

SUN CITY CENTER WEST MASTER ASSOCIATION, INC.
Estimated Budget April 1, 2010 - March 31, 2011

APPROVED
11/12/2009

5257 ESTIMATED UNITS

ACCOUNT TITLE		UNIT MONTHLY	UNIT ANNUALLY	ASSOCIATION MONTHLY	ASSOCIATION ANNUALLY	
A,	Administrative Services	0.01	0.12	52.57	630.84	
B	Professional Services	0.12	1.44	630.84	7,570.08	
C	Audit	0.21	2.52	1,103.97	13,247.64	
D	Income Taxes	0.01	0.12	52.57	630.84	
E	Property Taxes	0.01	0.12	52.57	630.84	
F	Holiday Decoration	0.13	1.56	683.41	8,200.92	
G	Insurance	1.51	18.12	7,938.07	95,256.84	
H	Electric - Irrigation	2.06	24.72	10,829.42	129,953.04	
I	Electric - Lighting	0.87	10.44	4,573.59	54,883.08	
J	Lake Maintenance	0.52	6.24	2,733.64	32,803.68	
K	Lawn, Landscape & Irrigation	2.18	26.16	11,460.26	137,523.12	
L	Management Services	1.11	13.32	5,835.27	70,023.24	
M	Supplies (Inventory Pipes & Fittings)	0.32	3.84	1,682.24	20,186.88	
N	Supplies (Inventory Equipment)	0.44	5.28	2,313.08	27,756.96	
O	R & M Sidewalks	0.32	3.84	1,682.24	20,186.88	
P	R & M Roads (Patching)	0.24	2.88	1,261.68	15,140.16	
Q	R & M Irrigation Equip.(pumps timers etc)	0.95	11.40	4,994.15	59,929.80	
R	R & M Irrigation Common Area (pipe etc.)	1.43	17.16	7,517.51	90,210.12	
S	R & M Traffic Control Signs & Lights & Benches	0.40	4.80	2,102.80	25,233.60	
T	R & M Landscape	0.43	5.16	2,260.51	27,126.12	
U	R & M Drainage	0.29	3.48	1,524.53	18,294.36	
V	R & M Gatehouses	0.09	1.08	473.13	5,677.56	
Total Common Expenses		13.65	163.80	71,758.05	861,096.60	
W	RESERVES					
a.	Reserves - Drainage	\$1.46	\$17.47	\$7,651.75	\$91,821.00	
b.	Reserves-Fencing	\$0.32	\$3.80	\$1,666.67	\$20,000.00	
c.	Reserves - Bridge	\$0.34	\$4.09	\$1,790.24	\$21,482.91	
d.	Reserves - Irrigation	\$1.59	\$19.02	\$8,333.36	\$100,000.36	
e.	Reserves - Road	\$3.96	\$47.57	\$20,840.02	\$250,080.20	
f.	Reserves - Gatehouses	\$0.14	\$1.72	\$755.43	\$9,065.17	
Total Reserves		7.81	93.68	41,037.47	492,449.64	
Total Reserves + Common Expense		21.46	257.48	112,795.52	1,353,546.24	
X	Contributions	0.00	0.00	0.00	0.00	
Total Master		\$21.46	\$257.48	\$112,795.52	\$1,353,546.24	
RESERVE PROJECTIONS:						
		Est. Life	Est. Replace-ment Cost	Est Remaining Useful Life	Est. Balance 4/1/2010	Annual Funding
a.	RESERVE - DRAINAGE	25	\$600,000.00	4	\$232,716.00	\$91,821.00
b.	RESERVE - FENCE	25	\$150,000.00	6.5	\$20,000.00	\$20,000.00
c.	RESERVE - BRIDGE	15	\$250,000.00	11	\$13,688.00	\$21,482.91
d.	RESERVE - IRRIGATION	10	\$1,047,800.00	6.8	\$367,797.54	\$100,000.36
e.	RESERVE - ROAD	15	\$4,072,868.00	15	\$321,665.00	\$250,080.20
f.	RESERVE - GATE HOUSES					
1.	Roof - Maingate	15	\$50,000.00	9	\$0.00	\$5,555.56
2.	Roof - Southgate	20	\$5,000.00	13	\$0.00	\$384.62
3.	Paint - both gates	7	\$6,250.00	2	\$0.00	\$3,125.00
TOTALS						

NOTE: (d.) Paving of individual roads is determined by a predetermined 15-year schedule and based on annual inspection and current condition.