

# Swan Lake Estates HOA

## 1st Quarter Newsletter 2022

### 1st Quarter Membership Meeting

The 2022 1st Quarter Membership Meeting has been scheduled for March 24th at 6:00pm in the pool area.

#### 1st Quarter Membership Meeting Agenda

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

### Upcoming Social Events

Please see the enclosed SLE HOA Event and Food Truck Schedule for 2022

#### Congratulations to our Christmas Décor Winners!!

Best Lit Street goes to West Old River Trail!

Best Overall goes to Huntley and Debra Biggs on Little River Court



Best Mailbox goes to Jamie and Stephanie Knipper on Swan Lake Place

#### From the Board President...

Hello everyone.

The first quarter of this year has started with a bang. After many hours of negotiations with Mr. Fore and his attorney, we finalized the transfer of the titles to the common area properties in Swan Lake Estates. This includes the lake, the clubhouse parking lot and the land under the power lines. Many thanks to our attorneys who worked diligently on our behalf!

Additionally, Adams Homes purchased most of Mr. Fore's remaining lots inside Swan Lake Estates. The Architectural Committee has approved their submitted house plans.

Spring is definitely coming. Kristy Young has a great lineup for Food Trucks. Come out and meet your neighbors and enjoy the variety of food.

See you at the March 24th Quarterly Meeting!

**Donna Richards, President**

#### From the Social Committee...

Please make plans to attend our **Easter Social on April 10th at 1:00 p.m.** We will have an **Easter Bunny appearance and Easter Egg Hunt at 2:00 p.m.** If your children wish to participate in the egg hunt please bring 12 stuffed eggs per child to one of the social committee members before the event. We will have a BBQ food truck, dessert food truck and, hopefully, **The Boozie Belle**, draft beer truck, will make it out this time (they are still waiting on their permits).

Our first 2022 food truck event went well! We had **Jus' A Dabb Will Do BBQ** and **Street Dough** come out and serve BBQ and dessert. We will have at least two food truck events per month through October. Please see enclosed dates and names of food trucks so you can plan to be there! The next one is **Thursday, March 17th**, and bringing the food that night is **Coasty's Food Truck**. There is also information posted in the pool bulletin board with dates and information for the food trucks and social events, as well as on Facebook.

**Important:** The food trucks that have agreed to come out need to know how much food they should bring. In order to do that it is VERY important that we get the most accurate head count possible so that we can continue to have successful food truck events and they will continue to come out. **PLEASE RSVP!** There are several ways you can do this. All events will be posted on Swan Lake's FaceBook page and you can RSVP there. OR you can RSVP by sending an email to the Swan Lake email address (slehoa39503@gmail.com) or respond to the 'reminder email blast' for the events with your RSVP. Let us know how many will be attending with your family. Friends and family are WELCOME!

(article continues on page 2)



(Social Committee article continues from page one...)

In addition to the food truck events there will be a **Friday Night Adult Social once a month**, usually the last Friday of each month. This event will be a **BYOB and BYOSnack** event. Please join your neighbors for a night of fellowship and bring your favorite drink and snacks to share. While this is an adults only event, the pool will NOT be closed to other residents, so please be mindful of that.

**Kristy Young, Social Committee Chair**

If you have any suggestions on events or food trucks, please contact me at 228-697-1575.

**From the Architectural Committee...**

Greetings Swan Lake Neighbors,

I would like to thank everybody that notified the Architectural Committee (AC) of additions and changes to their property. This helps us retain the value of our neighborhood and therefore our property value.

This is just a reminder again of **some** of the items that we should be aware and are noted in the covenants.

1. RVs/campers/boats and/or trailers are parked in driveways or alongside the houses, instead of behind the fence/house.
2. Construction/additions/retaining walls/pools/driveway projects must be approved by the AC.
3. Vehicle parking on grass alongside the driveway or house is not allowed.
4. Except for yard debris, do not put furniture, broken items and mattresses out before Tuesday. This is unsightly to our neighbors.
5. **Trash cans MUST be stored out of sight.**

Thank you,

**Don Newton, Chairman Architectural Committee**

**From the Treasurer...**

2021 was a good year. Our revenue plan was \$92,750 and we collected \$92,887.41. Expenses were \$84,009.67, thus we finished the year in the black. Assets were \$59,443.76, with \$24,152.73 in the checking account and over \$35,000 in cds.

I am very pleased to report that as of the end of February, 2022, we collected almost \$97,000, which is above our 2022 plan of \$92,050. This is due to the fact that we collected two very old accounts that included prior year assessments.

However, we still have 26 homeowners who have not paid their 2022 assessment. On February 1, they had a late fee of \$25 added to their statement. As of March 1, they had their pool key deactivated. If they don't pay by April 1, a lien will be placed on their property.

One of the late payers also owes for prior years. We have taken legal action to collect the amount due which includes late fees, filing fees, admin fees and legal fees.

**Frank Scott, Treasurer**

**Swan Lake Estates HOA  
2021 Year End Financial Position**

|                                       |                         |
|---------------------------------------|-------------------------|
| ASSETS                                |                         |
| Checking/Savings                      |                         |
| Association's CDs                     | 35,641.03               |
| Association's Checking Acct           | <u>24,152.73</u>        |
| Total Checking/Savings                | 59,793.76               |
| Accounts Receivable                   |                         |
| Customer Invoices                     | <u>(350.00)</u>         |
| Total Accounts Receivable             | <u>(350.00)</u>         |
| Total Current Assets                  | <u>59,443.76</u>        |
| <b>TOTAL ASSETS</b>                   | <b><u>59,443.76</u></b> |
| LIABILITIES & EQUITY                  |                         |
| Retained Earnings                     | 50,566.02               |
| Net Income                            | <u>8,877.74</u>         |
| Total Equity                          | <u>59,443.76</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b><u>59,443.76</u></b> |

**Swan Lake Estates HOA  
Statement of Financial Position as of 2/28/22**

|                                       |                          |
|---------------------------------------|--------------------------|
| ASSETS                                |                          |
| Checking/Savings                      |                          |
| Association's CDs                     | 35,721.82                |
| Association's Checking Acct           | <u>114,193.15</u>        |
| Total Checking/Savings                | 149,914.97               |
| Customer Invoices                     | <u>(25.00)</u>           |
| Total Accounts Receivable             | <u>(25.00)</u>           |
| Total Current Assets                  | <u>149,889.97</u>        |
| <b>TOTAL ASSETS</b>                   | <b><u>149,889.97</u></b> |
| LIABILITIES & EQUITY                  |                          |
| Retained Earnings                     | 59,443.76                |
| Net Income                            | <u>90,446.21</u>         |
| Total Equity                          | <u>149,889.97</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b><u>149,889.97</u></b> |

  
Swan Lake Estates HOA P & L Budget Performance as of February 28, 2022

|                                  | <u>Feb 22</u>     | <u>Budget</u>    | <u>\$ Over Budget</u> | <u>Jan - Feb 22</u> | <u>YTD Budget</u> | <u>\$ Over Budget</u> | <u>Annual Budget</u> |
|----------------------------------|-------------------|------------------|-----------------------|---------------------|-------------------|-----------------------|----------------------|
| <b>Income</b>                    |                   |                  |                       |                     |                   |                       |                      |
| Interest                         | 80.79             | 0.00             | 80.79                 | 80.79               | 0.00              | 80.79                 | 0.00                 |
| Homeowners Annual Dues           | 28,100.00         | 14,000.00        | 14,100.00             | 96,700.00           | 84,000.00         | 12,700.00             | 92,050.00            |
| Key Cards                        | 0.00              | 0.00             | 0.00                  | 0.00                | 0.00              | 0.00                  | 0.00                 |
| Late Fees                        | 150.00            | 0.00             | 150.00                | 150.00              | 0.00              | 150.00                | 0.00                 |
| <b>Total Income</b>              | <u>28,330.79</u>  | <u>14,000.00</u> | <u>14,330.79</u>      | <u>96,930.79</u>    | <u>84,000.00</u>  | <u>12,930.79</u>      | <u>92,050.00</u>     |
| <b>Gross Profit</b>              | 28,330.79         | 14,000.00        | 14,330.79             | 96,930.79           | 84,000.00         | 12,930.79             | 92,050.00            |
| <b>Expense</b>                   |                   |                  |                       |                     |                   |                       |                      |
| <b>General</b>                   |                   |                  |                       |                     |                   |                       |                      |
| Insurance                        | 0.00              | 0.00             | 0.00                  | 0.00                | 0.00              | 0.00                  | 6,500.00             |
| Banking Expenses                 | 0.00              | 0.00             | 0.00                  | 0.00                | 0.00              | 0.00                  | 0.00                 |
| 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                  | 0.00                | 0.00              | 0.00                  | 350.00               |
| Postage                          | 0.00              | 0.00             | 0.00                  | 0.00                | 0.00              | 0.00                  | 0.00                 |
| Printing and Copies              | 0.00              | 0.00             | 0.00                  | 0.00                | 0.00              | 0.00                  | 0.00                 |
| <b>Total General</b>             | <u>0.00</u>       | <u>0.00</u>      | <u>0.00</u>           | <u>0.00</u>         | <u>100.00</u>     | <u>(100.00)</u>       | <u>6,950.00</u>      |
| <b>Professional Fees</b>         |                   |                  |                       |                     |                   |                       |                      |
| Administrative Contract          | 1,116.00          | 1,116.00         | 0.00                  | 2,232.00            | 2,232.00          | 0.00                  | 13,392.00            |
| Legal                            | (2,129.70)        | 0.00             | (2,129.70)            | (2,129.70)          | 1,250.00          | (3,379.70)            | 5,000.00             |
| Website                          | 0.00              | 0.00             | 0.00                  | 0.00                | 175.00            | (175.00)              | 250.00               |
| <b>Total Professional Fees</b>   | <u>(1,013.70)</u> | <u>1,116.00</u>  | <u>(2,129.70)</u>     | <u>102.30</u>       | <u>3,657.00</u>   | <u>(3,554.70)</u>     | <u>18,642.00</u>     |
| <b>Repairs &amp; Maintenance</b> |                   |                  |                       |                     |                   |                       |                      |
| <b>Club House</b>                |                   |                  |                       |                     |                   |                       |                      |
| Cleaning                         | 433.33            | 433.33           | 0.00                  | 866.66              | 866.66            | 0.00                  | 5,199.96             |
| Repairs                          | 0.00              | 0.00             | 0.00                  | 0.00                | 50.00             | (50.00)               | 300.00               |
| Supplies                         | 0.00              | 50.00            | (50.00)               | 0.00                | 100.00            | (100.00)              | 600.00               |
| <b>Total Club House</b>          | <u>433.33</u>     | <u>483.33</u>    | <u>(50.00)</u>        | <u>866.66</u>       | <u>1,016.66</u>   | <u>(150.00)</u>       | <u>6,099.96</u>      |
| <b>Lake</b>                      |                   |                  |                       |                     |                   |                       |                      |
| Miscellaneous                    | 0.00              | 0.00             | 0.00                  | 0.00                | 1,700.00          | (1,700.00)            | 6,800.00             |
| Supplies                         | 0.00              | 0.00             | 0.00                  | 0.00                | 500.00            | (500.00)              | 2,000.00             |
| <b>Total Lake</b>                | <u>0.00</u>       | <u>0.00</u>      | <u>0.00</u>           | <u>0.00</u>         | <u>2,200.00</u>   | <u>(2,200.00)</u>     | <u>8,800.00</u>      |
| <b>Landscape</b>                 |                   |                  |                       |                     |                   |                       |                      |
| Monthly Fee                      | 770.00            | 770.00           | 0.00                  | 2,290.00            | 2,290.00          | 0.00                  | 17,460.00            |
| Repairs                          | 0.00              | 0.00             | 0.00                  | 0.00                | 0.00              | 0.00                  | 750.00               |
| Supplies                         | 0.00              | 125.00           | (125.00)              | 0.00                | 250.00            | (250.00)              | 1,500.00             |
| <b>Total Landscape</b>           | <u>770.00</u>     | <u>895.00</u>    | <u>(125.00)</u>       | <u>2,290.00</u>     | <u>2,540.00</u>   | <u>(250.00)</u>       | <u>19,710.00</u>     |
| <b>Pool &amp; Fountain</b>       |                   |                  |                       |                     |                   |                       |                      |
| Monthly Fee                      | 500.00            | 500.00           | 0.00                  | 1,000.00            | 1,000.00          | 0.00                  | 10,000.00            |
| Repairs                          | 0.00              | 125.00           | (125.00)              | 0.00                | 250.00            | (250.00)              | 1,500.00             |
| Security-Pool/Fount              | 0.00              | 0.00             | 0.00                  | 0.00                | 62.50             | (62.50)               | 250.00               |
| Supplies                         | 0.00              | 50.00            | (50.00)               | 0.00                | 100.00            | (100.00)              | 1,000.00             |
| <b>Total Pool &amp; Fountain</b> | <u>500.00</u>     | <u>675.00</u>    | <u>(175.00)</u>       | <u>1,000.00</u>     | <u>1,412.50</u>   | <u>(412.50)</u>       | <u>12,750.00</u>     |
| <b>Tennis Court</b>              |                   |                  |                       |                     |                   |                       |                      |
| Repairs                          | 0.00              | 0.00             | 0.00                  | 0.00                | 1,000.00          | (1,000.00)            | 4,000.00             |
| Supplies                         | 0.00              | 0.00             | 0.00                  | 0.00                | 200.00            | (200.00)              | 800.00               |
| <b>Total Tennis Court</b>        | <u>0.00</u>       | <u>0.00</u>      | <u>0.00</u>           | <u>0.00</u>         | <u>1,200.00</u>   | <u>(1,200.00)</u>     | <u>4,800.00</u>      |
| <b>Total Repairs &amp; Maint</b> | 1,703.33          | 2,053.33         | (350.00)              | 4,156.66            | 8,369.16          | (4,212.50)            | 52,159.96            |
| <b>Social</b>                    |                   |                  |                       |                     |                   |                       |                      |
| Awards & Gifts                   | 0.00              | 0.00             | 0.00                  | 0.00                | 0.00              | 0.00                  | 750.00               |
| Other Events                     | 0.00              | 0.00             | 0.00                  | 0.00                | 0.00              | 0.00                  | 2,092.84             |
| <b>Total Social</b>              | <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>2,842.84</u>      |

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February P & L Budget Performance, continued

|                        | <u>Feb 22</u>           | <u>Budget</u>          | <u>\$ Over Budget</u>   | <u>Jan - Feb 22</u>     | <u>YTD Budget</u>       | <u>\$ Over Budget</u>   | <u>Annual Budget</u> |
|------------------------|-------------------------|------------------------|-------------------------|-------------------------|-------------------------|-------------------------|----------------------|
| <b>Taxes</b>           |                         |                        |                         |                         |                         |                         |                      |
| Property Tax           | 0.00                    | 0.00                   | 0.00                    | 404.30                  | 450.00                  | (45.70)                 | 450.00               |
| <b>Total Taxes</b>     | <u>0.00</u>             | <u>0.00</u>            | <u>0.00</u>             | <u>404.30</u>           | <u>450.00</u>           | <u>(45.70)</u>          | <u>450.00</u>        |
| <b>Utilities</b>       |                         |                        |                         |                         |                         |                         |                      |
| Cable                  | 84.62                   | 85.00                  | (0.38)                  | 169.24                  | 170.00                  | (0.76)                  | 1,020.00             |
| Electricity            | 685.12                  | 650.00                 | 35.12                   | 1,459.80                | 1,300.00                | 159.80                  | 8,400.00             |
| Pest Control           | 0.00                    | 32.10                  | (32.10)                 | 32.10                   | 64.20                   | (32.10)                 | 385.20               |
| Water                  | 72.56                   | 100.00                 | (27.44)                 | 160.18                  | 200.00                  | (39.82)                 | 1,200.00             |
| <b>Total Utilities</b> | <u>842.30</u>           | <u>867.10</u>          | <u>(24.80)</u>          | <u>1,821.32</u>         | <u>1,734.20</u>         | <u>87.12</u>            | <u>11,005.20</u>     |
| <b>Total Expense</b>   | <u>1,531.93</u>         | <u>4,036.43</u>        | <u>(2,504.50)</u>       | <u>6,484.58</u>         | <u>14,310.36</u>        | <u>(7,825.78)</u>       | <u>92,050.00</u>     |
| <b>Net Income</b>      | <u><b>26,798.86</b></u> | <u><b>9,963.57</b></u> | <u><b>16,835.29</b></u> | <u><b>90,446.21</b></u> | <u><b>69,689.64</b></u> | <u><b>20,756.57</b></u> | <u><b>0.00</b></u>   |



**Don't forget.....**

Beginning in **April**, we will resume the **Yard of the Month** award program to recognize those homeowners who demonstrate significant effort in maintaining their property. Each monthly winner will receive a gift certificate and the honor of displaying the official "Yard of the Month" lawn sign in their yard.

**Volunteers needed, 2 Board Members needed for Phase 1 Unit 2**

We have several projects going on that need volunteers, including a Strategic Planning Committee. If you would like to serve on the Board, a committee or be put on a volunteer list, please send an email to slehoa39503@gmail.com or contact your phase



[www.swanlakehoa.net](http://www.swanlakehoa.net)

email: [slehoa39503@gmail.com](mailto:slehoa39503@gmail.com)

**Phase/Unit Reps:**

- P1U1 — Frank Scott
- Kristy Young
- P1U2 — **VACANT**
- **VACANT**
- P1U3 — Phillip Ward
- P2U1 — Juliane Wyatt
- Overlook — Bart Loftis
- Don Newton
- Village — Donna Richards

**Committees:**

- Architectural — Don Newton, Chair
- Dickie Scruggs ([discr@bellsouth.net](mailto:discr@bellsouth.net))
- Patrick Wadsworth
- ([wadsworthdesign2@msn.com](mailto:wadsworthdesign2@msn.com))
- Charlie Wanner
- ([rcwslhoa1@gmail.com](mailto:rcwslhoa1@gmail.com))
- Beautification — Bart Loftis
- Social Events — Kristy Young

**Pool Key Cards — Contact Dave Mandel 228-860-2903 or your phase representative**

**Swan Lake Estates HOA Board Members:**

|                             |  |              |
|-----------------------------|--|--------------|
| Donna Richards, President   | <a href="mailto:dmrichards61@hotmail.com">dmrichards61@hotmail.com</a>     | 228-297-3903 |
| Bart Loftis, Vice President | <a href="mailto:bart.loftis@caffeyinc.com">bart.loftis@caffeyinc.com</a>   | 228-380-0807 |
| 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 |
| Don Newton                  | <a href="mailto:dnewtonslhoa@gmail.com">dnewtonslhoa@gmail.com</a>         | 228-223-4008 |
| Phillip Ward                | <a href="mailto:glory6151@aol.com">glory6151@aol.com</a>                   | 228-539-9195 |
| Juliane Wyatt               | <a href="mailto:jwyattflute@gmail.com">jwyattflute@gmail.com</a>           | 859-750-8951 |

**Dues/Billing:** Gulf Coast Billing Services, LLC • [gulfcoastbillingservices@gmail.com](mailto:gulfcoastbillingservices@gmail.com) • 228-235-7800

The mailing address for Swan Lake Estates Homeowners Association is: PO Box 3748, Gulfport, MS 39505

# SLE HOA Social Events and 2022 Food Truck schedule

## March

- March 6th: First Food Truck event of the year @ 1 p.m.  
Jus' A Dabb Will Do BBQ and Street Dough  
March 17th: Food Truck Thursday 5-7 p.m.: Coasty's Food Truck  
March 25th: Friday Night Adult Social @ 6 p.m. BYOB and BYOS



## April

- April 10th: Easter Social:  
Food Trucks @ 1 p.m. Jus' A Dabb BBQ, Street Dough and The Boozie Belle  
Egg Hunt and Easter Bunny pics @ 2 p.m.  
April 21st: Food Truck Thursday 5-7 p.m.: Captain Coconuts  
April 29th: Friday Night Adult Social @ 6 p.m. BYOB and BYOS



## May

- May 12th: Food Truck Thursday 5-7 p.m.: The Grub Spot  
May 22nd: Food Truck Sunday @ 1 p.m.: Mae Lee's BBQ  
May 27th: Friday Night Adult Social @ 6 p.m. BYOB and BYOS

## June

- June 5th: Food Truck Sunday @ 1 p.m. Jus' A Dabb Will Do BBQ  
June 16th: Food Truck Thursday 5-7 p.m. Creole Soul Food Truck  
June 24th: Friday Night Adult Social @ 6 p.m. BYOB and BYOS



## July

- July 10th: Food Truck Sunday @ 1 p.m.: Coasty's Food Truck  
July 21st: Food Truck Thursday 5-7 p.m. Meatbawls Food Truck  
July 29th: Friday Night Adult Social @ 6 p.m. BYOB and BYOS

## August

- Aug. 14th: Food Truck Sunday @ 1 p.m. Jus A Dabb Will Do BBQ  
Aug. 19th: Friday Night Adult Social @ 6 p.m. BYOB and BYOS  
Aug. 25th: Food Truck Thursday 5-7 p.m. Bueno Birria Food Truck



## September

- Sept. 11th: Food Truck Sunday @ 1 p.m. Burger Box Food Truck  
Sept. 15th: Food Truck Thursday 5-7 p.m. Dolce Cafe Food Truck  
Sept. 25th: EXTRA Food Truck Sunday @ 1 p.m. Burger Box Food Truck  
Sept. 30th: Friday Night Adult Social @ 6 p.m. BYOB and BYOS

## October

- Oct 16<sup>th</sup> or 30th: These are open food truck nights. Still trying to schedule one (it's a secret, until confirmed, but a highly requested food truck).  
Oct. 20th: Food Truck Thursday 5-7 p.m. Jus' A Dabb Will Do BBQ  
Oct. 28th: Friday Night Adult Social @ 6 p.m. BYOB and BYOS



**All events are subject to change! We are still working on possibly adding a couple of extra events for the beginning of Summer, end of summer, Independence Day and the holiday season. You can find menus and links to the food trucks Facebook pages on the Swan Lake Facebook Page.**