

SPRINGWOOD VILLAS II, INC.
219 Units

JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	2025 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$1,547,892	\$1,547,892	\$128,991
	TOTAL REVENUE	\$1,547,892	\$1,547,892	\$128,991
	OPERATING EXPENSES			
	ADMINISTRATIVE EXPENSES			
5950	Bad Debt Expense	\$5,000	\$5,000	\$417
5010	Office & Administrative	\$13,500	\$14,000	\$1,167
5015	Office Payroll	\$10,000	\$9,000	\$750
5610	Division Fees	\$876	\$876	\$73
5800	Management Contract Exp. 12/24 - 90 day notice	\$29,400	\$29,400	\$2,450
5900	Legal & Professional Fees	\$8,000	\$8,000	\$667
5910	CPA / Audit	\$5,000	\$5,000	\$417
	TOTAL ADMINISTRATIVE	\$71,776	\$71,276	\$5,940
	INSURANCE			
5300	All Lines of Insurance	\$817,600	\$675,300	\$56,275
	TOTAL INSURANCE	\$817,600	\$675,300	\$56,275
	REPAIRS & MAINTENANCE			
5200	Pest Control	\$540	\$675	\$56
6100	Maintenance Expense	\$25,160	\$136,721	\$11,393
6110	Grounds	\$68,100	\$75,000	\$6,250
6115	Plumbing	\$40,000	\$30,000	\$2,500
6150	Clubhouse Cleaning	\$18,000	\$19,000	\$1,583
6180	Lake Maintenance	\$1,975	\$2,210	\$184
6190	Fire Extinguisher	\$800	\$800	\$67
6200	Pool Contract	\$7,800	\$9,000	\$750
6210	Pool Repairs	\$3,500	\$3,500	\$292
6220	Clubhouse Gas - Water Heater/Laundry	\$1,000	\$1,000	\$83
		\$166,875	\$277,906	\$23,159
	EVENTS			
8010	Community Events Recreation/Perishables	\$750	\$750	\$63
8020	Community Events Recreation/Non- Perishables	\$250	\$250	\$21
	TOTAL UTILITIES	\$1,000	\$1,000	\$83
	UTILITY EXPENSES			
7000	Electric	\$60,000	\$60,000	\$5,000
7001	Water	\$68,065	\$68,000	\$5,667
7002	Sewer	\$94,959	\$93,000	\$7,750
7005	Trash	\$48,618	\$48,000	\$4,000
7006	Utility Taxes	\$6,413	\$6,500	\$542
7007	Cable	\$160,000	\$162,000	\$13,500
	TOTAL UTILITIES	\$438,055	\$437,500	\$36,458
	TOTAL OPERATING EXPENSES	\$1,495,306	\$1,462,982	\$121,832
	RESERVES			
9010	Painting - Clubhouse	\$0	\$0	\$0
9020	Parking / Paving	\$0	\$11,662	\$972
9030	Roofing	\$4,588	\$4,189	\$349
9045	Pool	\$10,557	\$15,306	\$1,275
9040	Clubhouse - Interior	\$9,706	\$14,907	\$1,242
9060	HVAC	\$964	\$2,748	\$229
9100	Deferred Maintenance	\$26,771	\$36,098	\$3,008
	TOTAL RESERVES	\$52,586	\$84,910	\$7,076
	TOTAL OPERATING AND RESERVES	\$1,547,892	\$1,547,892	\$128,908

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JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET
SPRINGWOOD VILLAS II, INC.

RESERVES		Current Replacement cost	Current Reserves thru 1/1/2024	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Clubhouse Paint/Waterproof Bldg/Wall Exteriors	\$23,128	\$23,128		7	1	\$0	\$0	\$0
Parking/Paving	\$259,305	\$201,572				\$57,733	\$11,662	\$11,662
Asphalt Overlay	\$243,357	\$201,572		25	6	\$41,785	\$6,964	
Asphalt Sealcoat	\$948	\$0		5	1	\$948	\$948	
Concrete Paving Repairs Allowance	\$15,000	\$0		4	4	\$15,000	\$3,750	
Clubhouse Roofing Tile	\$121,100	\$24,751		25	23	\$96,349	\$4,189	\$4,189
Clubhouse Interior	\$247,251	\$75,454				\$171,797	\$14,907	\$14,907
Exercise Equipment	\$28,500	\$5,519		12	9	\$22,981	\$2,553	
Flooring, Tile, Billiards Rm.	\$18,386	\$5,519		22	21	\$12,867	\$613	
Flooring, Tile, Library	\$13,256	\$5,519		22	21	\$7,737	\$368	
Flooring, VCT, Auditorium	\$32,870	\$5,519		30	29	\$27,351	\$943	
Fob Entry System	\$19,074	\$5,519		15	9	\$13,555	\$1,506	
Furniture/Finishes, Auditorium	\$34,790	\$5,519		25	24	\$29,271	\$1,220	
Furniture/Finishes, Billiards Rm.	\$24,600	\$5,519		15	13	\$19,081	\$1,468	
Furniture/Finishes Laundry Rm	\$11,270	\$5,519		20	12	\$5,751	\$479	
Furniture/Finishes, Library	\$21,505	\$5,519		15	9	\$15,986	\$1,776	
Interior Renovations, Kitchen	\$24,500	\$13,766		25	4	\$10,734	\$2,684	
Sound System Replacement	\$6,500	\$6,500		15	1	\$0	\$0	
Security, Video Surveillance	\$12,000	\$5,519		12	5	\$6,481	\$1,296	
Pool Reserve	\$184,215	\$0				\$184,215	\$15,306	\$15,306
Pool Deck Brick Pavers	\$40,365	\$0		25	11	\$40,365	\$3,670	
Pool Equipment Allowance	\$10,000	\$0		12	11	\$10,000	\$909	
Pool Furniture	\$10,000	\$0		10	9	\$10,000	\$1,111	
Pool Interiors	\$43,340	\$0		12	12	\$43,340	\$3,612	
Pool Beam	\$38,640	\$0		25	25	\$38,640	\$1,546	
Pool Handrail and Ladder	\$4,350	\$0		15	15	\$4,350	\$290	
Restrooms, Pool	\$37,520	\$0		25	9	\$37,520	\$4,169	
HVAC Split Units	\$34,936	\$23,946		15	4	\$10,990	\$2,748	\$2,748
Deferred Maintenance	\$451,992	\$252,680				\$249,312	\$36,098	\$36,098
Catastrophic Event Allowance	\$50,000	\$50,000		1	1	\$0	\$0	
Sewer Line Scoping (2026)	\$24,000	\$24,000		5	2	\$0	\$0	
Sewer Line Scoping (2031)	\$28,000	\$0		10	7	\$28,000	\$4,000	
Sewer Line Relining (Work for 2026)	\$140,000	\$140,000		5	2	\$0	\$0	
Sewer Line Relining (Work for 2031)	\$160,000	\$0		10	7	\$160,000	\$22,857	
Shuffleboard Courts Resurfacing	\$18,144	\$0		8	7	\$18,144	\$2,592	
Fountain Replacement	\$5,625	\$5,625		8	4	\$0	\$0	
Gazebo Restoration	\$19,270	\$694		15	9	\$18,576	\$2,064	
Perimeter Fencing, PVC	\$21,060	\$0		25	20	\$21,060	\$1,053	
Perimeter Wall, Masonry	\$7,393	\$3,861		18	1	\$3,532	\$3,532	
Shade Structures, Aluminum	\$16,000	\$16,000		28	25	\$0	\$0	
Signage, Entry Monument	\$12,500	\$12,500		15	14	\$0	\$0	

