



SWAN LAKE ESTATES HOMEOWNERS' ASSOCIATION, INC.  
15443 Swan Lake Boulevard  
Gulfport, MS 39503  
SLEBOD@swanlakehoa.org

October 20, 2025

Neighbors,

The HOA will hold its quarterly meeting and accept ballots for the 2026 budget proposal on Thursday, November 6, 2025, 6pm, at the Coast Electric Community Room. This letter contains the budget proposal and a ballot for you to cast your vote. The contents of this letter are also available on the Association's public website (<https://www.swanlakehoa.org>).

For 2026, the anticipated operating expenses are \$101,340. The most significant change is a \$10,000 increase in professional fees to employ a neighborhood management company to take over the daily operations of the Association. The anticipated deposit into the Reserve Fund is \$24,510. The Contingency Fund balance of \$16,150 is sufficient to meet current insurance deductibles. The total funding requirement for 2026 is \$125,850. To achieve this requires **increasing the annual assessment from \$400 to \$450**.

Members will vote by written ballot in person or through absentee ballot. To return the ballot, you may:

1. Capture ballot image (photo, scan) and email to SLEBOD@swanlakehoa.org no later than Friday, November 14, 2025.
2. Mail ballot to the HOA mailing address (see letterhead). Ballots must be received in the HOA mailbox no later than Friday, November 14, 2025.
3. Place ballot in the HOA drop box outside the clubhouse entrance no later than Friday, November 14, 2025.
4. Deliver ballot to any Board of Directors member or officer prior to the start of the quarterly meeting Thursday, November 6, 2025.
5. Cast ballot in person at the quarterly meeting Thursday, November 6, 2025.

**Ballots received after Friday, November 14, 2025, will not be counted.**

Respectfully,

Swan Lake Estates HOA Board of Directors  
[slebod@swanlakehoa.org](mailto:slebod@swanlakehoa.org)

# SWAN LAKE ESTATES HOA 2026 BUDGET PROPOSAL

Current as of: Aug 19, 2025

<b>INCOME</b> .....	<b>\$125,850</b>
<b>EXPENSES</b> .....	<b>\$125,850</b>
<b>BALANCE</b> .....	<b>\$0</b>

## INCOME

ANNUAL ASSESSMENT (\$450).....	\$125,100
INTEREST ON INVESTMENTS .....	\$150
FEES .....	\$600
<b>TOTAL INCOME</b> .....	<b>\$125,850</b>

## EXPENSE

GENERAL .....	\$12,840
PROFESSIONAL FEES .....	\$27,500
REPAIRS AND MAINTENANCE.....	\$48,900
TAXES.....	\$100
UTILITIES.....	\$12,000
RESERVE FUND .....	\$24,510
<b>TOTAL EXPENSES</b> .....	<b>\$125,850</b>

## EXPENSE DETAIL

### GENERAL

INSURANCE.....	\$7,000
OFFICE SUPPLIES .....	\$100
POSTAGE.....	\$225
PRINTING.....	\$725
PEST CONTROL.....	\$1,000
WEBSITE.....	\$325
INTERNET DOMAIN.....	\$25
BUSINESS EMAIL ACCOUNT.....	\$90
SOFTWARE SUBSCRIPTION.....	\$100
SOCIAL COMMITTEE AWARDS & GIFTS .....	\$750
SOCIAL EVENTS .....	\$2,500

**TOTAL GENERAL** .....

**\$12,840**

### PROFESSIONAL FEES

NEIGHBORHOOD MANAGEMENT .....	\$25,000
LEGAL .....	\$2,500

**TOTAL PROFESSIONAL FEES** .....

**\$27,500**

### REPAIRS AND MAINTENANCE

CLUB HOUSE .....	\$6,200
POOL.....	\$12,700
FOUNTAIN.....	\$1,300
SPORTS COURT .....	\$1,250
PLAYGROUND.....	\$2,000
LANDSCAPE .....	\$22,200
LAKE.....	\$3,250

**TOTAL REPAIRS AND MAINTENANCE** .....

**\$48,900**

**2026 BUDGET PROPOSAL**

<b>TAXES</b>	
PROPERTY TAX.....	\$100
<b>TOTAL TAXES .....</b>	<b>\$100</b>
<b>UTILITIES</b>	
INTERNET SERVICE .....	\$1,050
ELECTRICITY .....	\$9,350
WATER & SEWAGE .....	\$1,600
<b>TOTAL UTILITIES .....</b>	<b>\$12,000</b>
<b>RESERVES</b>	
RESERVE FUND.....	\$24,510
<b>TOTAL RESERVES .....</b>	<b>\$24,510</b>
<b>TOTAL EXPENSES .....</b>	<b>\$125,850</b>



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### BALLOT – 2026 BUDGET

**YES** I approve the 2026 budget. I understand the budget includes an annual assessment of **\$450 due January 1, 2026.**

**NO** I do not approve the 2026 budget.

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

#### HOW TO CAST BALLOT:

**All ballots must include name, address, signature and date signed.**

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