

**SCCW MASTER ASSOCIATION
ANNUAL MEETING APRIL 14, 2010**

**TREASURER'S REPORT
3/31/2010**

The Master Association funds are dedicated to fulfilling the purpose and duties of the Master Association.

In the past, the Developer contributed funds to Road Reserves and Holiday Decorations and off-set the members' assessments. However, with the economy melt-down, this support ended. On April 1, 2010, the Kings Point community began to fully fund the Master Association budget.

The 2010-2011 annual budget is \$1,353,546.24, which equates to \$21.46 per unit, per month, based on 2,557 closed units. As of April 1, 2556 units were closed. Each month, each Member (condominium or homeowner association) pays its proportionate share to the Master Association.

From the \$21.46 per unit, per month, \$13.65 is allocated to the Master Association's operating accounts and \$7.81 per is allocated to the Master Association's Reserve accounts. These funds are invested in CD's and interest checking accounts at Bank United and at Morgan Stanley Smith Barney. The reserve accounts for 2009-2010 were Drainage, Fence, Bridge, Irrigation, and Road Paving. In 2010-2011 a Building reserve has been added for roof replacement at the guard houses.

Funds in the Operating Account are used first to pay the Association's monthly contracts and services:

- Professional Management..... (The Continental Group)
- Lake Maintenance (Aquatic Systems, Inc.)
- Property & Liability Insurance (Wells Fargo, broker)
- Lawn/Landscape/Irrigation (Valley Crest)
- Utilities..... (TECO - Street lights and irrigation electric)
- Other Services (audit, taxes, consultant, engineer, legal, etc.)
- Inventory (irrigation equipment, pipes and fittings)

The remaining funds go toward Repairs and Maintenance of the Master Association common property, which includes, but is not limited to:

- irrigation supply systems,
- common area landscaping,
- boundary fencing,
- bridges,
- storm water drainage systems,

- the creek-bank between S.R. 674 and Kings Blvd.,
- the upland ditch and fence along 36th Street,
- roadways,
- 31 ponds,
- park benches,
- lighting & wiring,
- sidewalks along main roads,
- street signs and traffic control signs,
- main gate and south gate buildings, and
- Kings Point entry monument sign; Kings Point South monument sign

There are no big issues on the Financial Report for year-ending March 31, 2010.

- Repairs to irrigation supply lines and pumps are an on-going expense and inventory supplies are re-ordered each quarter.
- There were contract increases in Lake Maintenance and in Lawn/Irrigation/Landscape Maintenance, due to the addition of the four lake parcels adjacent to the Garden Center.
- Irrigation R&M for pipe was over budget and equipment was under budget by about the same amounts. These two budget amounts were adjusted for 2010-2011.
- R&M drainage was slightly over, as additional catch basins were repaired. The curb-drain refurbishing is being charged to Drainage Reserves.
- The Management contract was paid by combining the budget lines for Management Fee, Administrative, and Accounting.
- Additional roadway patching caused an overage in R&M paving. We can expect this to be a continuing need as we try to extend the life of older or most-travelled roadways.
- Many sidewalk sections were replaced and sidewalks were power-washed, causing an overage in R&M sidewalks.
- Electrical repairs were needed at the main gate to run the holiday lighting. There should be some savings on holiday lighting in December, 2010, as many of the light strands were in good condition and can re-used. New garland was purchased last year and is being kept in storage.
- Equity has been created due to cost savings and to less operating expense than anticipated. The Master Association can use Equity to off-set unexpected expenses in any budget year. For instance Hillsborough County Code Enforcement's action that required the clean-up along 36th Street upland ditch; the cost incurred to repair additional broken sections of sidewalk on a more immediate basis; the project to power wash all Kings Point sidewalks to improve residents' safety and enhance aesthetic value; the upcoming project of complying with Hillsborough County's ordinance that the Kings Point street signs be changed to meet regulations for size, color, and block numbers showing; the additional cost of milling roadways, prior to re-paving; cost of inventory storage should the Master Association ever have to move its supplies from the existing location.

**SUN CITY CENTER WEST MASTER ASSOCIATION, INC.
TREASURER'S REPORT
MARCH 31, 2010**

ASSETS

Current Assets (Operating Funds):

CNL Bank cash	\$ 88,068.92
Accounts Receivable.....	62.88
Prepaid Insurance.....	<u>17,293.71</u>
Total Current Assets	\$105,425.51

Restricted Funds (Reserves):

Drainage	\$161,618.80
Fence.....	684.12
Bridge.....	14,716.55
Irrigation.....	271,948.34
Roads.....	<u>227,177.74</u>
Total Restricted Funds	<u>\$676,145.55</u>

Total Assets.....**\$781,571.06**

LIABILITIES

Reserve Liabilities (Invested Funds):

Bank United cash.....	\$ 29,796.23
Bank United checking	165.00
Morgan Stanley	243,500.33
Bank United CD <i>matures 5/16/2011 2.50%</i>	200,000.00
Morgan Stanley CD <i>matures 5/07/2012 2.25%</i>	<u>202,683.99</u>
Total Reserve Liabilities	\$676,145.55

EQUITY

Prior Year Earnings *	\$ 61,835.89
Current Year Net Income	<u>43,589.62</u>
Total Equity	<u>\$105,425.51</u>

Total Liabilities and Equity.....**\$781,571.06**

NOTES:

**Prior Year Earnings includes a \$235.67 refund of Workers Compensation premiums for policy years 2004, 2005, and 2006 deposited on 3/26/10.*

Transactions: Projects Scheduled or In-Process as of April 1 (see attached break-out)

<i>Drainage reserve (paid)</i>	<i>\$16,103.00</i>	<i>replacement funds to be transferred</i>
<i>Drainage reserve expense (pending)</i>	<i>\$20,180.00</i>	
<i>Irrigation reserve (estimated; pending).....</i>	<i>\$3,909.80</i>	
<i>R&M expenses (paid).....</i>	<i>\$16,131.35</i>	<i>replacement funds to be transferred</i>
<i>R&M expense (pending)</i>	<i>\$13,911.25</i>	

PROJECTS SCHEDULED OR IN-PROCESS AS OF APRIL 1

R&M Work in-process	Drainage Reserve	Irrigation Reserve	Vendor	Description	Operating Expense Paid	Reserves Transfer paid
			D. Christy	attorney fees	\$1,000.00	
			Bay Home Svcs	power wash Newport, Kings Grn, Vilmont sidewalks (Phase I)	\$910.75	
			Valley Crest	other routine Irrigation / Equipment repairs	\$5,080.40	
			Lovelace & V/C	Manchester I pump installation	\$9,140.20	
			Hubbell's	curb drains		\$7,480.00
			J-C Pipeline	Lake #5 out-fall repair		\$8,623.00
\$400.00			Bay Home Svcs	Kings South extension monument repair		
\$3,500.00			F&L Electric	Main gate conduit & electrical work		
\$658.00			Bay Area Signs	traffic signs ordered		
\$2,732.25			Bay Home Svcs	power wash Newport, Kings Grn, Vilmont sidewalks (Phase II, III, IV)		
		\$1,610.00	F&L Electric	Manchester I wiring		
		\$500.00	Valley Crest	Manchester I trenching (estimated)		
		\$1,799.80	Valley Crest	Manchester I pump tie-in / trenching		
	\$6,330.00		Hubbell's	3 double curb drains		
	\$8,950.00		Hubbell's	5 single curb drains		
	\$4,900.00		Hubbell's	2 triple curb drains		
\$1,625.00			Valley Crest	Hammersmith 8" mainline repair		
\$2,160.00			Valley Crest	36th Street hedge trimming		
\$2,836.00			Valley Crest	other routine Irrigation / Equipment repairs		
\$13,911.25	\$20,180.00	\$3,909.80			\$16,131.35	\$16,103.00

2009-2010 RESERVE EXPENDITURES

Invoiced	Vendor	Project Description	Drainage	Fencing	Bridge	Irrigation	Paving
03/20/09	ValleyCrest	rewire Highgate 2				(8,350.00)	
03/20/09	ValleyCrest	rewire Highgate 3				(5,910.00)	
06/04/09	J-C Pipeline	Hembury Catch Basin	(4,657.00)				
06/04/09	J-C Pipeline	2 McDaniel Catch Basins	(4,232.00)				
07/01/09	Driveway Maintenance	50% down 2009 Paving					(65,029.46)
07/01/09	Driveway Maintenance	50% down 2009 Sealing					(46,498.65)
07/06/09	Hubbell's Nursery	36th Street Fence replacement		(10,000.00)			
07/24/09	Driveway Maintenance	40% Completion Paving					(52,023.57)
07/24/09	Driveway Maintenance	40% Completion Sealing					(37,198.92)
07/30/09	Bill Gukeisen	Cambridge VFD air conditioner replaced				(2,052.00)	
08/03/09	Ben Lovelace & Co.	Lancaster pump rebuild				(5,681.25)	
08/06/09	Ben Lovelace & Co.	Lancaster flow meter replacement				(1,898.00)	
08/14/09	Driveway Maintenance	10% Completion Paving					(13,005.89)
08/14/09	Driveway Maintenance	10% Completion Sealing					(9,299.73)
08/14/09	Driveway Maintenance	2009 Stripe, Patch & Repair					(6,324.00)
08/14/09	Driveway Maintenance	2009 Reflectors					(1,230.00)
08/19/09	J-C Pipeline	Catch Basins And A, Mayfield, McCallister	(9,840.00)				
08/28/09	ValleyCrest	split zones in Fairfield E				(6,450.00)	
09/09/09	Hubbell's Nursery	New Sidewalk by Southclub @					(5,250.00)
09/15/09	J-C Pipeline	Vilmont/Newpoint					
09/15/09	J-C Pipeline	Cambridge F Creekbank	(6,071.00)				
09/25/09	J-C Pipeline	Princeton overflow dam	(5,361.00)				
10/22/09	ValleyCrest	rewire Lancaster I				(14,320.00)	
10/31/09	J-C Pipeline	3 Dandridge Street catch basins	(8,499.00)				
10/31/09	J-C Pipeline	Corinth street drain pipe 'O' ring repair	(4,249.00)				
10/31/09	J-C Pipeline	Andover A pipe blowout	(8,469.00)				
11/01/09	J-C Pipeline	Corinth street drain pipe 'O' ring repair	(928.00)				
11/05/09	Ben Lovelace & Co.	Cambridge submersible install				(18,412.86)	
11/05/09	Ben Lovelace & Co.	Highgate submersible install				(18,412.86)	
11/19/09	J-C Pipeline	13 sidewalk & curb drain rebuilds on Vilmont	(21,245.00)				
12/09/09	Hubbell's Nursery	36th Street Fence replacement final draw		(9,506.00)			
12/24/09	Hubbell's Nursery	curb drain repair - FIRST draw	(8,950.00)				
12/24/09	Hubbell's Nursery	curb drain repair FOURTH draw I	(9,270.00)				
2/15/10	Ben Lovelace & Co.	7.5 HP replacement pump for inventory				(7,340.20)	
2/15/10	Ben Lovelace & Co.	reinstall lake pump into new piping system				(1,000.00)	
2/16/10	Hubbell's Nursery	curb drain repair SECOND draw	(8,950.00)				
3/9/10	ValleyCrest	Gloucester area irrigation rewire				(17,560.00)	
3/9/10	ValleyCrest	Gloucester M rewire & split zones				(6,450.00)	
3/12/10	Hubbell's Nursery	curb drain repair THIRD draw (\$8950)	(8,950.00)				
		2009-2010 RESERVE EXPENSES	(109,671.00)	(19,506.00)	0.00	(113,837.17)	(235,860.22)
		2009-2010 BUDGETED RESERVES	85,000.00	20,000.00	5,000.00	140,000.00	250,000.00
		VARIANCE	(24,671.00)	494.00	5,000.00	26,162.83	14,139.78
		YEAR-END RESERVE BALANCE (3/31/10)	161,618.80	684.12	14,716.55	271,948.34	227,177.74