

**SPRINGWOOD VILLAS II, INC.**

219 Units

**JANUARY 1, 2026 - DECEMBER 31, 2026 APPORVED BUDGET**

<b>ACCT</b>	<b>REVENUE</b>	<b>2025 APPROVED ANNUAL</b>	<b>2026 APPROVED ANNUAL</b>	<b>2026 MONTHLY AMOUNT</b>
4010	Unit Maintenance Fees	\$1,547,892	\$1,419,155	\$118,263
	<b>TOTAL REVENUE</b>	<b>\$1,547,892</b>	<b>\$1,419,155</b>	<b>\$118,263</b>
	<b>OPERATING EXPENSES</b>			
	<b>ADMINISTRATIVE EXPENSES</b>			
5950	Bad Debt Expense	\$5,000	\$5,000	\$417
5010	Office & Administrative	\$14,000	\$16,780	\$1,398
5015	Office Payroll	\$9,000	\$9,000	\$750
5610	Division Fees	\$876	\$876	\$73
5800	Management Contract Exp. 12/24 - 90 day notice	\$29,400	\$29,400	\$2,450
5900	Legal & Professional Fees	\$8,000	\$8,000	\$667
5910	CPA / Audit	\$5,000	\$5,000	\$417
	<b>TOTAL ADMINISTRATIVE</b>	<b>\$71,276</b>	<b>\$74,056</b>	<b>\$6,171</b>
	<b>INSURANCE</b>			
5300	All Lines of Insurance	\$675,300	\$420,000	\$35,000
	<b>TOTAL INSURANCE</b>	<b>\$675,300</b>	<b>\$420,000</b>	<b>\$35,000</b>
	<b>REPAIRS &amp; MAINTENANCE</b>			
5200	Pest Control	\$675	\$675	\$56
6100	Maintenance Expense	\$136,721	\$114,000	\$9,500
6110	Grounds	\$75,000	\$80,000	\$6,667
6115	Plumbing	\$30,000	\$30,000	\$2,500
6150	Clubhouse Cleaning	\$19,000	\$19,000	\$1,583
6180	Lake Maintenance	\$2,210	\$2,210	\$184
6190	Fire Extinguisher	\$800	\$800	\$67
6200	Pool Contract	\$9,000	\$11,250	\$938
6210	Pool Repairs	\$3,500	\$3,500	\$292
6220	Clubhouse Gas - Water Heater/Laundry	\$1,000	\$1,000	\$83
		<b>\$277,906</b>	<b>\$262,435</b>	<b>\$21,870</b>
	<b>EVENTS</b>			
8010	Community Events Recreation/Perishables	\$750	\$1,000	\$83
8020	Community Events Recreation/Non- Perishables	\$250	\$850	\$71
	<b>TOTAL UTILITIES</b>	<b>\$1,000</b>	<b>\$1,850</b>	<b>\$154</b>
	<b>UTILITY EXPENSES</b>			
7000	Electric	\$60,000	\$60,000	\$5,000
7001	Water	\$68,000	\$68,000	\$5,667
7002	Sewer	\$93,000	\$93,000	\$7,750
7005	Trash	\$48,000	\$48,000	\$4,000
7006	Utility Taxes	\$6,500	\$7,300	\$608
7007	Cable	\$162,000	\$171,420	\$14,285
	<b>TOTAL UTILITIES</b>	<b>\$437,500</b>	<b>\$447,720</b>	<b>\$37,310</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$1,462,982</b>	<b>\$1,206,061</b>	<b>\$100,351</b>
	<b>RESERVES</b>			
9010	Painting - Clubhouse	\$0	\$2,400	\$200
9020	Parking / Paving	\$11,662	\$7,200	\$600
9030	Roofing	\$4,189	\$3,003	\$250
9045	Pool	\$15,306	\$29,485	\$2,457
9040	Clubhouse - Interior	\$14,907	\$5,525	\$460
9060	HVAC	\$2,748	\$5,362	\$447
9100	Deferred Maintenance	\$36,098	\$160,119	\$13,343
	<b>TOTAL RESERVES</b>	<b>\$84,910</b>	<b>\$213,094</b>	<b>\$17,758</b>
	<b>TOTAL OPERATING AND RESERVES</b>	<b>\$1,547,892</b>	<b>\$1,419,155</b>	<b>\$118,109</b>

**SPRINGWOOD VILLAS II, INC.**  
**JANUARY 1, 2026 - DECEMBER 31, 2026 RESERVE ANALYSIS**

<b>RESERVES</b>	<b>Current Replacement cost</b>	<b>Current Reserves thru 1/1/2026</b>	<b>Expected Life Yrs.</b>	<b>Remaining Life Yrs</b>	<b>Unreserved Amounts</b>	<b>2026 Fully Funded Annual Reserves</b>	<b>2026 Actual Budgeted Amount</b>
<b>Clubhouse Paint/Waterproof Bldg/Wall Exteriors</b>	<b>\$24,000</b>	<b>\$0</b>	<b>10</b>	<b>10</b>	<b>\$24,000</b>	<b>\$2,400</b>	<b>\$2,400</b>
<b>Parking/Paving</b>	<b>\$259,305</b>	<b>\$213,234</b>			<b>\$36,001</b>	<b>\$7,200</b>	<b>\$7,200</b>
Asphalt Overlay	\$210,000	\$173,999	20	5	\$36,001	\$7,200	
Asphalt Repair & Reseal - Streets	\$15,000	\$15,000	5	1	\$0	\$0	
Asphalt Repair & Reseal - Parking Lot	\$2,500	\$2,500	5	3	\$0	\$0	
Concrete Paving Repairs Allowance	\$12,000	\$12,000	1	1	\$0	\$0	
Pavers - Clubhouse Entry	\$9,735	\$9,735	5	2	\$0	\$0	
<b>Roofing Reserve</b>	<b>\$86,000</b>	<b>\$28,940</b>			<b>\$57,060</b>	<b>\$3,003</b>	<b>\$3,003</b>
Clubhouse Roofing Tile	\$84,000	\$26,940	25	19	\$57,060	\$3,003	
Clubhouse Gutters	\$2,000	\$2,000	12	5	\$0	\$0	
<b>Clubhouse Interior</b>	<b>\$247,251</b>	<b>\$90,362</b>			<b>\$70,605</b>	<b>\$5,525</b>	<b>\$5,525</b>
Audio Visual Equipment	\$20,000	\$20,000	15	1	\$0	\$0	
Billards Table - Refurnish	\$3,000	\$0	5	3	\$3,000	\$1,000	
Defibrillators - Replace	\$2,000	\$0	12	3	\$2,000	\$667	
Doors - Partial Replace	\$2,500	\$0	10	4	\$2,500	\$625	
Exercise Equipment	\$7,500	\$7,500	4	1	\$0	\$0	
Flooring, Tile	\$20,000	\$0	30	17	\$20,000	\$1,176	
Flooring, LVT, Auditorium	\$22,100	\$0	30	18	\$22,100	\$1,228	
Fob Entry System	\$22,000	\$22,000	15	1	\$0	\$0	
Furniture/Finishes, Auditorium Chairs	\$2,000	\$0	25	18	\$2,000	\$111	
Furniture/Finishes, Auditorium Tables	\$2,500	\$0	25	22	\$2,500	\$114	
Furniture/Finishes, Billiards Rm. Poker Table	\$2,500	\$0	15	12	\$2,500	\$208	
Furniture/Finishes, Library	\$21,505	\$0	15	8	\$21,505	\$2,688	
Remodel Auditorium - Remodel	\$10,000	\$0	10	4	\$10,000	\$2,500	
Remodel Auditorium - Remodel	\$10,000	\$0	10	7	\$10,000	\$1,429	
Remodel Billiard Rm - Remodel	\$2,000	\$0	10	4	\$2,000	\$500	
Remodel Clubhouse Restrooms - Remodel	\$40,000	\$0	25	12	\$40,000	\$3,333	
Remodel Kitchen - Remodel	\$5,000	\$5,000	10	1	\$0	\$0	

Remodel Meeting Rm - Remodel	\$18,700	\$12,362	10	2	\$6,338	\$3,169	
Security System - Replace	\$21,000	\$21,000	15	1	\$0	\$0	
Windows - Partial Replace	\$2,500	\$0	10	4	\$2,500	\$625	
Windscreen - Replace	\$2,500	\$2,500	10	1	\$0	\$0	
<b>Pool Reserve</b>	<b>\$181,427</b>	<b>\$7,653</b>			<b>\$170,774</b>	<b>\$29,485</b>	<b>\$29,485</b>
Exhaust Fans	\$2,000	\$0	35	14	\$2,000	\$143	
Gate	\$1,000	\$0	30	17	\$1,000	\$59	
Pool Deck Brick Pavers -Repair & Reseal	\$10,767	\$0	5	1	\$10,767	\$10,767	
Pool Heater - Replace	\$8,500	\$7,653	12	1	\$847	\$847	
Pool Heater - Replace	\$8,500	\$0	12	4	\$8,500	\$2,125	
Pool Heater - Replace	\$8,500	\$0	12	4	\$8,500	\$2,125	
Pool Heater - Replace	\$8,500	\$0	12	4	\$8,500	\$2,125	
Pool Furniture	\$12,000	\$0	10	8	\$12,000	\$1,500	
Pool Interiors	\$43,000	\$0	15	14	\$43,000	\$3,071	
Pool Beam	\$38,640	\$0	25	24	\$38,640	\$1,610	
Pool Sauna - Refurbish	\$2,500	\$0	10	4	\$2,500	\$625	
Restrooms,Pool	\$37,520	\$0	25	8	\$37,520	\$4,690	

<b>HVAC Split Units</b>	<b>\$34,936</b>	<b>\$26,694</b>			<b>\$15,806</b>	<b>\$5,362</b>	<b>\$5,362</b>
HVAC 3-Ton - Replace	\$5,000	\$0	15	9	\$5,000	\$556	
HVAC 4-Ton - Replace	\$6,500	\$2,194	15	1	\$4,306	\$4,306	
HVAC 4-Ton - Replace	\$6,500	\$0	15	13	\$6,500	\$500	
HVAC 4-Ton - Replace	\$6,500	\$6,500	15	2	\$0	\$0	
HVAC 5-Ton - Replace	\$9,000	\$9,000	15	2	\$0	\$0	
HVAC 5-Ton - Replace	\$9,000	\$9,000	15	2	\$0	\$0	
<b>Deferred Maintenance</b>	<b>\$451,992</b>	<b>\$270,032</b>			<b>\$269,883</b>	<b>\$160,119</b>	<b>\$160,119</b>
Catastrophic Event Allowance	\$50,000	\$50,000	1	1	\$0	\$0	
Fountain - Refurbishment	\$10,000	\$0	10	4	\$10,000	\$2,500	
Irrigation	\$5,000	\$0	20	10	\$5,000	\$500	
Lake Dredging	\$5,000	\$0	50	15	\$5,000	\$333	
Lake Controller - Replace	\$5,000	\$0	15	5	\$5,000	\$1,000	
Lighting - Replace	\$5,000	\$0	10	5	\$5,000	\$1,000	
Sewer Line - Repairs	\$150,000	\$150,000	5	1	\$150,000	\$150,000	
Sewer Line Scoping (2026)	\$24,000	\$0	5	4	\$0	\$0	
Sewer Line Scoping (2031)	\$28,000	\$0	10	6	\$0	\$0	
Sewer Line Relining (Work for 2026)	\$140,000	\$0	5	4	\$0	\$0	
Sewer Line Relining (Work for 2031)	\$160,000	\$0	10	6	\$0	\$0	
Shuffleboard - Resurface	\$5,000	\$5,000	12	9	\$0	\$0	
Shuffleboard - Resurface	\$5,000	\$5,000	12	2	\$0	\$0	

Shuffleboard Benches Wood - Repair & Replace	\$2,500	\$2,500	5	1	\$0	\$0
Shuffleboard Shade Structures - Refurbish	\$11,875	\$11,875	35	1	\$0	\$0
Shuffleboard Shade Structures - Refurbish	\$11,875	\$11,875	35	3	\$0	\$0
Gazebo Restoration	\$4,250	\$4,250	5	4	\$0	\$0
Perimeter Fencing, Metal	\$6,400	\$0	40	17	\$6,400	\$376
Perimeter Fencing, PVC	\$67,890	\$0	25	24	\$67,890	\$2,829
Perimeter Wall, Masonry	\$14,625	\$14,625	5	1	\$0	\$0
Signage Streets/Misc - Repair & Replace	\$8,000	\$4,907	10	5	\$3,093	\$619
Storm Water Drainage - Repairs	\$10,000	\$10,000	5	5	\$0	\$0
Signage, Entry Monument	\$12,500	\$0	15	13	\$12,500	\$962

**TOTALS** **\$1,282,911** **\$634,915** **\$644,129** **\$213,094** **\$213,094**

GROUP TYPE	NO OF UNITS	2025 MONTHLY FEE	2026 MONTHLY FEE	P
GROUP 1 (MN1)	204	<b>\$589.00</b>	<b>\$540</b>	
GROUP 2 (MN2)	11	<b>\$585.00</b>	<b>\$536</b>	
GROUP 3 (MN3)	4	<b>\$581.00</b>	<b>\$532</b>	
	219			

**Per Association Documents:**

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

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

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