



4th Quarter Membership Meeting

The 4th Quarter Membership meeting has been scheduled for December 17th 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).

4th Quarter Membership Meeting December 17, 2020 Agenda

1. Welcome – Introduction of Board Members
2. Committee Reports
 - a. Social
 - b. Architectural
 - c. Beautification
 - d. Treasurer - current and 2021 budget
3. Pool and Tennis Court repairs
4. Open Forum
5. Adjourn

LIGHT IT UP!!!

Let's get the subdivision glowing bright for Christmas! Put up your lights, decorate your yard, your mailbox, your trees!! The best decorated house will win December Yard of the Month and a nice prize.



From the Board President...

Neighbors,

WHAT NEXT??? This has been, without a doubt, one of the craziest years most of us have ever encountered! The uncertainty that has surrounded our daily lives as a result of the corona virus has been difficult for many to navigate. Should you go to a restaurant and eat, or pick up food and bring it home, movie theaters closed, should I go visit a neighbor or not? So many questions and so few answers.

All of this uncertainty made 2020 even more remarkable. The way the neighborhood came together to help each other in the aftermath of Hurricane Zeta was amazing. Uncertainty seemed to go out of the window as we realized neighbors needed help. The personal interaction that took place was something we all needed.

The community continued to interact as Halloween came and went. Many of us used it to continue to reintroduce normalcy back into our lives and the lives of children. It was enjoyable to watch.

The Board is continuing to attempt to resolve some issues with the ownership of the lake and other parcels of land within the neighborhood. We will keep you posted as we gather more information and attempt to resolve these issues.

Thanks to Juliane Wyatt and those who volunteered to decorate the entrance for Christmas! Hopefully, the growing sense of normalcy will grow within each of us for a long time to come.

Glenn White, President

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.



Your 2021 statement for dues is included with this mailing. We are still missing a few email addresses. Please fill out the top portion of the statement to update your email address and phone number. If you are paying using your online banking and your email address or phone number needs to be changed, you can send an email to slehoa39503@gmail.com so you will always be up to date!



From the Treasurer...

During the year, we had 5 owners who owed for not only 2020, but past years. Two have now paid in full and we have established a payment plan for a third. Unfortunately, we have not made any progress with the other two. The Board instructed our attorney to file papers against one which could result in us foreclosing on the property. This is not something we want to do, but we have given the homeowner every opportunity to pay his legal obligations. The last delinquent owner is a complex issue that the Board is discussing with legal consul.

Year to date, we have collected over \$97,000 in assessments. Expenses through November are \$77,349. Unfortunately, we have had higher than planned expenses for legal work, repairs and supplies for landscaping and the pool/fountain. I want to thank everyone for voting for the dues increase for 2020 as it has allowed the Board to pay for these unexpected charges.

After a homeowner raised significant issues with the condition of the lake, we explored various solutions, but none are inexpensive. The Board wants to take action to correct the problems with the lake but there are questions regarding the ownership of the lake that need to be answered before the Board can do anything.

Included in the newsletter is the financials through November and the proposed plan for 2021. If expenses are normal in December, we should finish the year with a positive \$35,000. We will vote on the 2021 budget at the December meeting.

Statements for the 2021 Dues are included with this newsletter. Payment is due by January 1. Please note that if you pay your dues in December, we will not deposit your check until Monday, January 4th. If your dues are not paid by February 1, a late fee of \$25 will be added to your statement. If your dues are not paid by March 1, your pool key will be deactivated. If your dues are not paid by April 1, we will refer your account to our attorney for collection. You will then have to pay all legal fees he charges in addition to your dues and late fee.

Frank Scott, Treasurer

**Swan Lake Estates HOA
Statement of Financial Position as of 11/30/20
as of August 31, 2020**

ASSETS	
Current Assets	
Checking/Savings	
Association's CD	10,000.00
Association's Checking Account	
General Fund	<u>44,094.55</u>
Total Association's Checking Acct	<u>44,094.55</u>
Total Checking/Savings	<u>54,094.55</u>
Accounts Receivable	
Customer Invoices	<u>(50.00)</u>
Total Accounts Receivable	<u>(50.00)</u>
Total Current Assets	<u>54,044.55</u>
TOTAL ASSETS	<u>54,044.55</u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	32,912.41
Net Income	<u>21,132.14</u>
Total Equity	<u>54,044.55</u>
TOTAL LIABILITIES & EQUITY	<u>54,044.55</u>



Financial Plan for 2021
(will be voted on at the Dec 17th Quarterly Meeting)

Income	<u>92,750</u>		
Expenses			
General	6,754	Pool & Fountain	9,300
Legal Fees	7,000	Tennis Court	500
Professional Fees	13,617	Social	3,154
Club House	6,700	Taxes	425
Lake	15,000	Utilities	<u>10,300</u>
Landscape	20,000	Total Expenses	<u>92,750</u>





Swan Lake Estates HOA P & L Budget Performance as of November 30, 2020

	<u>Nov 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Nov 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Income							
Homeowners Annual Dues	1,200.00	0.00	1,200.00	97,602.57	92,750.00	4,852.57	92,750.00
Key Cards	0.00	0.00	0.00	100.00	0.00	100.00	0.00
Late Fees	75.00	0.00	75.00	775.00	0.00	775.00	0.00
Returned Check Charges	0.00	0.00	0.00	4.00	0.00	4.00	0.00
Total Income	<u>1,275.00</u>	<u>0.00</u>	<u>1,275.00</u>	<u>98,481.57</u>	<u>92,750.00</u>	<u>5,731.57</u>	<u>92,750.00</u>
Gross Profit	1,275.00	0.00	1,275.00	98,481.57	92,750.00	5,731.57	92,750.00
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	0.00	0.00	0.00	254.00	250.00	4.00	250.00
Postage	0.00	0.00	0.00	0.00	300.00	(300.00)	450.00
Printing and Copies	0.00	0.00	0.00	0.00	50.00	(50.00)	100.00
Total General	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,585.00</u>	<u>6,700.00</u>	<u>(115.00)</u>	<u>6,900.00</u>
Professional Fees							
Administrative Contract	1,116.00	1,116.00	0.00	12,276.00	12,276.00	0.00	13,392.00
Legal	865.60	0.00	865.60	8,316.02	4,600.00	3,716.02	5,000.00
Website	0.00	0.00	0.00	220.59	325.00	(104.41)	325.00
Total Professional Fees	<u>1,981.60</u>	<u>1,116.00</u>	<u>865.60</u>	<u>20,812.61</u>	<u>17,201.00</u>	<u>3,611.61</u>	<u>18,717.00</u>
Repairs & Maintenance							
Club House							
Cleaning	433.33	433.33	0.00	4,766.63	4,766.63	0.00	5,200.00
Repairs	0.00	0.00	0.00	524.29	300.00	224.29	400.00
Supplies	80.67	0.00	80.67	502.93	200.00	302.93	200.00
Total Club House	<u>514.00</u>	<u>433.33</u>	<u>80.67</u>	<u>5,793.85</u>	<u>5,266.63</u>	<u>527.22</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	770.00	1,620.00	17,560.00	18,430.00	(870.00)	19,200.00
Repairs	0.00	50.00	(50.00)	2,435.00	550.00	1,885.00	600.00
Supplies	74.03	0.00	74.03	4,819.05	450.00	4,369.05	450.00
Total Landscape	<u>2,464.03</u>	<u>820.00</u>	<u>1,644.03</u>	<u>24,814.05</u>	<u>19,430.00</u>	<u>5,384.05</u>	<u>20,250.00</u>
Pool & Fountain							
Monthly Fee	234.00	280.00	(46.00)	4,593.50	4,860.00	(266.50)	5,140.00
Repairs	0.00	100.00	(100.00)	1,470.00	1,100.00	370.00	1,200.00
Security	0.00	0.00	0.00	95.23	0.00	95.23	0.00
Supplies	90.00	50.00	40.00	2,576.91	1,950.00	626.91	2,000.00
Total Pool & Fountain	<u>324.00</u>	<u>430.00</u>	<u>(106.00)</u>	<u>8,735.64</u>	<u>7,910.00</u>	<u>825.64</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>3,302.03</u>	<u>1,683.33</u>	<u>1,618.70</u>	<u>39,343.54</u>	<u>32,606.63</u>	<u>6,736.91</u>	<u>34,390.00</u>

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November 2020 P & L Budget Performance, continued

Social							
Awards & Gifts	0.00	250.00	(250.00)	250.00	500.00	(250.00)	500.00
Other Events	0.00	0.00	0.00	717.68	3,300.00	(2,582.32)	3,500.00
Total Social	0.00	250.00	(250.00)	967.68	3,800.00	(2,832.32)	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	56.92	73.37	(16.45)	790.62	807.07	(16.45)	880.44
Electricity	687.65	600.00	87.65	7,022.73	7,725.00	(702.27)	8,275.00
Pest Control	32.10	32.10	0.00	353.10	353.10	0.00	385.20
Water	145.41	75.00	70.41	1,050.20	1,125.00	(74.80)	1,200.00
Total Utilities	922.08	780.47	141.61	9,216.65	10,010.17	(793.52)	10,740.64
Total Expense	6,205.71	3,829.80	2,375.91	77,349.43	70,741.75	6,607.68	75,171.59
Net Income	(4,930.71)	(3,829.80)	(1,100.91)	21,132.14	22,008.25	(876.11)	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
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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