.41
Utilities (commons power & irrigation)	5,229.88
TOTAL EXPENSES:	\$ 41,060.06

INCOME	
Billable Expense Income	1,392.17
Interest on delinquencies	554.33
Fines / Late Fees	1,989.06
Membership Dues	42,320.23
TOTAL INCOME:	\$ 46,255.79

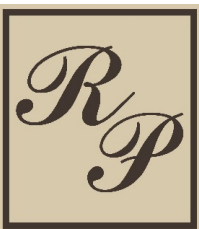
CASH FLOW	
Income	46,255.79
Expenses	(41,060.06)
NET OPERATING INCOME:	\$ 5,195.73

BALANCE SHEET	
Net Assets	26,567.89
Retained Earnings	7,936.37
Net Income	6,667.71
TOTAL LIABILITIES & EQUITY:	\$ 41,171.97
	IN THE BANK



COLLECTIONS

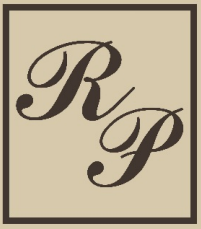
- Personal Judgement Process
 - Step 1 - Issue Default letter – 14 days to respond
 - Step 2 - File suit, Member will be served – 15 days to respond
 - Step 3 – File Motion of Default
 - Record Default Judgement – made public record & available to Lenders
 - Step 4 – Wage Garnishment
- To-Date Total Balances Due \$61,653 [47 accounts]
 - \$21,959 Dues
 - \$23,057 Assessments
 - \$16,635 Interest
 - Accounts in process of personal judgement, (16) Members



COMMUNITY HOME SALES

MARKET UPDATE - JUNE 2026

- ❖ Currently (5) Homes Actively For Sale
- ❖ Average Days on the Market (45)
- ❖ Richmond Place Sales (last 10 homes sold)
\$ 136/ SF
(2025 at this time \$137 / SF)



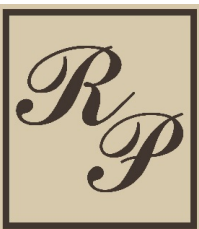
OLD BUSINESS

❖ PATROLS

MAY – (6) Patrols w/ 10 stops for violations

APR – (5) Patrols w/ 6 stops

MAR – (5) Patrols w/ 2 stops



OLD BUSINESS

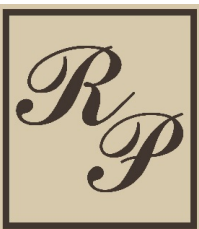
❖ VIOLATIONS

1st Quarter 2026 - 67 Violations

April to present - 70 Violations

❖ IMPROVEMENTS

D'Evereaux Commons Landscaping

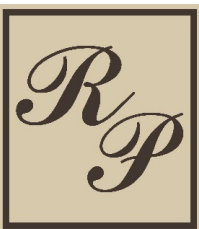


NEW BUSINESS

❖ FUTURE PROJECTS

Stop Signs

(Parish Approval)

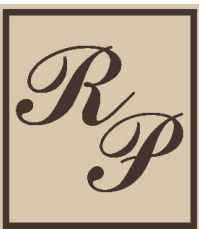


OTHER BUSINESS

❖ NEIGHBORHOOD CONCERNS

OPEN FLOOR

PLEASE OFFER COMMENTS, RECOMMENDATIONS AND
IDEAS FOR IMPROVING OUR COMMUNITY



Richmond Place

THANK YOU
FOR
ATTENDING

www.Richmondplace.info