

Springwood Villas 2

Reserve Management Plan

Type 2 Engagement

Reserve Study Update with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2025



Springwood Villas 2

January 1, 2025

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Preparer's Report on Reserve Study Type 2 Reserve Management Plan Reserve Study Update with On-Site Analysis For 30-Year Projection Period Beginning January 1, 2025

Board of Directors
Springwood Villas 2
Pinellas Park, FL

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Springwood Villas 2 by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type 2 reserve study engagement is based on an updated on-site analysis. The on-site analysis of Springwood Villas 2 upon which this reserve management plan is based was performed by Gary Porter, RS, FMP, RRC, CPA of Facilities Advisors on February 6, 2025.

The attached basic financial exhibits and disclosures comprise a Type 2 Reserve Study report of Springwood Villas 2. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2025, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2025, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Springwood Villas 2 is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Springwood Villas 2, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the Springwood Villas 2 and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Springwood Villas 2's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Springwood Villas 2's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Florida

Greg Libke, RS

June 28, 2025

Springwood Villas 2

January 1, 2025

Statement of Position

Projection period: January 1, 2025 to 2054
Type of Project: Planned Development
Number of Units: 219
Location: Pinellas Park, FL
Project Construction date: January 1, 1972
On-Site analysis performed by: Greg Libke, RS, RSS
Component analysis performed by: Greg Libke, RS, RSS
Report prepared by: Greg Libke, RS, RSS

No special assessments are considered necessary during the 30-year projection period.

Current Replacement Cost of All Components	\$ 1,066,717
Future Replacement Cost of All Components	\$ 1,366,821
Projected Balance of Reserve Funds at January 1, 2025	\$ 719,661
100% Funded Amount at January 1, 2025	\$ 653,735
Percent Funded at January 1, 2025	\$110.08 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2025	\$ -301
Projected Reserve Contribution	\$ 52,584
Average Annual Reserve Contribution Per Unit	\$ 240
Monthly Reserve Contribution First Year of Projection	\$ 4,382
Average Monthly Reserve Contribution Per Unit	\$ 20
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	2.00 %

Components Excluded from This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component – Never previously included in study, and Excluded per Board decision
Street Base	Lifetime Component
Hardscape – sidewalks and curbs	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget
Major Tree Trimming	Included in Operating Budget
Landscape / Plant Replacement	Included in Operating Budget

Summary of major components is presented on next page

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Summary of Major Components

Categories	Estimated Remaining Useful Lives Years	Estimated Future Replacement Cost
Equipment	1- 4	\$ 31,855
Fitness	1	7,725
Flooring	18-29	86,129
Furniture	0-23	52,667
HVAC	1-14	49,239
Irrigation	10	6,720
Lakes	5-15	13,586
Lighting	5	5,796
Painting	1	24,720
Pavement	1- 9	314,933
Pool	0-15	108,475
Remodel	1-13	103,976
Roof	6-20	154,101
Safety/Security	0- 4	45,251
Sewer	1- 5	166,093
Walls, Gates, Fence	0-24	189,762
Windows, Doors	5	5,796
		<u>\$ 1,366,824</u>

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/25 - 12/25	\$ 719,661.19	\$ 52,584.72	\$ 12,666.88	\$ 123,500.00	\$ 661,412.79
01/26 - 12/26	661,412.79	81,506.28	9,126.06	260,865.53	491,179.60
01/27 - 12/27	491,179.60	85,581.60	9,714.48	54,848.54	531,627.14
01/28 - 12/28	531,627.14	89,860.68	10,924.31	36,726.55	595,685.58
01/29 - 12/29	595,685.58	94,353.72	12,238.13	37,985.93	664,291.50
01/30 - 12/30	664,291.50	99,071.40	12,003.61	124,187.25	651,179.26
01/31 - 12/31	651,179.26	104,025.00	5,098.81	470,178.97	290,124.10
01/32 - 12/32	290,124.10	109,226.28	6,467.15	25,212.42	380,605.11
01/33 - 12/33	380,605.11	114,687.60	8,474.97	18,665.86	485,101.82
01/34 - 12/34	485,101.82	120,421.92	10,138.69	44,688.49	570,973.94
	<u>719,661.19</u>	<u>951,319.20</u>	<u>96,853.09</u>	<u>1,196,859.54</u>	<u>570,973.94</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/35 - 12/35	\$ 570,973.94	\$ 126,443.04	\$ 11,766.93	\$ 53,252.68	\$ 655,931.23
01/36 - 12/36	655,931.23	132,765.24	8,706.31	303,517.50	493,885.28
01/37 - 12/37	493,885.28	139,403.52	10,855.47	26,661.73	617,482.54
01/38 - 12/38	617,482.54	146,373.60	11,614.95	120,030.60	655,440.49
01/39 - 12/39	655,440.49	153,692.28	13,262.08	78,276.52	744,118.33
01/40 - 12/40	744,118.33	161,376.96	11,758.91	252,585.46	664,668.74
01/41 - 12/41	664,668.74	169,445.76	8,596.17	337,417.62	505,293.05
01/42 - 12/42	505,293.05	177,918.12	9,451.16	131,236.08	561,426.25
01/43 - 12/43	561,426.25	186,813.96	11,969.00	64,241.32	695,967.89
01/44 - 12/44	695,967.89	196,154.64	15,215.48	41,645.77	865,692.24
	<u>570,973.94</u>	<u>1,590,387.12</u>	<u>113,196.46</u>	<u>1,408,865.28</u>	<u>865,692.24</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/45 - 12/45	\$ 865,692.24	\$ 205,962.36	\$ 15,489.82	\$ 209,734.67	\$ 877,409.75
01/46 - 12/46	877,409.75	216,260.52	11,242.85	446,968.32	657,944.80
01/47 - 12/47	657,944.80	227,073.60	14,871.46	35,831.13	864,058.73
01/48 - 12/48	864,058.73	238,427.28	18,913.95	47,829.87	1,073,570.09
01/49 - 12/49	1,073,570.09	250,348.56	20,271.14	202,547.60	1,141,642.19
01/50 - 12/50	1,141,642.19	262,866.00	22,382.88	170,904.61	1,255,986.46
01/51 - 12/51	1,255,986.46	276,009.36	11,582.79	855,665.34	687,913.27
01/52 - 12/52	687,913.27	289,809.84	16,284.83	26,655.47	967,352.47
01/53 - 12/53	967,352.47	304,300.32	20,916.94	86,334.97	1,206,234.76
01/54 - 12/54	1,206,234.76	319,515.24	23,763.12	196,419.75	1,353,093.37
	<u>865,692.24</u>	<u>2,590,573.08</u>	<u>175,719.78</u>	<u>2,278,891.73</u>	<u>1,353,093.37</u>

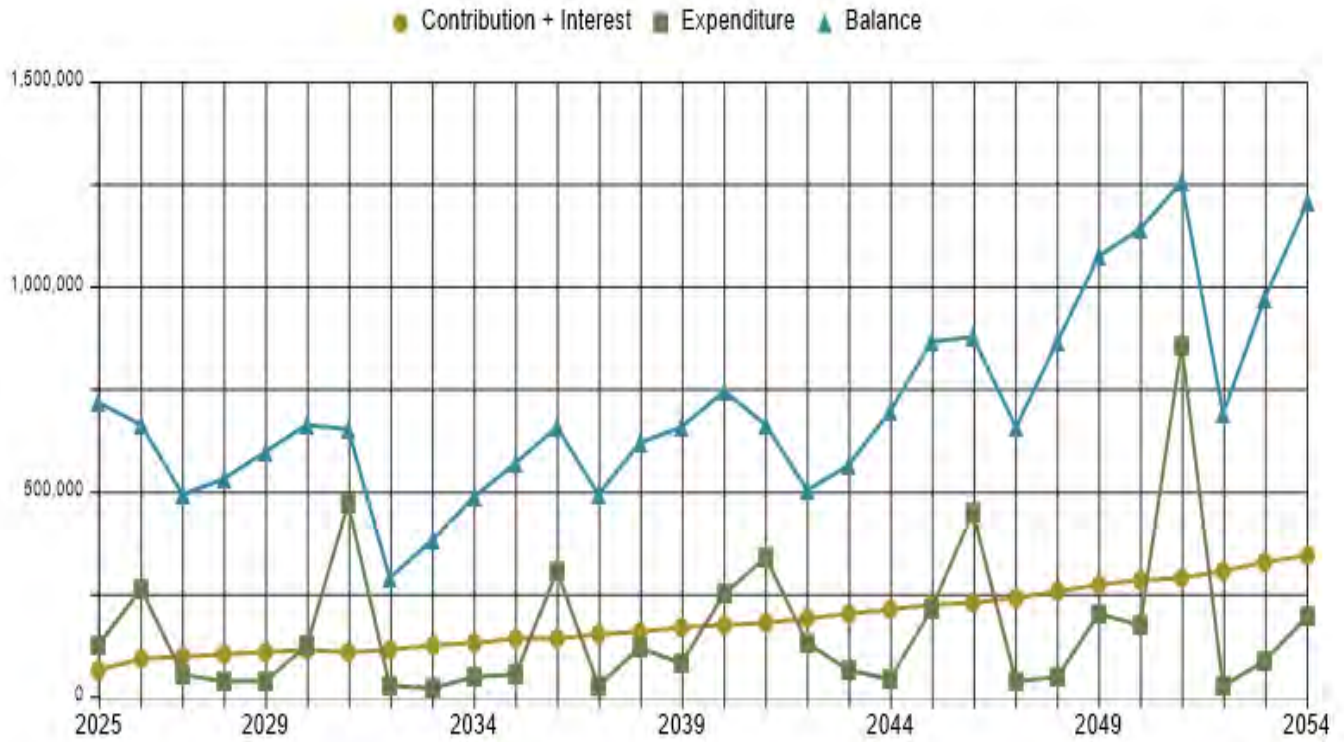


Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Chart



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Equipment		20,600			11,255					
Fitness		7,725				8,695				9,786
Furniture	2,500	2,575			8,160	9,274	2,985			9,460
HVAC		6,695	25,992							
Lakes						5,796				
Lighting						5,796				
Painting		24,720								
Pavement		38,901	5,305	23,750	2,814	13,911	281,519	14,758	12,332	25,443
Pool	51,500		3,713		13,506	32,460	4,179	10,454		
Remodel		5,150	19,839			13,911			6,334	
Roof							2,388			
Safety/Security	43,000				2,251					
Sewer		154,500				11,593	179,108			
Walls, Gates, Fence	26,500			12,976		16,954				
Windows, Doors						5,796				
	123,500	260,866	54,849	36,727	37,986	124,187	470,179	25,212	18,666	44,688

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Equipment					15,126		32,094			
Fitness				11,014				12,396		
Flooring									34,049	
Furniture	6,720	3,461		18,357	10,966	12,464	4,012			16,220
HVAC	6,720				9,832		10,431	40,495		
Irrigation	6,720									
Lakes						7,790				
Lighting						7,790				
Painting		33,222								
Pavement		52,279		31,919	11,344	18,696	41,349	19,834	16,573	25,426
Pool					31,008	74,003	5,616	47,933		
Remodel		6,921	26,662	58,741		18,696			8,512	
Roof									3,405	
Safety/Security						66,993	3,209			
Sewer	13,439	207,635				15,580	240,706			
Walls, Gates, Fence	19,655					22,785		10,578	1,702	
Windows, Doors						7,790				
	53,253	303,518	26,662	120,031	78,277	252,585	337,418	131,236	64,241	41,646

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Category

Category	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Equipment					20,328					
Fitness		13,952				15,703				17,674
Flooring										52,080
Furniture	4,515	4,651		4,934	14,738	16,750	5,391		28,599	17,085
HVAC						10,469				15,318
Lakes	9,031									
Lighting						10,469				
Painting		44,647								
Pavement		79,560		42,896	5,082	25,125	519,237	26,655	22,273	34,170
Pool		15,813			24,394	5,234	7,548		19,447	60,092
Remodel		9,301	35,831			25,125			11,440	
Roof	151,713									
Safety/Security									4,576	
Sewer	18,061	279,044				20,938	323,489			
Walls, Gates, Fence	26,414				138,006	30,622				
Windows, Doors						10,469				
	209,735	446,968	35,831	47,830	202,548	170,905	855,665	26,655	86,335	196,420

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Asphalt - Overlay							250,751			
Asphalt - Repair & Reseal		15,450			2,814		17,911			3,262
Audio/Visual Equipment - Replace		20,600								
Billiard Table - Refurbish					3,377					3,914
Bldg Exterior - Repaint		24,720								
Bldg Exterior Gutters - Replace							2,388			
Bldg Exterior Roof - Replace										
Concrete - Partial Replace		12,360		13,113		13,911		14,758		15,657
Defibrillators - Replace					2,251					
Doors - Partial Replace						2,898				
Entry FOB System - Replace	22,000									
Exhaust Fan - Replace										
Fence Metal - Replace										
Fence Vinyl - Replace										
Fitness Equipment - Replace		7,725				8,695				9,786
Flooring LVT - Replace										
Flooring Tile - Replace										
Fountain - Refurbish					11,255					
Furniture Chairs - Replace										
Furniture Poker Table - Replace										
Furniture Tables - Replace										
Gate Metal - Replace										
Gazebo - Refurbish					4,783					5,545
HVAC 3-Ton - Replace										
HVAC 4-Ton - Replace		6,695	6,896							
HVAC 5-Ton - Replace			19,096							
Irrigation System - Repairs										
Lake - Dredge & Shoreline Remediatio										
Lake Controller - Replace						5,796				



Springwood Villas 2

Analysis Date - January 1, 2025

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Expenditures - Matrix Items

Component	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Lighting - Replace						5,796				
Paver - Repair & Reseal		11,091		10,638			12,857		12,332	
Pool - Resurface	43,000									
Pool Chlorination - Replace							4,179			
Pool Filter - Replace			3,713							
Pool Furniture - Replace					13,506					
Pool Heater - Replace	8,500					29,561		10,454		
Pool Sauna - Refurbish						2,898				
Remodel Auditorium - Remodel						11,593			6,334	
Remodel Billiard Rm - Remodel						2,319				
Remodel Clubhouse Restrooms - Rem										
Remodel Kitchen - Remodel		5,150								
Remodel Meeting Rm - Remodel			19,839							
Security System - Replace	21,000									
Sewer Line - Repairs		154,500					179,108			
Shuffleboard - Resurface			5,305							6,524
Shuffleboard Benches Wood - Repair		2,575					2,985			
Shuffleboard Shade Structures - Refur	11,875			12,976						
Signage Monument - Refurbish										
Signage Streets/Misc - Repair & Replac						9,274				
Storm Water Drainage - Repairs						11,593				
Wall Block - Repair	14,625					16,954				
Windows - Partial Replace						2,898				
Windscreen - Replace	2,500									
	123,500	260,866	54,849	36,727	37,986	124,187	470,179	25,212	18,666	44,688

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Asphalt - Overlay										
Asphalt - Repair & Reseal		20,764			3,781		24,071			4,384
Audio/Visual Equipment - Replace							32,094			
Billiard Table - Refurbish					4,538					5,261
Bldg Exterior - Repaint		33,222								
Bldg Exterior Gutters - Replace									3,405	
Bldg Exterior Roof - Replace										
Concrete - Partial Replace		16,611		17,622		18,696		19,834		21,042
Defibrillators - Replace							3,209			
Doors - Partial Replace						3,895				
Entry FOB System - Replace						34,275				
Exhaust Fan - Replace						3,116				
Fence Metal - Replace								10,578		
Fence Vinyl - Replace										
Fitness Equipment - Replace				11,014				12,396		
Flooring LVT - Replace										
Flooring Tile - Replace									34,049	
Fountain - Refurbish					15,126					
Furniture Chairs - Replace										3,507
Furniture Poker Table - Replace	3,360									
Furniture Tables - Replace										
Gate Metal - Replace									1,702	
Gazebo - Refurbish					6,429					7,452
HVAC 3-Ton - Replace	6,720									
HVAC 4-Ton - Replace					9,832		10,431	10,744		
HVAC 5-Ton - Replace								29,751		
Irrigation System - Repairs	6,720									
Lake - Dredge & Shoreline Remediation						7,790				
Lake Controller - Replace										



Springwood Villas 2

Analysis Date - January 1, 2025

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Expenditures - Matrix Items

Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Lighting - Replace						7,790				
Paver - Repair & Reseal		14,905		14,296			17,279		16,573	
Pool - Resurface						66,993				
Pool Chlorination - Replace							5,616			
Pool Filter - Replace								5,785		
Pool Furniture - Replace					18,151					
Pool Heater - Replace					12,857			42,148		
Pool Sauna - Refurbish						3,895				
Remodel Auditorium - Remodel						15,580			8,512	
Remodel Billiard Rm - Remodel						3,116				
Remodel Clubhouse Restrooms - Rem				58,741						
Remodel Kitchen - Remodel		6,921								
Remodel Meeting Rm - Remodel			26,662							
Security System - Replace						32,717				
Sewer Line - Repairs		207,635					240,706			
Shuffleboard - Resurface					7,563					
Shuffleboard Benches Wood - Repair		3,461					4,012			
Shuffleboard Shade Structures - Refur										
Signage Monument - Refurbish				18,357						
Signage Streets/Misc - Repair & Replac						12,464				
Storm Water Drainage - Repairs	13,439					15,580				
Wall Block - Repair	19,655					22,785				
Windows - Partial Replace						3,895				
Windscreen - Replace	3,360									
	53,253	303,518	26,662	120,031	78,277	252,585	337,418	131,236	64,241	41,646



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditures - Matrix Items

Component	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Asphalt - Overlay							452,884			
Asphalt - Repair & Reseal		27,904			5,082		32,349			5,891
Audio/Visual Equipment - Replace										
Billiard Table - Refurbish					6,098					7,070
Bldg Exterior - Repaint		44,647								
Bldg Exterior Gutters - Replace										
Bldg Exterior Roof - Replace	151,713									
Concrete - Partial Replace		22,324		23,683		25,125		26,655		28,279
Defibrillators - Replace									4,576	
Doors - Partial Replace						5,234				
Entry FOB System - Replace										
Exhaust Fan - Replace										
Fence Metal - Replace										
Fence Vinyl - Replace					138,006					
Fitness Equipment - Replace		13,952				15,703				17,674
Flooring LVT - Replace										52,080
Flooring Tile - Replace										
Fountain - Refurbish					20,328					
Furniture Chairs - Replace										
Furniture Poker Table - Replace										
Furniture Tables - Replace				4,934						
Gate Metal - Replace										
Gazebo - Refurbish					8,639					10,015
HVAC 3-Ton - Replace						10,469				
HVAC 4-Ton - Replace										15,318
HVAC 5-Ton - Replace										
Irrigation System - Repairs										
Lake - Dredge & Shoreline Remediatio										
Lake Controller - Replace	9,031									



Springwood Villas 2

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Expenditures - Matrix Items

Component	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Lighting - Replace						10,469				
Paver - Repair & Reseal		20,031		19,213			23,221		22,273	
Pool - Resurface										
Pool Chlorination - Replace							7,548			
Pool Filter - Replace										
Pool Furniture - Replace					24,394					
Pool Heater - Replace		15,813							19,447	60,092
Pool Sauna - Refurbish						5,234				
Remodel Auditorium - Remodel						20,938			11,440	
Remodel Billiard Rm - Remodel						4,188				
Remodel Clubhouse Restrooms - Rem										
Remodel Kitchen - Remodel		9,301								
Remodel Meeting Rm - Remodel			35,831							
Security System - Replace										
Sewer Line - Repairs		279,044					323,489			
Shuffleboard - Resurface		9,301					10,783			
Shuffleboard Benches Wood - Repair		4,651					5,391			
Shuffleboard Shade Structures - Refur										
Signage Monument - Refurbish									28,599	
Signage Streets/Misc - Repair & Replac						16,750				
Storm Water Drainage - Repairs	18,061					20,938				
Wall Block - Repair	26,414					30,622				
Windows - Partial Replace						5,234				
Windscreen - Replace	4,515									
	209,735	446,968	35,831	47,830	202,548	170,905	855,665	26,655	86,335	196,420

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

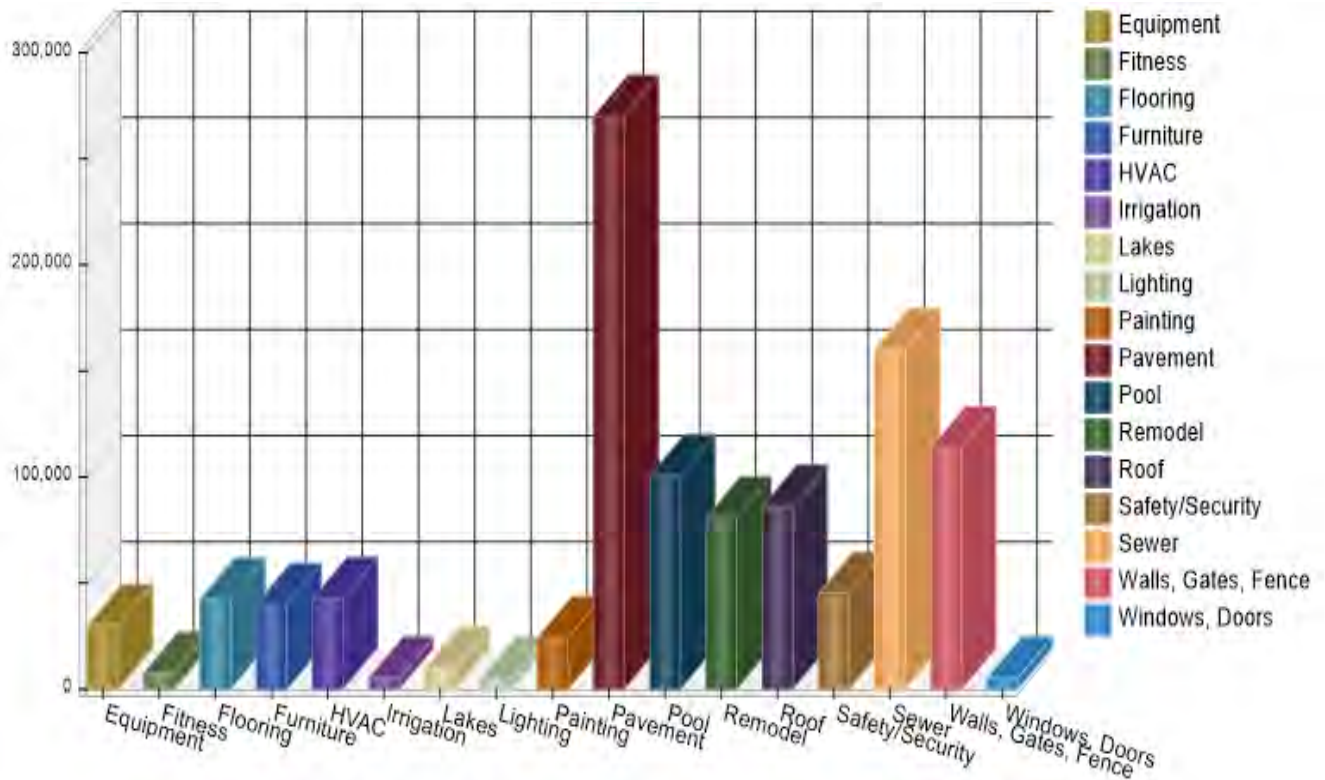
Category	Service Date	Replace Life	Current Cost	Future Cost
Equipment	01/11-01/19	1:00 - 4:00	\$ 30,000.00	\$ 31,855.09
Fitness	01/22-01/22	1:00 - 1:00	7,500.00	7,725.00
Flooring	01/13-01/24	18:00 -29:00	42,100.00	86,128.76
Furniture	01/15-01/24	0:00 -23:00	39,750.00	52,666.57
HVAC	01/11-01/24	1:00 -14:00	42,500.00	49,238.46
Irrigation	01/15-01/15	10:00 -10:00	5,000.00	6,719.58
Lakes	01/90-01/15	5:00 -15:00	10,000.00	13,586.21
Lighting	01/20-01/20	5:00 - 5:00	5,000.00	5,796.37
Painting	01/16-01/16	1:00 - 1:00	24,000.00	24,720.00
Pavement	01/11-01/24	1:00 - 9:00	270,002.50	314,931.35
Pool	01/05-01/21	0:00 -15:00	100,500.00	108,474.06
Remodel	01/13-01/23	1:00 -13:00	80,700.00	103,975.32
Roof	01/19-01/20	6:00 -20:00	86,000.00	154,101.44
Safety/Security	01/10-01/17	0:00 - 4:00	45,000.00	45,251.02
Sewer	01/21-01/25	1:00 - 5:00	160,000.00	166,092.74
Walls, Gates, Fence	01/90-01/24	0:00 -24:00	113,665.00	189,763.17
Windows, Doors	01/20-01/20	5:00 - 5:00	5,000.00	5,796.38
			<u>1,066,717.50</u>	<u>1,366,821.52</u>

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Category - Chart



Springwood Villas 2

January 1, 2025

Disclosures

Site Analysis

Springwood Villas 2 is a planned development association located in Pinellas Park, FL. The Association consists of 219 units located at the corner of U.S 19 Frontage Rd & Springwood Blvd, encompassing approximately 31 acres. The units were constructed as a single phase in January 1, 1972. The project consists of a Clubhouse with Pool, Rec Courts, Concrete streets, Common tracts, and Lakes.

The site analysis was performed on February 6, 2025 by Greg Libke of Facilities Advisors Florida. The Association manager was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images

- Tour of Association common areas

- Identification and quantification / measurement of common area components

- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.00% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International's cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.



Springwood Villas 2

January 1, 2025

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 2.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Replacement reserves are funded at a level of 110.08% as of January 1, 2025 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 719,661, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

Total Funds available for reserves beginning balance

\$ 719,661

Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 2.00% is used in the funding plan.
- Inflation rate of 3.00% is used in the funding plan.

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
Equipment	10:00 -15:00	1:00 - 4:00	\$ 31,855
Fitness	4:00	1:00	7,725
Flooring	30:00	18:00 -29:00	86,129
Furniture	5:00 -25:00	0:00 -23:00	52,667
HVAC	15:00	1:00 -14:00	49,239
Irrigation	20:00	10:00	6,720
Lakes	15:00 -50:00	5:00 -15:00	13,586
Lighting	10:00	5:00	5,796
Painting	10:00	1:00	24,720
Pavement	2:00 -20:00	1:00 - 9:00	314,933
Pool	10:00 -35:00	0:00 -15:00	108,475
Remodel	10:00 -25:00	1:00 -13:00	103,976
Roof	12:00 -25:00	6:00 -20:00	154,101
Safety/Security	12:00 -15:00	0:00 - 4:00	45,251
Sewer	5:00	1:00 - 5:00	166,093
Walls, Gates, Fence	5:00 -40:00	0:00 -24:00	189,762
Windows, Doors	10:00	5:00	5,796
			<u>1,366,822</u>

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Asphalt - Overlay										
	Community		01/01/2011	\$ 12.00	17,500 Sq Yds	\$ 210,000	20:00	20:00	6:00	\$ 250,751
						210,000				250,751
Asphalt - Repair & Reseal										
	Community	Streets	01/01/2021	\$ 1.00	15,000 Sq Yds	\$ 15,000	5:00	5:00	1:00	\$ 15,450
	Community	Parking Lot	01/01/2024	1.00	2,500 Sq Yds	2,500	5:00	5:00	4:00	2,814
						17,500				18,264
Audio/Visual Equipment - Replace										
	Clubhouse		01/01/2011	\$ 20,000.00	1 Allow	\$ 20,000	15:00	15:00	1:00	\$ 20,600
						20,000				20,600
Billiard Table - Refurbish										
	Clubhouse	Billiards	01/01/2024	\$ 1,000.00	3 Each	\$ 3,000	5:00	5:00	4:00	\$ 3,377
						3,000				3,377
Bldg Exterior - Repaint										
	Clubhouse		01/01/2016	\$ 24,000.00	1 Job	\$ 24,000	10:00	10:00	1:00	\$ 24,720
						24,000				24,720
Bldg Exterior Gutters - Replace										
	Clubhouse		01/01/2019	\$ 2,000.00	1 Allow	\$ 2,000	12:00	12:00	6:00	\$ 2,388
						2,000				2,388
Bldg Exterior Roof - Replace										
	Clubhouse		01/01/2020	\$ 600.00	140 Squares	\$ 84,000	25:00	25:00	20:00	\$ 151,713
						84,000				151,713
Concrete - Partial Replace										
	Community		01/01/2024	\$ 12,000.00	1 Allow	\$ 12,000	2:00	2:00	1:00	\$ 12,360
						12,000				12,360



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component		Service				Est	Adj	Rem	
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Defibrillators - Replace									
Clubhouse		01/01/2017	\$ 2,000.00	1 Each	\$ 2,000	12:00	12:00	4:00	\$ 2,251
					2,000				2,251
Doors - Partial Replace									
Clubhouse		01/01/2020	\$ 2,500.00	1 Allow	\$ 2,500	10:00	10:00	5:00	\$ 2,898
					2,500				2,898
Entry FOB System - Replace									
Clubhouse		01/01/2010	\$ 22,000.00	1 Job	\$ 22,000	15:00	15:00	0:00	\$ 22,000
					22,000				22,000
Exhaust Fan - Replace									
Pool		01/01/2005	\$ 2,000.00	1 Job	\$ 2,000	35:00	35:00	15:00	\$ 3,116
					2,000				3,116
Fence Metal - Replace									
Community	Perimeter	01/01/2002	\$ 80.00	80 LF	\$ 6,400	40:00	40:00	17:00	\$ 10,578
					6,400				10,578
Fence Vinyl - Replace									
Community		01/01/2024	\$ 93.00	730 LF	\$ 67,890	25:00	25:00	24:00	\$ 138,006
					67,890				138,006
Fitness Equipment - Replace									
Clubhouse		01/01/2022	\$ 7,500.00	1 Allow	\$ 7,500	4:00	4:00	1:00	\$ 7,725
					7,500				7,725
Flooring LVT - Replace									
Clubhouse		01/01/2024	\$ 22,100.00	1 Job	\$ 22,100	30:00	30:00	29:00	\$ 52,080
					22,100				52,080
Flooring Tile - Replace									
Clubhouse	Meeting Rm	01/01/2013	\$ 20,000.00	1 Job	\$ 20,000	30:00	30:00	18:00	\$ 34,049



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Fountain - Refurbish										
						20,000				34,049
	Community		01/01/2019	\$ 10,000.00	1 Allow	\$ 10,000	10:00	10:00	4:00	\$ 11,255
						10,000				11,255
Furniture Chairs - Replace										
	Clubhouse	Auditorium	01/01/2019	\$ 2,000.00	1 Allow	\$ 2,000	25:00	25:00	19:00	\$ 3,507
						2,000				3,507
Furniture Poker Table - Replace										
	Clubhouse	Billiards	01/01/2015	\$ 2,500.00	1 Allow	\$ 2,500	20:00	20:00	10:00	\$ 3,360
						2,500				3,360
Furniture Tables - Replace										
	Clubhouse	Auditorium	01/01/2023	\$ 2,500.00	1 Allow	\$ 2,500	25:00	25:00	23:00	\$ 4,934
						2,500				4,934
Gate Metal - Replace										
	Pool		01/01/2013	\$ 500.00	2 Each	\$ 1,000	30:00	30:00	18:00	\$ 1,702
						1,000				1,702
Gazebo - Refurbish										
	Community		01/01/2024	\$ 4,250.00	1 Allow	\$ 4,250	5:00	5:00	4:00	\$ 4,783
						4,250				4,783
HVAC 3-Ton - Replace										
	Clubhouse	G028112	01/01/2020	\$ 5,000.00	1 Each	\$ 5,000	15:00	15:00	10:00	\$ 6,720
						5,000				6,720
HVAC 4-Ton - Replace										
	Clubhouse	ICP-E112914913	01/01/2012	\$ 6,500.00	1 Each	\$ 6,500	15:00	15:00	2:00	\$ 6,896
	Clubhouse	D - 2401072734	01/01/2024	6,500.00	1 Each	6,500	15:00	15:00	14:00	9,832



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Location	Desc.	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
HVAC 4-Ton - Replace										
	Clubhouse	ICP-E104601442	01/01/2011	\$ 6,500.00	1 Each	\$ 6,500	15:00	15:00	1:00	\$ 6,695
						19,500				23,423
HVAC 5-Ton - Replace										
	Clubhouse	E113906476	01/01/2012	\$ 9,000.00	1 Each	\$ 9,000	15:00	15:00	2:00	\$ 9,548
	Clubhouse	E113801932	01/01/2012	9,000.00	1 Each	9,000	15:00	15:00	2:00	9,548
						18,000				19,096
Irrigation System - Repairs										
	Community		01/01/2015	\$ 5,000.00	1 Allow	\$ 5,000	20:00	20:00	10:00	\$ 6,720
						5,000				6,720
Lake - Dredge & Shoreline Remediation										
	Community		01/01/1990	\$ 5,000.00	1 Allow	\$ 5,000	50:00	50:00	15:00	\$ 7,790
						5,000				7,790
Lake Controller - Replace										
	Community		01/01/2015	\$ 5,000.00	1 Job	\$ 5,000	15:00	15:00	5:00	\$ 5,796
						5,000				5,796
Lighting - Replace										
	Community		01/01/2020	\$ 5,000.00	1 Allow	\$ 5,000	10:00	10:00	5:00	\$ 5,796
						5,000				5,796
Paver - Repair & Reseal										
	Pool	Pool	01/01/2021	\$ 2.95	3,650 Sq Ft	\$ 10,768	5:00	5:00	1:00	\$ 11,091
	Clubhouse	Entry	01/01/2023	2.95	3,300 Sq Ft	9,735	5:00	5:00	3:00	10,638
						20,503				21,728
Pool - Resurface										
	Pool		01/01/2010	\$ 43,000.00	1 Job	\$ 43,000	15:00	15:00	0:00	\$ 43,000
						43,000				43,000



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component		Service				Est	Adj	Rem	
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Pool Chlorination - Replace									
Pool		01/01/2021	\$ 3,500.00	1 Job	\$ 3,500	10:00	10:00	6:00	\$ 4,179
					3,500				4,179
Pool Filter - Replace									
Pool	2012 - I07SB017	01/01/2012	\$ 1,750.00	1 Each	\$ 1,750	15:00	15:00	2:00	\$ 1,857
Pool	2012 - I06SI030	01/01/2012	1,750.00	1 Each	1,750	15:00	15:00	2:00	1,857
					3,500				3,713
Pool Furniture - Replace									
Pool		01/01/2019	\$ 12,000.00	1 Allow	\$ 12,000	10:00	10:00	4:00	\$ 13,506
					12,000				13,506
Pool Heater - Replace									
Pool	181100379	01/01/2018	\$ 8,500.00	1 Each	\$ 8,500	12:00	12:00	5:00	\$ 9,854
Pool	181100376	01/01/2018	8,500.00	1 Each	8,500	12:00	12:00	5:00	9,854
Pool	181101520	01/01/2018	8,500.00	1 Each	8,500	12:00	12:00	5:00	9,854
Pool	181101524	01/01/2018	8,500.00	1 Each	8,500	12:00	7:00	0:00	8,500
					34,000				38,061
Pool Sauna - Refurbish									
Clubhouse		01/01/2020	\$ 2,500.00	1 Allow	\$ 2,500	10:00	10:00	5:00	\$ 2,898
					2,500				2,898
Remodel Auditorium - Remodel									
Clubhouse	Auditorium	01/01/2020	\$ 10,000.00	1 Allow	\$ 10,000	10:00	10:00	5:00	\$ 11,593
Clubhouse	Laundry Rm	01/01/2023	10,000.00	0.5 Allow	5,000	10:00	10:00	8:00	6,334
					15,000				17,927
Remodel Billiard Rm - Remodel									
Clubhouse	Billiards	01/01/2020	\$ 2,000.00	1 Allow	\$ 2,000	10:00	10:00	5:00	\$ 2,319
					2,000				2,319



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component		Service				Est	Adj	Rem	
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Remodel Clubhouse Restrooms - Remodel									
Clubhouse		01/01/2013	\$ 40,000.00	1 Allow	\$ 40,000	25:00	25:00	13:00	\$ 58,741
					40,000				58,741
Remodel Kitchen - Remodel									
Clubhouse	Kitchen	01/01/2016	\$ 5,000.00	1 Allow	\$ 5,000	10:00	10:00	1:00	\$ 5,150
					5,000				5,150
Remodel Meeting Rm - Remodel									
Clubhouse	Meeting Rm	01/01/2017	\$ 18,700.00	1 Allow	\$ 18,700	10:00	10:00	2:00	\$ 19,839
					18,700				19,839
Security System - Replace									
Community		01/01/2010	\$ 21,000.00	1 Allow	\$ 21,000	15:00	15:00	0:00	\$ 21,000
					21,000				21,000
Sewer Line - Repairs									
Community		01/01/2021	\$ 150,000.00	1 Allow	\$ 150,000	5:00	5:00	1:00	\$ 154,500
					150,000				154,500
Shuffleboard - Resurface									
Clubhouse	50% - 2022	01/01/2022	\$ 5,000.00	1 Job	\$ 5,000	12:00	12:00	9:00	\$ 6,524
Clubhouse	50% - 2027	01/01/2015	5,000.00	1 Job	5,000	12:00	12:00	2:00	5,305
					10,000				11,828
Shuffleboard Benches Wood - Repair & Replace									
Clubhouse		01/01/2021	\$ 2,500.00	1 Allow	\$ 2,500	5:00	5:00	1:00	\$ 2,575
					2,500				2,575
Shuffleboard Shade Structures - Refurbish									
Clubhouse	SOUTH	01/01/1990	\$ 12.50	950 Sq Ft	\$ 11,875	35:00	35:00	0:00	\$ 11,875
Clubhouse	NORTH	01/01/1991	12.50	950 Sq Ft	11,875	35:00	37:00	3:00	12,976
					23,750				24,851



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Component	Service	Est	Adj	Rem					
Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Signage Monument - Refurbish									
Community		01/01/2023	\$ 12,500.00	1 Allow	\$ 12,500	15:00	15:00	13:00	\$ 18,357
					12,500				18,357
Signage Streets/Misc - Repair & Replace									
Community		01/01/2020	\$ 8,000.00	1 Allow	\$ 8,000	10:00	10:00	5:00	\$ 9,274
					8,000				9,274
Storm Water Drainage - Repairs									
Community		01/01/2025	\$ 10,000.00	1 Allow	\$ 10,000	5:00	5:00	5:00	\$ 11,593
					10,000				11,593
Wall Block - Repair									
Community		01/01/2020	\$ 45.00	325 LF	\$ 14,625	5:00	5:00	0:00	\$ 14,625
					14,625				14,625
Windows - Partial Replace									
Clubhouse		01/01/2020	\$ 2,500.00	1 Allow	\$ 2,500	10:00	10:00	5:00	\$ 2,898
					2,500				2,898
Windscreen - Replace									
Clubhouse		01/01/2015	\$ 2,500.00	1 Allow	\$ 2,500	10:00	10:00	0:00	\$ 2,500
					2,500				2,500
					1,066,718				1,366,822



Springwood Villas 2

Supplementary Schedules Reserve Management Plan

Type 2 - Reserve Study Update with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2025



Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.



FACILITIES ADVISORS

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Preparer's Report on Supplemental Information
Type 2 - Reserve Management Plan Reserve Study Update with On-Site Analysis
For 30-Year Projection Period Beginning January 1, 2025

Board of Directors
Springwood Villas 2
Pinellas Park, FL

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Springwood Villas 2's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Florida
Greg Libke, RS, CAM
June 28, 2025



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/25 - 12/25	\$ 719,661	\$ 52,585	0.00 %	\$ 12,667	\$ 123,500	\$ 661,413	101.78 %	\$ 649,782
1/26 - 12/26	661,413	81,506	55.00	9,126	260,866	491,180	96.81	507,333
1/27 - 12/27	491,180	85,582	5.00	9,714	54,849	531,627	92.29	576,010
1/28 - 12/28	531,627	89,861	5.00	10,924	36,727	595,686	89.07	668,733
1/29 - 12/29	595,686	94,354	5.00	12,238	37,986	664,292	86.68	766,338
1/30 - 12/30	664,292	99,071	5.00	12,004	124,187	651,179	83.31	781,584
1/31 - 12/31	651,179	104,025	5.00	5,099	470,179	290,124	65.26	444,521
1/32 - 12/32	290,124	109,226	5.00	6,467	25,212	380,605	68.04	559,375
1/33 - 12/33	380,605	114,688	5.00	8,475	18,666	485,102	70.48	688,242
1/34 - 12/34	485,102	120,422	5.00	10,139	44,688	570,974	71.54	798,111
1/35 - 12/35	570,974	126,443	5.00	11,767	53,253	655,931	72.35	906,513
1/36 - 12/36	655,931	132,765	5.00	8,706	303,518	493,885	64.59	764,573
1/37 - 12/37	493,885	139,404	5.00	10,855	26,662	617,483	68.01	907,841
1/38 - 12/38	617,483	146,374	5.00	11,615	120,031	655,440	68.01	963,671
1/39 - 12/39	655,440	153,692	5.00	13,262	78,277	744,118	69.62	1,068,749
1/40 - 12/40	744,118	161,377	5.00	11,759	252,585	664,669	66.32	1,002,145
1/41 - 12/41	664,669	169,446	5.00	8,596	337,418	505,293	59.37	851,011
1/42 - 12/42	505,293	177,918	5.00	9,451	131,236	561,426	61.51	912,700
1/43 - 12/43	561,426	186,814	5.00	11,969	64,241	695,968	66.25	1,050,384
1/44 - 12/44	695,968	196,155	5.00	15,215	41,646	865,692	70.91	1,220,767
1/45 - 12/45	865,692	205,962	5.00	15,490	209,735	877,410	71.41	1,228,582
1/46 - 12/46	877,410	216,261	5.00	11,243	446,968	657,945	65.93	997,898
1/47 - 12/47	657,945	227,074	5.00	14,871	35,831	864,059	72.63	1,189,549
1/48 - 12/48	864,059	238,427	5.00	18,914	47,830	1,073,570	77.76	1,380,550
1/49 - 12/49	1,073,570	250,349	5.00	20,271	202,548	1,141,642	80.16	1,424,059
1/50 - 12/50	1,141,642	262,866	5.00	22,383	170,905	1,255,986	83.30	1,507,787
1/51 - 12/51	1,255,986	276,009	5.00	11,583	855,665	687,913	76.84	895,235
1/52 - 12/52	687,913	289,810	5.00	16,285	26,655	967,352	85.99	1,124,893
1/53 - 12/53	967,352	304,300	5.00	20,917	86,335	1,206,235	92.29	1,306,878
1/54 - 12/54	1,206,235	319,515	5.00	23,763	196,420	1,353,093	97.06	1,364,329

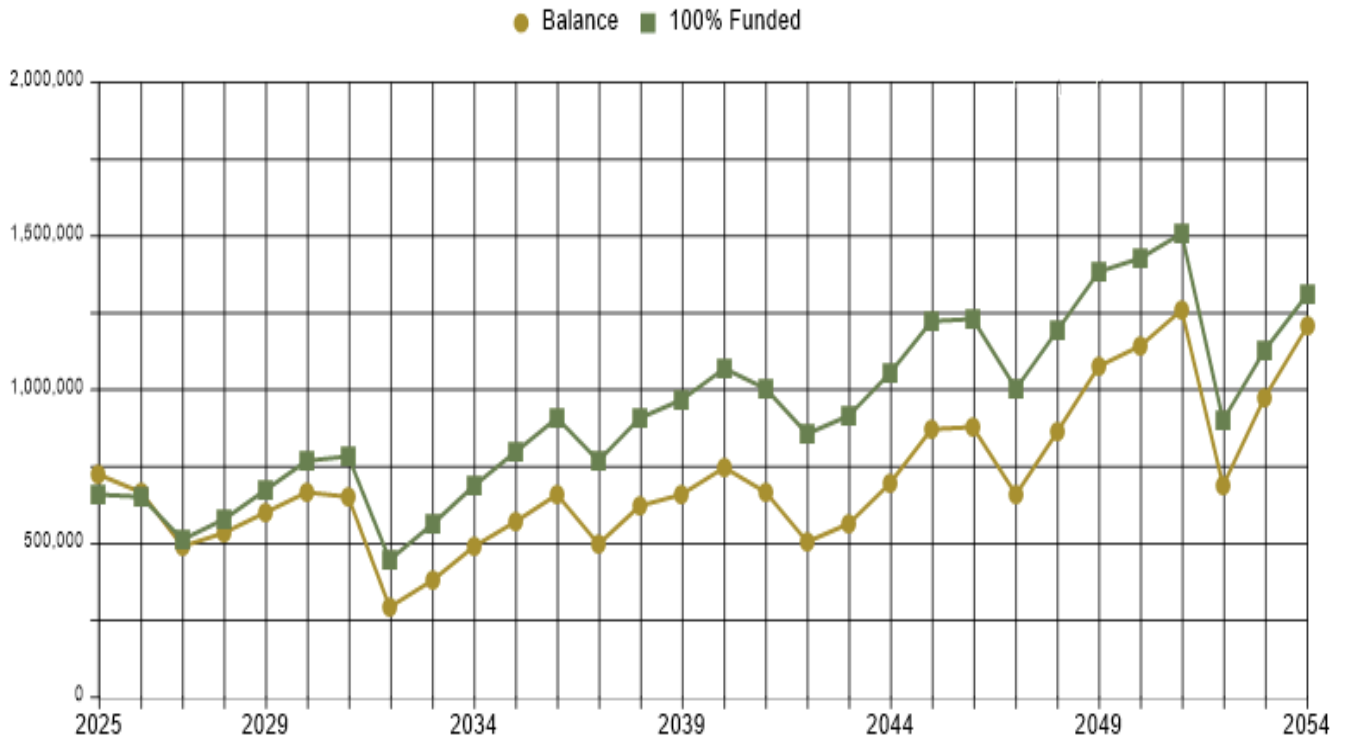


Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Chart



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2025					
01/01/2025	Entry FOB System - Replace	Clubhouse	01/01/2010	15:00	\$ 22,000.00
01/01/2025	Pool - Resurface	Pool	01/01/2010	15:00	43,000.00
01/01/2025	Pool Heater - Replace	Pool	01/01/2018	7:00	8,500.00
01/01/2025	Security System - Replace	Community	01/01/2010	15:00	21,000.00
01/01/2025	Shuffleboard Shade Structures - Refurbish	Clubhouse	01/01/1990	35:00	11,875.00
01/01/2025	Wall Block - Repair	Community	01/01/2020	5:00	14,625.00
01/01/2025	Windscreen - Replace	Clubhouse	01/01/2015	10:00	2,500.00
					123,500.00

Year : 2026					
01/01/2026	Asphalt - Repair & Reseal	Community	01/01/2021	5:00	\$ 15,450.00
01/01/2026	Audio/Visual Equipment - Replace	Clubhouse	01/01/2011	15:00	20,600.00
01/01/2026	Bldg Exterior - Repaint	Clubhouse	01/01/2016	10:00	24,720.00
01/01/2026	Concrete - Partial Replace	Community	01/01/2024	2:00	12,360.00
01/01/2026	Fitness Equipment - Replace	Clubhouse	01/01/2022	4:00	7,725.00
01/01/2026	HVAC 4-Ton - Replace	Clubhouse	01/01/2011	15:00	6,695.00
01/01/2026	Paver - Repair & Reseal	Pool	01/01/2021	5:00	11,090.53
01/01/2026	Remodel Kitchen - Remodel	Clubhouse	01/01/2016	10:00	5,150.00
01/01/2026	Sewer Line - Repairs	Community	01/01/2021	5:00	154,500.00
01/01/2026	Shuffleboard Benches Wood - Repair & Repl	Clubhouse	01/01/2021	5:00	2,575.00
					260,865.53

Year : 2027					
01/01/2027	HVAC 4-Ton - Replace	Clubhouse	01/01/2012	15:00	\$ 6,895.85
01/01/2027	HVAC 5-Ton - Replace	Clubhouse	01/01/2012	15:00	9,548.10
01/01/2027	HVAC 5-Ton - Replace	Clubhouse	01/01/2012	15:00	9,548.10
01/01/2027	Pool Filter - Replace	Pool	01/01/2012	15:00	1,856.58
01/01/2027	Pool Filter - Replace	Pool	01/01/2012	15:00	1,856.58
01/01/2027	Remodel Meeting Rm - Remodel	Clubhouse	01/01/2017	10:00	19,838.83
01/01/2027	Shuffleboard - Resurface	Clubhouse	01/01/2015	12:00	5,304.50
					54,848.54

Year : 2028					
01/01/2028	Concrete - Partial Replace	Community	01/01/2026	2:00	\$ 13,112.72
01/01/2028	Paver - Repair & Reseal	Clubhouse	01/01/2023	5:00	10,637.70
01/01/2028	Shuffleboard Shade Structures - Refurbish	Clubhouse	01/01/1991	37:00	12,976.13
					36,726.55



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2029					
01/01/2029	Asphalt - Repair & Reseal	Community	01/01/2024	5:00	\$ 2,813.77
01/01/2029	Billiard Table - Refurbish	Clubhouse	01/01/2024	5:00	3,376.53
01/01/2029	Defibrillators - Replace	Clubhouse	01/01/2017	12:00	2,251.02
01/01/2029	Fountain - Refurbish	Community	01/01/2019	10:00	11,255.09
01/01/2029	Gazebo - Refurbish	Community	01/01/2024	5:00	4,783.41
01/01/2029	Pool Furniture - Replace	Pool	01/01/2019	10:00	13,506.11
					<hr/> 37,985.93

Year : 2030					
01/01/2030	Concrete - Partial Replace	Community	01/01/2028	2:00	\$ 13,911.29
01/01/2030	Doors - Partial Replace	Clubhouse	01/01/2020	10:00	2,898.19
01/01/2030	Fitness Equipment - Replace	Clubhouse	01/01/2026	4:00	8,694.56
01/01/2030	Lake Controller - Replace	Community	01/01/2015	15:00	5,796.37
01/01/2030	Lighting - Replace	Community	01/01/2020	10:00	5,796.37
01/01/2030	Pool Heater - Replace	Pool	01/01/2018	12:00	9,853.83
01/01/2030	Pool Heater - Replace	Pool	01/01/2018	12:00	9,853.83
01/01/2030	Pool Heater - Replace	Pool	01/01/2018	12:00	9,853.83
01/01/2030	Pool Sauna - Refurbish	Clubhouse	01/01/2020	10:00	2,898.19
01/01/2030	Remodel Auditorium - Remodel	Clubhouse	01/01/2020	10:00	11,592.74
01/01/2030	Remodel Billiard Rm - Remodel	Clubhouse	01/01/2020	10:00	2,318.55
01/01/2030	Signage Streets/Misc - Repair & Replace	Community	01/01/2020	10:00	9,274.19
01/01/2030	Storm Water Drainage - Repairs	Community	01/01/2025	5:00	11,592.74
01/01/2030	Wall Block - Repair	Community	01/01/2025	5:00	16,954.38
01/01/2030	Windows - Partial Replace	Clubhouse	01/01/2020	10:00	2,898.19
					<hr/> 124,187.25

Year : 2031					
01/01/2031	Asphalt - Overlay	Community	01/01/2011	20:00	\$ 250,750.98
01/01/2031	Asphalt - Repair & Reseal	Community	01/01/2026	5:00	17,910.78
01/01/2031	Bldg Exterior Gutters - Replace	Clubhouse	01/01/2019	12:00	2,388.10
01/01/2031	Paver - Repair & Reseal	Pool	01/01/2026	5:00	12,856.96
01/01/2031	Pool Chlorination - Replace	Pool	01/01/2021	10:00	4,179.18
01/01/2031	Sewer Line - Repairs	Community	01/01/2026	5:00	179,107.84
01/01/2031	Shuffleboard Benches Wood - Repair & Repl	Clubhouse	01/01/2026	5:00	2,985.13
					<hr/> 470,178.97

Year : 2032					
01/01/2032	Concrete - Partial Replace	Community	01/01/2030	2:00	\$ 14,758.49
01/01/2032	Pool Heater - Replace	Pool	01/01/2025	7:00	10,453.93



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
					25,212.42

Year : 2033

01/01/2033	Paver - Repair & Reseal	Clubhouse	01/01/2028	5:00	\$ 12,332.01
01/01/2033	Remodel Auditorium - Remodel	Clubhouse	01/01/2023	10:00	6,333.85
					18,665.86

Year : 2034

01/01/2034	Asphalt - Repair & Reseal	Community	01/01/2029	5:00	\$ 3,261.93
01/01/2034	Billiard Table - Refurbish	Clubhouse	01/01/2029	5:00	3,914.32
01/01/2034	Concrete - Partial Replace	Community	01/01/2032	2:00	15,657.28
01/01/2034	Fitness Equipment - Replace	Clubhouse	01/01/2030	4:00	9,785.80
01/01/2034	Gazebo - Refurbish	Community	01/01/2029	5:00	5,545.29
01/01/2034	Shuffleboard - Resurface	Clubhouse	01/01/2022	12:00	6,523.87
					44,688.49

Year : 2035

01/01/2035	Furniture Poker Table - Replace	Clubhouse	01/01/2015	20:00	\$ 3,359.79
01/01/2035	HVAC 3-Ton - Replace	Clubhouse	01/01/2020	15:00	6,719.58
01/01/2035	Irrigation System - Repairs	Community	01/01/2015	20:00	6,719.58
01/01/2035	Storm Water Drainage - Repairs	Community	01/01/2030	5:00	13,439.16
01/01/2035	Wall Block - Repair	Community	01/01/2030	5:00	19,654.78
01/01/2035	Windscreen - Replace	Clubhouse	01/01/2025	10:00	3,359.79
					53,252.68

Year : 2036

01/01/2036	Asphalt - Repair & Reseal	Community	01/01/2031	5:00	\$ 20,763.51
01/01/2036	Bldg Exterior - Repaint	Clubhouse	01/01/2026	10:00	33,221.61
01/01/2036	Concrete - Partial Replace	Community	01/01/2034	2:00	16,610.81
01/01/2036	Paver - Repair & Reseal	Pool	01/01/2031	5:00	14,904.74
01/01/2036	Remodel Kitchen - Remodel	Clubhouse	01/01/2026	10:00	6,921.17
01/01/2036	Sewer Line - Repairs	Community	01/01/2031	5:00	207,635.08
01/01/2036	Shuffleboard Benches Wood - Repair & Repl	Clubhouse	01/01/2031	5:00	3,460.58
					303,517.50

Year : 2037

01/01/2037	Remodel Meeting Rm - Remodel	Clubhouse	01/01/2027	10:00	\$ 26,661.73
					26,661.73



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2038					
01/01/2038	Concrete - Partial Replace	Community	01/01/2036	2:00	\$ 17,622.40
01/01/2038	Fitness Equipment - Replace	Clubhouse	01/01/2034	4:00	11,014.00
01/01/2038	Paver - Repair & Reseal	Clubhouse	01/01/2033	5:00	14,296.18
01/01/2038	Remodel Clubhouse Restrooms - Remodel	Clubhouse	01/01/2013	25:00	58,741.35
01/01/2038	Signage Monument - Refurbish	Community	01/01/2023	15:00	18,356.67
					120,030.60

Year : 2039					
01/01/2039	Asphalt - Repair & Reseal	Community	01/01/2034	5:00	\$ 3,781.47
01/01/2039	Billiard Table - Refurbish	Clubhouse	01/01/2034	5:00	4,537.77
01/01/2039	Fountain - Refurbish	Community	01/01/2029	10:00	15,125.90
01/01/2039	Gazebo - Refurbish	Community	01/01/2034	5:00	6,428.51
01/01/2039	HVAC 4-Ton - Replace	Clubhouse	01/01/2024	15:00	9,831.83
01/01/2039	Pool Furniture - Replace	Pool	01/01/2029	10:00	18,151.08
01/01/2039	Pool Heater - Replace	Pool	01/01/2032	7:00	12,857.01
01/01/2039	Shuffleboard - Resurface	Clubhouse	01/01/2027	12:00	7,562.95
					78,276.52

Year : 2040					
01/01/2040	Concrete - Partial Replace	Community	01/01/2038	2:00	\$ 18,695.61
01/01/2040	Doors - Partial Replace	Clubhouse	01/01/2030	10:00	3,894.92
01/01/2040	Entry FOB System - Replace	Clubhouse	01/01/2025	15:00	34,275.28
01/01/2040	Exhaust Fan - Replace	Pool	01/01/2005	35:00	3,115.93
01/01/2040	Lake - Dredge & Shoreline Remediation	Community	01/01/1990	50:00	7,789.84
01/01/2040	Lighting - Replace	Community	01/01/2030	10:00	7,789.84
01/01/2040	Pool - Resurface	Pool	01/01/2025	15:00	66,992.60
01/01/2040	Pool Sauna - Refurbish	Clubhouse	01/01/2030	10:00	3,894.92
01/01/2040	Remodel Auditorium - Remodel	Clubhouse	01/01/2030	10:00	15,579.67
01/01/2040	Remodel Billiard Rm - Remodel	Clubhouse	01/01/2030	10:00	3,115.93
01/01/2040	Security System - Replace	Community	01/01/2025	15:00	32,717.32
01/01/2040	Signage Streets/Misc - Repair & Replace	Community	01/01/2030	10:00	12,463.74
01/01/2040	Storm Water Drainage - Repairs	Community	01/01/2035	5:00	15,579.67
01/01/2040	Wall Block - Repair	Community	01/01/2035	5:00	22,785.27
01/01/2040	Windows - Partial Replace	Clubhouse	01/01/2030	10:00	3,894.92
					252,585.46

Year : 2041					
01/01/2041	Asphalt - Repair & Reseal	Community	01/01/2036	5:00	\$ 24,070.60
01/01/2041	Audio/Visual Equipment - Replace	Clubhouse	01/01/2026	15:00	32,094.13



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
01/01/2041	Defibrillators - Replace	Clubhouse	01/01/2029	12:00	\$ 3,209.41
01/01/2041	HVAC 4-Ton - Replace	Clubhouse	01/01/2026	15:00	10,430.59
01/01/2041	Paver - Repair & Reseal	Pool	01/01/2036	5:00	17,278.68
01/01/2041	Pool Chlorination - Replace	Pool	01/01/2031	10:00	5,616.47
01/01/2041	Sewer Line - Repairs	Community	01/01/2036	5:00	240,705.97
01/01/2041	Shuffleboard Benches Wood - Repair & Repl	Clubhouse	01/01/2036	5:00	4,011.77
					<hr/> 337,417.62

Year : 2042

01/01/2042	Concrete - Partial Replace	Community	01/01/2040	2:00	\$ 19,834.17
01/01/2042	Fence Metal - Replace	Community	01/01/2002	40:00	10,578.22
01/01/2042	Fitness Equipment - Replace	Clubhouse	01/01/2038	4:00	12,396.36
01/01/2042	HVAC 4-Ton - Replace	Clubhouse	01/01/2027	15:00	10,743.51
01/01/2042	HVAC 5-Ton - Replace	Clubhouse	01/01/2027	15:00	14,875.63
01/01/2042	HVAC 5-Ton - Replace	Clubhouse	01/01/2027	15:00	14,875.63
01/01/2042	Pool Filter - Replace	Pool	01/01/2027	15:00	2,892.48
01/01/2042	Pool Filter - Replace	Pool	01/01/2027	15:00	2,892.48
01/01/2042	Pool Heater - Replace	Pool	01/01/2030	12:00	14,049.20
01/01/2042	Pool Heater - Replace	Pool	01/01/2030	12:00	14,049.20
01/01/2042	Pool Heater - Replace	Pool	01/01/2030	12:00	14,049.20
					<hr/> 131,236.08

Year : 2043

01/01/2043	Bldg Exterior Gutters - Replace	Clubhouse	01/01/2031	12:00	\$ 3,404.87
01/01/2043	Flooring Tile - Replace	Clubhouse	01/01/2013	30:00	34,048.66
01/01/2043	Gate Metal - Replace	Pool	01/01/2013	30:00	1,702.43
01/01/2043	Paver - Repair & Reseal	Clubhouse	01/01/2038	5:00	16,573.19
01/01/2043	Remodel Auditorium - Remodel	Clubhouse	01/01/2033	10:00	8,512.17
					<hr/> 64,241.32

Year : 2044

01/01/2044	Asphalt - Repair & Reseal	Community	01/01/2039	5:00	\$ 4,383.77
01/01/2044	Billiard Table - Refurbish	Clubhouse	01/01/2039	5:00	5,260.52
01/01/2044	Concrete - Partial Replace	Community	01/01/2042	2:00	21,042.07
01/01/2044	Furniture Chairs - Replace	Clubhouse	01/01/2019	25:00	3,507.01
01/01/2044	Gazebo - Refurbish	Community	01/01/2039	5:00	7,452.40
					<hr/> 41,645.77



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2045					
01/01/2045	Bldg Exterior Roof - Replace	Clubhouse	01/01/2020	25:00	\$ 151,713.34
01/01/2045	Lake Controller - Replace	Community	01/01/2030	15:00	9,030.56
01/01/2045	Storm Water Drainage - Repairs	Community	01/01/2040	5:00	18,061.11
01/01/2045	Wall Block - Repair	Community	01/01/2040	5:00	26,414.38
01/01/2045	Windscreen - Replace	Clubhouse	01/01/2035	10:00	4,515.28
					209,734.67

Year : 2046					
01/01/2046	Asphalt - Repair & Reseal	Community	01/01/2041	5:00	\$ 27,904.42
01/01/2046	Bldg Exterior - Repaint	Clubhouse	01/01/2036	10:00	44,647.07
01/01/2046	Concrete - Partial Replace	Community	01/01/2044	2:00	22,323.53
01/01/2046	Fitness Equipment - Replace	Clubhouse	01/01/2042	4:00	13,952.21
01/01/2046	Paver - Repair & Reseal	Pool	01/01/2041	5:00	20,030.72
01/01/2046	Pool Heater - Replace	Pool	01/01/2039	7:00	15,812.50
01/01/2046	Remodel Kitchen - Remodel	Clubhouse	01/01/2036	10:00	9,301.47
01/01/2046	Sewer Line - Repairs	Community	01/01/2041	5:00	279,044.19
01/01/2046	Shuffleboard - Resurface	Clubhouse	01/01/2034	12:00	9,301.47
01/01/2046	Shuffleboard Benches Wood - Repair & Repl	Clubhouse	01/01/2041	5:00	4,650.74
					446,968.32

Year : 2047					
01/01/2047	Remodel Meeting Rm - Remodel	Clubhouse	01/01/2037	10:00	\$ 35,831.13
					35,831.13

Year : 2048					
01/01/2048	Concrete - Partial Replace	Community	01/01/2046	2:00	\$ 23,683.04
01/01/2048	Furniture Tables - Replace	Clubhouse	01/01/2023	25:00	4,933.97
01/01/2048	Paver - Repair & Reseal	Clubhouse	01/01/2043	5:00	19,212.86
					47,829.87

Year : 2049					
01/01/2049	Asphalt - Repair & Reseal	Community	01/01/2044	5:00	\$ 5,081.99
01/01/2049	Billiard Table - Refurbish	Clubhouse	01/01/2044	5:00	6,098.38
01/01/2049	Fence Vinyl - Replace	Community	01/01/2024	25:00	138,006.39
01/01/2049	Fountain - Refurbish	Community	01/01/2039	10:00	20,327.94
01/01/2049	Gazebo - Refurbish	Community	01/01/2044	5:00	8,639.37
01/01/2049	Pool Furniture - Replace	Pool	01/01/2039	10:00	24,393.53
					202,547.60



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2050					
01/01/2050	Concrete - Partial Replace	Community	01/01/2048	2:00	\$ 25,125.34
01/01/2050	Doors - Partial Replace	Clubhouse	01/01/2040	10:00	5,234.44
01/01/2050	Fitness Equipment - Replace	Clubhouse	01/01/2046	4:00	15,703.33
01/01/2050	HVAC 3-Ton - Replace	Clubhouse	01/01/2035	15:00	10,468.89
01/01/2050	Lighting - Replace	Community	01/01/2040	10:00	10,468.89
01/01/2050	Pool Sauna - Refurbish	Clubhouse	01/01/2040	10:00	5,234.44
01/01/2050	Remodel Auditorium - Remodel	Clubhouse	01/01/2040	10:00	20,937.78
01/01/2050	Remodel Billiard Rm - Remodel	Clubhouse	01/01/2040	10:00	4,187.56
01/01/2050	Signage Streets/Misc - Repair & Replace	Community	01/01/2040	10:00	16,750.22
01/01/2050	Storm Water Drainage - Repairs	Community	01/01/2045	5:00	20,937.78
01/01/2050	Wall Block - Repair	Community	01/01/2045	5:00	30,621.50
01/01/2050	Windows - Partial Replace	Clubhouse	01/01/2040	10:00	5,234.44
					170,904.61

Year : 2051

01/01/2051	Asphalt - Overlay	Community	01/01/2031	20:00	\$ 452,884.17
01/01/2051	Asphalt - Repair & Reseal	Community	01/01/2046	5:00	32,348.87
01/01/2051	Paver - Repair & Reseal	Pool	01/01/2046	5:00	23,221.10
01/01/2051	Pool Chlorination - Replace	Pool	01/01/2041	10:00	7,548.07
01/01/2051	Sewer Line - Repairs	Community	01/01/2046	5:00	323,488.69
01/01/2051	Shuffleboard - Resurface	Clubhouse	01/01/2039	12:00	10,782.96
01/01/2051	Shuffleboard Benches Wood - Repair & Repl	Clubhouse	01/01/2046	5:00	5,391.48
					855,665.34

Year : 2052

01/01/2052	Concrete - Partial Replace	Community	01/01/2050	2:00	\$ 26,655.47
					26,655.47

Year : 2053

01/01/2053	Defibrillators - Replace	Clubhouse	01/01/2041	12:00	\$ 4,575.86
01/01/2053	Paver - Repair & Reseal	Clubhouse	01/01/2048	5:00	22,272.98
01/01/2053	Pool Heater - Replace	Pool	01/01/2046	7:00	19,447.39
01/01/2053	Remodel Auditorium - Remodel	Clubhouse	01/01/2043	10:00	11,439.64
01/01/2053	Signage Monument - Refurbish	Community	01/01/2038	15:00	28,599.10
					86,334.97



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Year

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2054					
01/01/2054	Asphalt - Repair & Reseal	Community	01/01/2049	5:00	\$ 5,891.41
01/01/2054	Billiard Table - Refurbish	Clubhouse	01/01/2049	5:00	7,069.70
01/01/2054	Concrete - Partial Replace	Community	01/01/2052	2:00	28,278.79
01/01/2054	Fitness Equipment - Replace	Clubhouse	01/01/2050	4:00	17,674.24
01/01/2054	Flooring LVT - Replace	Clubhouse	01/01/2024	30:00	52,080.10
01/01/2054	Gazebo - Refurbish	Community	01/01/2049	5:00	10,015.40
01/01/2054	HVAC 4-Ton - Replace	Clubhouse	01/01/2039	15:00	15,317.68
01/01/2054	Pool Heater - Replace	Pool	01/01/2042	12:00	20,030.81
01/01/2054	Pool Heater - Replace	Pool	01/01/2042	12:00	20,030.81
01/01/2054	Pool Heater - Replace	Pool	01/01/2042	12:00	20,030.81
					196,419.75

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Asphalt - Overlay					
01/01/2031	Community	01/01/2011	20:00	\$ 210,000.00	\$ 250,750.98
01/01/2051	Community	01/01/2031	20:00	210,000.00	452,884.17
				420,000.00	703,635.15
Asphalt - Repair & Reseal					
01/01/2026	Community	01/01/2021	5:00	\$ 15,000.00	\$ 15,450.00
01/01/2029	Community	01/01/2024	5:00	2,500.00	2,813.77
01/01/2031	Community	01/01/2026	5:00	15,000.00	17,910.78
01/01/2034	Community	01/01/2029	5:00	2,500.00	3,261.93
01/01/2036	Community	01/01/2031	5:00	15,000.00	20,763.51
01/01/2039	Community	01/01/2034	5:00	2,500.00	3,781.47
01/01/2041	Community	01/01/2036	5:00	15,000.00	24,070.60
01/01/2044	Community	01/01/2039	5:00	2,500.00	4,383.77
01/01/2046	Community	01/01/2041	5:00	15,000.00	27,904.42
01/01/2049	Community	01/01/2044	5:00	2,500.00	5,081.99
01/01/2051	Community	01/01/2046	5:00	15,000.00	32,348.87
01/01/2054	Community	01/01/2049	5:00	2,500.00	5,891.41
				105,000.00	163,662.52
Audio/Visual Equipment - Replace					
01/01/2026	Clubhouse	01/01/2011	15:00	\$ 20,000.00	\$ 20,600.00
01/01/2041	Clubhouse	01/01/2026	15:00	20,000.00	32,094.13
				40,000.00	52,694.13
Billiard Table - Refurbish					
01/01/2029	Clubhouse	01/01/2024	5:00	\$ 3,000.00	\$ 3,376.53
01/01/2034	Clubhouse	01/01/2029	5:00	3,000.00	3,914.32
01/01/2039	Clubhouse	01/01/2034	5:00	3,000.00	4,537.77
01/01/2044	Clubhouse	01/01/2039	5:00	3,000.00	5,260.52
01/01/2049	Clubhouse	01/01/2044	5:00	3,000.00	6,098.38
01/01/2054	Clubhouse	01/01/2049	5:00	3,000.00	7,069.70
				18,000.00	30,257.22
Bldg Exterior - Repaint					
01/01/2026	Clubhouse	01/01/2016	10:00	\$ 24,000.00	\$ 24,720.00
01/01/2036	Clubhouse	01/01/2026	10:00	24,000.00	33,221.61
01/01/2046	Clubhouse	01/01/2036	10:00	24,000.00	44,647.07
				72,000.00	102,588.68
Bldg Exterior Gutters - Replace					
01/01/2031	Clubhouse	01/01/2019	12:00	\$ 2,000.00	\$ 2,388.10



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Bldg Exterior Gutters - Replace					
01/01/2043	Clubhouse	01/01/2031	12:00	\$ 2,000.00	\$ 3,404.87
				4,000.00	5,792.97
Bldg Exterior Roof - Replace					
01/01/2045	Clubhouse	01/01/2020	25:00	\$ 84,000.00	\$ 151,713.34
				84,000.00	151,713.34
Concrete - Partial Replace					
01/01/2026	Community	01/01/2024	2:00	\$ 12,000.00	\$ 12,360.00
01/01/2028	Community	01/01/2026	2:00	12,000.00	13,112.72
01/01/2030	Community	01/01/2028	2:00	12,000.00	13,911.29
01/01/2032	Community	01/01/2030	2:00	12,000.00	14,758.49
01/01/2034	Community	01/01/2032	2:00	12,000.00	15,657.28
01/01/2036	Community	01/01/2034	2:00	12,000.00	16,610.81
01/01/2038	Community	01/01/2036	2:00	12,000.00	17,622.40
01/01/2040	Community	01/01/2038	2:00	12,000.00	18,695.61
01/01/2042	Community	01/01/2040	2:00	12,000.00	19,834.17
01/01/2044	Community	01/01/2042	2:00	12,000.00	21,042.07
01/01/2046	Community	01/01/2044	2:00	12,000.00	22,323.53
01/01/2048	Community	01/01/2046	2:00	12,000.00	23,683.04
01/01/2050	Community	01/01/2048	2:00	12,000.00	25,125.34
01/01/2052	Community	01/01/2050	2:00	12,000.00	26,655.47
01/01/2054	Community	01/01/2052	2:00	12,000.00	28,278.79
				180,000.00	289,671.01
Defibrillators - Replace					
01/01/2029	Clubhouse	01/01/2017	12:00	\$ 2,000.00	\$ 2,251.02
01/01/2041	Clubhouse	01/01/2029	12:00	2,000.00	3,209.41
01/01/2053	Clubhouse	01/01/2041	12:00	2,000.00	4,575.86
				6,000.00	10,036.29
Doors - Partial Replace					
01/01/2030	Clubhouse	01/01/2020	10:00	\$ 2,500.00	\$ 2,898.19
01/01/2040	Clubhouse	01/01/2030	10:00	2,500.00	3,894.92
01/01/2050	Clubhouse	01/01/2040	10:00	2,500.00	5,234.44
				7,500.00	12,027.55
Entry FOB System - Replace					
01/01/2025	Clubhouse	01/01/2010	15:00	\$ 22,000.00	\$ 22,000.00
01/01/2040	Clubhouse	01/01/2025	15:00	22,000.00	34,275.28



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Exhaust Fan - Replace					
				44,000.00	56,275.28
01/01/2040	Pool	01/01/2005	35:00	\$ 2,000.00	\$ 3,115.93
				2,000.00	3,115.93
Fence Metal - Replace					
01/01/2042	Community	01/01/2002	40:00	\$ 6,400.00	\$ 10,578.22
				6,400.00	10,578.22
Fence Vinyl - Replace					
01/01/2049	Community	01/01/2024	25:00	\$ 67,890.00	\$ 138,006.39
				67,890.00	138,006.39
Fitness Equipment - Replace					
01/01/2026	Clubhouse	01/01/2022	4:00	\$ 7,500.00	\$ 7,725.00
01/01/2030	Clubhouse	01/01/2026	4:00	7,500.00	8,694.56
01/01/2034	Clubhouse	01/01/2030	4:00	7,500.00	9,785.80
01/01/2038	Clubhouse	01/01/2034	4:00	7,500.00	11,014.00
01/01/2042	Clubhouse	01/01/2038	4:00	7,500.00	12,396.36
01/01/2046	Clubhouse	01/01/2042	4:00	7,500.00	13,952.21
01/01/2050	Clubhouse	01/01/2046	4:00	7,500.00	15,703.33
01/01/2054	Clubhouse	01/01/2050	4:00	7,500.00	17,674.24
				60,000.00	96,945.50
Flooring LVT - Replace					
01/01/2054	Clubhouse	01/01/2024	30:00	\$ 22,100.00	\$ 52,080.10
				22,100.00	52,080.10
Flooring Tile - Replace					
01/01/2043	Clubhouse	01/01/2013	30:00	\$ 20,000.00	\$ 34,048.66
				20,000.00	34,048.66
Fountain - Refurbish					
01/01/2029	Community	01/01/2019	10:00	\$ 10,000.00	\$ 11,255.09
01/01/2039	Community	01/01/2029	10:00	10,000.00	15,125.90
01/01/2049	Community	01/01/2039	10:00	10,000.00	20,327.94
				30,000.00	46,708.93
Furniture Chairs - Replace					
01/01/2044	Clubhouse	01/01/2019	25:00	\$ 2,000.00	\$ 3,507.01

PRN:06/28/2025

See Preparer's Report

See Disclosures and Summary of Significant Assumptions

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Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Furniture Poker Table - Replace					
				2,000.00	3,507.01
01/01/2035	Clubhouse	01/01/2015	20:00	\$ 2,500.00	\$ 3,359.79
				2,500.00	3,359.79
Furniture Tables - Replace					
01/01/2048	Clubhouse	01/01/2023	25:00	\$ 2,500.00	\$ 4,933.97
				2,500.00	4,933.97
Gate Metal - Replace					
01/01/2043	Pool	01/01/2013	30:00	\$ 1,000.00	\$ 1,702.43
				1,000.00	1,702.43
Gazebo - Refurbish					
01/01/2029	Community	01/01/2024	5:00	\$ 4,250.00	\$ 4,783.41
01/01/2034	Community	01/01/2029	5:00	4,250.00	5,545.29
01/01/2039	Community	01/01/2034	5:00	4,250.00	6,428.51
01/01/2044	Community	01/01/2039	5:00	4,250.00	7,452.40
01/01/2049	Community	01/01/2044	5:00	4,250.00	8,639.37
01/01/2054	Community	01/01/2049	5:00	4,250.00	10,015.40
				25,500.00	42,864.38
HVAC 3-Ton - Replace					
01/01/2035	Clubhouse	01/01/2020	15:00	\$ 5,000.00	\$ 6,719.58
01/01/2050	Clubhouse	01/01/2035	15:00	5,000.00	10,468.89
				10,000.00	17,188.47
HVAC 4-Ton - Replace					
01/01/2026	Clubhouse	01/01/2011	15:00	\$ 6,500.00	\$ 6,695.00
01/01/2027	Clubhouse	01/01/2012	15:00	6,500.00	6,895.85
01/01/2039	Clubhouse	01/01/2024	15:00	6,500.00	9,831.83
01/01/2041	Clubhouse	01/01/2026	15:00	6,500.00	10,430.59
01/01/2042	Clubhouse	01/01/2027	15:00	6,500.00	10,743.51
01/01/2054	Clubhouse	01/01/2039	15:00	6,500.00	15,317.68
				39,000.00	59,914.46
HVAC 5-Ton - Replace					
01/01/2027	Clubhouse	01/01/2012	15:00	\$ 9,000.00	\$ 9,548.10
01/01/2027	Clubhouse	01/01/2012	15:00	9,000.00	9,548.10
01/01/2042	Clubhouse	01/01/2027	15:00	9,000.00	14,875.63



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
HVAC 5-Ton - Replace					
01/01/2042	Clubhouse	01/01/2027	15:00	\$ 9,000.00	\$ 14,875.63
				36,000.00	48,847.46
Irrigation System - Repairs					
01/01/2035	Community	01/01/2015	20:00	\$ 5,000.00	\$ 6,719.58
				5,000.00	6,719.58
Lake - Dredge & Shoreline Remediation					
01/01/2040	Community	01/01/1990	50:00	\$ 5,000.00	\$ 7,789.84
				5,000.00	7,789.84
Lake Controller - Replace					
01/01/2030	Community	01/01/2015	15:00	\$ 5,000.00	\$ 5,796.37
01/01/2045	Community	01/01/2030	15:00	5,000.00	9,030.56
				10,000.00	14,826.93
Lighting - Replace					
01/01/2030	Community	01/01/2020	10:00	\$ 5,000.00	\$ 5,796.37
01/01/2040	Community	01/01/2030	10:00	5,000.00	7,789.84
01/01/2050	Community	01/01/2040	10:00	5,000.00	10,468.89
				15,000.00	24,055.10
Paver - Repair & Reseal					
01/01/2026	Pool	01/01/2021	5:00	\$ 10,767.50	\$ 11,090.53
01/01/2028	Clubhouse	01/01/2023	5:00	9,735.00	10,637.70
01/01/2031	Pool	01/01/2026	5:00	10,767.50	12,856.96
01/01/2033	Clubhouse	01/01/2028	5:00	9,735.00	12,332.01
01/01/2036	Pool	01/01/2031	5:00	10,767.50	14,904.74
01/01/2038	Clubhouse	01/01/2033	5:00	9,735.00	14,296.18
01/01/2041	Pool	01/01/2036	5:00	10,767.50	17,278.68
01/01/2043	Clubhouse	01/01/2038	5:00	9,735.00	16,573.19
01/01/2046	Pool	01/01/2041	5:00	10,767.50	20,030.72
01/01/2048	Clubhouse	01/01/2043	5:00	9,735.00	19,212.86
01/01/2051	Pool	01/01/2046	5:00	10,767.50	23,221.10
01/01/2053	Clubhouse	01/01/2048	5:00	9,735.00	22,272.98
				123,015.00	194,707.65
Pool - Resurface					
01/01/2025	Pool	01/01/2010	15:00	\$ 43,000.00	\$ 43,000.00
01/01/2040	Pool	01/01/2025	15:00	43,000.00	66,992.60



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Pool Chlorination - Replace				86,000.00	109,992.60
01/01/2031	Pool	01/01/2021	10:00	\$ 3,500.00	\$ 4,179.18
01/01/2041	Pool	01/01/2031	10:00	3,500.00	5,616.47
01/01/2051	Pool	01/01/2041	10:00	3,500.00	7,548.07
				10,500.00	17,343.72
Pool Filter - Replace					
01/01/2027	Pool	01/01/2012	15:00	\$ 1,750.00	\$ 1,856.58
01/01/2027	Pool	01/01/2012	15:00	1,750.00	1,856.58
01/01/2042	Pool	01/01/2027	15:00	1,750.00	2,892.48
01/01/2042	Pool	01/01/2027	15:00	1,750.00	2,892.48
				7,000.00	9,498.12
Pool Furniture - Replace					
01/01/2029	Pool	01/01/2019	10:00	\$ 12,000.00	\$ 13,506.11
01/01/2039	Pool	01/01/2029	10:00	12,000.00	18,151.08
01/01/2049	Pool	01/01/2039	10:00	12,000.00	24,393.53
				36,000.00	56,050.72
Pool Heater - Replace					
01/01/2025	Pool	01/01/2018	7:00	\$ 8,500.00	\$ 8,500.00
01/01/2030	Pool	01/01/2018	12:00	8,500.00	9,853.83
01/01/2030	Pool	01/01/2018	12:00	8,500.00	9,853.83
01/01/2030	Pool	01/01/2018	12:00	8,500.00	9,853.83
01/01/2032	Pool	01/01/2025	7:00	8,500.00	10,453.93
01/01/2039	Pool	01/01/2032	7:00	8,500.00	12,857.01
01/01/2042	Pool	01/01/2030	12:00	8,500.00	14,049.20
01/01/2042	Pool	01/01/2030	12:00	8,500.00	14,049.20
01/01/2042	Pool	01/01/2030	12:00	8,500.00	14,049.20
01/01/2046	Pool	01/01/2039	7:00	8,500.00	15,812.50
01/01/2053	Pool	01/01/2046	7:00	8,500.00	19,447.39
01/01/2054	Pool	01/01/2042	12:00	8,500.00	20,030.81
01/01/2054	Pool	01/01/2042	12:00	8,500.00	20,030.81
01/01/2054	Pool	01/01/2042	12:00	8,500.00	20,030.81
				119,000.00	198,872.35
Pool Sauna - Refurbish					
01/01/2030	Clubhouse	01/01/2020	10:00	\$ 2,500.00	\$ 2,898.19
01/01/2040	Clubhouse	01/01/2030	10:00	2,500.00	3,894.92



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Pool Sauna - Refurbish					
01/01/2050	Clubhouse	01/01/2040	10:00	\$ 2,500.00	\$ 5,234.44
				7,500.00	12,027.55
Remodel Auditorium - Remodel					
01/01/2030	Clubhouse	01/01/2020	10:00	\$ 10,000.00	\$ 11,592.74
01/01/2033	Clubhouse	01/01/2023	10:00	5,000.00	6,333.85
01/01/2040	Clubhouse	01/01/2030	10:00	10,000.00	15,579.67
01/01/2043	Clubhouse	01/01/2033	10:00	5,000.00	8,512.17
01/01/2050	Clubhouse	01/01/2040	10:00	10,000.00	20,937.78
01/01/2053	Clubhouse	01/01/2043	10:00	5,000.00	11,439.64
				45,000.00	74,395.85
Remodel Billiard Rm - Remodel					
01/01/2030	Clubhouse	01/01/2020	10:00	\$ 2,000.00	\$ 2,318.55
01/01/2040	Clubhouse	01/01/2030	10:00	2,000.00	3,115.93
01/01/2050	Clubhouse	01/01/2040	10:00	2,000.00	4,187.56
				6,000.00	9,622.04
Remodel Clubhouse Restrooms - Remodel					
01/01/2038	Clubhouse	01/01/2013	25:00	\$ 40,000.00	\$ 58,741.35
				40,000.00	58,741.35
Remodel Kitchen - Remodel					
01/01/2026	Clubhouse	01/01/2016	10:00	\$ 5,000.00	\$ 5,150.00
01/01/2036	Clubhouse	01/01/2026	10:00	5,000.00	6,921.17
01/01/2046	Clubhouse	01/01/2036	10:00	5,000.00	9,301.47
				15,000.00	21,372.64
Remodel Meeting Rm - Remodel					
01/01/2027	Clubhouse	01/01/2017	10:00	\$ 18,700.00	\$ 19,838.83
01/01/2037	Clubhouse	01/01/2027	10:00	18,700.00	26,661.73
01/01/2047	Clubhouse	01/01/2037	10:00	18,700.00	35,831.13
				56,100.00	82,331.69
Security System - Replace					
01/01/2025	Community	01/01/2010	15:00	\$ 21,000.00	\$ 21,000.00
01/01/2040	Community	01/01/2025	15:00	21,000.00	32,717.32
				42,000.00	53,717.32
Sewer Line - Repairs					
01/01/2026	Community	01/01/2021	5:00	\$ 150,000.00	\$ 154,500.00



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Sewer Line - Repairs					
01/01/2031	Community	01/01/2026	5:00	\$ 150,000.00	\$ 179,107.84
01/01/2036	Community	01/01/2031	5:00	150,000.00	207,635.08
01/01/2041	Community	01/01/2036	5:00	150,000.00	240,705.97
01/01/2046	Community	01/01/2041	5:00	150,000.00	279,044.19
01/01/2051	Community	01/01/2046	5:00	150,000.00	323,488.69
				900,000.00	1,384,481.77
Shuffleboard - Resurface					
01/01/2027	Clubhouse	01/01/2015	12:00	\$ 5,000.00	\$ 5,304.50
01/01/2034	Clubhouse	01/01/2022	12:00	5,000.00	6,523.87
01/01/2039	Clubhouse	01/01/2027	12:00	5,000.00	7,562.95
01/01/2046	Clubhouse	01/01/2034	12:00	5,000.00	9,301.47
01/01/2051	Clubhouse	01/01/2039	12:00	5,000.00	10,782.96
				25,000.00	39,475.75
Shuffleboard Benches Wood - Repair & Replace					
01/01/2026	Clubhouse	01/01/2021	5:00	\$ 2,500.00	\$ 2,575.00
01/01/2031	Clubhouse	01/01/2026	5:00	2,500.00	2,985.13
01/01/2036	Clubhouse	01/01/2031	5:00	2,500.00	3,460.58
01/01/2041	Clubhouse	01/01/2036	5:00	2,500.00	4,011.77
01/01/2046	Clubhouse	01/01/2041	5:00	2,500.00	4,650.74
01/01/2051	Clubhouse	01/01/2046	5:00	2,500.00	5,391.48
				15,000.00	23,074.70
Shuffleboard Shade Structures - Refurbish					
01/01/2025	Clubhouse	01/01/1990	35:00	\$ 11,875.00	\$ 11,875.00
01/01/2028	Clubhouse	01/01/1991	37:00	11,875.00	12,976.13
				23,750.00	24,851.13
Signage Monument - Refurbish					
01/01/2038	Community	01/01/2023	15:00	\$ 12,500.00	\$ 18,356.67
01/01/2053	Community	01/01/2038	15:00	12,500.00	28,599.10
				25,000.00	46,955.77
Signage Streets/Misc - Repair & Replace					
01/01/2030	Community	01/01/2020	10:00	\$ 8,000.00	\$ 9,274.19
01/01/2040	Community	01/01/2030	10:00	8,000.00	12,463.74
01/01/2050	Community	01/01/2040	10:00	8,000.00	16,750.22
				24,000.00	38,488.15
Storm Water Drainage - Repairs					



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Expenditure - By Component

Date	Location	Service Date	Estimated Life	Current Cost	Expenditure
Storm Water Drainage - Repairs					
01/01/2030	Community	01/01/2025	5:00	\$ 10,000.00	\$ 11,592.74
01/01/2035	Community	01/01/2030	5:00	10,000.00	13,439.16
01/01/2040	Community	01/01/2035	5:00	10,000.00	15,579.67
01/01/2045	Community	01/01/2040	5:00	10,000.00	18,061.11
01/01/2050	Community	01/01/2045	5:00	10,000.00	20,937.78
				50,000.00	79,610.46
Wall Block - Repair					
01/01/2025	Community	01/01/2020	5:00	\$ 14,625.00	\$ 14,625.00
01/01/2030	Community	01/01/2025	5:00	14,625.00	16,954.38
01/01/2035	Community	01/01/2030	5:00	14,625.00	19,654.78
01/01/2040	Community	01/01/2035	5:00	14,625.00	22,785.27
01/01/2045	Community	01/01/2040	5:00	14,625.00	26,414.38
01/01/2050	Community	01/01/2045	5:00	14,625.00	30,621.50
				87,750.00	131,055.31
Windows - Partial Replace					
01/01/2030	Clubhouse	01/01/2020	10:00	\$ 2,500.00	\$ 2,898.19
01/01/2040	Clubhouse	01/01/2030	10:00	2,500.00	3,894.92
01/01/2050	Clubhouse	01/01/2040	10:00	2,500.00	5,234.44
				7,500.00	12,027.55
Windscreen - Replace					
01/01/2025	Clubhouse	01/01/2015	10:00	\$ 2,500.00	\$ 2,500.00
01/01/2035	Clubhouse	01/01/2025	10:00	2,500.00	3,359.79
01/01/2045	Clubhouse	01/01/2035	10:00	2,500.00	4,515.28
				7,500.00	10,375.07

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt - Overlay

Item Number	1	Measurement Basis	Sq Yds
Type	Common Area	Estimated Useful Life	20 Years
Category	Pavement	Basis Cost	\$ 12.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2011	01/01/2031	6:00	20:00	17,500	210,000.00	250,750.98
								210,000.00	250,750.98

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Asphalt - Repair & Reseal

Item Number	2	Measurement Basis	Sq Yds
Type	Common Area	Estimated Useful Life	5 Years
Category	Pavement	Basis Cost	\$ 1.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Streets	Good	01/01/2021	01/01/2026	1:00	5:00	15,000	15,000.00	15,450.00
Community	Parking Lot	Good	01/01/2024	01/01/2029	4:00	5:00	2,500	2,500.00	2,813.77
								17,500.00	18,263.77

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Audio/Visual Equipment - Replace

Item Number	3	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	15 Years
Category	Equipment	Basis Cost	\$ 20,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse		Good	01/01/2011	01/01/2026	1:00	15:00	1	20,000.00	20,600.00
								20,000.00	20,600.00

Comments



Televisions, Sound equipment,

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Billiard Table - Refurbish

Item Number	4	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	5 Years
Category	Furniture	Basis Cost	\$ 1,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Billiards	Good	01/01/2024	01/01/2029	4:00	5:00	3	3,000.00	3,376.53
								3,000.00	3,376.53

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Exterior - Repaint

Item Number	5	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Painting	Basis Cost	\$ 24,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse		Good	01/01/2016	01/01/2026	1:00	10:00	1	24,000.00	24,720.00
								24,000.00	24,720.00

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Exterior Gutters - Replace

Item Number	6	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	12 Years
Category	Roof	Basis Cost	\$ 2,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse		Good	01/01/2019	01/01/2031	6:00	12:00	1	2,000.00	2,388.10
								2,000.00	2,388.10

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Bldg Exterior Roof - Replace

Item Number	7	Measurement Basis	Squares
Type	Common Area	Estimated Useful Life	25 Years
Category	Roof	Basis Cost	\$ 600.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse		Good	01/01/2020	01/01/2045	20:00	25:00	140	84,000.00	151,713.34
								84,000.00	151,713.34

Comments



2020 - \$121,000

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Concrete - Partial Replace

Item Number	8	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	2 Years
Category	Pavement	Basis Cost	\$ 12,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2024	01/01/2026	1:00	2:00	1	12,000.00	12,360.00
								12,000.00	12,360.00

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Defibrillators - Replace

Item Number	9	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Safety/Security	Basis Cost	\$ 2,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse		Good	01/01/2017	01/01/2029	4:00	12:00	1	2,000.00	2,251.02
								2,000.00	2,251.02

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Doors - Partial Replace

Item Number	10	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	10 Years
Category	Windows, Doors	Basis Cost	\$ 2,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse		Good	01/01/2020	01/01/2030	5:00	10:00	1	2,500.00	2,898.19
								2,500.00	2,898.19

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

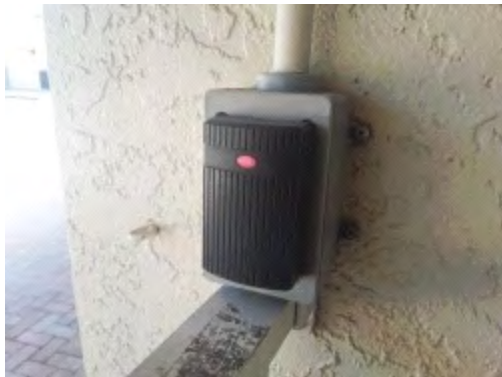
Component List - Full Detail

Entry FOB System - Replace

Item Number	11	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Safety/Security	Basis Cost	\$ 22,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse		Good	01/01/2010	01/01/2025	0:00	15:00	1	22,000.00	22,000.00
								22,000.00	22,000.00

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Exhaust Fan - Replace

Item Number	12	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	35 Years
Category	Pool	Basis Cost	\$ 2,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2005	01/01/2040	15:00	35:00	1	2,000.00	3,115.93
								2,000.00	3,115.93

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fence Metal - Replace

Item Number	13	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	40 Years
Category	Walls, Gates, Fence	Basis Cost	\$ 80.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community	Perimeter	Good	01/01/2002	01/01/2042	17:00	40:00	80	6,400.00	10,578.22
								6,400.00	10,578.22

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fence Vinyl - Replace

Item Number	14	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	25 Years
Category	Walls, Gates, Fence	Basis Cost	\$ 93.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2024	01/01/2049	24:00	25:00	730	67,890.00	138,006.39
								67,890.00	138,006.39

Comments



2024 - \$65,000

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

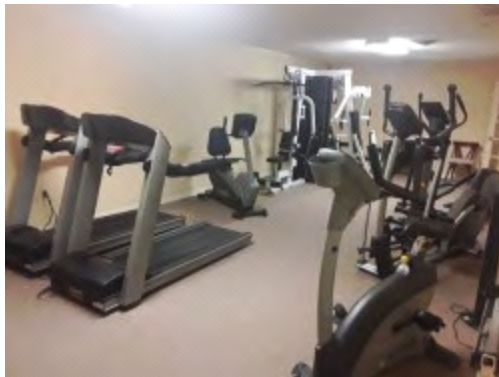
Component List - Full Detail

Fitness Equipment - Replace

Item Number	15	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	4 Years
Category	Fitness	Basis Cost	\$ 7,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse		Good	01/01/2022	01/01/2026	1:00	4:00	1	7,500.00	7,725.00
								7,500.00	7,725.00

Comments



Funding Fitness equipment as an allowance to update every 4 years. Replace as needed.

- 2 - Treadmills
- 1 - Recumbent Bike
- 1 - Upright Bike
- 1 - Scale
- 1 - Universal weight machine
- 2 - Elliptical - **Nordic Track**

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Flooring LVT - Replace

Item Number	16	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	30 Years
Category	Flooring	Basis Cost	\$ 22,100.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse		Good	01/01/2024	01/01/2054	29:00	30:00	1	22,100.00	52,080.10
								22,100.00	52,080.10

Comments



2023 - LVT Flooring in the clubhouse was installed in 6/2023 cost 22,000

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Flooring Tile - Replace

Item Number	17	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	30 Years
Category	Flooring	Basis Cost	\$ 20,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Meeting Rm	Good	01/01/2013	01/01/2043	18:00	30:00	1	20,000.00	34,048.66
								20,000.00	34,048.66

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Fountain - Refurbish

Item Number	18	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	10 Years
Category	Equipment	Basis Cost	\$ 10,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2019	01/01/2029	4:00	10:00	1	10,000.00	11,255.09
								10,000.00	11,255.09

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Furniture Chairs - Replace

Item Number	19	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	25 Years
Category	Furniture	Basis Cost	\$ 2,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Auditorium	Good	01/01/2019	01/01/2044	19:00	25:00	1	2,000.00	3,507.01
								2,000.00	3,507.01

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Furniture Poker Table - Replace

Item Number	20	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	20 Years
Category	Furniture	Basis Cost	\$ 2,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Billiards	Good	01/01/2015	01/01/2035	10:00	20:00	1	2,500.00	3,359.79
								2,500.00	3,359.79

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Furniture Tables - Replace

Item Number	21	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	25 Years
Category	Furniture	Basis Cost	\$ 2,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Auditorium	Good	01/01/2023	01/01/2048	23:00	25:00	1	2,500.00	4,933.97
								2,500.00	4,933.97

Comments



2023 - Tables for the clubhouse bought in 2023 cost 2,300.00

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Gate Metal - Replace

Item Number	22	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	30 Years
Category	Walls, Gates, Fence	Basis Cost	\$ 500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2013	01/01/2043	18:00	30:00	2	1,000.00	1,702.43
								1,000.00	1,702.43

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Gazebo - Refurbish

Item Number	23	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	5 Years
Category	Furniture	Basis Cost	\$ 4,250.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2024	01/01/2029	4:00	5:00	1	4,250.00	4,783.41
								4,250.00	4,783.41

Comments



2024 - Gazebo repair: deck and ramp, 2024 cost 4170.35

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

HVAC 3-Ton - Replace

Item Number	24	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	HVAC	Basis Cost	\$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	G028112	Good	01/01/2020	01/01/2035	10:00	15:00	1	5,000.00	6,719.58
								5,000.00	6,719.58

Comments



2020 -

Daikin. Model# 4MXS36RMVJU

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

HVAC 4-Ton - Replace

Item Number	25	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	HVAC	Basis Cost	\$ 6,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	ICP-E10460144	Good	01/01/2011	01/01/2026	1:00	15:00	1	6,500.00	6,695.00
Clubhouse	D - 240107273	Good	01/01/2024	01/01/2039	14:00	15:00	1	6,500.00	9,831.83
Clubhouse	ICP-E11291491	Good	01/01/2012	01/01/2027	2:00	15:00	1	6,500.00	6,895.85
								19,500.00	23,422.68

Comments



International Comfort Products, Model# NXA648GKA100

Daikin Model# GSXN404810AB

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

HVAC 5-Ton - Replace

Item Number	26	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	HVAC	Basis Cost	\$ 9,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	E113801932	Good	01/01/2012	01/01/2027	2:00	15:00	1	9,000.00	9,548.10
Clubhouse	E113906476	Good	01/01/2012	01/01/2027	2:00	15:00	1	9,000.00	9,548.10
								18,000.00	19,096.20

Comments



International Comfort Products, Model# NXA660GKA100

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Irrigation System - Repairs

Item Number	27	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	20 Years
Category	Irrigation	Basis Cost	\$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2015	01/01/2035	10:00	20:00	1	5,000.00	6,719.58
								5,000.00	6,719.58

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Lake - Dredge & Shoreline Remediation

Item Number	28	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	50 Years
Category	Lakes	Basis Cost	\$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/1990	01/01/2040	15:00	50:00	1	5,000.00	7,789.84
								5,000.00	7,789.84

Comments



good.

Condition long term - state of the lakes - Lake Doctors. Per Lake Doctors the state of the lake is very

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Lake Controller - Replace

Item Number	29	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Lakes	Basis Cost	\$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2015	01/01/2030	5:00	15:00	1	5,000.00	5,796.37
								5,000.00	5,796.37

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Lighting - Replace

Item Number	30	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	10 Years
Category	Lighting	Basis Cost	\$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2020	01/01/2030	5:00	10:00	1	5,000.00	5,796.37
								5,000.00	5,796.37

Comments



Funding to replace wall mounted, pole, lighting as needed.

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Paver - Repair & Reseal

Item Number	31	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	5 Years
Category	Pavement	Basis Cost	\$ 2.95
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool	Pool	Good	01/01/2021	01/01/2026	1:00	5:00	3,650	10,767.50	11,090.53
Clubhouse	Entry	Good	01/01/2023	01/01/2028	3:00	5:00	3,300	9,735.00	10,637.70
								20,502.50	21,728.23

Comments



2023 - The front driveway was installed by Alpha in 3/10/23 at a cost of 31,500.00

2025 - Pool pavers cleaned and sealed by Pool Werks.

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool - Resurface

Item Number	32	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	15 Years
Category	Pool	Basis Cost	\$ 43,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2010	01/01/2025	0:00	15:00	1	43,000.00	43,000.00
								43,000.00	43,000.00

Comments



2025 - Pool Werks

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Chlorination - Replace

Item Number	33	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool	Basis Cost	\$ 3,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2021	01/01/2031	6:00	10:00	1	3,500.00	4,179.18
								3,500.00	4,179.18

Comments



Model# TPS-820

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Filter - Replace

Item Number	35	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	15 Years
Category	Pool	Basis Cost	\$ 1,750.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool	2012 - I07SB01	Good	01/01/2012	01/01/2027	2:00	15:00	1	1,750.00	1,856.58
Pool	2012 - I06SI030	Good	01/01/2012	01/01/2027	2:00	15:00	1	1,750.00	1,856.58
								3,500.00	3,713.16

Comments



Model# CJ250

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Furniture - Replace

Item Number	36	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool	Basis Cost	\$ 12,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool		Good	01/01/2019	01/01/2029	4:00	10:00	1	12,000.00	13,506.11
								12,000.00	13,506.11

Comments



2019 - \$10,614 from FL Patio Furniture

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Heater - Replace

Item Number	37	Measurement Basis	Each
Type	Common Area	Estimated Useful Life	12 Years
Category	Pool	Basis Cost	\$ 8,500.00
Tracking Method	Logistical Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool	181100379	Good	01/01/2018	01/01/2030	5:00	12:00	1	8,500.00	9,853.83
Pool	181101524	Good	01/01/2018	01/01/2025	0:00	7:00	1	8,500.00	8,500.00
Pool	181101520	Good	01/01/2018	01/01/2030	5:00	12:00	1	8,500.00	9,853.83
Pool	181100376	Good	01/01/2018	01/01/2030	5:00	12:00	1	8,500.00	9,853.83
								34,000.00	38,061.49

Comments



Model# 166ARDSBPR

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Pool Sauna - Refurbish

Item Number	38	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool	Basis Cost	\$ 2,500.00
Tracking Method	Logistical Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse		Good	01/01/2020	01/01/2030	5:00	10:00	1	2,500.00	2,898.19
								2,500.00	2,898.19

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Remodel Auditorium - Remodel

Item Number	39	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	10 Years
Category	Remodel	Basis Cost	\$ 10,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Auditorium	Good	01/01/2020	01/01/2030	5:00	10:00	1	10,000.00	11,592.74
Clubhouse	Laundry Rm	Good	01/01/2023	01/01/2033	8:00	10:00	0.5	5,000.00	6,333.85
								15,000.00	17,926.59

Comments



Remodel allowance to include Refrigerator replace (2022),

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Remodel Billiard Rm - Remodel

Item Number	40	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	10 Years
Category	Remodel	Basis Cost	\$ 2,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Billiards	Good	01/01/2020	01/01/2030	5:00	10:00	1	2,000.00	2,318.55
								2,000.00	2,318.55

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

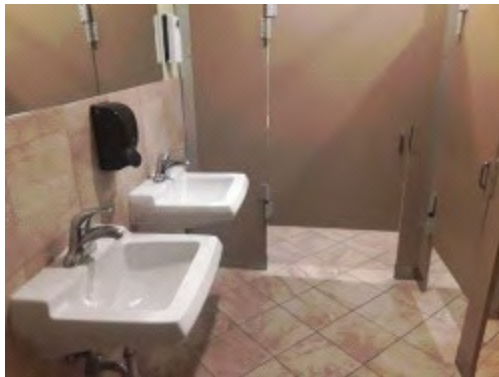
Component List - Full Detail

Remodel Clubhouse Restrooms - Remodel

Item Number	41	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	25 Years
Category	Remodel	Basis Cost	\$ 40,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse		Good	01/01/2013	01/01/2038	13:00	25:00	1	40,000.00	58,741.35
								40,000.00	58,741.35

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

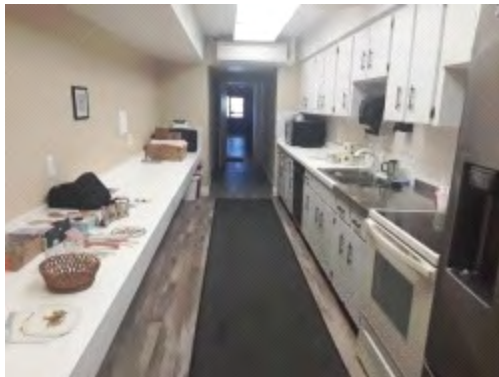
Component List - Full Detail

Remodel Kitchen - Remodel

Item Number	42	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	10 Years
Category	Remodel	Basis Cost	\$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Kitchen	Good	01/01/2016	01/01/2026	1:00	10:00	1	5,000.00	5,150.00
								5,000.00	5,150.00

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Remodel Meeting Rm - Remodel

Item Number	43	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	10 Years
Category	Remodel	Basis Cost	\$ 18,700.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	Meeting Rm	Good	01/01/2017	01/01/2027	2:00	10:00	1	18,700.00	19,838.83
								18,700.00	19,838.83

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Security System - Replace

Item Number	45	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	15 Years
Category	Safety/Security	Basis Cost	\$ 21,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2010	01/01/2025	0:00	15:00	1	21,000.00	21,000.00
								21,000.00	21,000.00

Comments



2013 -

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Sewer Line - Repairs

Item Number	46	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	5 Years
Category	Sewer	Basis Cost	\$ 150,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2021	01/01/2026	1:00	5:00	1	150,000.00	154,500.00
								150,000.00	154,500.00

Comments

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Shuffleboard - Resurface

Item Number	47	Measurement Basis	Job
Type	Common Area	Estimated Useful Life	12 Years
Category	Pavement	Basis Cost	\$ 5,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	50% - 2022	Good	01/01/2022	01/01/2034	9:00	12:00	1	5,000.00	6,523.87
Clubhouse	50% - 2027	Good	01/01/2015	01/01/2027	2:00	12:00	1	5,000.00	5,304.50
								10,000.00	11,828.37

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Shuffleboard Benches Wood - Repair & Replace

Item Number	48	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	5 Years
Category	Furniture	Basis Cost	\$ 2,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse		Good	01/01/2021	01/01/2026	1:00	5:00	1	2,500.00	2,575.00
								2,500.00	2,575.00

Comments



Funding to maintain the shuffleboard wood benches.

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Shuffleboard Shade Structures - Refurbish

Item Number	49	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	35 Years
Category	Walls, Gates, Fence	Basis Cost	\$ 12.50
Tracking	Logistical		
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse	NORTH	Good	01/01/1991	01/01/2028	3:00	37:00	950	11,875.00	12,976.13
Clubhouse	SOUTH	Good	01/01/1990	01/01/2025	0:00	35:00	950	11,875.00	11,875.00
								23,750.00	24,851.13

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Signage Monument - Refurbish

Item Number	50	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	15 Years
Category	Furniture	Basis Cost	\$ 12,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2023	01/01/2038	13:00	15:00	1	12,500.00	18,356.67
								12,500.00	18,356.67

Comments



2023 -

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Signage Streets/Misc - Repair & Replace

Item Number	51	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	10 Years
Category	Furniture	Basis Cost	\$ 8,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2020	01/01/2030	5:00	10:00	1	8,000.00	9,274.19
								8,000.00	9,274.19

Comments



2024 - Sign replacement: street diagram- 6/2024 cost 1083.00

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Storm Water Drainage - Repairs

Item Number	55	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	5 Years
Category	Sewer	Basis Cost	\$ 10,000.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2025	01/01/2030	5:00	5:00	1	10,000.00	11,592.74
								10,000.00	11,592.74

Comments

Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Wall Block - Repair

Item Number	52	Measurement Basis	LF
Type	Common Area	Estimated Useful Life	5 Years
Category	Walls, Gates, Fence	Basis Cost	\$ 45.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Community		Good	01/01/2020	01/01/2025	0:00	5:00	325	14,625.00	14,625.00
								14,625.00	14,625.00

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Windows - Partial Replace

Item Number	53	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	10 Years
Category	Windows, Doors	Basis Cost	\$ 2,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse		Good	01/01/2020	01/01/2030	5:00	10:00	1	2,500.00	2,898.19
								2,500.00	2,898.19

Comments



Springwood Villas 2

Analysis Date - January 1, 2025

Inflation:3.00% Investment:2.00% Contribution Factor:0.00% Calc:Future

Component List - Full Detail

Windscreen - Replace

Item Number	54	Measurement Basis	Allow
Type	Common Area	Estimated Useful Life	10 Years
Category	Furniture	Basis Cost	\$ 2,500.00
Tracking	Logistical		
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Clubhouse		Good	01/01/2015	01/01/2025	0:00	10:00	1	2,500.00	2,500.00
								2,500.00	2,500.00

Comments

