

Spanish Wells Unit Two HOA, INC FY 2022

Traditional Income Statement

01/01/2022 - 08/31/2022

Paid August 2022 SWCA Maintenance
 Received August Interest From Synovus and Valley Bank
 Received payment for property maintenance
 Received Estoppel for 28372 Verde Lane
 Paid Pavese Law Firm For Demand Letter
 Paid Annual Renewal For Web Hosting Site

Income	Amount	Annual Budget	Variance
Estoppel Certificate Fees	\$2,500.00	\$2,000.00	\$500.00
HOA Assessments From Homeowners 2022	\$374,228.00	\$374,220.00	\$8.00
HOA Assessments From Lot Owners 2022	\$2,400.00	\$1,200.00	\$1,200.00
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	\$103.85	\$125.00	-\$21.15
Property Maintenance	\$180.00	\$0.00	\$180.00
Total Income	\$379,411.85	\$379,457.00	-\$45.15
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	-\$29,859.60	-\$44,789.00	-\$14,929.40
Florida Corporate Filing Spanish Wells Unit Two HOA	-\$61.25	-\$63.00	-\$1.75
Legal	-\$2,700.76	-\$400.00	\$2,300.76
Money Minder	\$0.00	-\$159.00	-\$159.00
New Owner Welcome Package	-\$73.56	-\$200.00	-\$126.44
Paperform.co	\$0.00	-\$350.00	-\$350.00
Postage and Office Supplies	-\$455.89	-\$700.00	-\$244.11
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	-\$117,532.80	-\$177,012.00	-\$59,479.20
SWCA Master Association Fees	-\$103,686.96	-\$155,530.00	-\$51,843.04
United States Liability Insurance D&O	\$0.00	-\$1,200.00	-\$1,200.00
Wix.com	\$0.00	-\$264.00	-\$264.00
Zoom	\$0.00	-\$164.00	-\$164.00
Total Expenses	-\$256,044.24	-\$384,216.00	-\$128,171.76
Net	\$123,367.61	-\$4,759.00	\$128,126.61

Paid January - July 2022 SWCA Maintenance
Paid Florida Corporate Filing Fee For 2022
Paid Welcoming Committee Expenses
Received January > July 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 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

Spanish Wells Unit Two Homeowners Association, Inc.
P.O. Box 1565
Bonita Springs, Florida 34133

August 2022 - Unit Two Architectural and Compliance Committee

9790 Treasure Cay	New Roof	Submitted & Approved
28393 Sombrero	New Windows and Doors	Submitted & Approved
9760 Treasure Cay	New Mailbox	Submitted & Approved
28410 Verde	Dumpster Request	Submitted & Approved
28384 Sombrero	Dumpster Request	Submitted & Approved
28419 Sombrero	Repaint Home	Submitted & Approved
28419 Sombrero	Replace Lanai	Submitted & Approved
28419 Sombrero	New Windows & Doors	Submitted & Approved
28512 Sombrero	Repaint Home	Submitted & Approved
28393 Sombrero	New Lanai	Submitted & Approved

Non-Compliance Letters/Email Sent

Issue	Owner	Address	Letter/Email Sent	Status	Comments

Note: New roof tile delivery times can exceed 14 weeks.