

# Swan Lake Estates HOA

## 2nd Quarter Newsletter 2019

### 2nd Quarter Membership Meeting

Please join us on **Thursday, June 27th at 6:00pm** at the pool for the 2nd Quarter Membership Meeting.

### Upcoming Events

**June 20th 6:30pm** — Thirsty Thursday, BYOB and snacks

**August 3rd** — End of Summer Social — details forthcoming

**Movie Night at the pool** — still in planning stages

Details of each event will be posted on the Facebook page and sent via email as they are finalized. If you have any suggestions for events, please contact your area representative

### Congratulations to our April and May 2019 Yard of the Month Winners!!

April - Charlie and Joan Wanner



May - Chad and Katherine Kissinger

### From the Board President...

Neighbors,

It appears as though summer has made its way to the Mississippi Gulf Coast. Unfortunately, along with summer comes the mosquitos, horse flies and deer flies. As residents use the pool, some enjoy eating an outside meal before swimming. Please place your food scraps in a plastic bag before putting them in the trash. This will help keep the flies to a minimum. Please be mindful of protecting small children and pets from the heat and insects as they go outside.

The Board has been working on improving the neighborhood. The front entrance landscaping has been completed, the playground equipment has been cleaned and the park area has been opened up for better visibility and lighting. Some improvements have come due to expressing our concerns to Supervisor Connie Rockco and other county officials: the dead ends in the neighborhood have been closed off to cut down on four wheelers cutting through the neighborhood; two radar speed limit signs have been installed; and a lot of the roads in the neighborhood have been repaved.

Special thanks goes to Bart Loftis, who has taken over the landscaping at the Overlook as a personal project and handling all of the labor himself. If you see him out working, stop and say thanks....and maybe offer to help. We also have a wonderful Board member's wife, Michelle Ladner, who has been working with the landscaper regarding the front entrance. Things are really starting to take shape around the neighborhood.

We have not forgotten about the major repairs for the pool and tennis court. The Board would like to thank all who attended the meetings regarding our amenities, for your presence and expressing your thoughts and ideas. Please rest assured that we "heard" what this community had to say and are working on a plan that we believe aligns with the wishes of the neighborhood. While it is too lengthy to address in this forum, soon you will receive a letter from me detailing our plan and asking you to vote. Please vote what you think is best for you, your family and the neighborhood.

Swan Lake had its first Thirsty Thursday in May and it certainly appeared to be a success! Approximately 20 people attended and made new friends, shared snacks and beverages. We are looking forward to another Thirsty Thursday on June 20<sup>th</sup> and we hope even more people can join us. We will post the event on the Facebook page and we will also send a reminder email.

Have a great summer and relish the time we get to spend with family and friends.

Glenn White, President

**From the Social Committee...**

We had a great turnout at the last adult social. We plan to have these once a month, most likely on Thursday evenings, but watch for announcements on the Facebook page and in your email. Make plans for our end of summer/back to school bash. Tentatively planned for Saturday, August 3rd. If you can help with planning, setting up or cleaning up, or if you have any ideas for social events, please contact me.

Kristy Young, Social Committee Chairman

**From the Treasurer...**

I'm very pleased to report that we have collected \$65,600 in dues in 2019. This is \$1,850 more than we budgeted for the entire year. Gulf Coast Billing Services has clearly exceeded our expectations with collections. Seven owners remain delinquent for multiple years. These seven plus the 14 lots still owned by the developer have been referred to the HOA attorney for collection.

Even though we have record collections, expenses are exceeding plan due to the cost of improving the landscaping at the front entrance, unexpected repairs to the fountain, and continual major repairs to the pool. This is why we don't take the checking account down to zero. Even when planning for the unexpected, repairs, maintenance and neighborhood improvements can exceed collections. When they do, we rely on the minimal funds that have been carried over from previous years.

If you have any questions, please contact me. We hope to see you at the June 27th Quarterly Meeting.

Frank Scott, Treasurer

**Swan Lake Estates HOA  
Statement of Financial Position  
As of May 31, 2019**

	<b>May 31, 19</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Association's CD #7001358959</b>	10,000.00
<b>Association's Checking Account</b>	
<b>General Fund</b>	64,116.62
<b>Total Association's Checking Account</b>	64,116.62
<b>Total Checking/Savings</b>	74,116.62
<b>Accounts Receivable</b>	
<b>Customer Invoices</b>	(795.00)
<b>Total Accounts Receivable</b>	(795.00)
<b>Total Current Assets</b>	73,321.62
<b>TOTAL ASSETS</b>	<b>73,321.62</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
<b>Retained Earnings</b>	51,418.50
<b>Net Income</b>	21,903.12
<b>Total Equity</b>	73,321.62
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>73,321.62</b>

**Swan Lake Estates HOA  
P & L Budget Performance as of May 31, 2019**

	<u>May 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Income</b>							
Homeowners Annual Dues	750.00	1,250.00	(500.00)	65,600.00	63,750.00	1,850.00	63,750.00
Key Cards	40.00			40.00			
Late Fees	75.00			550.00			
Returned Check Charges	0.00			4.00			
<b>Total Income</b>	<u>865.00</u>	<u>1,250.00</u>	<u>(385.00)</u>	<u>66,194.00</u>	<u>63,750.00</u>	<u>2,444.00</u>	<u>63,750.00</u>
<b>Gross Profit</b>							
	865.00	1,250.00	(385.00)	66,194.00	63,750.00	2,444.00	63,750.00
<b>Expense</b>							
Bank Service Charges	0.00			8.00			
Capital Improvements	0.00	3,785.00	(3,785.00)	0.00	18,925.00	(18,925.00)	45,418.00
<b>General</b>							
Administrative Contract	1,000.00	1,148.00	(148.00)	5,000.00	5,740.00	(740.00)	13,775.00
Banking Expenses	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Office Supplies & Expenses	0.00	0.00	0.00	0.00	25.00	(25.00)	100.00
Postage	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00
Printing and Reproduction	0.00	0.00	0.00	0.00	25.00	(25.00)	100.00
<b>Total General</b>	<u>1,000.00</u>	<u>1,148.00</u>	<u>(148.00)</u>	<u>5,000.00</u>	<u>5,890.00</u>	<u>(890.00)</u>	<u>14,175.00</u>
<b>Professional Fees</b>							
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
Legal	400.00	150.00	250.00	3,143.50	1,050.00	2,093.50	2,000.00
Website	0.00	25.00	(25.00)	156.75	100.00	56.75	200.00
<b>Total Professional Fees</b>	<u>400.00</u>	<u>175.00</u>	<u>225.00</u>	<u>3,300.25</u>	<u>1,150.00</u>	<u>2,150.25</u>	<u>8,200.00</u>
<b>Repairs &amp; Maintenance</b>							
<b>Club House</b>							
Cleaning	433.33	275.00	158.33	1,031.66	1,375.00	(343.34)	3,300.00
Repairs	187.50			1,159.19			
Supplies	144.00	50.00	94.00	197.30	190.00	7.30	500.00
<b>Total Club House</b>	<u>764.83</u>	<u>325.00</u>	<u>439.83</u>	<u>2,388.15</u>	<u>1,565.00</u>	<u>823.15</u>	<u>3,800.00</u>
<b>Lake</b>							
Miscellaneous	0.00			6,000.00			
Supplies	199.95	20.00	179.95	199.95	100.00	99.95	250.00
<b>Total Lake</b>	<u>199.95</u>	<u>20.00</u>	<u>179.95</u>	<u>6,199.95</u>	<u>100.00</u>	<u>6,099.95</u>	<u>250.00</u>
<b>Landscape</b>							
Monthly Fee	1,640.00	700.00	940.00	4,340.00	2,700.00	1,640.00	7,000.00
Repairs	7,250.00			10,125.00			
Supplies	0.00	50.00	(50.00)	0.00	225.00	(225.00)	500.00
<b>Total Landscape</b>	<u>8,890.00</u>	<u>750.00</u>	<u>8,140.00</u>	<u>14,465.00</u>	<u>2,925.00</u>	<u>11,540.00</u>	<u>7,500.00</u>

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	<u>May 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Pool &amp; Fountain</b>							
<b>Monthly Fee</b>	210.00	900.00	(690.00)	1,190.00	4,000.00	(2,810.00)	10,000.00
<b>Repairs</b>	650.00	60.00	590.00	2,100.29	290.00	1,810.29	700.00
<b>Security Camera</b>	0.00			327.90			
<b>Supplies</b>	24.75	300.00	(275.25)	405.75	1,400.00	(994.25)	4,000.00
<b>Total Pool &amp; Fountain</b>	884.75	1,260.00	(375.25)	4,023.94	5,690.00	(1,666.06)	14,700.00
<b>Tennis Court</b>							
<b>Repairs</b>	0.00			1,840.00			
<b>Supplies</b>	0.00	50.00	(50.00)	0.00	220.00	(220.00)	500.00
<b>Total Tennis Court</b>	0.00	50.00	(50.00)	1,840.00	220.00	1,620.00	500.00
<b>Total Repairs &amp; Maintenance</b>	10,739.53	2,405.00	8,334.53	28,917.04	10,500.00	18,417.04	26,750.00
<b>Social</b>							
<b>Awards &amp; Gifts</b>	0.00	0.00	0.00	250.00	125.00	125.00	500.00
<b>Other Events</b>	0.00	125.00	(125.00)	2,262.46	625.00	1,637.46	1,500.00
<b>Total Social</b>	0.00	125.00	(125.00)	2,512.46	750.00	1,762.46	2,000.00
<b>Taxes</b>							
<b>Property Tax</b>	0.00	0.00	0.00	425.80	425.00	0.80	425.00
<b>Total Taxes</b>	0.00	0.00	0.00	425.80	425.00	0.80	425.00
<b>Utilities</b>							
<b>Cable</b>	73.37	75.00	(1.63)	366.85	375.00	(8.15)	900.00
<b>Electricity</b>	850.69	700.00	150.69	3,115.20	3,500.00	(384.80)	8,700.00
<b>Pest Control</b>	32.10	33.33	(1.23)	160.50	166.66	(6.16)	400.00
<b>Water</b>	78.94	200.00	(121.06)	484.78	750.00	(265.22)	2,000.00
<b>Total Utilities</b>	1,035.10	1,008.33	26.77	4,127.33	4,791.66	(664.33)	12,000.00
<b>Total Expense</b>	13,174.63	8,646.33	4,528.30	44,290.88	42,431.66	1,859.22	108,968.00
<b>Net Income</b>	<u>(12,309.63)</u>	<u>(7,396.33)</u>	<u>(4,913.30)</u>	<u>21,903.12</u>	<u>21,318.34</u>	<u>584.78</u>	<u>(45,218.00)</u>

**2<sup>nd</sup> Quarter Membership Meeting  
June 27, 2019 Agenda**

1. Welcome – Introduction of Board Members
2. Recognize the volunteers
3. Committee Reports
  - a. Social
  - b. Architectural
  - c. Beautification
  - d. Treasurer
4. Pool and Tennis Court repairs
6. Open Forum
7. Adjournment



# Pool Rules

Everyone seems to be enjoying cooling off in the pool during these hot summer days. Please keep in mind that rules are in place in the pool area to keep everyone safe, while still having fun. Signs are posted all around the clubhouse and pool area that give clear directions. The pool and clubhouse are under 24 hour camera surveillance. Breaking pool rules may result in suspension of pool privileges. A few rules that you should be reminded of:

- NO GLASS in the pool area
- NO SMOKING (also includes vaping, chewing tobacco). There is a designated area for smokers outside the pool area.
- NO DIVING, RUNNING or JUMPING
- CHILDREN UNDER 14 must be accompanied by an adult

If you have any questions regarding the rules or need a replacement pool key, please contact your area representative.



**Swan Lake Estate Board Members:**

Glenn White, President	<a href="mailto:gwhiteslhoa@gmail.com">gwhiteslhoa@gmail.com</a>	228-314-0452
Philip Ward, Vice President	<a href="mailto:glory6151@aol.com">glory6151@aol.com</a>	228-539-9195
Frank Scott, Treasurer	<a href="mailto:scott_f@bellsouth.net">scott_f@bellsouth.net</a>	228-349-0474
Kristy Young, Secretary	<a href="mailto:kristyyoungsells@gmail.com">kristyyoungsells@gmail.com</a>	228-697-1575
Dave Huffman	<a href="mailto:gerald.huffman@gulfportschools.org">gerald.huffman@gulfportschools.org</a>	228-314-4464
Jamie Knipper	<a href="mailto:jwknipper@yahoo.com">jwknipper@yahoo.com</a>	228-263-1156
Murray Ladner	<a href="mailto:mladnerslhoa@gmail.com">mladnerslhoa@gmail.com</a>	601-604-1593
Daniel Reid	<a href="mailto:dgreid26@gmail.com">dgreid26@gmail.com</a>	601-810-8396
Bart Loftis	<a href="mailto:bart.loftis@caffeyinc.com">bart.loftis@caffeyinc.com</a>	228-380-0807

**\*\*\*While the Board President is available to all members, please contact your area representative or committee first\*\*\***

**Phase/Unit Reps:**

- P1U1 — Frank Scott  
— Kristy Young
- P1U2 — Murray Ladner  
— Dave Huffman
- P1U3 — Phillip Ward
- P2U1 — Daniel Reid
- Overlook (P3U1) — Glenn White  
— Bart Loftis
- Village (P4U1) — Jamie Knipper

**Committees:**

- Architectural — Murray Ladner - Chair  
— Dickie Scruggs ([discr@bellsouth.net](mailto:discr@bellsouth.net))  
— Patrick Wadsworth ([swadsworth@cableone.net](mailto:swadsworth@cableone.net))  
— Charlie Wanner ([rcwslhoa@cableone.net](mailto:rcwslhoa@cableone.net))  
— Glenn White
- Beautification — Dave Huffman
- Social Events — Kristy Young
- Pool/Tennis Key Cards — Contact your phase representative

**Dues/Billing:** Gulf Coast Billing Services, LLC ♦ PO Box 536, Biloxi, MS 39533 ♦ 228-235-7800 ♦ [gulfcoastbillingservices@gmail.com](mailto:gulfcoastbillingservices@gmail.com)

