

SWAN LAKE ESTATES HOMEOWNERS ASSOCIATION

2026 BUDGET
CAO: AUGUST 27, 2025

Prepared by:
Board of Directors



The background features a torn piece of paper with financial data. On the left, there is a pie chart with 12 segments, each representing a month from January to December. To the right of the pie chart is a legend with colored squares corresponding to the months. Below the pie chart, a portion of a table is visible, showing numerical data in three columns. The table has a header row with values 154,568, 56,845, and 110,000. The subsequent rows show values 150,000, 35,000, 83,000, and 45,000. To the right of these are three more columns with values 95,054, 97,511, 99,011, 99,216, 101,090, 101,68, 101,9, and 102. The text 'STATUS OF THE 2025 BUDGET' is prominently displayed in the center, with '(CAO July 31, 2025)' in smaller text to its right.

STATUS OF THE 2025 BUDGET (CAO July 31, 2025)

Annual Assessment Received / Owed \$105,802 / \$4,900

Special Assessment Received / Owed \$106,691 / \$142,577

Late Fees Collected / Owed \$427 / \$575

Lien Fees Collected / Owed \$0 / \$3,250

Operating Expenses (49%) \$47,453

CURRENT ASSETS

CAO JULY 31, 2025

OPERATING FUND	\$66,941
POOL RENOVATION FUND	\$106,691
RESERVE FUND	\$60,594
CONTINGENCY FUND	\$16,150



NEIGHBORHOOD ASSESSMENT COMPARISON

Neighborhood	Assessment Amount	Annual or Monthly	Amenities
Windance	\$250 (Mandatory)	Annual	Neighborhood Maint, Lake, HOA Mgmt
	\$375 (Optional)	Annual (May – Oct)	Pool – Guests \$5 per visit
			*Pool, golf course, country club managed by separate entity
Lake Village	\$120 (Mandatory)	Annual	Neighborhood Maint, Lake, HOA Mgmt
	\$375 (Optional)	Annual (May – Oct)	Pool – Guests \$5 per visit
			*Pool, golf course, country club managed by separate entity
Roxbury Estates	\$300	Annual	Entrance Maint, HOA Mgmt
Roxbury Place	\$100	Annual	Entrance Maint, HOA Mgmt
Belvedere Place	\$200	Annual	Entrance Maint, HOA Mgmt
Savoy Place	\$250	Annual	Entrance Maint, HOA Mgmt
Desoto Trails	\$240	Annual	Entrance Maint, HOA Mgmt
Emerald Lake	\$240	Annual	Pool, Clubhouse, Lake, HOA Mgmt
Traditions	\$110	Monthly	Community events, Lake, HOA Mgmt, Cable/Internet
	\$64 (Optional)	Monthly	YMCA membership (Pool, Fitness Center)
Wind Rose	\$215	Annual	Pool, Pond, HOA Mgmt
Stanton Place	\$300	Annual	Entrance Maint, HOA Mgmt
The Oaks (Biloxi)	\$175	Annual	Entrance Maint, HOA Mgmt
The Oaks (Pass Christian)	\$100	Monthly	Gated, Security, Pool, Tennis Court, Neighborhood Maint, HOA Mgmt
Florence Gardens	\$1,000	One-time	Capital Contribution - \$1,000
	\$1,560	Annual	Alley Homesite - \$1,560
	\$1,440	Annual	Non-alley Homesite - \$1,440
			Pool, Community Center, Lake, HOA Mgmt
Swan Lake Estates	\$400	Annual	Entrance fountain, Lake w/ Pier, Clubhouse, Pool, Sports Court, Playground, Nature trail, Neighborhood Maint, Community Events, HOA Accounting Svc



2026 BUDGET OVERVIEW

\$450 ANNUAL ASSESSMENT (due Jan 1, 2026)
NO SPECIAL ASSESSMENT

INCOME	\$125,850
OPERATING EXPENSES	\$101,340
RESERVE FUND	\$24,510
CONTINGENCY FUND	\$0

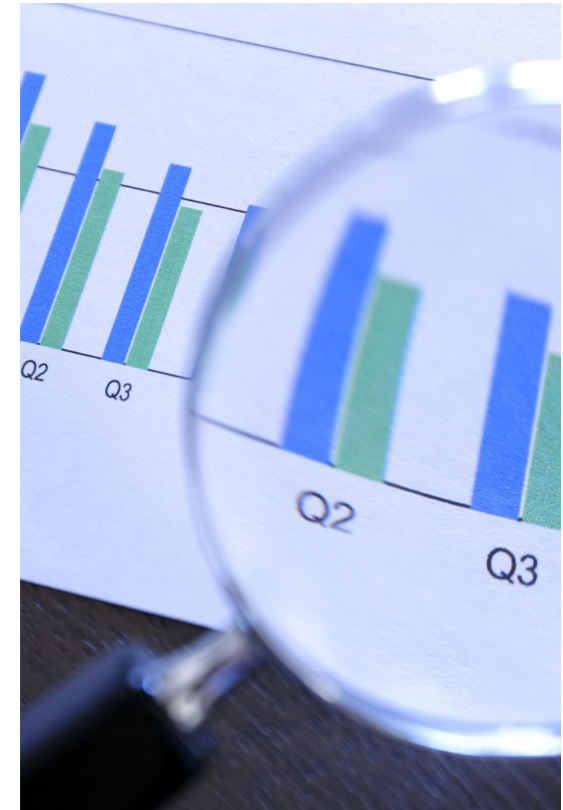


INCOME DETAIL

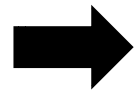
ANNUAL ASSESSMENT	\$125,100
INTEREST ON INVESTMENT FEES	\$150 \$600
TOTAL INCOME	\$125,850

EXPENSE DETAIL

GENERAL	\$12,840
PROFESSIONAL FEES	\$27,500
REPAIRS AND MAINTENANCE	\$48,900
TAXES	\$100
UTILITIES	\$12,000
TOTAL OPERATING EXPENSES	\$101,340
RESERVE FUND	\$24,510
TOTAL EXPENSES	\$125,850



TIMELINE



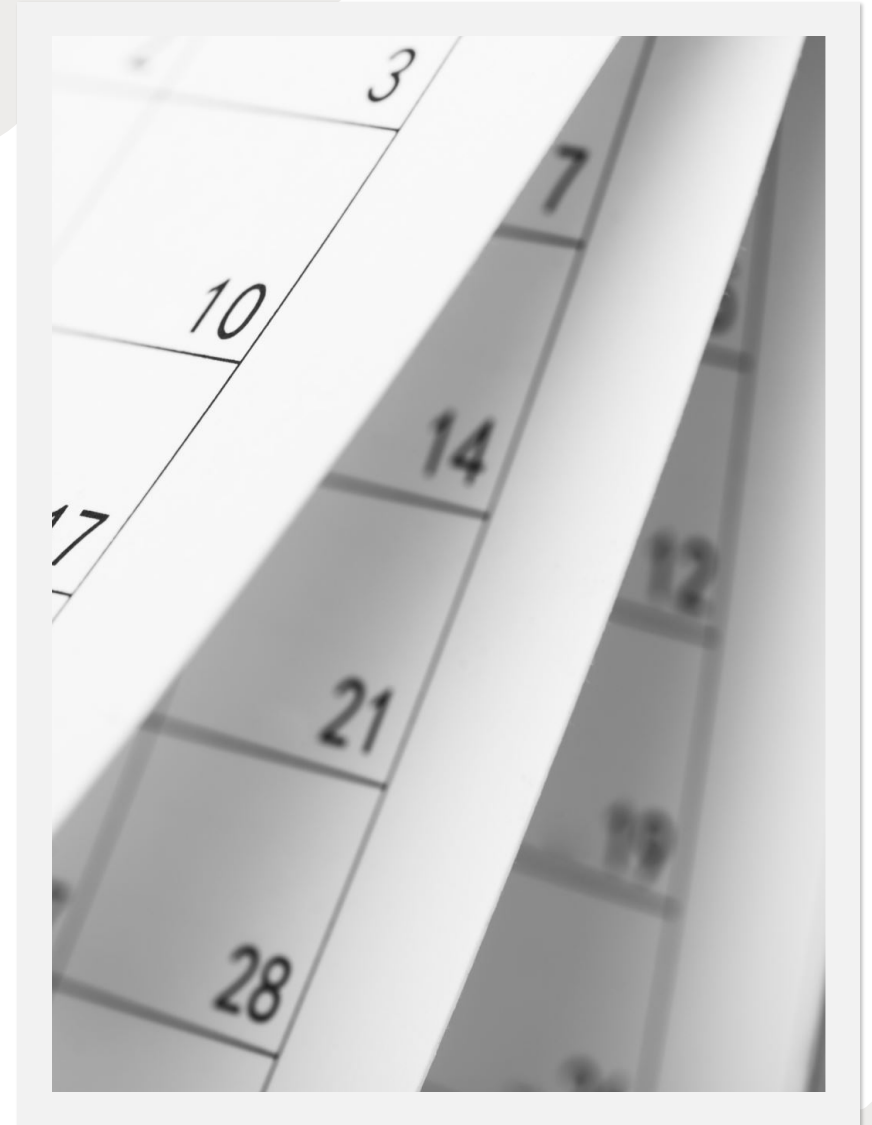
Aug 28: 2026 Budget Proposal

Sep 23: Board of Directors Meeting

Oct 23: Ballots distributed to members

Oct 28: Board of Directors Meeting

Nov 6: 4th Quarter Meeting, 2026 Budget Vote



VOTING PROCESS FOR BUDGET

Ballot Distribution:

1. Mail to all members.
2. Email to all members with an address on file.

Ballot Collection:

1. Capture ballot image (photo, scan) and email to SLEBOD@swanlakehoa.org no later than 12 pm, November 6.
2. Mail ballot to HOA mailing address. Ballots must be delivered no later than 12 pm, November 6.
3. Deliver ballot to any board member or officer prior to the start of the 4th Quarter meeting.
4. Place ballot in HOA drop box outside the clubhouse entrance no later than 12 pm, November 6.
5. Cast ballot in person at the 4th Quarter meeting.

