

**SPANISH WELLS UNIT TWO HOMEOWNERS' ASSOCIATION, INC.
Post Office Box 1565, Bonita Springs, FL 34133**

**NOTICE TO ASSOCIATION MEMBERS AND DIRECTORS OF
A MEETING OF THE BOARD OF DIRECTORS**

Meeting Cancelled

Next Meeting in January 2023

Notice is hereby given that a meeting of the Board of Directors of Spanish Wells Unit Two Homeowners Association, Inc. will take place at 1:00 pm on Monday December 5, 2022. The meeting will take place via ZOOM.

This announcement will be sent electronically at least 48 hours in advance to all homeowners who agreed to email communications and it will be posted in the bulletin board located outside the Spanish Wells Community Association office in the lower level of the Golf &Country Club

Spanish Wells Unit Two HOA, INC FY 2022

Traditional Income Statement

01/01/2022 - 11/30/2022

Received November Interest From Synovus and Valley Bank
 Paid SWCA Maintenance for November
 Deposited Estoppel Check for 28416 Sombbrero
 Paid for PO Box Annual Renewal
 Paid Pavese law firm regarding Florida Tree law And Estoppel Changes
 Sent out 2023 assessment invoices to all Unit 2 residents
 Received 46 2023 Assessment Checks
 Paid Licenses Renewal For MoneyMinder (Financial Management Software)

Income	Amount	Annual Budget	Variance
Estoppel Certificate Fees	\$3,350.00	\$2,000.00	\$1,350.00
HOA Assessments From Homeowners 2022	\$374,228.00	\$374,220.00	\$8.00
HOA Assessments From Homeowners 2023	\$112,236.00	\$0.00	\$112,236.00
HOA Assessments From Lot Owners 2022	\$2,400.00	\$1,200.00	\$1,200.00
HOA Assessments From Lot Owners 2023	\$1,268.88	\$0.00	\$1,268.88
HOA Assessments From Prorated Lot 2022	\$0.00	\$400.00	-\$400.00
HOA Assessments From Prorated New Home 2022	\$0.00	\$1,512.00	-\$1,512.00
Interest Income	\$136.73	\$125.00	\$11.73
Property Maintenance	\$180.00	\$0.00	\$180.00
Total Income	\$493,799.61	\$379,457.00	\$114,342.61
Expenses	Amount	Annual Budget	Variance
Auto-Owners Liability Commercial General Liability Coverage	-\$802.74	-\$525.00	\$277.74
Bank Fees Charged	-\$36.00	\$0.00	\$36.00
CAI Membership	-\$320.00	-\$310.00	\$10.00
Debt Reduction	-\$41,056.95	-\$44,789.00	-\$3,732.05
Florida Corporate Filing Spanish Wells Unit Two HOA	-\$61.25	-\$63.00	-\$1.75
Legal	-\$3,424.76	-\$400.00	\$3,024.76
Miscellaneous	-\$89.88	\$0.00	\$89.88
Money Minder	-\$179.00	-\$159.00	\$20.00
New Owner Welcome Package	-\$73.56	-\$200.00	-\$126.44
Paperform.co	-\$432.00	-\$350.00	\$82.00
Postage and Office Supplies	-\$868.69	-\$700.00	\$168.69
Rosier Insurance travelers Company & Surety Crime Coverage	-\$514.68	-\$550.00	-\$35.32
Security Deposits	\$0.00	-\$2,000.00	-\$2,000.00
Summit Broadband	-\$161,607.60	-\$177,012.00	-\$15,404.40
SWCA Master Association Fees	-\$142,569.57	-\$155,530.00	-\$12,960.43
United States Liability Insurance D&O	-\$1,224.00	-\$1,200.00	\$24.00
Wix.com	-\$324.00	-\$264.00	\$60.00
Zoom	-\$149.90	-\$164.00	-\$14.10

Expenses	Amount	Annual Budget	Variance
Total Expenses	-\$353,734.58	-\$384,216.00	-\$30,481.42
Net	\$140,065.03	-\$4,759.00	\$144,824.03

Paid January - October 2022 SWCA Maintenance
 Paid Florida Corporate Filing Fee For 2022
 Paid Welcoming Committee Expenses
 Received January > October Interest From Synovus
 Finished Collecting all 2022 Assessments
 Paid Crime Insurance Policy To Rosier Insurance
 Filed IRS 1120-H Tax Report
 Received Estoppel for 9861 El Greco Circle - 28381 Sombrero - 28384 Sombrero - 28511 Sombrero
 Received Estoppel for 28510 & 28419 Sombrero - 9768 Treasure Cay
 Received July - October Interest From Valley Bank
 Received Estoppel for 28389 Verde and 9772 Treasure Cay
 Paid for certified mail for mailbox and lot maintenance issues
 Sent mail via USPS for new DwellingLive Rules to non-email homeowners
 Paid to have 9880 Lot Mowed Billed Owner
 Paid Pavese Law For Legal Advice
 Paid Board Liability Insurance

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P.O. Box 1565
Bonita Springs, Florida 34133**

November 2022 - Unit Two Architectural and Compliance Committee

28380 Verde	New Mailbox	Submitted & Approve
28502 Sombrero	Landscape Request	Submitted & Approved
9914 El Greco	Repaint Home	Submitted & Approved

Non-Compliance Letters/Email Sent

Issue	Owner	Address	Letter/Email Sent	Status	Comments
Overgrown weeds and tree on ground	Maselli	9794 Treasure Cay	Email Sent	Closed	
Dirty Roof	White	9879 El Greco	Email Sent	Closed	
Dirty Roof	Ruane	9889 El Greco	Email Sent	Open	Scheduled for December
Dirty Roof	Byers	9909 El Greco	Email Sent	Closed	
Dirty Roof	Devisse	9910 El Greco	Email Sent	Hold	Waiting on New Roof
Dirty Roof	Monacci	9917 El Greco	Email Sent	Open	
Dirty Roof	Wüerstl	28525 La Pluma	Email Sent	Closed	
Dirty Roof	Narekian	28413 Verde	Email Sent	Closed	
Rust On Garage Door	Peuckert	28440 Sombrero	Email Sent	Closed	Owner will address, may have to wait until they return
Mailbox	Rimes	28501 Sombrero	Email Sent	Closed	
Mailbox	Corrigan	28384 Verde	Email Sent	Open	
Mailbox	Witte	28406 Verde	Email Sent	Closed	
Mailbox	Adams	28399 Sombrero	Email Sent	Closed	
Mailbox	Trust	28400 Sombrero	Email Sent	Closed	
Dirty Driveway	Howe	9782 Treasure Cay	Email Sent	Closed	