

# Spanish Wells Unit Two HOA, INC FY 2023

## Treasurer's Report

01/01/2023 - 12/31/2023

HOA Dues	Income	Expenses	Year to Date	Net Budget	More/-Less
HOA Assessments From Homeowners 2023 Paid in 2023 See Note Below	\$69,384.00	-	\$69,384.00	\$69,252.00	\$132.00
HOA Assessments From Lot Owners 2023 - Paid in Full From 2022 See Note Below	-	-	-	-	-
Estoppel Certificate Fees	\$1,446.00	-	\$1,446.00	\$2,000.00	-\$554.00
Interest Income	\$575.67	-	\$575.67	\$200.00	\$375.67
Homeowner Late Fees	\$105.24	-	\$105.24	-	\$105.24
Bank Fees Returned	-	-	-	-	-
Property Maintenance	\$150.00	\$75.00	\$75.00	-	\$75.00
<b>HOA Dues Paid in 2022 for 2023</b>					
2023 HOA Homeowner Assessments Paid in 2022 \$324,636.00	-	-	-	-	-
2023 HOA Lot Owner Assessments Paid in 2022 \$2537.76	-	-	-	-	-
<b>HOA Dues Paid in 2022 for 2023 Totals</b>	-	-	-	-	-
2024 HOA Assessments Paid in 2023	-	-	-	-	-
<b>2024 Homeowner Assessments Paid in 2023</b>					
2024 Homeowner Assessments Paid in 2023	\$333,432.00	-	\$333,432.00	-	\$333,432.00
2024 LOT Assessments Paid in 2023	\$2,786.00	-	\$2,786.00	-	\$2,786.00
Administrative Fee 2024	\$5,360.00	-	\$5,360.00	-	\$5,360.00
<b>2024 Homeowner Assessments Paid in 2023 Totals</b>	\$341,578.00	-	\$341,578.00	-	\$341,578.00
<b>HOA Dues Totals</b>	\$413,238.91	-\$75.00	\$413,163.91	\$71,452.00	\$341,711.91
<b>Fees / Fines / Assessments</b>					
SWCA Master Association Fees	-	\$167,113.56	-\$167,113.56	-\$166,412.00	-\$701.56
Summit Broadband	-	\$184,654.80	-\$184,654.80	-\$184,655.00	\$0.20
Debt Reduction	-	\$44,787.84	-\$44,787.84	-\$44,789.00	\$1.16
<b>Fees / Fines / Assessments Totals</b>	-	-\$396,556.20	-\$396,556.20	-\$395,856.00	-\$700.20

Operating Expenses	Income	Expenses	Year to Date	Net Budget	More/-Less
None	-	-	-	-	-
<b>Operating Expenses Totals</b>	-	-	-	-	-
Administrative Expenses	Income	Expenses	Year to Date	Net Budget	More/-Less
Legal	-	\$980.00	-\$980.00	-\$1,265.00	\$285.00
Florida Corporate Filing Spanish Wells Unit Two HOA	-	\$61.25	-\$61.25	-\$65.00	\$3.75
Postage and Office Supplies	-	\$815.42	-\$815.42	-\$700.00	-\$115.42
Bank Fees Charged	-	-	-	-	-
New Owner Welcome Package	-	-	-	-\$125.00	\$125.00
Miscellaneous	-	\$2,000.00	-\$2,000.00	-	-\$2,000.00
Insurance					
United States Liability Insurance D&O	-	\$1,220.40	-\$1,220.40	-\$1,400.00	\$179.60
Rosier Insurance travelers Company & Surety Crime Coverage	-	\$515.94	-\$515.94	-\$625.00	\$109.06
Auto-Owners Liability Commercial General Liability Coverage	-	\$949.60	-\$949.60	-\$875.00	-\$74.60
<b>Insurance Totals</b>	-	-\$2,685.94	-\$2,685.94	-\$2,900.00	\$214.06
Online Services					
Wix.com	-	\$324.00	-\$324.00	-\$400.00	\$76.00
Paperform.co	-	\$432.00	-\$432.00	-\$450.00	\$18.00
Zoom	-	-	-	-\$180.00	\$180.00
CAI Membership	-	\$320.00	-\$320.00	-\$325.00	\$5.00
Money Minder	-	\$179.00	-\$179.00	-\$225.00	\$46.00
Constant Contact	-	\$102.02	-\$102.02	-\$120.00	\$17.98
<b>Online Services Totals</b>	-	-\$1,357.02	-\$1,357.02	-\$1,700.00	\$342.98
Security Deposits	-	-	-	-\$2,000.00	\$2,000.00
<b>Administrative Expenses Totals</b>	-	-\$7,899.63	-\$7,899.63	-\$8,755.00	\$855.37
Reserves	Income	Expenses	Year to Date	Net Budget	More/-Less
Surplus Cash	-	-	-	-	-
<b>Reserves Totals</b>	-	-	-	-	-
Grand Totals					
	\$413,238.91	-\$404,530.83	\$8,708.08	-\$333,159.00	\$341,867.08

Bank Account Balances	01/01/2023	12/31/2023	Last reconciled	Summary for the Period	
Synovus	\$115,595.60	\$54,906.83	12/31/2023	Starting Total	\$351,985.88
Valley National Bank	\$236,390.28	\$305,787.13	12/31/2023	Income	\$413,238.91
<b>Totals</b>	<b>\$351,985.88</b>	<b>\$360,693.96</b>		Expenses	-\$404,530.83
<i>Review Reconciled Bank Statement Reports along with this Treasurer's Report to ensure its</i>				Ending Total	\$360,693.96

Submitted by:

Name: Frank Schwartz \_\_\_\_\_

Signature: Frank Schwartz (Electronic)

Date: January 31, 2023