



CURRENTS

NOVEMBER 2019

SOUTHWIND LAKES TRUNK OR TREAT EVENT WAS A HUGE SUCCESS!!!

A big thank you to all Committee Volunteers, participants and their families, who came out to support an amazing community event.



For more pictures, please visit the HOA Facebook page!
Looking forward to next year!

IT'S THE HOLIDAYS....

Please remember not to leave any valuables in your vehicles and park in well-lit areas if you are out holiday shopping. Double check that you have locked your vehicles and your home and turn on your outside lights.

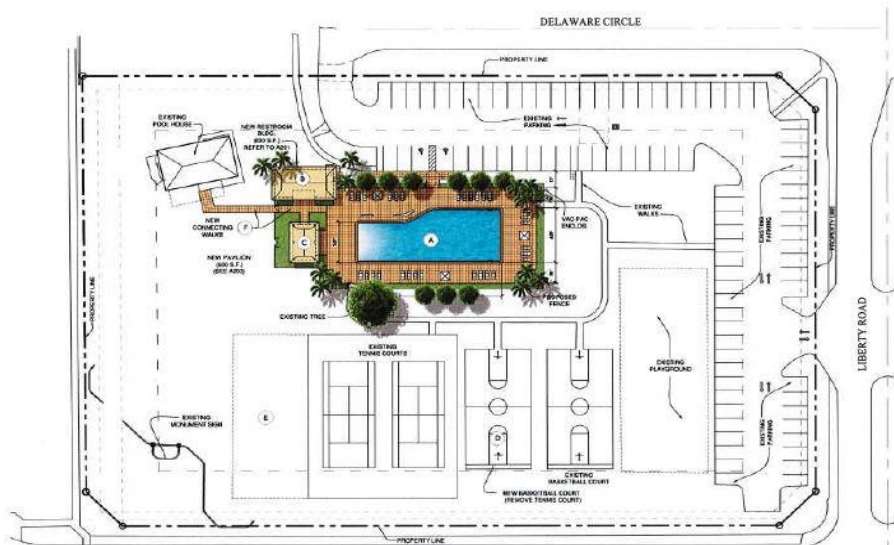
PBSO NON-EMERGENCY NUMBER 561-688-3400

RECREATION RENOVATION PROJECT UPDATE

The project is in for permitting and expected to begin in early 2020!

A new pool, new cabana bathrooms, new tennis and basketball courts, a new security system, walking path, and covered area to enjoy the new amenities. There will be new fencing and landscaping around the pool area and the green space will be moved to the west end of the area, where the pool currently sits. The existing clubhouse will be renovated for continued use for meetings, storage, etc. and the parking lot is also scheduled to be paved at the end of the project.

For updates please check the HOA FB page.



BOARD OF DIRECTORS

MEETINGS

The Board meets monthly on the last Wednesday of each month at 7PM at Southwinds Golf Course. For date or time changes, please check the signs posted at the entrances of the community or the HOA Facebook page. All Homeowners welcome!



ARCHITECTURAL REVIEW

COMMITTEE MEETINGS

The committee meets monthly at 6:30PM prior to the Board Meeting at Southwinds Golf Course.

Please be reminded that ANY exterior modification, must be approved prior to the commencement of work.

Architectural forms may be submitted to management prior to the meeting or you may attend in person. Your attendance is not required to receive an approval.

ARC forms can be found on swlhoa.com or you can contact beth@superiormgmt.net

FOR UP TO DATE COMMUNITY INFO

www.swlhoa.com or [Southwind Lakes HOA](http://SouthwindLakesHOA)



**SOUTHWIND LAKES
2020 APPROVED BUDGET**

INCOME

63100 Homeowner Assessments	\$634,855.00
63150 Reserve Income	\$132,000.00
Income Total	\$766,855.00

EXPENSES

74010 Accounting Fees	\$8,000.00
74011 Bank Charges	\$300.00
74012 Meetings	\$1,500.00
74014 Special Events	\$2,500.00
74017 Website	\$500.00
74020 Admin/Office Expense	\$18,000.00
74350 Professional Fees	\$10,000.00
74375 Licenses/Taxes/Permits	\$1,200.00
74377 Corporate Annual Report	\$125.00
74410 Bad Debt Expense	\$26,180.00
Administrative Total	\$68,305.00

74520 Insurance/Property, Liab	\$40,000.00
Insurance Total	\$40,000.00

75410 Irrigation Maintenance	\$10,200.00
75411 Pool Contract	\$15,000.00
75412 Sheriff Contract	\$136,825.00
75413 Holiday Lighting	\$2,000.00
75420 Lake Maintenance	\$14,700.00
75430 Landscape Maint-Common Area	\$87,030.00
75431 Pest Control	\$1,500.00
75432 Management Fees	\$89,610.00
75435 Maintenance Personnel	\$23,000.00
75450 Tree Trimming	\$15,000.00
75455 White Fly Spray	\$12,528.00
75456 Pressure Cleaning	\$1,500.00
Contracts Total	\$408,893.00

76100 Electric - Entry Ways	\$600.00
76110 Electric - Sprinkler	\$900.00
76111 Electric - Street Lights	\$35,000.00
76112 Electric - Recreation Area	\$10,000.00
76113 Water & Sewer Pool	\$1,100.00
76115 Phone/Pool/Security	\$1,200.00
Utilities Total	\$48,800.00

77043 R & M - Irrigation	\$2,000.00
77044 R & M - General	\$16,857.00
77089 R & M - Playground	\$7,000.00
77095 R & M - Pool/Cabana	\$20,000.00
77120 R & M - Basketball	\$2,000.00
77121 Other Landscape	\$5,000.00
77125 Janitorial Supplies	\$2,000.00
77126 Camera Maintenance	\$3,000.00
77127 Security Fob System	\$11,000.00
Repairs & Maintenance Total	\$68,857.00

RESERVES

78003 Reserves - Irrigation	\$20,000.00
78004 Reserves - Lake Banks	\$25,000.00
78006 Reserves - Parking	\$10,000.00
78007 Reserves - Pool	\$40,000.00
78009 Reserves - Cabana	\$25,000.00
78010 Reserves - General	\$12,000.00
Reserves Total	\$132,000.00

Total Operating & Reserve	\$766,855.00
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Per Homeowner per year	\$748.00
Per Homeowner per quarter	\$187.00



QUARTERLY MAINTENANCE FEES ARE DUE ON THE 1ST OF EACH QUARTER.

Please mail your check along with your coupon to **Center State Bank c/o SAMI, P.O. Box 668426, Miami, FL 33166-9416.**

BILL PAY CUSTOMERS: Please reference your Southwind Lakes account number on the check.

DIRECT DEBIT PAYMENTS: We encourage residents to set up direct debit payments. There is no fee for processing direct debit payments and payments are generally withdrawn between the 5th and 10th of the month due. Payments are not processed before the 5th of the month due and ensures your payments are received timely to avoid late payments and fees. If you would like to set up direct, please contact Ilyssa at (561) 293-3612 or Ilyssa@Superiormgmt.net and she will be happy to set this up for you.



LATE FEES ARE \$25

YOUR BOARD OF DIRECTORS

- Anita McCauley: President
- Eric Piekos: Vice President
- Patty Bowen: Secretary
- Sally Kauffman: Treasurer
- Larry Christopher: Director
- Email: Board@swlhoa.com

