

SUN CITY CENTER WEST MASTER ASSOCIATION, INC.  
Approved Budget  
April 1, 2008 - March 31, 2009

**2008-2009 Estimated at 5,250 Units**  
Revised 4/09/08

<u>Account Title</u>	<u>YTD 03/31/05 Year End</u>	<u>YTD 03/31/06 Year End</u>	<u>YTD 03/31/07 Year End</u>	<u>YTD 9/30/2007 Actual</u>	<u>Projected 3/31/2008 Year-end</u>	<u>5200 Units 2007-2008 Annual Budget</u>	<u>5200 Per Unit Monthly</u>	<u>5250 2008-2009 Annual Budget</u>	<u>5250 Average Per Unit Annual</u>	<u>Average Per Unit Monthly</u>	<u>Diff. On Monthly from last year</u>	<u>Comments</u>
Street Lighting	\$47,992.75	\$45,966.81	\$50,434.31	\$25,894.12	\$57,537.00	\$55,860	\$0.90	\$59,184	\$11.27	\$0.94	0.04	411 units averaging \$12.00 per unit per month
Lawn, Landscape & Irrigation Contract	\$73,248.43	\$78,008.00	\$78,096.00	\$46,502.95	\$94,496.89	\$96,775	\$1.55	\$112,837	\$21.49	\$1.79	0.24	Current contract at \$95,987.92 yearly allowing a 3% increase plus additional berm and island on Vilamont and New Point Loop at \$13,368.96 yearly = \$112,836.56 Yearly
Landscape R & M	\$15,828.42	\$2,556.40	\$33,518.70	\$7,522.00	\$28,900.00	\$30,000	\$0.48	\$30,000	\$5.71	\$0.48	(0.00)	36th St. fence line \$5,000 * 3= \$15,000yr., 20 Pigmy date palms @ \$350 each, 40 Ixoras @ \$12.00 each, sod about \$10,000 and cutting dead trees down (it's about \$1,000 each tree)
Traffic Control - Signs	\$12,040.97	\$16,228.11	\$5,847.85	\$7,677.33	\$25,600.00	\$30,000	\$0.48	\$25,000	\$4.76	\$0.40	(0.08)	To refurbish Traffic Signs, Benches and Street signs on a 3 year rotation would cost \$25,000 yearly by dividing the community into 3 areas. We have 180 stop signs and about 125 speed limit signs, 34 Park Benches and about 180 street signs in the community. Plus lights on bridge, cart path and front entry area
R & M Drainage	\$21,384.02	\$10,735.00	\$28,443.63	\$345.00	\$17,000.00	\$18,000	\$0.29	\$18,000	\$3.43	\$0.29	(0.00)	Grates, small storm drain repairs, creek bank-piping for lake drains-Same as last year
R & M Roads (Patching)	\$12,419.20	\$10,472.25	\$11,259.00	\$5,073.11	\$11,846.00	\$12,000	\$0.19	\$12,000	\$2.29	\$0.19	(0.00)	Pot hole and smaller road repairs
Sidewalks	\$0.00	\$30,000.00	\$20,000.00	\$6,683.27	\$18,685.00	\$20,000	\$0.32	\$20,000	\$3.81	\$0.32	(0.00)	Repairs
Lake Maintenance	\$28,984.00	\$24,943.00	\$30,278.00	\$13,380.00	\$31,500.00	\$30,000	\$0.48	\$32,500	\$6.19	\$0.52	0.04	We have 28 lakes deeded at this time and will be receiving additional lakes as deeded.
Property Taxes	\$4,228.13	\$5,176.52	\$0.00	\$0.00	\$0.00	\$5,200	\$0.08	\$0	\$0.00	\$0.00	(0.08)	We had the Property Appraisers office reevaluate the Master deeded properties and do not anticipate any taxes going forward.
Income Taxes	\$250.00	\$250.00	\$680.00	\$0.00	\$850.00	\$1,000	\$0.02	\$850	\$0.16	\$0.01	(0.00)	Federal and State Income taxes
Audit	\$0.00	\$10,000.00	\$11,000.00	\$0.00	\$10,000.00	\$10,000	\$0.16	\$5,000	\$0.95	\$0.08	(0.08)	Audit waived
Holiday Decoration	\$3,315.39	\$5,685.50	\$7,144.73	\$0.00	\$7,800.00	\$8,000	\$0.13	\$8,000	\$1.52	\$0.13	(0.00)	Holiday Decor for front entry
Administrative Services	\$2,062.99	\$1,999.37	\$2,411.64	\$1,826.53	\$2,675.00	\$3,000	\$0.05	\$2,800	\$0.53	\$0.04	(0.00)	BSC \$15*12=\$180 plus Deposit slips \$50, Bond \$500, Postage \$1,156.76 Workers Comp. \$950., and etc.
Accounting Services	\$0.00	\$0.00	\$6,550.00	\$3,250.00	\$6,600.00	\$6,600	\$0.11	\$6,600	\$1.26	\$0.10	(0.00)	CPA firm for A/R, A/P and Financials has agreed not to take an increase
Electric (Pumps, timers, etc.)	\$91,239.22	\$103,706.27	\$128,610.70	\$70,438.17	\$155,760.00	\$125,000	\$2.00	\$160,000	\$30.48	\$2.54	0.54	We will bring one new pump this year and the drought/rain effect on cost variance. Avg. for new pumps monthly costs \$350 for each new unit a month = \$4,200 for a year 51% Electric cost Loop and 49% Electric cost stand alone
R & M Equip.(pumps timers etc)	\$41,620.61	\$68,944.45	\$84,828.33	\$48,758.79	\$88,400.00	\$52,000	\$0.83	\$90,000	\$17.14	\$1.43	0.60	Averaged out actual costs this year so far and carried out for year.
R & M Lines (pipe etc.)	\$38,768.88	\$48,231.01	\$63,224.21	\$38,290.91	\$64,500.00	\$40,000	\$0.64	\$60,000	\$11.43	\$0.95	0.31	Averaged out actual costs this year so far and carried out for year.
Supplies (Equip.)	\$19,811.06	\$8,103.61	\$24,181.12	\$8,444.12	\$26,500.00	\$22,000	\$0.35	\$25,000	\$4.76	\$0.40	0.04	Increase in equipment needed and the costs for the equipment
Supplies (Lines)	\$18,530.43	\$6,583.56	\$4,215.40	\$18,043.49	\$24,450.00	\$20,000	\$0.32	\$20,000	\$3.81	\$0.32	(0.00)	Same as last year on piping
<b>Common Expenses</b>	<b>\$431,724.50</b>	<b>\$477,589.86</b>	<b>\$590,723.62</b>	<b>\$302,129.79</b>	<b>\$673,099.89</b>	<b>\$585,435.00</b>	<b>\$9.38</b>	<b>\$687,771.00</b>	<b>\$131.00</b>	<b>\$10.92</b>	<b>1.54</b>	
Insurance	\$0.00	\$0.00	\$0.00	\$92,745.01	\$92,745.01	\$0	\$0.00	\$95,500	\$18.19	\$1.52	1.52	New addition to budgt for Property, Liability, Umbrella, Crime, WC and D&O Anticipating a 3% increase
<b>Total Common Expenses</b>	<b>\$431,724.50</b>	<b>\$477,589.86</b>	<b>\$590,723.62</b>	<b>\$394,874.80</b>	<b>\$765,844.90</b>	<b>\$585,435.00</b>	<b>\$9.38</b>	<b>\$783,271.00</b>	<b>\$149.19</b>	<b>\$12.43</b>	<b>3.05</b>	<b>Common Expenses</b>
Reserves - Bridge	\$5,000.04	\$5,000.00	\$4,999.97	\$2,500.02	\$5,000.00	\$5,000	\$0.08	\$5,000	\$0.95	\$0.08	(0.00)	Replacement and repairs to pedestrian/carts bridge (Same as last year)
Reserves - Road	\$175,000.00	\$173,550.00	\$175,000.00	\$112,500.00	\$225,000.00	\$225,000	\$3.61	\$250,000	\$47.62	\$3.97	0.36	Increasing for additional roads and to maintain an increase in the reserve level to be able to cover increasing costs for road work
Reserves - Drainage	\$63,999.96	\$115,499.70	\$59,982.10	\$30,000.00	\$60,000.00	\$60,000	\$0.96	\$85,000	\$16.19	\$1.35	0.39	Need to increase reserves to handle all the underground piping that we are looking at for repairs
Reserves - Irrigation	\$56,000.04	\$60,000.00	\$94,999.99	\$64,999.98	\$130,000.00	\$130,000	\$2.08	\$140,000	\$26.67	\$2.22	0.14	For major irrigation work and upgrades
<b>Total Reserves</b>	<b>\$300,000.04</b>	<b>\$354,049.70</b>	<b>\$334,982.06</b>	<b>\$210,000.00</b>	<b>\$420,000.00</b>	<b>\$420,000.00</b>	<b>\$6.73</b>	<b>\$480,000.00</b>	<b>\$91.43</b>	<b>\$7.62</b>	<b>0.89</b>	<b>Reserves</b>
Expenses	\$731,724.54	\$831,639.56	\$925,705.68	\$604,874.80	\$1,185,844.90	\$1,005,435.00	\$16.11	\$1,263,271.00	\$240.62	\$20.05	3.94	
Dev. Contribution Holiday Decorations	(\$1,718.95)	(\$3,725.74)	(3,572.37)	0.00	(4,000.00)	(4,000.00)	(0.06)	(4,000.00)	(\$0.76)	(0.06)	0.00	WCI contribution to Holiday Decorations
Dev. Road Maint. Contribution	(\$6,490.00)	(\$6,490.00)	(6,490.00)	(6,490.00)	(6,490.00)	(6,490.00)	(0.10)	(6,490.00)	(\$1.24)	(0.10)	0.00	WCI contribution to road repairs
<b>Subtotal</b>	<b>\$723,515.59</b>	<b>\$821,423.82</b>	<b>\$915,643.31</b>	<b>\$598,384.80</b>	<b>\$1,175,354.90</b>	<b>\$994,945.00</b>	<b>\$15.94</b>	<b>\$1,252,781.00</b>	<b>\$238.62</b>	<b>\$19.89</b>	<b>3.94</b>	
Management Fees	\$29,305.80	\$31,452.90	\$32,867.80	\$19,457.28	\$38,914.96	\$39,797.80	\$0.64	\$50,111.24	\$9.54	\$0.80	0.16	
<b>Total Master</b>	<b>\$752,821.39</b>	<b>\$852,876.72</b>	<b>\$948,511.11</b>	<b>\$617,842.08</b>	<b>\$1,214,269.86</b>	<b>\$1,034,742.80</b>	<b>\$16.58</b>	<b>\$1,302,892.24</b>	<b>\$248.17</b>	<b>\$20.68</b>	<b>\$4.10</b>	<b>Total Master</b>