

# Swan Lake Estates HOA

## 4th Quarter Newsletter 2021

### 4th Quarter Membership Meeting

The **4th Quarter Membership meeting** has been scheduled for **December 16th at 6:00pm** in the pool area.

We still need **TWO** Board members for Phase 1 Unit 2. Please consider volunteering. We also have several committees that need help. If you would like to serve on the Board or be put on a volunteer list, please contact a current Board member or send an email to the Swan Lake email address.

#### 4th Quarter Membership Mtg Dec 16th Agenda

1. Welcome – Introduction of Board Members
2. Committee Reports
  - a. Social
  - b. Architectural
  - c. Beautification
  - d. Treasurer with vote on 2022 budget, 5000+ expense
3. Fore properties
4. Election of (any) new Board members
5. Pool and Tennis Court repairs
6. Open Forum
6. Adjourn

#### Financial Plan for 2022

<b>Income</b>	92,050		
<b>Expenses</b>			
General	6,950	Pool & Fount.	12,750
Legal Fees	5,000	Tennis Court	4,800
Prof. Fees	13,642	Social	2,843
Club House	6,100	Prop Taxes	450
Lake	8,800	Utilities	11,005
Landscape	19,710	<b>Total Expenses</b>	<b>92,050</b>

### Dues for 2022

Statements for 2022 dues (\$350) have been mailed. Assessments (dues) are due by Jan 1st. Please remember that your payment envelope must be post-marked by Jan 31, 2022 in order to avoid a \$25 late fee.

Any check received prior to Jan 1st will be held until Jan 3rd for deposit in order to keep the budget straight. If you have not received your statement, please send an email to the HOA at slehoa39503@gmail.com. We accept checks, money orders or cashiers checks.

### 3rd Annual Christmas Decorating Contest Let's Light Up Swan Lake Estates!



The HOA BOD and the Social Committee really want to spread holiday cheer among our neighbors and make 2021 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 19<sup>th</sup>. Winners will be announced/notified by December 22<sup>th</sup>:

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 19<sup>th</sup> – line your driveway/sidewalk with luminaries (flameless, for safety reasons). The street with the most driveways and/or sidewalks lined with luminaries will have the honor of being the "BEST LIT STREET" in Swan Lake Estates!!!



### From the Board President...

Hello everyone.

There are many changes happening throughout Swan Lake Estates. One of the biggest is the development of Mr. WC Fore's property. I've had meetings with him as well as the representative from the potential developer. Please come to the 16 December Quarterly Meeting for this agenda item discussion.

Many thanks to Merrick Wadsworth, who is a life ranked Boy Scout working toward becoming an Eagle Scout. Merrick organized and led members of his BSA Troop 301 in cleaning up debris along the Nature Trail and fixing/replacing signs describing the plants. If you haven't had a chance, please take a walk along our Nature Trail by the playground, which is recognized as a Backyard Habitat by the Audubon Society of the U.S.

We also have Doug Melton and his new business Tiger Wash to thank for power washing the sidewalks, along the club house as well as the crosswalk and the playground area, at no charge to the HOA. A great improvement!

Volunteers such as Merrick and Doug help make Swan Lake Estates such a great place to live! Thank you!

Donna Richards



From the Social Committee...

We look forward to seeing you at one of our 2022 social events!! More info to come throughout 2022 via FB and email!  
Kristy Young, Social Committee Chair



**Social Committee:** Kristy Young, Sabrina Reid, Kimberly Barta and Jessica Hisaw. You can reach the Social Committee by sending an email to the HOA: slehoa39503@gmail.com

From the Architectural Committee...

Greetings Swan Lake Neighbors,

First, please let me introduce myself. I am Don Newton, one of the Overlook representatives on the Board and Chairman of the Architectural Committee. My wife and I have been residents of Swan Lake Estates (SLE) since May, 2006. I recently volunteered for the homeowners Board of Directors and our President, Donna Richards, asked that I chair the Architectural Committee (AC). The committee consists of myself and three other long-time members. My email address is ***dnewtonslhoa@gmail.com***

The purpose of the AC is to help maintain the integrity of the community and assist homeowners in following the intentions and directions of the covenants of SLE. All decisions are made by the AC and not myself or one individual. All changes to the exterior of your property must be submitted to the AC for approval. Please submit them to me or other members of the committee via email and CC all members.

A few items have recently been brought to my attention and while some are not necessarily changes to properties, I would like to remind all of us the need to keep the Swan Lake Estates subdivision looking inviting. This will help maintain your property value, think \$\$\$\$.

1. RVs/campers/boats and/or trailers parked in driveways or alongside the houses, instead of behind the fence/house.
2. Construction/additions/retaining walls/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 out furniture, broken items and mattresses before Tuesday. This is unsightly to our neighbors.
5. Trash cans should be stored out of sight until the day of garbage pickup. They may be placed roadside the day before the garbage is scheduled to be picked up.

We would like to maintain an inviting curb appeal to our neighbors and visitors. Thank you for taking the time to read my comments.

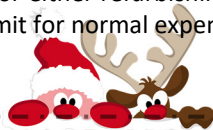
Don Newton

From the Treasurer...

As the newsletter is going to press before the November financial reports are available, my comments will address October. Through October, total revenues for the year are \$92, 847, which is above our plan for the year of \$92,750. Expenses through October are \$69,609, compared to our annual plan of \$92,750. We will finish 2021 below our plan and allow us to carry forward some funds. On October 31, our checking account balance was \$38,554 and we had \$25,000 in an unrestricted CD. We won't touch the CD and will use only \$18,000 of the checking account. Thus we should have about \$43,000 in funds to go toward one of our 3 capital projects.

Please attend the December quarterly meeting as we'll vote on two items. The first is the 2022 plan, which is included in the newsletter and a planned expenditure greater than \$5000 for either refurbishing the current pool furniture or buying new furniture. This is required by the Bylaws as the amount is about the limit for normal expenses.

Frank Scott



**Swan Lake Estates HOA  
Statement of Financial Position as of 10/31/2021**

<b>ASSETS</b>		<b>LIABILITIES &amp; EQUITY</b>	
Checking/Savings		Equity	
Association's CD #2	25,000.00	Retained Earnings	50,566.02
Association's CD #1	10,600.30	Net Income	<u>23,237.91</u>
Association's Checking Account	<u>38,553.63</u>	Total Equity	<u>73,803.93</u>
Total Checking/Savings	74,153.93	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>73,803.93</u></b>
Accounts Receivable			
Customer Invoices	(350.00)		
Total Accounts Receivable	<u>(350.00)</u>		
Total Current Assets	<u>73,803.93</u>		
<b>TOTAL ASSETS</b>	<b><u>73,803.93</u></b>		





**Swan Lake Estates HOA P & L Budget Performance as of October 31, 2021**

	<u>Oct 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 21</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Income</b>							
Interest	0.00			121.68			
Homeowners Annual Dues	0.00	0.00	0.00	92,050.00	92,750.00	(700.00)	92,750.00
Key Cards	0.00	0.00	0.00	100.00	0.00	100.00	0.00
Late Fees	0.00	0.00	0.00	575.00	0.00	575.00	0.00
Returned Check Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>92,846.68</u>	<u>92,750.00</u>	<u>96.68</u>	<u>92,750.00</u>
<b>Gross Profit</b>	0.00	0.00	0.00	92,846.68	92,750.00	96.68	92,750.00
<b>Expense</b>							
<b>General</b>							
Insurance	0.00	0.00	0.00	6,435.00	6,500.00	(65.00)	6,500.00
Office Supplies & Exp	0.00			95.64			
PO Box Rental	0.00	0.00	0.00	322.00	260.00	62.00	260.00
Postage	0.00			7.00			
Printing and Copies	0.00			25.27			
<b>Total General</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,884.91</u>	<u>6,760.00</u>	<u>124.91</u>	<u>6,760.00</u>
<b>Professional Fees</b>							
Administrative Contract	1,116.00	1,116.00	0.00	11,160.00	11,160.00	0.00	13,392.00
Legal	0.00	0.00	0.00	3,853.00	7,000.00	(3,147.00)	7,500.00
Website	0.00	0.00	0.00	81.16	75.00	6.16	390.00
<b>Total Professional Fees</b>	<u>1,116.00</u>	<u>1,116.00</u>	<u>0.00</u>	<u>15,094.16</u>	<u>18,235.00</u>	<u>(3,140.84)</u>	<u>21,282.00</u>
<b>Repairs &amp; Maintenance</b>							
<b>Club House</b>							
Cleaning	433.33	433.33	0.00	4,333.30	4,333.30	0.00	5,200.00
Repairs	0.00	0.00	0.00	1,152.32	2,000.00	(847.68)	2,000.00
Supplies	250.00	50.00	200.00	693.01	500.00	193.01	500.00
<b>Total Club House</b>	<u>683.33</u>	<u>483.33</u>	<u>200.00</u>	<u>6,178.63</u>	<u>6,833.30</u>	<u>(654.67)</u>	<u>7,700.00</u>
<b>Lake</b>							
Miscellaneous	0.00	0.00	0.00	149.80	10,000.00	(9,850.20)	10,000.00
Supplies	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)	3,000.00
<b>Total Lake</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>149.80</u>	<u>13,000.00</u>	<u>(12,850.20)</u>	<u>13,000.00</u>
<b>Landscape</b>							
Monthly Fee	1,640.00	2,390.00	(750.00)	15,570.00	15,920.00	(350.00)	18,330.00
Repairs	0.00	0.00	0.00	225.00	600.00	(375.00)	600.00
Supplies	0.00	0.00	0.00	1,203.93	500.00	703.93	500.00
<b>Total Landscape</b>	<u>1,640.00</u>	<u>2,390.00</u>	<u>(750.00)</u>	<u>16,998.93</u>	<u>17,020.00</u>	<u>(21.07)</u>	<u>19,430.00</u>
<b>Pool &amp; Fountain</b>							
Monthly Fee	750.00	550.00	200.00	8,132.75	4,650.00	3,482.75	5,200.00
Repairs	0.00	0.00	0.00	4,697.50	1,500.00	3,197.50	1,500.00
Security-Pool/Fount	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00
Supplies	0.00	200.00	(200.00)	859.51	2,100.00	(1,240.49)	2,500.00
<b>Total Pool &amp; Fountain</b>	<u>750.00</u>	<u>750.00</u>	<u>0.00</u>	<u>13,689.76</u>	<u>8,350.00</u>	<u>5,339.76</u>	<u>9,300.00</u>
<b>Tennis Court</b>							
Repairs	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00
Supplies	0.00	0.00	0.00	182.94	300.00	(117.06)	300.00
<b>Total Tennis Court</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>182.94</u>	<u>500.00</u>	<u>(317.06)</u>	<u>500.00</u>
<b>Total Repairs &amp; Maintenance</b>	3,073.33	3,623.33	(550.00)	37,200.06	45,703.30	(8,503.24)	49,930.00
<b>Social</b>							
Awards & Gifts	0.00	0.00	0.00	550.00	500.00	50.00	500.00
Other Events	0.00	1,000.00	(1,000.00)	312.83	3,000.00	(2,687.17)	3,000.00
<b>Total Social</b>	<u>0.00</u>	<u>1,000.00</u>	<u>(1,000.00)</u>	<u>862.83</u>	<u>3,500.00</u>	<u>(2,637.17)</u>	<u>3,500.00</u>

(Continued on page 4)

	<u>Oct 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 21</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Taxes</b>							
Property Tax	0.00	0.00	0.00	420.86	421.00	(0.14)	421.00
<b>Total Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>420.86</b>	<b>421.00</b>	<b>(0.14)</b>	<b>421.00</b>
<b>Utilities</b>							
Cable	84.62	73.37	11.25	789.95	733.70	56.25	880.44
Electricity	784.59	700.00	84.59	6,959.13	7,050.00	(90.87)	8,400.00
Pest Control	32.10	32.10	0.00	321.00	321.00	0.00	385.20
Water	81.68	98.50	(16.82)	1,075.87	995.50	80.37	1,191.36
<b>Total Utilities</b>	<b>982.99</b>	<b>903.97</b>	<b>79.02</b>	<b>9,145.95</b>	<b>9,100.20</b>	<b>45.75</b>	<b>10,857.00</b>
<b>Total Expense</b>	<b>5,172.32</b>	<b>6,643.30</b>	<b>(1,470.98)</b>	<b>69,608.77</b>	<b>83,719.50</b>	<b>(14,110.73)</b>	<b>92,750.00</b>
<b>Net Income</b>	<b>(5,172.32)</b>	<b>(6,643.30)</b>	<b>1,470.98</b>	<b>23,237.91</b>	<b>9,030.50</b>	<b>14,207.41</b>	<b>0.00</b>



[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/Tennis 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
Philip 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 39503**



**We would like to wish everyone a safe, happy & joyous holiday season!**

