



Swan Lake Estates HOA

4th Quarter Newsletter 2019



4th Quarter Membership Meeting

Please join us on **Thursday, December 19th at 6:00pm** at the pool for the 4th Quarter Membership Meeting. We will have Thirsty Thursday in conjunction with the meeting.

Upcoming Events

December 15th — Christmas Progressive Social, Santa

December 19th — Thirsty Thursday

Please see the Social Committee's article on page 2 for exciting news!

Details of each event will be posted on the Facebook page and sent via email as they are finalized.

Congratulations to our August and September 2019 Yard of the Month Winners!!

August - Donald and Marilyn Newton



September - Ken and Michele Murray

From the Board President...

What a great time of year to remind ourselves of the things we have to be truly thankful for. Health, family and friends quickly come to mind. Watching a few videos of Black Friday shopping reminded me of all the craziness that can occur and how cautious we all need to be. Please be safe.

Our final quarterly meeting of the year will be held on December 19 in conjunction with Thirsty Thursday. Thirsty Thursday has been rescheduled for this date due to the numerous activities and functions residents enjoy over the holidays. Please make every effort to attend this meeting as we need to approve the budget for the coming year. The Board will also be looking for suggestions on how we can enhance our neighborhood.

At the last quarterly meeting, several residents expressed that they would rather attempt to write a single unifying set of Covenants, than pay our attorney to write the amendments. The Board would like to have two committees: one to draft the Covenants and another to review and make recommendations. We are asking any owner who would like to volunteer to be on either committee to contact one of the Board members. It is our desire that all phases be represented on both committees in this process.

As many of you have noticed the fountain has been shut-off. We are attempting to isolate what appears to be a water leak that continues to kill any plant materials around the fountain area. We hope to find and fix, or eliminate, the source of the leak very soon.

By now, you should have received your statement from Gulf Coast Billing Services. These statements reflect the dues increase approved by the Board in September. Be mindful that only the amount changed, not the due date. I would like to take a moment to thank the owners that voted in Phase 1 Unit 1 (per their Covenants) and the Board members for their time and efforts during this process. Several ballots have not yet been received, and the Board would encourage those individuals to vote. We believe a complete accounting is in everyone's best interest.

Once again, I hope each of you has a safe and Merry Christmas!!

Glenn White, President



From the Social Committee...

The HOA BOD and the Social Committee really want to spread holiday cheer among our neighbors and make this a Christmas to remember! So get in the Holiday Spirit and you might win a prize! There are several things you can do to participate. Do one, two or all four! Participants will be judged the evening of December 15th. Winners will be announced/notified by December 20th:

1. Yard of the Month (YOM) for best Christmas decorations.
2. Best Christmas decorated mailbox
3. Most participation on your street! For this prize, your street will be named in the next newsletter as the "BEST STREET" in Swan Lake Estates!!
4. December 15th – line your driveway with luminaries (flameless, for safety reasons). The street with the most driveways and/or sidewalks will have the honor of being the "BEST LIT STREET" in Swan Lake Estates!

Morgan & Kristy Young, Gulf Coast Billing Services and the HOA will provide prizes for the winners of YOM and mailbox contest!

First Annual Christmas Progressive Social – Sunday, December 15th (5-7:00pm) If you are attending this event, please let the Social Committee know by Dec. 8th.

- The plan:
1. Check in at the clubhouse at 5pm to get your wristband and a list of homes that are participating
 2. Visit any or all of the homes on the list (thank you to all that will be opening their homes for this event!)
 3. Final destination (between 6:30-7:00pm) will be with Santa at the home of Kevin and Bridget Miller with snacks for the kids.
 4. Santa will give out presents to the kids that visit. Please bring a wrapped, new book for your own child(ren), with their name on it, to the clubhouse at 5pm. We welcome donations of new books for those that may come visit but forgot or didn't know to bring a book.

Social Committee: Kristy Young, Sabrina Reid, Linne Nowell/Holly Rager, Rose Murphy, Kimberly Spears, Kasey Barnett, Bobbi Jo Theaux, Stephanie Knipper, Mary Currie, Kathy Kirk. Updates to the events planned will be made on Facebook and via email. You can reach the Committee by sending an email to the HOA at slehoa39503@gmail.com or contacting Kristy at 228-697-1575 or by email at kristyyoungsells@gmail.com.

We look forward to a wonderful holiday season with joy and goodwill to all in our subdivision!!!

Kristy Young, Social Committee Chair

From the Treasurer...

As you know by now, the dues for 2020 have been increased by \$100. This increase should allow us to not only have the money for every day expenses, but it also means we should be able to put \$16,025 in the Reserve fund. Due to the unexpected repairs in 2019, we had to use some of the previous years reserves. The plan for the 2020 Budget appears below and we will vote on it at the December 19th quarterly HOA meeting. The Collection Policy, passed by the BOD in 2018, appears on the back of the statement you should have received earlier this week. 2020 dues are payable by Jan 1st, but will not be considered late if received by Jan 31st.

Frank Scott, Treasurer

Financial Plan for 2020

(details will be discussed at the December 19th Quarterly Meeting)

Income	93,800	Expenses			
		General	14,600	Pool & Fountain	10,000
Expenses	77,775	Professional Fees	5,300	Tennis Court	0
		Club House	6,000	Social	3,000
Reserves	16,025	Insurance	6,000	Taxes	425
		Lake	200	Utilities	11,050
		Landscape	21,200	Total Expenses	77,775



Swan Lake Estates HOA
P & L Budget Performance as of November 30, 2019

	<u>Nov 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Nov 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Income							
Homeowners Annual Dues	250.00	0.00	250.00	67,700.00	63,750.00	3,950.00	63,750.00
Key Cards	0.00			140.00			
Late Fees	0.00			625.00			
Returned Check Charges	0.00			4.00			
Total Income	<u>250.00</u>	<u>0.00</u>	<u>250.00</u>	<u>68,469.00</u>	<u>63,750.00</u>	<u>4,719.00</u>	<u>63,750.00</u>
Gross Profit	<u>250.00</u>	<u>0.00</u>	<u>250.00</u>	<u>68,469.00</u>	<u>63,750.00</u>	<u>4,719.00</u>	<u>63,750.00</u>
Expense							
Bank Service Charges	0.00			8.00			
Capital Improvements	0.00	3,784.00	(3,784.00)	0.00	41,634.00	(41,634.00)	45,418.00
General							
Administrative Contract	1,000.00	1,148.00	(148.00)	11,000.00	12,628.00	(1,628.00)	13,775.00
Banking Expenses	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00
Office Supplies	0.00	0.00	0.00	0.00	75.00	(75.00)	100.00
PO Box Rental	0.00			234.00			
Postage	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00
Printing	0.00	0.00	0.00	0.00	75.00	(75.00)	100.00
Total General	<u>1,000.00</u>	<u>1,148.00</u>	<u>(148.00)</u>	<u>11,234.00</u>	<u>12,978.00</u>	<u>(1,744.00)</u>	<u>14,175.00</u>
Professional Fees							
Insurance	0.00	0.00	0.00	5,966.00	6,000.00	(34.00)	6,000.00
Legal	0.00	100.00	(100.00)	3,143.50	1,900.00	1,243.50	2,000.00
Website	0.00	25.00	(25.00)	237.91	200.00	37.91	200.00
Total Professional Fees	<u>0.00</u>	<u>125.00</u>	<u>(125.00)</u>	<u>9,347.41</u>	<u>8,100.00</u>	<u>1,247.41</u>	<u>8,200.00</u>
Repairs & Maintenance							
Club House							
Cleaning	433.33	275.00	158.33	3,661.64	3,025.00	636.64	3,300.00
Repairs	0.00			1,159.19			
Supplies	0.00	35.00	(35.00)	264.15	465.00	(200.85)	500.00
Total Club House	<u>433.33</u>	<u>310.00</u>	<u>123.33</u>	<u>5,084.98</u>	<u>3,490.00</u>	<u>1,594.98</u>	<u>3,800.00</u>
Lake							
Miscellaneous	0.00			6,000.00			
Supplies	0.00	20.00	(20.00)	199.95	250.00	(50.05)	250.00
Total Lake	<u>0.00</u>	<u>20.00</u>	<u>(20.00)</u>	<u>6,199.95</u>	<u>250.00</u>	<u>5,949.95</u>	<u>250.00</u>
Landscape							
Monthly Fee	1,640.00	500.00	1,140.00	15,680.00	6,500.00	9,180.00	7,000.00
Repairs	0.00			10,225.00			
Supplies	0.00	35.00	(35.00)	0.00	465.00	(465.00)	500.00
Total Landscape	<u>1,640.00</u>	<u>535.00</u>	<u>1,105.00</u>	<u>25,905.00</u>	<u>6,965.00</u>	<u>18,940.00</u>	<u>7,500.00</u>
Pool & Fountain							
Monthly Fee	630.00	650.00	(20.00)	4,830.00	9,350.00	(4,520.00)	10,000.00
Repairs	0.00	55.00	(55.00)	3,711.79	645.00	3,066.79	700.00
Security Camera	0.00			327.90			
Supplies	38.25	250.00	(211.75)	1,834.66	3,750.00	(1,915.34)	4,000.00
Total Pool & Fountain	<u>668.25</u>	<u>955.00</u>	<u>(286.75)</u>	<u>10,704.35</u>	<u>13,745.00</u>	<u>(3,040.65)</u>	<u>14,700.00</u>

(Continued on page 4)

November 2019 P & L Budget Performance, continued

	<u>Nov 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Nov 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Tennis Court							
Repairs	0.00			1,840.00			
Supplies	0.00	35.00	(35.00)	0.00	465.00	(465.00)	500.00
Total Tennis Court	0.00	35.00	(35.00)	1,840.00	465.00	1,375.00	500.00
Total Repairs & Maintenance	2,741.58	1,855.00	886.58	49,734.28	24,915.00	24,819.28	26,750.00
Social							
Awards & Gifts	250.00	0.00	250.00	500.00	375.00	125.00	500.00
Other Events	0.00	125.00	(125.00)	2,262.46	1,375.00	887.46	1,500.00
Total Social	250.00	125.00	125.00	2,762.46	1,750.00	1,012.46	2,000.00
Taxes							
Property Tax	0.00	0.00	0.00	425.80	425.00	0.80	425.00
Total Taxes	0.00	0.00	0.00	425.80	425.00	0.80	425.00
Utilities							
Cable	73.37	75.00	(1.63)	807.07	825.00	(17.93)	900.00
Electricity	605.32	700.00	(94.68)	7,688.31	8,000.00	(311.69)	8,700.00
Pest Control	32.10	33.33	(1.23)	353.10	366.66	(13.56)	400.00
Water	151.48	125.00	26.48	1,184.56	1,875.00	(690.44)	2,000.00
Total Utilities	862.27	933.33	(71.06)	10,033.04	11,066.66	(1,033.62)	12,000.00
Total Expense	4,853.85	7,970.33	(3,116.48)	83,544.99	100,868.66	(17,323.67)	108,968.00
Net Income	<u>(4,603.85)</u>	<u>(7,970.33)</u>	<u>3,366.48</u>	<u>(15,075.99)</u>	<u>(37,118.66)</u>	<u>22,042.67</u>	<u>(45,218.00)</u>


Swan Lake Estates HOA
Statement of Financial Position
As of November 30, 2019

ASSETS

Current Assets	
Checking/Savings	
Association's CD #7001358959	10,000.00
Association's Checking Account	
General Fund	<u>27,137.51</u>
Total Association's Checking Account	<u>27,137.51</u>
Total Checking/Savings	37,137.51
Accounts Receivable	
Customer Invoices	<u>(795.00)</u>
Total Accounts Receivable	<u>(795.00)</u>
Total Current Assets	<u>36,342.51</u>
TOTAL ASSETS	<u>36,342.51</u>

LIABILITIES & EQUITY

Equity	
Retained Earnings	51,418.50
Net Income	<u>(15,075.99)</u>
Total Equity	<u>36,342.51</u>
TOTAL LIABILITIES & EQUITY	<u>36,342.51</u>



**4th Quarter Membership Meeting
December 19, 2019 Agenda**

1. Welcome – Introduction of Board Members
2. Recognize the volunteers
3. Dues increase, P1U1 vote
4. Committee Reports
 - a. Social
 - b. Architectural
 - c. Beautification
 - d. Treasurer - current and 2020 budget
5. Fountain, pool, tennis court repairs
6. Open Forum
7. Adjournment



Sometimes, it's just simply about good people.....A resident concerned about the deer crossing the streets of the subdivision and a road department Superintendent (who's name **really is** Joe Mechanic) resulted in new stop signs at Tranquil Lake and White Swan Cove. We would like to thank Joe Mechanic, who, after placing a 'deer crossing' sign in the subdivision at the request of a resident, drove through the subdivision and noticed two stop signs that were looking 'really shabby' (his words). He replaced the signs immediately! Thank you to the resident, (who wishes to remain anonymous), for reaching out to the County about protecting the deer.



Swan Lake Estate Board Members:

Glenn White, President	gwhiteslhoa@gmail.com	228-314-0452
Bart Loftis, Vice President	bart.loftis@caffeyinc.com	228-380-0807
Frank Scott, Treasurer	scott_f@bellsouth.net	228-349-0474
Kristy Young, Secretary	kristyyoungsells@gmail.com	228-697-1575
Dave Huffman	gerald.huffman@gulfportschools.org	228-314-4464
Jamie Knipper	jwknipper@yahoo.com	228-263-1156
Murray Ladner	mladnerslhoa@gmail.com	228-324-0762
Daniel Reid	dgreid26@gmail.com	601-810-8396
Philip Ward	glory6151@aol.com	228-539-9195

*****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)
 - Patrick Wadsworth (swadsworth@cableone.net)
 - Charlie Wanner (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

