



2021 Cost Comparison Worksheet

As you consider the value of the Springton Lake Village lifestyle, it is important to calculate the extent to which the monthly fee will replace a major portion of the current monthly costs for your home, and the services you use now or may wish to add in the future. Using this cost comparison worksheet, most buyers have determined that their monthly costs will be reduced when they move to Springton.

	At Springton	At Current Home
Monthly Fee for Services (1)(9)	\$ 3,409	
Second Person Fee	\$ 457	
Care Coordination and Health & Wellness Program	Included	\$ _____
Home Repairs/Maintenance and Replacement	Included	\$ _____
Equipment: Heating & A/C, Water Heater Maintenance, Repairs & Replacement	Included	\$ _____
Capital Reserve Fund, Operating Contingency Fund & Snow Removal Fund (2)	Included	\$ _____
Lawn Care/Landscaping Maintenance (3)	Included	\$ _____
Trash Removal	Included	\$ _____
Snow Removal	Included	\$ _____
Fitness Center On-Site	Included	\$ _____
Fitness Trainer	Included	\$ _____
Weekly Housekeeping	Included	\$ _____
Heavy Housekeeping	Included	\$ _____
Gutter & Deck Cleaning	Included	\$ _____
Fireplace Cleaning & Maintenance	Included	\$ _____
Pest Control	Included	\$ _____
Monitored Security System	Included	\$ _____
Seminars/Entertainment	Included	\$ _____
Business Liability, Property & Umbrella Insurance (4)	Included	\$ _____
Renters Insurance	\$ _____	\$ _____
Clubhouse Dining (5)	\$ _____	\$ _____
Property, School & County Tax (6)	\$ _____	\$ _____
Utilities (7) (8)	\$ _____	\$ _____
Mortgage, rent or condo Fee		\$ _____
 TOTAL MONTHLY COST	 \$ _____	 \$ _____

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- (1) The base monthly fee includes \$154 in mortgage payments for the debt of the Association. Mortgage interest is a Federal income tax deduction that members of the Association share based on their ownership basis.
- (2) The monthly fee includes \$290 for the Capital Reserve Fund, \$200 for the stucco remediation fund, \$150 for the Operating Contingency Fund and \$63 for the snow removal fund.
- (3) The cost of replacement and removal of dead, dying, not wanted plants, shrubs, trees, bulbs in foundation areas, mailbox area, and other resident installed planting beds are the responsibility of the resident.
- (4) Owners at Springton will need only “renters” insurance for their possessions.
- (5) The fixed monthly cost for the dining program is included in the monthly fee. Meals consumed are based on actual raw food costs and are billed to your account on a pay-as-you-go plan. The average cost for a meal is \$12.
- (6) The property tax, county tax and school tax are based on each unit’s share ownership basis. These taxes are a Federal income tax deduction that members of the Association can claim based on their share ownership basis. The estimated monthly amount is \$1,150.
- (7) The estimated monthly amount for utilities is as follows: Gas & electric \$265, water \$65 and sewer \$25.
- (8) TV, internet and telephone services are contracted by homeowners and directly billed by that vendor.
- (9) A \$145 credit is applied against the monthly fee while in-house dining and fitness instruction classes are suspended due to COVID.



**SAMPLE
Invoice**

Springton Housing Association Cooperative, Inc.

Springton Lake Village
101 Longview Circle
Media, PA 19063

Date	Invoice #
01/01/2021	2021

Bill To

Mr. & Mrs. Springton Resident
Longview Circle or Lakeside Lane
Media, PA 19063

Quantity	Description	Amount
	Monthly Fee for Services	\$3,409.00
	Monthly Fee Credit While In-house Dining and Fitness Instruction Classes are Suspended	(145.00)
	Second Person Fee	457.00
	Capital Fund (\$490 is included in the monthly fee)	265.00
	PECO Electric & Gas usage (estimate)	65.00
	AQUA water usage (estimate)	25.00
	SEWER usage (estimate)	1,150.00
	Real Estate Tax Escrow (estimate)	TBD
	Dining Program Meal Cost (estimate)	
Total		\$5,226.00

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