

Swan Lake Estates HOA

3rd Quarter Newsletter 2020



3rd Quarter Membership Meeting

The 3rd Quarter Membership meeting has been scheduled for September 24th at 6:00pm in the pool area. We will follow social distancing guidelines and ask that everyone wear a mask if you feel you cannot social distance. We will be discussing the 2021 Budget at this meeting. Should you have any questions or concerns, please speak with your phase representative. (Contact info is on the last page of the newsletter).

3rd Quarter Membership Meeting September 24, 2020 Agenda

1. Welcome – Introduction of Board Members
2. Committee Reports
 - a. Social
 - b. Architectural
 - c. Beautification
 - d. Treasurer - current and 2020 budget
3. Pool and Tennis Court repairs
4. Open Forum
5. Adjournment

Congratulations to our Yard of the Month winners!!

June 2020 Sheryl Moran



July 2020
Willie and Katie Simmons



August 2020
Thomas and Kimberly Pigg

(Note: In the previous newsletter, we listed Ron and Denise Koenenn as winning APRIL Yard of the Month. In fact, they won for MAY. (There was no winner in April.)

From the Board President...

Neighbors,

WOW! This has been an unusual year, to say the least. Many things have been put on hold in everyone's personal and professional lives. I can't think of another time in history where an entire nation has virtually shut down. The fact that we can pick up the pieces and move forward; is quite a testament to the will power of the people of this nation, state, and community.

Please be mindful of the covenants as we move deeper into the year. Erecting structures on properties should be approved by the architectural committee. Please contact them, they are charged with assisting all of us in maintaining property values. Another issue that became more prevalent during this unique time has been the speed that some vehicles navigate our neighborhood. Let's do all we can to protect each other by slowing down.

We look forward to seeing you all at our regular quarterly meeting: Thursday September 24 at 6:00pm. The proposed budget for next year will be presented at this time. There is a vacant position on the board that needs to be filled. Currently, there is no representative for the Village. If you reside in this portion of the neighborhood, we hope that you will consider volunteering for this position.

We look forward to seeing you on the 24th.

Glenn White , President



We have 15 new owners so far this year. Welcome to Swan Lake Estates! If you have not received a pool card, please let your phase representative know. To everyone, we are missing a few email addresses. The HOA does, on occasion, send out email blasts that may include information on social events, the newsletter or other important items. While we have a Facebook page, not everyone is on Facebook. If you did not receive this newsletter via email, we DO NOT have your email address on file. Please send it to slehoa39503@gmail.com so you will always be up to date!



THE SPEED LIMIT ON ALL STREETS IN THE SUBDIVISION IS 20 (T-W-E-N-T-Y) mph!!!!

We are getting more complaints than ever about people speeding through the subdivision! **Our RESIDENTS are speeding! It can take a full car length for every 10mph the vehicle is traveling to stop, should a human or animal be in the road. Think about that.** The lives of our residents, our children and our pets are not worth the minute or two you might be 'saving' by driving so fast! We encourage anyone who sees a speeder to report them to the Sheriff's department by calling their non-emergency number: 228-865-7060.

From the Social Committee...

For the foreseeable future, due to Covid and expense to the HOA, sponsored social events will not be held. We do hope to be able to resume Thursday Thursdays soon. As always, we will keep you updated via Facebook and email blasts.

Kristy Young, Social Committee Chair

Social Committee: Kristy Young, Sabrina Reid, Linne Nowell/Holly Rager, Rose Murphy, Kasey Barnett, Stephanie Knipper, Mary Currie, Kathy Kirk. You can reach the Social 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

From the Treasurer...

Entering the month of August, the HOA had 5 owners who owed amounts for not only the current year, but past years. One of those has now paid and we expect to receive payment from one more this month. However, this still leaves 3. The Board will explore all options for recovering the assessments due and all legal fees expended in the collection efforts.

Year to date, assessments paid exceed \$94,000. Expenses through August are \$58,845. Unfortunately, we have had higher than planned expenses for legal work and repairs and supplies for landscaping and the pool/fountain.

After a homeowner raised significant issues with the condition of the lake, we are exploring various solutions, but it appears that none are inexpensive. Therefore, it is really difficult to predict our year end income statement.

Included in the newsletter is the financials through August and proposed plan for 2021. We will vote on the 2021 budget at the December meeting.

Frank Scott, Treasurer

**Swan Lake Estates HOA
Statement of Financial Position**

ASSETS	
Current Assets	
Checking/Savings	
Association's CD #7001358959	10,000.00
Association's Checking Account	
General Fund	59,054.09
Total Association's Checking Acct	59,054.09
Total Checking/Savings	69,054.09
Accounts Receivable	
Customer Invoices	(50.00)
Total Accounts Receivable	(50.00)
Total Current Assets	69,004.09
TOTAL ASSETS	69,004.09
LIABILITIES & EQUITY	
Equity	
Retained Earnings	32,912.41
Net Income	36,091.68
Total Equity	69,004.09
TOTAL LIABILITIES & EQUITY	69,004.09

Financial Plan for 2021

(details will be discussed at the Sept 24th Quarterly Meeting)

Income	92,750		
Expenses			
General	7,454	Pool & Fountain	9,350
Legal Fees	7,500	Tennis Court	500
Professional Fees	13,617	Social	4,000
Club House	6,700	Taxes	425
Lake	12,704	Utilities	10,300
Landscap	20,200	Total Expenses	92,750



**Swan Lake Estates HOA
P & L Budget Performance as of August 31, 2020**

	<u>Aug 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Income							
Homeowners Annual Dues	2,775.00	0.00	2,775.00	94,227.57	92,750.00	1,477.57	92,750.00
Key Cards	0.00	0.00	0.00	80.00	0.00	80.00	0.00
Late Fees	75.00	0.00	75.00	625.00	0.00	625.00	0.00
Returned Check Charges	0.00	0.00	0.00	4.00	0.00	4.00	0.00
Total Income	<u>2,850.00</u>	<u>0.00</u>	<u>2,850.00</u>	<u>94,936.57</u>	<u>92,750.00</u>	<u>2,186.57</u>	<u>92,750.00</u>
Gross Profit	<u>2,850.00</u>	<u>0.00</u>	<u>2,850.00</u>	<u>94,936.57</u>	<u>92,750.00</u>	<u>2,186.57</u>	<u>92,750.00</u>
Expense							
General							
Insurance	0.00	0.00	0.00	6,331.00	6,000.00	331.00	6,000.00
Office Supplies & Exp	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00
PO Box Rental	254.00	250.00	4.00	254.00	250.00	4.00	250.00
Postage	0.00	0.00	0.00	0.00	150.00	(150.00)	450.00
Printing and Copies	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Total General	<u>254.00</u>	<u>250.00</u>	<u>4.00</u>	<u>6,585.00</u>	<u>6,500.00</u>	<u>85.00</u>	<u>6,900.00</u>
Professional Fees							
Administrative Contract	1,116.00	1,116.00	0.00	8,928.00	8,928.00	0.00	13,392.00
Legal	2,426.97	0.00	2,426.97	4,780.97	4,000.00	780.97	5,000.00
Website	0.00	0.00	0.00	220.59	225.00	(4.41)	325.00
Total Professional Fees	<u>3,542.97</u>	<u>1,116.00</u>	<u>2,426.97</u>	<u>13,929.56</u>	<u>13,153.00</u>	<u>776.56</u>	<u>18,717.00</u>
Repairs & Maintenance							
Club House							
Cleaning	433.33	433.33	0.00	3,466.64	3,466.64	0.00	5,200.00
Repairs	524.29	0.00	524.29	524.29	200.00	324.29	400.00
Supplies	320.99	50.00	270.99	422.26	150.00	272.26	200.00
Total Club House	<u>1,278.61</u>	<u>483.33</u>	<u>795.28</u>	<u>4,413.19</u>	<u>3,816.64</u>	<u>596.55</u>	<u>5,800.00</u>
Lake							
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Lake	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Landscape							
Monthly Fee	2,390.00	1,640.00	750.00	11,890.00	13,630.00	(1,740.00)	19,200.00
Repairs	0.00	50.00	(50.00)	2,435.00	400.00	2,035.00	600.00
Supplies	0.00	0.00	0.00	4,729.18	300.00	4,429.18	450.00
Total Landscape	<u>2,390.00</u>	<u>1,690.00</u>	<u>700.00</u>	<u>19,054.18</u>	<u>14,330.00</u>	<u>4,724.18</u>	<u>20,250.00</u>
Pool & Fountain							
Monthly Fee	526.50	630.00	(103.50)	3,365.00	3,390.00	(25.00)	5,140.00
Repairs	0.00	100.00	(100.00)	1,470.00	800.00	670.00	1,200.00
Security	0.00	0.00	0.00	95.23	0.00	95.23	0.00
Supplies	1,023.66	325.00	698.66	2,440.91	1,450.00	990.91	2,000.00
Total Pool & Fountain	<u>1,550.16</u>	<u>1,055.00</u>	<u>495.16</u>	<u>7,371.14</u>	<u>5,640.00</u>	<u>1,731.14</u>	<u>8,340.00</u>
Tennis Court							
Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Tennis Court	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Repairs & Maint	<u>5,218.77</u>	<u>3,228.33</u>	<u>1,990.44</u>	<u>30,838.51</u>	<u>23,786.64</u>	<u>7,051.87</u>	<u>34,390.00</u>

(Continued on page 4)

August 2020 P & L Budget Performance, continued

	<u>Aug 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Social							
Awards & Gifts	0.00	0.00	0.00	0.00	250.00	(250.00)	500.00
Other Events	0.00	0.00	0.00	717.68	2,650.00	(1,932.32)	3,500.00
Total Social	0.00	0.00	0.00	717.68	2,900.00	(2,182.32)	4,000.00
Taxes							
Property Tax	0.00	0.00	0.00	423.95	423.95	0.00	423.95
Total Taxes	0.00	0.00	0.00	423.95	423.95	0.00	423.95
Utilities							
Cable	73.37	73.37	0.00	586.96	586.96	0.00	880.44
Electricity	792.68	875.00	(82.32)	4,830.85	5,875.00	(1,044.15)	8,275.00
Pest Control	32.10	32.10	0.00	256.80	256.80	0.00	385.20
Water	0.00	150.00	(150.00)	675.58	875.00	(199.42)	1,200.00
Total Utilities	898.15	1,130.47	(232.32)	6,350.19	7,593.76	(1,243.57)	10,740.64
Total Expense	9,913.89	5,724.80	4,189.09	58,844.89	54,357.35	4,487.54	75,171.59
Net Income	(7,063.89)	(5,724.80)	(1,339.09)	36,091.68	38,392.65	(2,300.97)	17,578.41



www.swanlakehoa.net
 email: slehoa39503@gmail.com

Phase/Unit Reps:

- P1U1 — Frank Scott
- Kristy Young
- P1U2 — Murray Ladner
- Dave Huffman
- P1U3 — Phillip Ward
- P2U1 — Daniel Reid
- Overlook — Glenn White
- Bart Loftis
- Village — **VACANT**

Committees:

- Architectural — Murray Ladner - Chair
- Dickie Scruggs (discr@bellsouth.net)
- Patrick Wadsworth
- (wadsworthdesign2@msn.com)
- Charlie Wanner
- (rcwslhoa@cableone.net)
- Glenn White
- Beautification — Dave Huffman
- Social Events — Kristy Young

Pool/Tennis Key Cards — Contact your phase representative

Swan Lake Estates HOA 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
Murray Ladner	mladnerslhoa@gmail.com	228-324-0762
Daniel Reid	dgreid26@gmail.com	601-810-8396
Philip Ward	glory6151@aol.com	228-539-9195

Dues/Billing: Gulf Coast Billing Services, LLC ♦ 228-235-7800 ♦ gulfcoastbillingservices@gmail.com

