



Swan Lake Estates HOA

2nd Quarter Newsletter 2020



2nd Quarter Membership Meeting

The 2nd Quarter Membership meeting has been cancelled due to the Coronavirus. We feel that having a meeting would not allow attendees to social distance and thereby putting everyone at risk. Should you have any questions or concerns, please speak with your phase representative.



LET'S CELEBRATE on Saturday, July 4th! Events will start at 10am with a parade, then we will serve boiled shrimp, corn, potatoes. Please bring your drinks and any sauce/dip you enjoy with shrimp. To allow for social distancing, we will have the event in the area beside the clubhouse. We encourage everyone to bring chairs, umbrellas, pop-up tents and outdoor games. Plans include a fishing rodeo for the kids, some friendly outdoor game competitions and a few surprises!! We hope you will make plans to join us!

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From the Board President...

Neighbors,

It certainly has been an interesting first half of the year. Almost everyone's world has been turned upside down in one way or another. It seems as though there has been some good that has come out of this pandemic. More people and families seem to be participating in outdoor activities. The lake has been used much more than I can remember, and, this is the first time I've seen a sailboat on the lake. I've also noticed more people walking, running and biking. With the increased activity, please be careful driving and remind visitors of the speed limit for everyone's safety.

As a community we have found ways to participate in activities together and still remain socially distanced. The community appears to have grown closer, with more people participating in these activities. The food trucks have been a wonderful respite; offering good food, the chance to visit with our neighbors, and acquire some sense of normalcy. Thanks to all those who participated in the Bear Hunt, the Easter and Graduation Parades, all of which were ideas presented by ladies in the community. A special thanks to all of you, I know your efforts are greatly appreciated.

Work was recently been completed on the entrance, in front of the fountain. The new landscaping looks much more appealing and inviting to our current, and prospective residents.

With more of us being away from work, projects and improvements are being made at many homes. Please remember if these are outside projects, plans should be submitted to the Architectural Committee for approval before the work starts.

Hopefully, the remainder of the year will be far less eventful and normalcy will soon return. Looking forward to a great summer!

Glenn White, President

Congratulations to our Yard of the Month winner!!

April 2020
Ron & Denise Koenenn



We have a vacancy to fill!

We would like to thank Jamie Knipper for all of his hard work and dedication to the Board, the HOA and as a representative for the Villages. He spent many hours volunteering on projects to help save the HOA money and brought unique insights to every Board meeting. Due to his resignation, we need someone from the Village area to be on the Board of Directors. Please contact any of the other Board members if you are interested.





From the Social Committee...

Unfortunately, as you know, our Crawfish Boil that was scheduled in May had to be cancelled due to restrictions on large gatherings. So to make up for it, let's celebrate, Swan Lake style, with an Independence Day Bash! Decorate your bikes, golf carts, cars, etc. and join your neighbors for a parade around Swan Lake Estates. The parade will start at 10am (please meet at the clubhouse parking lot by 9:45). The parade will take the main roads. If you want to view the parade but live on one of the side streets, join with a neighbor or come up to the lake/pool/playground area to cheer on the parade!! If you are PARTICIPATING in the parade, please let Kristy know via phone, email or text asap so that she can plan accordingly!!

After the parade, let's have a fun day at the lake! We will be serving boiled shrimp, corn and potatoes. The HOA will also be supplying water. Please bring your drinks, dips/sauce for your shrimp, any other snacks you enjoy, chairs, tents, games, etc. We plan to have a fishing rodeo for the kids with prizes, along with a few fun outdoor games! Stay tuned for more details via Facebook and email.

We hope to be able to resume the Thirsty Thursday event in the upcoming months. Planning is also in the works for more social events, such as Halloween Trunk or Treat and Christmas Progressive Social. As always if you have any suggestions for an event or can help with set up or clean up, please let a member of the Social Committee know.

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. Updates to the events planned will be made on Facebook and via email. 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 kristyyoungs-ells@gmail.com

From the Treasurer...

Thanks to all of you, we were able to make the front entrance look first class. Hopefully, it is just the first step we take to distance SLE from the other homes along North Swan. If you have any suggestions, the Board is anxious to hear them.

Gulf Coast Billing Services has done a great job collecting our annual dues. The only owners that have not paid are the ones who owe dues from prior years. And those have been turned over to our attorney who has filed suit against them. I'm awaiting news from him as to the current status of those legal actions.

As you can see from the May financials, expenses are just under plan for the year. The Board believes that we are well positioned to handle any unusual expense that may arise this year.

On a personal note, I think I've been Treasurer long enough, someone else should assume that role. So, if anyone would like to serve their community, I'll be glad to step aside.

Frank Scott, Treasurer

Swan Lake Estates HOA
Statement of Financial Position
as of May 31, 2020

| ASSETS | LIABILITIES & EQUITY |
|--------------------------------------|----------------------------|
| Current Assets | Equity |
| Checking/Savings | Retained Earnings |
| Association's CD | Net Income |
| Total Association's Checking Account | Total Equity |
| Total Checking/Savings | TOTAL LIABILITIES & EQUITY |
| Total Current Assets | |
| TOTAL ASSETS | |



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

| | <u>May 20</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>Jan - May 20</u> | <u>YTD Budget</u> | <u>\$ Over Budget</u> | <u>Annual Budget</u> |
|--|-----------------|-----------------|-----------------------|---------------------|-------------------|-----------------------|----------------------|
| Income | | | | | | | |
| Homeowners Annual Dues | 675.00 | 0.00 | 675.00 | 91,452.57 | 92,750.00 | (1,297.43) | 92,750.00 |
| Key Cards | 20.00 | 0.00 | 20.00 | 20.00 | 0.00 | 20.00 | 0.00 |
| Late Fees | 50.00 | 0.00 | 50.00 | 550.00 | 0.00 | 550.00 | 0.00 |
| Returned Check Charges | 0.00 | 0.00 | 0.00 | 4.00 | 0.00 | 4.00 | 0.00 |
| Total Income | <u>745.00</u> | <u>0.00</u> | <u>745.00</u> | <u>92,026.57</u> | <u>92,750.00</u> | <u>(723.43)</u> | <u>92,750.00</u> |
| Gross Profit | 745.00 | 0.00 | 745.00 | 92,026.57 | 92,750.00 | (723.43) | 92,750.00 |
| Expense | | | | | | | |
| General | | | | | | | |
| Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6,000.00 |
| Office Supplies & Exp | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 |
| PO Box Rental | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 250.00 |
| Postage | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 450.00 |
| Printing and Copies | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 |
| Total General | <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>6,900.00</u> |
| Professional Fees | | | | | | | |
| Administrative Contract | 1,116.00 | 1,116.00 | 0.00 | 5,580.00 | 5,580.00 | 0.00 | 13,392.00 |
| Legal | 0.00 | 0.00 | 0.00 | 2,327.00 | 3,400.00 | (1,073.00) | 5,000.00 |
| Website | 0.00 | 0.00 | 0.00 | 220.59 | 200.00 | 20.59 | 325.00 |
| Total Professional Fees | <u>1,116.00</u> | <u>1,116.00</u> | <u>0.00</u> | <u>8,127.59</u> | <u>9,180.00</u> | <u>(1,052.41)</u> | <u>18,717.00</u> |
| Repairs & Maintenance | | | | | | | |
| Club House | | | | | | | |
| Cleaning | 433.33 | 433.33 | 0.00 | 2,166.65 | 2,166.65 | 0.00 | 5,200.00 |
| Repairs | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | (100.00) | 400.00 |
| Supplies | 0.00 | 50.00 | (50.00) | 72.67 | 100.00 | (27.33) | 200.00 |
| Total Club House | <u>433.33</u> | <u>483.33</u> | <u>(50.00)</u> | <u>2,239.32</u> | <u>2,366.65</u> | <u>(127.33)</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 | 1,640.00 | 1,640.00 | 0.00 | 5,470.00 | 7,960.00 | (2,490.00) | 19,200.00 |
| Repairs | 2,435.00 | 50.00 | 2,385.00 | 2,435.00 | 250.00 | 2,185.00 | 600.00 |
| Supplies | 4,729.18 | 0.00 | 4,729.18 | 4,729.18 | 150.00 | 4,579.18 | 450.00 |
| Total Landscape | <u>8,804.18</u> | <u>1,690.00</u> | <u>7,114.18</u> | <u>12,634.18</u> | <u>8,360.00</u> | <u>4,274.18</u> | <u>20,250.00</u> |
| Pool & Fountain | | | | | | | |
| Monthly Fee | 409.50 | 280.00 | 129.50 | 1,668.50 | 1,500.00 | 168.50 | 5,140.00 |
| Repairs | 150.00 | 100.00 | 50.00 | 570.00 | 500.00 | 70.00 | 1,200.00 |
| Security-Pool/ Supplies | 0.00 120.00 | 0.00 150.00 | 0.00 (30.00) | 95.23 350.25 | 0.00 550.00 | 95.23 (199.75) | 0.00 2,000.00 |
| Total Pool & Fountain | <u>679.50</u> | <u>530.00</u> | <u>149.50</u> | <u>2,683.98</u> | <u>2,550.00</u> | <u>133.98</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 & Maintenance | <u>9,917.01</u> | <u>2,703.33</u> | <u>7,213.68</u> | <u>17,557.48</u> | <u>13,276.65</u> | <u>4,280.83</u> | <u>34,390.00</u> |

(Continued on page 4)

May 2020 P & L Budget Performance, continued

| | <u>May 20</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>Jan - May 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 | 0.00 | 0.00 | 500.00 |
| Other Events | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3,500.00 |
| Total Social | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 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 | 146.74 | 146.74 | 0.00 | 880.44 |
| Electricity | 506.66 | 575.00 | (68.34) | 1,069.44 | 1,150.00 | (80.56) | 8,275.00 |
| Pest Control | 32.10 | 32.10 | 0.00 | 64.20 | 64.20 | 0.00 | 385.20 |
| Water | 207.04 | 75.00 | 132.04 | 268.30 | 150.00 | 118.30 | 1,200.00 |
| Total Utilities | 819.17 | 755.47 | 63.70 | 1,548.68 | 1,510.94 | 37.74 | 10,740.64 |
| Total Expense | 3,252.25 | 3,574.80 | (322.55) | 10,635.04 | 11,358.55 | (723.51) | 75,171.59 |
| Net Income | 8,115.52 | 21,425.20 | (13,309.68) | 73,227.73 | 78,641.45 | (5,413.72) | 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

