

**SUN CITY CENTER WEST MASTER ASSOCIATION, INC.**  
**APPROVED - ESTIMATED BUDGET APRIL 1, 2011 - MARCH 31, 2012**  
**5282 ESTIMATED UNITS**

	ACCOUNT TITLE	UNIT MONTHLY	UNIT ANNUALLY	ASSOCIATION MONTHLY	ASSOCIATION ANNUALLY	
A	<b>Administrative Services</b>	0.01	0.12	52.82	633.84	
B	<b>Audit / Reserve Study (FYE 2013)</b>	0.00	0.00	0.00	0.00	
C	<b>Professional Fees</b>	0.28	3.36	1,478.96	17,747.52	
D	<b>Income Tax (bank account interest)</b>	0.01	0.12	52.82	633.84	
E	<b>Property Tax (waivers filed for HOA property)</b>	0.00	0.00	0.00	0.00	
F	<b>Holiday Decoration</b>	0.13	1.56	686.66	8,239.92	
G	<b>Property &amp; Liability Insurance</b>	1.57	18.84	8,292.74	99,512.88	
H	<b>Electric - Irrigation</b>	2.21	26.52	11,673.22	140,078.64	
I	<b>Electric - Lighting</b>	1.04	12.48	5,493.28	65,919.36	
J	<b>Lake Maintenance Contract</b>	0.58	6.96	3,063.56	36,762.72	
K	<b>Lawn, Landscape &amp; Irrigation Contract</b>	2.62	31.44	13,838.84	166,066.08	
L a.	<b>Supplies (Inventory Pipes &amp; Fittings)</b>	0.34	4.08	1,795.88	21,550.56	
L b.	<b>Supplies (Inventory Equipment)</b>	0.52	6.24	2,746.64	32,959.68	
M	<b>Management Services Contract</b>	1.11	13.32	5,863.02	70,356.24	
N	<b>R &amp; M Fence</b>	0.08	0.96	422.56	5,070.72	
O	<b>R &amp; M Buildings (monuments / gatehouses)</b>	0.05	0.60	264.10	3,169.20	
P	<b>R &amp; M Lakes</b>	0.05	0.60	264.10	3,169.20	
Q	<b>R &amp; M Sidewalks</b>	0.47	5.64	2,482.54	29,790.48	
R	<b>R &amp; M Irrigation Inspection Services</b>	0.47	5.64	2,482.54	29,790.48	
S a.	<b>R &amp; M Roads (patching / hydrant reflectors)</b>	0.24	2.88	1,267.68	15,212.16	
S b.	<b>R &amp; M Irrigation Equipment (electrical / mechanical)</b>	0.85	10.20	4,489.70	53,876.40	
T	<b>R &amp; M Irrigation Common Area (pipes / valves / fittings)</b>	1.26	15.12	6,655.32	79,863.84	
U	<b>R &amp; M Signs / Lights / Benches</b>	0.17	2.04	897.94	10,775.28	
V	<b>R &amp; M Landscape (plants &amp; trees)</b>	0.43	5.16	2,271.26	27,255.12	
W	<b>R &amp; M Drainage (storm-water systems)</b>	0.29	3.48	1,531.78	18,381.36	
X	<b>R &amp; M Landscape (sod)</b>	0.47	5.64	2,482.54	29,790.48	
Y	<b>R &amp; M Landscape (36th Street)</b>	0.33	3.96	1,743.06	20,916.72	
<b>Non Expenses</b>		<b>15.58</b>	<b>186.96</b>	<b>82,293.56</b>	<b>987,522.72</b>	
<b>RESERVES</b>						
Z a.	<b>Buildings (roofing &amp; painting)</b>	0.11	1.32	580.54	6,966.46	
Z b.	<b>Drainage (storm-water systems)</b>	1.45	17.41	7,665.10	91,981.23	
Z c.	<b>Fencing (36th St./Garden Center/Gloucester Blvd.)</b>	0.15	1.80	792.47	9,509.70	
Z d.	<b>Bridge (2 on Kings Blvd. / 1 west of Clubhouse Dr.)</b>	0.34	4.08	1,795.36	21,544.28	
Z e.	<b>Irrigation (landscape water supply systems)</b>	1.58	18.94	8,338.15	100,057.76	
Z f.	<b>Road (asphalt overlay / sealcoating / stripes)</b>	4.73	56.81	25,004.15	300,049.86	
<b>Reserves</b>		<b>8.36</b>	<b>100.36</b>	<b>44,175.77</b>	<b>530,109.28</b>	
<b>Common Expense</b>		<b>23.94</b>	<b>287.32</b>	<b>126,469.33</b>	<b>1,517,632.00</b>	
	Developer Contribution	0.00	0.00	0.00	0.00	
<b>Association Assessment</b>		<b>\$23.94</b>	<b>\$287.32</b>	<b>\$126,469.33</b>	<b>\$1,517,632.00</b>	
<b>RESERVE PROJECTIONS:</b>		<b>Est. Life</b>	<b>Est. Replacement Cost</b>	<b>Est Remaining Useful Life</b>	<b>Est. Balance 3/31/2011</b>	<b>Annual Funding</b>
Z a.	BUILDINGS	11	\$67,500	9.1	\$4,105.21	\$6,966.46
Z b.	DRAINAGE	25	\$600,000	4.3	\$204,480.73	\$91,981.23
Z c.	FENCE	16	\$175,000	16.2	\$20,942.93	\$9,509.70
Z d.	BRIDGE	60	\$605,000	26.5	\$34,076.50	\$21,544.28
Z e.	IRRIGATION	7	\$678,262	3.7	\$310,049.45	\$100,057.76
Z f.	ROAD	15	\$4,500,000	13.9	\$329,306.96	\$300,049.86

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