

SPRINGWOOD VILLAS II, INC.
JANUARY 1, 2024 - DECEMBER 31, 2024 PROPOSED BUDGET

RESERVES		Current Replacement cost	Current Reserves thru 1/1/2024	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2024 Fully Funded Annual Reserves	2024 Actual Budgeted Amount
Clubhouse Paint/Waterproof Bldg/Wall Exteriors		\$23,128	\$23,128	7	1	\$0	\$0	\$0
Parking/Paving								
Asphalt Overlay	\$259,305	\$259,305				\$0	\$0	\$0
Asphalt Sealcoat	\$243,357	\$243,357	25	7	\$0	\$0	\$0	\$0
Concrete Paving Repairs Allowance	\$948	\$948	5	1	\$0	\$0	\$0	\$0
	\$15,000	\$15,000	4	1	\$0	\$0	\$0	\$0
Clubhouse Roofing Tile		\$121,100	\$15,575	25	23	\$105,525	\$4,588	\$4,588
Clubhouse Interior		\$247,251	\$121,626					
Exercise Equipment	\$28,500	\$10,136	12	10	\$18,365	\$9,706	\$9,706	
Flooring, Tile, Billiards Rm.	\$18,386	\$10,136	22	22	\$8,251	\$375		
Flooring, Tile, Library	\$13,256	\$10,136	22	22	\$3,121	\$142		
Flooring, VCT, Auditorium	\$32,870	\$10,136	30	30	\$22,735	\$758		
Fob Entry System	\$19,074	\$10,136	15	10	\$8,939	\$894		
Furniture/Finishes, Auditorium	\$34,790	\$10,136	25	25	\$24,655	\$986		
Furniture/Finishes, Billiards Rm.	\$24,600	\$10,136	15	14	\$14,465	\$1,033		
Furniture/Finishes Laundry, Rm	\$11,270	\$10,136	20	13	\$1,135	\$87		
Furniture/Finishes, Library	\$21,505	\$10,136	15	10	\$11,370	\$1,137		
Interior Renovations, Kitchen	\$24,500	\$13,766	25	5	\$10,734	\$2,147		
Sound System Replacement	\$6,500	\$6,500	15	1	\$0	\$0		
Security, Video Surveillance	\$12,000	\$10,136	12	6	\$1,865	\$311		
Pool Reserve		\$184,215	\$0					
Pool Deck Brick Pavers	\$40,365	\$7,244	25	12	\$184,215	\$10,557	\$10,557	
Pool Equipment Allowance	\$10,000	\$7,244	12	12	\$33,122	\$2,760		
Pool Furniture	\$10,000	\$7,244	10	10	\$2,756	\$230		
Pool Interiors	\$43,340	\$7,244	12	10	\$2,756	\$276		
Pool Beam	\$38,640	\$7,244	25	12	\$36,096	\$3,008		
Pool Handrail and Ladder	\$4,350	\$4,350	15	25	\$31,396	\$1,256		
Restrooms, Pool	\$37,520	\$7,244	25	15	\$0	\$0		
				10	\$30,276	\$3,028		
HVAC Split Units		\$34,936	\$30,117	15	5	\$4,819	\$964	\$964
Deferred Maintenance		\$451,992	\$206,212					
Catastrophic Event Allowance	\$0	\$0	1	1	\$245,780	\$26,771	\$26,771	
Sewer Line Scoping (2026)	\$24,000	\$24,000	5	3	\$0	\$0		
Sewer Line Scoping (2031)	\$28,000	\$0	10	8	\$28,000	\$3,500		
Sewer Line Relining (Work for 2026)	\$140,000	\$140,000	5	3	\$0	\$0		
Sewer Line Relining (Work for 2031)	\$160,000	\$0	10	8	\$160,000	\$20,000		
Shuffleboard Courts Resurfacing	\$18,144	\$0	8	8	\$18,144	\$2,268		
Fountain Replacement	\$5,625	\$5,625	8	5	\$0	\$0		
Gazebo Restoration	\$19,270	\$694	15	10	\$18,576	\$0		
Perimeter Fencing, PVC	\$21,060	\$0	25	21	\$21,060	\$1,003		
Perimeter Wall, Masonry	\$7,393	\$7,393	18	1	\$0	\$0		
Shade Structures, Aluminum	\$16,000	\$16,000	28	26	\$0	\$0		
Signage, Entry Monument	\$12,500	\$12,500	15	15	\$0	\$0		

0210	Pool Repairs			
	Clubhouse Gas - Water Heater	\$26,170	\$3,500	\$292
		\$0	\$1,000	\$83
EVENTS		\$198,478	\$166,875	\$13,906
8010	Community Events Recreation/Perishables			
8020	Community Events Recreation/Non- Perishables	\$0	\$750	\$63
	TOTAL UTILITIES	\$0	\$250	\$21
		\$0	\$1,000	\$83
UTILITY EXPENSES				
7000	Electric			
7001	Water	\$25,000	\$60,000	\$5,000
7002	Sewer	\$58,500	\$68,065	\$5,672
7005	Trash	\$76,000	\$94,959	\$7,913
7006	Utility Taxes	\$31,600	\$48,618	\$4,052
7007	Cable	\$5,400	\$6,413	\$534
	TOTAL UTILITIES	\$174,890	\$160,000	\$13,333
		\$371,390	\$438,055	\$36,505
TOTAL OPERATING EXPENSES				
		\$1,244,274	\$1,495,306	\$124,526
RESERVES				
9010	Painting - Clubhouse			
9020	Parking / Paving	\$196	\$0	\$0
9030	Roofing	\$0	\$0	\$0
9040	Clubhouse - Interior	\$4,605	\$4,588	\$382
9045	Pool	\$35,031	\$9,706	\$809
9060	HVAC	\$9,784	\$10,557	\$880
9100	Deferred Maintenance	\$5,237	\$964	\$80
	TOTAL RESERVES	\$44,737	\$26,771	\$2,231
		\$99,590	\$52,586	\$4,382
TOTAL OPERATING AND RESERVES				
		\$1,343,864	\$1,547,892	\$128,908

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TOTALS

\$1,321,927

\$655,963

\$665,964

\$52,586

\$52,586

GROUP TYPE	NO OF UNITS	2023 MONTHLY FEE	2024 MONTHLY FEE
GROUP 1 (MN1)	204	\$500.00	\$589.00
GROUP 2 (MN2)	11	\$496.00	\$585.00
GROUP 3 (MN3)	4	\$492.00	\$581.00
	219		

Per Association Documents:

Group 1 includes all units not included in Groups 2 & 3.
Group 1 pays the Basic Monthly Fee Amount.

Group 2 includes 11 units, as defined in the documents
Group 2 pays the Basic Monthly Amount less four dollars. (\$4.00)

Group 3 includes 4 units as defined in the documents.
Group 3 pays the Basic Monthly Amount less eight dollars (\$8.00)