



SWAN LAKE ESTATES HOMEOWNERS' ASSOCIATIONS QUARTERLY NEWSLETTER

1st Quarter 2018

Message from the President

Spring is finally here, or it will be by the time you read this 1st Quarter Newsletter for Swan Lake Estates. It looks as if the chilly weather has finally ended, and warmer temperatures are right around the corner.

On behalf of the Board of Directors of SLEHOA, I would like to thank all the wonderful people that came to clean up our nature trail and playground areas. You did a fantastic job, and people have noticed. A select group of people are working on the entrance of Swan Lake Estates. They have taken on this project and removed all the dead plant material, moving it for disposal. This project of plant removal has saved Swan Lake around \$500.00, the cost of a landscaper to do this work. In addition, this same group is continuing this project, purchasing plants and replanting our entrance area. Thank you very much! You will hear more on this in the coming months as the project continues.

On a more somber note, 57 people, whether they be homeowners or lot owners, have not paid their 2018 HOA Dues. This amounts to \$15,675.00. We need this money to continue projects, pool maintenance, lawn and landscaping services and to pay our contract employees who clean the pool area. We also have taxes and insurance that must be paid. Insurance has now reached over \$5,000.00, the dues of approximately 20 households. If you have not paid your dues before the end of this month, your pool and tennis court access will be revoked. If you have not paid by May 1, a lien will be placed on your property.

Speeders beware! The police have been issuing tickets for violators. Also, there is a police presence in our community watching for illicit drug activity and for people that just wander in and seem out of place. Dogs and cats seem to be dropped off more and more, and we are dealing with this on a weekly basis.

If you are a renter, and you are moving out of the area, please leave the pool key in the house, or send it back to the owner, otherwise we must charge the owner \$20.00 for a replacement key.

We will have elections this month for secretary. If you would like to volunteer to be part of the Board, please stop by on Thursday, March 29 at 7:00 PM for the 1st quarter meeting when we have the elections. We need volunteers and other people to serve on the board and benefit our community.

Bruce Osterberg

Message from the Treasurer

Thanks to all who have paid their 2018 assessment; however, we still have many homeowners who have not paid. If you have not paid, please send your dues now. As of March 1, the amount you owe is \$300, which includes late fees of \$50. If you do not pay by April 1, your pool key will be deactivated. NO partial payments will be accepted as of February 1, 2018. Any payments under your current total will be sent back.

I would like to hear about any special projects you would like the board to consider. We are currently working on improving the appearance of the entrance around the fountain, and we have just finished painting the fence around the pool. Now is the time to plan for the rest of the year.

If you have any questions regarding the 2018 budget, please come to the quarterly meeting on the 29th and I will answer them.

Frank Scott, Treasurer

Agenda

1. Welcome – Neighborly introductions! Introduction of Board of Directors
2. Recognize volunteers
3. Committee reports
 - a. Treasurer
 - b. Social
 - c. Architectural
 - d. Beautification
 - e. Pool report
4. IDEAS FOR PROJECTS IN 2018
5. Open forum

Budget versus Actual

	Jan - Feb 18	Budget	\$ Over Budget	% of Budget
Income				
Homeowners Annual Dues	51,000.00	10,875.00	40,125.00	468.97%
Key Cards	-	16.68	(16.68)	0.0%
Late Fees	-	16.68	(16.68)	0.0%
Total Income	51,000.00	10,908.36	40,091.64	467.53%
Gross Profit	51,000.00	10,908.36	40,091.64	467.53%
Expense				
Capital Improvements				
Facilities	-	583.34	(583.34)	0.0%
Other	-	33.34	(33.34)	0.0%
Total Capital Improvements	-	616.68	(616.68)	0.0%
General				
Administrative Contract	590.00	583.34	6.66	101.14%
Banking Expenses	-	16.68	(16.68)	0.0%
Office Supplies & Expenses	-	83.34	(83.34)	0.0%
Postage	121.57	83.34	38.23	145.87%
Printing and Reproduction	-	16.68	(16.68)	0.0%
Website	162.62			
Total General	874.19	783.38	90.81	111.59%
Professional Fees				
Accounting	522.07	500.00	22.07	104.41%
Insurance	-	1,083.34	(1,083.34)	0.0%
Legal	-	250.00	(250.00)	0.0%
Total Professional Fees	522.07	1,833.34	(1,311.27)	28.48%
Repairs & Maintenance				
Club House				
Cleaning	100.00	625.00	(525.00)	16.0%
Repairs	-	83.34	(83.34)	0.0%
Supplies	13.91	16.68	(2.77)	83.39%
Total Club House	113.91	725.02	(611.11)	15.71%
Lake				
Miscellaneous	-	16.68	(16.68)	0.0%
Supplies	-	83.34	(83.34)	0.0%
Total Lake	-	100.02	(100.02)	0.0%
Landscape				
Monthly Fee	900.00	1,000.00	(100.00)	90.0%
Repairs	-	83.34	(83.34)	0.0%
Roads & Sidewalks	-	16.68	(16.68)	0.0%
Total Landscape	900.00	1,100.02	(200.02)	81.82%

Pool & Fountain				
Monthly Fee	1,332.71	1,666.68	(333.97)	79.96%
Repairs	325.00	333.34	(8.34)	97.5%
Supplies	137.47	833.34	(695.87)	16.5%
Total Pool & Fountain	1,795.18	2,833.36	(1,038.18)	63.36%
Tennis Court				
Repairs	-	83.34	(83.34)	0.0%
Supplies	-	41.68	(41.68)	0.0%
Total Tennis Court	-	125.02	(125.02)	0.0%
Total Repairs & Maintenance	2,809.09	4,883.44	(2,074.35)	57.52%
Social				
Awards & Gifts	-	83.34	(83.34)	0.0%
Other Events	-	250.00	250.00)	0.0%
Spring Fling	-	100.00	(100.00)	0.0%
Total Social	-	433.34	(433.34)	0.0%
Taxes				
MS Franchise Tax	115.00	25.00	90.00	460.0%
Property Tax	425.71	75.00	350.71	567.61%
Total Taxes	540.71	100.00	440.71	540.71%
Utilities				
Cable	217.02	216.68	0.34	100.16%
Electricity	1,286.93	1,500.00	(213.07)	85.8%
Pest Control	64.20	83.34	(19.14)	77.03%
Water	212.88	416.68	(203.80)	51.09%
Total Utilities	1,781.03	2,216.70	(435.67)	80.35%
Total Expense	6,527.09	10,866.88	(4,339.79)	60.06%
Net Income	44,472.91	41.48	44,431.43	107,215.31%