

SUN CITY CENTER WEST MASTER ASSOCIATION - RESERVES COMPONENTS and CASH FLOW ANALYSES									
Components (Reserve Items)	Last Refurbished	# items	cost basis	Cost per each	Estimated Useful Life	Total Replacement Cost	Remaining Useful Life	Annual Reserve Required (Capital & Deferred Expenditures)	
<b>SIGNS/LIGHTS</b>									
Flashing Solar Beacon - crossing lights	2005 new	2	each	6,500.25	20	13,000.50	14	650.03	Installed September 2005
Monument signs	2010 refurbished	1	each	3,750.00	7	3,750.00	7	535.71	Est replacement cost is \$11,250 for the two monuments and \$5,000 for the pedestal. Budget is for deferred maintenance to extend useful life.
Street Signs	2011 new	276	each	525.36	25	144,999.36	24	5,799.97	
Street Sign - panel replacements	as scheduled	1040	each	45.00	12	46,800.00	12	3,900.00	of 276 posts (244 are 4-way; 32 are 2-way)
Stop Signs	2012 new	266	each	322.75	25	85,851.50	25	3,434.06	decorative post/base/finial
Stop Sign - panel replacements	as scheduled	270	each	80.00	12	21,600.00	12	1,800.00	266 are stand-alone; 4 are on street posts
<b>BUILDINGS</b>									
Roofing - Main gate	2011 rebuilt	1	each	29,120.00	30	29,120.00	30	970.67	Roof has est. 13 squares (1300 sq ft).
Roofing - South Gate	2007 new	1	each	5,600.00	30	5,600.00	25	186.67	Roof has est. 2.5 squares (250 sq ft).
HVAC systems	2011 & 2007	2	each	3,000.00	7	6,000.00	7	857.14	main gate new in 2011; south gate new in 2007
Paint - Main gate Painted	2011 painted	1	each	7,000.00	7	7,000.00	7	1,000.00	
Paint - South Gate Painted	2007 new	1	each	1,500.00	7	1,500.00	2	214.29	
Bathroom - Main gate	not yet installed	1	each	25,000.00	20	25,000.00	20	1,250.00	Feasibility study - in process
<b>DRAINAGE</b>									
Drainage Infrastructure	on-going	383	each	6,000.00	15	2,298,000.00	15	153,200.00	Budget is for drainage upgrades (weirs/dams/catch basins/curb drains/grates & related underground drain pipes)
<b>FENCE</b>									
Fence - 36th Street chain link	2010	1333	line ft	15.00	15	19,995.00	14	1,333.00	Fence is approximately 7920 line feet. Budget is for deferred maintenance to extend useful life. Extensive repairs made in 2010
Fence - western boundary wire-mesh	2011	1993	line ft	4.48	15	8,928.64	14	595.24	
Fence - Nantucket III upland ditch	2009	282	line ft	12.00	15	3,384.00	14	225.60	torn down & replaced in March 2009
Fence - Gloucester Blvd. PVC panels	2006	40	line ft	106.50	15	4,260.00	14	284.00	installed July 2006
<b>BRIDGE</b>									
Bridge - steel w/oak plank golf cart/pedestrian	2011	1	each	30,000.00	10	30,000.00	2	3,000.00	Installed in 1987; 80' span, 8' wide, 3"thick x 12"deck boards; concrete buttresses; 4" steel railings. Budget is for deferred maintenance to extend useful life; 2011 bolts added & concrete buttress repaired; 2015 Schedule scrape/paint/replace deck
Bridge - concrete four-lane vehicle	2011	1	each	50,000.00	10	50,000.00	10	5,000.00	2-lanes built in 1973. Widened to 4-lanes in 1988. 59' span, 49' width; concrete buttresses; Budget is for inspections & deferred maintenance of concrete bridge to continuously extend useful life; concrete cracks, columns, & bridge aprons were repaired & sealed 2011
Bridge - timber - golf cart/pedestrian	2011	1	each	30,000.00	10	30,000.00	10	3,000.00	Built in 2002; 118' span, 9 f width; 14 feet above creek. 10-12" pilings 12ft on center hold 8" square cross-beams; 3"x12' beams hold 3"x8'deck boards. Budget is for deferred maintenance of timber bridge to extend useful life. Tie-downs & braces added in 2011

IRRIGATION									
75 hp Cambridge sub	2009 new	1	each	18,500.00	10	18,500.00	7	1,850.00	Cambridge - Hi/lo pressure safety installed 2010
40 hp Lancaster turbine	2007 new motor	1	each	19,562.08	10	19,562.08	10	1,956.21	2004 new hose, time relay, power monitor, control line leak repaired, control tube replaced; 2002 new motor & soft start controller; 2007 new motor; 2001 & 2009 new check valve, spool piece; bowl assembly; head shaft; & packing; 2011 repack lower bearings in motor REPLACE WITH SUB-PUMP WHEN NEXT MAJOR REPAIR NEEDED.
75 hp Highgate sub	2009 new	1	each	18,500.00	10	18,500.00	8	1,850.00	Highgate - Hi/lo pressure safety installed 2010
40 hp Knolls sub	2004 new motor	1	each	12,000.00	10	12,000.00	5	1,200.00	2001 - one square D size 3 motor contactor with solid state overload; one subtrol retrofit kit to monitor and protect pump motor; rework controls and electric wiring; install new equipment; 2002 repair pump control; four control fuses; one new time delay relay; 2004 pull & inspect submersible well pump; replace one Franklin 40hp 460V submersible pump motor; reinstall; 2006 replaced micro switch; 2010 install hi/lo pressure safety.
sub pumps *3hp(1);7.5hp(28);5hp(26);10hp(4)		59	each	5,500.00	12	324,500.00	12	27,041.67	Average 5 replacements per year
VFD - Cambridge 75hp	2006 new	1	each	20,000.00	7	20,000.00	2	2,857.14	Installed Nov. 2006
VFD - Lancaster 40hp	2008 new	1	each	18,000.00	7	18,000.00	4	2,571.43	Installed Mar. 2008
VFD - Highgate 75hp	2008 new	1	each	20,000.00	7	20,000.00	4	2,857.14	Installed Mar. 2008
VFD - Knolls 40hp	2006 new	1	each	18,000.00	7	18,000.00	2	2,571.43	Installed Nov. 2006
VFD Air Conditioner - Cambridge 75hp	2009 new	1	each	3,000.00	5	3,000.00	3	600.00	2006 new; A/C Replaced 7/30/2009; condenser fan replaced under warranty 4/15/11 and 10/18/11
VFD Air Conditioner- Lancaster 40hp	2008 new	1	each	2,100.00	5	2,100.00	2	420.00	
VFD Air Conditioner Highgate 75hp	2008 new	1	each	3,000.00	5	3,000.00	2	600.00	
VFD Air Conditioner - Knolls 40hp	2006 new	1	each	2,100.00	5	2,100.00	1	420.00	66150
Controllers		16	each	1,050.00	1	16,800.00	1	16,800.00	Average 16 controller replacements per year
ROADS									
Paving = 1" overlay		539670	sq yds	6.50	12	3,507,855.00	12	292,321.25	Road pavement is only lasting about 12 years, on average.
Milling		539670	sq yds	2.50	12	1,349,175.00	12	112,431.25	Includes reconditioning the road base where needed
<b>TOTAL ANNUAL RESERVE REQUIRED</b>								<b>655,583.90</b>	

<b>CASH FLOW ANALYSIS</b>	<b>Current Year FYE 3/31/2012</b>	<b>Year 1 FYE 3/31/2013</b>	<b>Year 2 FYE 3/31/2014</b>	<b>Year 3 FYE 3/31/2015</b>	<b>Year 4 FYE 3/31/2016</b>	<b>Year 5 FYE 3/31/2017</b>	<b>Year 6 FYE 3/31/2018</b>	<b>Year 7 FYE 3/31/2019</b>	<b>Year 8 FYE 3/31/2020</b>	<b>Year 9 FYE 3/31/2021</b>	<b>Year 10 FYE 3/31/2022</b>	<b>Year 11 FYE 3/31/2023</b>	<b>Year 12 FYE 3/31/2024</b>
<b>SIGN/LIGHT Reserve</b>													
Flashing Solar Beacon - crossing lights	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Monument signs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,750.00	0.00	0.00	0.00	0.00	0.00
Street Signs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Street Sign - panel replacements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,800.00
Stop Signs	0.00	21,462.88	21,462.88	21,462.88	21,462.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stop Sign - panel replacements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>BUILDING Reserve</b>													
Roofing - Main gate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roofing - South Gate	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HVAC systems	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	0.00	0.00	0.00	0.00	0.00
Paint - Main gate Painted	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	0.00	0.00	0.00	0.00	0.00
Paint - South Gate Painted	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00
Bathroom - Main gate	0.00	25,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>DRAINAGE Reserve</b>													
Drainage Infrastructure	88,761.00	153,200.00	153,200.00	153,200.00	153,200.00	153,200.00	153,200.00	153,200.00	153,200.00	153,200.00	153,200.00	153,200.00	153,200.00
<b>FENCE Reserve</b>													
Fence - 36th Street chain link	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fence - western boundary wire-mesh	29,817.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fence - Nantucket III upland ditch	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fence - Gloucester Blvd. PVC panels	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>BRIDGE Reserve</b>													
Bridge - steel golf cart/pedestrian	6,240.00	0.00	0.00	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bridge - concrete four-lane vehicle	13,860.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00	0.00	0.00
Bridge - timber - golf cart/pedestrian	4,997.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	0.00	0.00
<b>IRRIGATION Reserve</b>													
75 hp Cambridge sub	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,500.00	0.00	0.00	0.00	0.00	0.00
40 hp Lancaster sub	0.00	19,562.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,000.00	0.00
75 hp Highgate sub	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,500.00	0.00	0.00	0.00	0.00
40 hp Knolls sub	0.00	0.00	0.00	0.00	0.00	12,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
sub pumps *3hp(1);7.5hp(28);5hp(26);10hp(4)	3,642.77	27,041.67	27,041.67	27,041.67	27,041.67	27,041.67	27,041.67	27,041.67	27,041.67	27,041.67	27,041.67	27,041.67	27,041.67
VFD - Cambridge 75hp	0.00	0.00	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00	0.00	0.00	0.00
VFD - Lancaster 40hp	0.00	0.00	0.00	0.00	18,000.00	0.00	0.00	0.00	0.00	0.00	0.00	18,000.00	0.00
VFD - Highgate 75hp	0.00	0.00	0.00	0.00	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00	0.00
VFD - Knolls 40hp	0.00	0.00	18,000.00	0.00	0.00	0.00	0.00	0.00	0.00	18,000.00	0.00	0.00	0.00
VFD Air Conditioner - Cambridge 75hp	0.00	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00
VFD Air Conditioner- Lancaster 40hp	0.00	0.00	2,100.00	0.00	0.00	0.00	0.00	2,100.00	0.00	0.00	0.00	0.00	2,100.00
VFD Air Conditioner Highgate 75hp	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	3,000.00
VFD Air Conditioner - Knolls 40hp	0.00	2,100.00	0.00	0.00	0.00	0.00	2,100.00	0.00	0.00	0.00	0.00	2,100.00	0.00
Controllers	0.00	16,800.00	16,800.00	16,800.00	16,800.00	16,800.00	16,800.00	16,800.00	16,800.00	16,800.00	16,800.00	16,800.00	16,800.00
<b>ROAD Reserve</b>													
All dedeed roadways in Kings Point - paved	361,993.68	292,321.25	292,321.25	292,321.25	292,321.25	292,321.25	292,321.25	292,321.25	292,321.25	292,321.25	292,321.25	292,321.25	292,321.25
All roadways - milled & base repacked.	100,000.00	112,431.25	112,431.25	112,431.25	112,431.25	112,431.25	112,431.25	112,431.25	112,431.25	112,431.25	112,431.25	112,431.25	112,431.25
<b>PROJECTED CASH OUTFLOW</b>	<b>609,311.45</b>	<b>669,919.12</b>	<b>667,857.04</b>	<b>656,257.04</b>	<b>661,257.04</b>	<b>613,794.17</b>	<b>603,894.17</b>	<b>642,144.17</b>	<b>623,294.17</b>	<b>641,294.17</b>	<b>681,794.17</b>	<b>653,894.17</b>	<b>653,694.17</b>
<b>RESERVES FUNDING PLAN</b>													
	<b>Current Year</b>	<b>FYE 3/31/2013</b>	<b>FYE 3/31/2014</b>	<b>FYE 3/31/2015</b>	<b>FYE 3/31/2016</b>	<b>FYE 3/31/2017</b>	<b>FYE 3/31/2018</b>	<b>FYE 3/31/2019</b>	<b>FYE 3/31/2020</b>	<b>FYE 3/31/2021</b>	<b>FYE 3/31/2022</b>	<b>FYE 3/31/2023</b>	<b>FYE 3/31/2024</b>
Beginning Cash Balance	835,420.46	756,218.29	618,095.49	605,822.34	605,149.20	599,476.05	641,265.78	692,955.51	706,395.24	738,684.97	752,974.70	726,764.43	728,454.15
Total Projected Cash Outflows	-609,311.45	-669,919.12	-667,857.04	-656,257.04	-661,257.04	-613,794.17	-603,894.17	-642,144.17	-623,294.17	-641,294.17	-681,794.17	-653,894.17	-653,694.17
Reserve Required (Capitalized Component)	530,109.28	531,796.32	655,583.90	655,583.90	655,583.90	655,583.90	655,583.90	655,583.90	655,583.90	655,583.90	655,583.90	655,583.90	655,583.90
Projected Ending Cash Balance	756,218.29	618,095.49	605,822.34	605,149.20	599,476.05	641,265.78	692,955.51	706,395.24	738,684.97	752,974.70	726,764.43	728,454.15	730,343.88
<b>REQUIRED RESERVE (spread over life of items)</b>	<b>530,109.28</b>	<b>531,796.32</b>	<b>655,583.90</b>	<b>655,583.90</b>	<b>655,583.90</b>	<b>655,583.90</b>	<b>655,583.90</b>	<b>655,583.90</b>	<b>655,583.90</b>	<b>655,583.90</b>	<b>655,583.90</b>	<b>655,583.90</b>	<b>655,583.90</b>
Projected Cost per unit monthly	\$8.36	\$8.36	\$10.26	\$10.21	\$10.16	\$10.12	\$10.07	\$10.02	\$9.98	\$9.93	\$9.89	\$9.84	\$9.80
Projected Total Units (add 25 per year)	5,283	5,301	5,326	5,351	5,376	5,401	5,426	5,451	5,476	5,501	5,526	5,551	5,576



<b>CASH FLOW ANALYSIS</b>	<b>Year 26 FYE 3/31/2038</b>	<b>Year 27 FYE 3/31/2039</b>	<b>Year 28 FYE 3/31/2040</b>	<b>Year 29 FYE 3/31/2041</b>	<b>Year 30 FYE 3/31/2042</b>
<b>SIGN/LIGHT Reserve</b>					
Flashing Solar Beacon - crossing lights	0.00	0.00	0.00	0.00	0.00
Monument signs	0.00	0.00	3,750.00	0.00	0.00
Street Signs	0.00	0.00	0.00	0.00	0.00
Street Sign - panel replacements	0.00	0.00	0.00	0.00	0.00
Stop Signs	0.00	0.00	0.00	0.00	0.00
Stop Sign - panel replacements	0.00	0.00	0.00	0.00	0.00
<b>BUILDING Reserve</b>					
Roofing - Main gate	0.00	0.00	0.00	0.00	29,120.00
Roofing - South Gate	0.00	0.00	0.00	0.00	0.00
HVAC systems	0.00	0.00	6,000.00	0.00	0.00
Paint - Main gate Painted	0.00	0.00	7,000.00	0.00	0.00
Paint - South Gate Painted	0.00	0.00	0.00	0.00	1,500.00
Bathroom - Main gate	0.00	0.00	0.00	0.00	0.00
<b>DRAINAGE Reserve</b>					
Drainage Infrastructure	153,200.00	153,200.00	153,200.00	153,200.00	153,200.00
<b>FENCE Reserve</b>					
Fence - 36th Street chain link	0.00	0.00	0.00	19,995.00	0.00
Fence - western boundary wire-mesh	0.00	0.00	0.00	8,928.64	0.00
Fence - Nantucket III upland ditch	0.00	0.00	0.00	3,384.00	0.00
Fence - Gloucester Blvd. PVC panels	0.00	0.00	0.00	4,260.00	0.00
<b>BRIDGE Reserve</b>					
Bridge - steel golf cart/pedestrian	0.00	0.00	0.00	0.00	0.00
Bridge - concrete four-lane vehicle	0.00	0.00	0.00	0.00	50,000.00
Bridge - timber - golf cart/pedestrian	0.00	0.00	0.00	0.00	30,000.00
<b>IRRIGATION Reserve</b>					
75 hp Cambridge sub	0.00	18,500.00	0.00	0.00	0.00
40 hp Lancaster sub	0.00	0.00	0.00	0.00	0.00
75 hp Highgate sub	0.00	0.00	18,500.00	0.00	0.00
40 hp Knolls sub	0.00	0.00	0.00	0.00	0.00
sub pumps *3hp(1);7.5hp(28);5hp(26);10hp(4)	27,041.67	27,041.67	27,041.67	27,041.67	27,041.67
VFD - Cambridge 75hp	0.00	0.00	0.00	0.00	20,000.00
VFD - Lancaster 40hp	0.00	0.00	0.00	0.00	0.00
VFD - Highgate 75hp	0.00	0.00	0.00	0.00	0.00
VFD - Knolls 40hp	0.00	0.00	0.00	0.00	18,000.00
VFD Air Conditioner - Cambridge 75hp	0.00	0.00	3,000.00	0.00	0.00
VFD Air Conditioner- Lancaster 40hp	0.00	2,100.00	0.00	0.00	0.00
VFD Air Conditioner Highgate 75hp	0.00	3,000.00	0.00	0.00	0.00
VFD Air Conditioner - Knolls 40hp	2,100.00	0.00	0.00	0.00	0.00
Controllers	16,800.00	16,800.00	16,800.00	16,800.00	16,800.00
<b>ROAD Reserve</b>					
All deeded roadways in Kings Point - paved	292,321.25	292,321.25	292,321.25	292,321.25	292,321.25
All roadways - milled & base repacked.	112,431.25	112,431.25	112,431.25	112,431.25	112,431.25
<b>PROJECTED CASH OUTFLOW</b>	<b>603,894.17</b>	<b>625,394.17</b>	<b>640,044.17</b>	<b>638,361.81</b>	<b>750,414.17</b>
<b>RESERVES FUNDING PLAN</b>					
	<b>FYE 3/31/2038</b>	<b>FYE 3/31/2039</b>	<b>FYE 3/31/2040</b>	<b>FYE 3/31/2041</b>	<b>FYE 3/31/2042</b>
Beginning Cash Balance	672,091.36	723,781.09	753,970.82	769,510.55	786,732.64
<b>Total Projected Cash Outflows</b>	<b>-603,894.17</b>	<b>-625,394.17</b>	<b>-640,044.17</b>	<b>-638,361.81</b>	<b>-750,414.17</b>
Reserve Required per component analysis	655,583.90	655,583.90	655,583.90	655,583.90	655,583.90
Projected Ending Cash Balance	723,781.09	753,970.82	769,510.55	786,732.64	691,902.37
<b>REQUIRED RESERVE (spread over life of items)</b>	<b>655,583.90</b>	<b>655,583.90</b>	<b>655,583.90</b>	<b>655,583.90</b>	<b>655,583.90</b>
Projected Cost per unit monthly	<b>\$9.76</b>	<b>\$9.76</b>	<b>\$9.76</b>	<b>\$9.76</b>	<b>\$9.76</b>
Projected Total Units	<b>5,600</b>	<b>5,600</b>	<b>5,600</b>	<b>5,600</b>	<b>5,600</b>