

**MINUTES**  
**SUN CITY CENTER COMMUNITY ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**WEDNESDAY, OCTOBER 9, 2013**  
**ROLLINS THEATER**

**DIRECTORS PRESENT**

Ed Barnes, President

Jane Keegan, Vice President

David Floyd, Secretary

Neil Rothfeld, Treasurer

Al Alderman

Chuck Collett

Howie Griffin

Mike Killian

Sam Sudman

**OTHERS PRESENT**

Lyn Reitz, Community Manager

Carol Donner, Recording Secretary

23 Members

**I. CALL TO ORDER/PLEDGE OF ALLEGIANCE**

President Barnes called the meeting to order at 9:00 a.m. All present joined him in the Pledge of Allegiance. A quorum was established with 9 members present.

**II. APPROVAL OF THE MINUTES**

There being no objections or corrections, the minutes of the Board Meeting held on September 11, 2013 were approved as presented.

**III. SECRETARY'S REPORT**

Acknowledgements –Secretary Floyd reported that the CA had received Monday Movie donations of \$330 to offset license fees. The Community Foundation of Greater Sun City Center gave the SCC Library \$6,224 from the “Durward & Janet Siville Fund”. The Duplicate Bridge Club donated \$2,500 for the new fountain in the renovated area between Ceramics and the Art Club. Brandon Honda donated \$3,350 to sponsor the wine and cheese served after the Sunday Afternoon Series programs and Winn-Dixie donated \$400 to sponsor the October 8<sup>th</sup> Outdoor Concert.

**IV. PRESIDENT'S REPORT**

President Barnes' report is attached.

**V. TREASURER'S REPORT**

Treasurer Rothfeld reported on financials through September 30, 2013. The Operating Fund has a net cash balance of \$1,470,462. In the Capital Fund, there is a balance of \$1,952,705. In the Replacement Fund, there is a balance of \$1,541,209. The Renovation Fund has a balance of \$31,335. He also stated that Capital Fund Fees were received for 34 homes in September with a total of 357 homes closed year-to-date against a budget for the year of 300 homes. The CA is currently under budget in Operations for the year.

**IV. MANAGER'S REPORT**

Community Manager Lyn Reitz's report is attached.

**VI. STANDING COMMITTEE REPORTS (None)**

**VII. SPECIAL PURPOSE COMMITTEE REPORTS**

Hospitality Chair Janet Ditmore submitted a quarterly report on the activity at the Information Center. A copy of this report is attached.

**VIII. UNFINISHED BUSINESS (None)**

**IX. NEW BUSINESS**

1. Approve Friends of the Sun City Center Nature Trails as an affiliated CA club  
Vice President Keegan **MOVED** that the Board approve Friends of the Sun City Center Nature Trails as an affiliated CA club. **SECOND:** Director Alderman. **VOTE:** Unanimous in favor by voice vote. Motion carried.
2. Approval of policy changes to Policies 3.03, 3.06 and 3.07 as published in the October issue of "The News of Sun City Center"  
Secretary Floyd **MOVED** that the Board approve the amendments to Policy 3.03 Late Fees/Liens, Section C., Policy 3.06 Capital Fund Fee and Policy 3.07 Exemptions from Capital Fund Fee, Section E.2 as submitted (attached) and as published in the October issue of "The News of Sun City Center". **SECOND:** Director Griffin. **VOTE:** Unanimous in favor by voice vote. Motion carried.
3. Approval of 2014 Budget  
Treasurer Rothfeld **MOVED** that the Board approve the 2014 Budget as submitted by the Budget Committee (attached). **SECOND:** Director Sudman. **VOTE:** Unanimous in favor by voice vote. Motion carried.

**X. GOOD & WELFARE (none)**

**XI. ADJOURNMENT**

Secretary Floyd **MOVED** the meeting be adjourned. **SECOND:** Director Griffin.  
**VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:30 a.m.

**AUDIENCE PARTICIPATION**



David Floyd  
Corporate Secretary  
DF:cd  
Attachments (5)

## ADDENDUM – MINUTES – OCTOBER 9, 2013

*Audience participation comments are not an official part of the Board Meetings.  
They are condensed and summarized for reference only.*

NAME	SUBJECT
Don Schang	Presented the Board with an alternate site plan for the new Information Center where the entrance and parking would face the corner of Pebble Beach and Cherry Hills rather than the rear of the building facing Pebble Beach.
Carl Rowoldt	Mr. Schang's proposal should be given consideration by the Board.
Mike Killian	Personally thanked Don for his effort and thought it was a great idea. As a point of accuracy, TPO has not been involved in the planning of the Information Center.
Bob Deutel	TPO did not review this layout.
Gerald Collings	Thought Don's design was excellent.
Carl Rowoldt	Haven't heard a word about the café. <i>It is still in the Master Plan to be built.</i>  It is very hot on the stage in the Rollins Theater when performing. Could another 5 ton unit be added? <i>Problem when the double doors are kept open. Recently did some work and it appears to be much cooler.</i>
Phyllis Hodges	If the multi-purpose building is approved, a great spot for the Café would be in the space the photo club is currently in.
Gerald Collings	Asked for more detail on why it is more economical to have two buildings instead of one.  While the Samaritans group is an important organization, didn't think their building should be on our property, especially on the parking lot.  Asked about dues increase if CA takes over medians.
Paul Wheat	Adding the Samaritans on our property falls right in line with the IRS approval of the CA getting the 501(c)(3) application.  You cannot talk about an increase in dues for the medians right now. There may not be an increase. Remember, this would be a CA cost – not a membership cost.
Uta Kuhn	When you talk about the future of the Café, what do you mean? <i>Sometime in the next 5 years. Have to have money in the bank before building anything.</i>  Agreed with Phyllis Hodges' suggestion of a spot for the Café.

President Ed Barnes' Report – Board of Directors Meeting - October, 9, 2013

One of the most important issues we will take up today is that of the 2014 Budget. The proposed 2014 budget will allow the CA to operate and maintain the facilities to the high standards expected by our members. In order to provide the levels of service the membership expects, we are asking for a \$6 annual dues increase for 2014. Still the best bargain in Florida.

This next topic, I want to hit early while everyone is alert. The dues collection process is changing in 2014. Dues will not be collected in the CA office. CA dues will be paid directly to the bank. The 2013 stickers will be valid through the end of February. The new stickers will be available to pick up in the CA office about two weeks after your check is mailed to the bank.

There seems to be a lot of confusion concerning the process we are using to develop the documentation for the Master Plan building program. The first step in this process is a contract with the architect to develop a Phase I design of the building. Phase I is a conceptual design of what the building should look like with few interior details. The results of this phase are the creation of two schematic documents – first is the site plan for the structure which shows the drive ways, existing structures and the relative location of the new construction; and the second is a Floor Plan which shows the rooms and preliminary sizes of the rooms. The designs of the Multi-Purpose Building, as seen in the October issue of the NEWS of Sun City Center are the conceptual designs.

When the Phase I design is approved, a second contract is made with the architect to develop the construction drawings and material specifications that will be used by the General Contractor to build the building. The General Contractor and our Owners Representative work with the architect to develop the final construction drawings and material specifications.

The final phase is the permitting phase in which the documents are submitted to the county for the required permits and any changes required by the county are incorporated into the construction drawings.

When the Phase II design is approved, the final configuration of the building and construction materials including the roof design will be fully developed. At that point the maintenance and operating costs can be estimated. The Multi-Purpose Building is currently at the end of the Phase I Conceptual Design.

The issue seems to be when is the right time to have a Membership vote on whether to spend up to \$664,000 to construct the Multi-Purpose Building? The BOD elected to put this up for a membership vote at the end of the Phase I. Why? Very simply – if we wait until the end of the Phase II to ask for approval to spend \$664K and the membership votes not to spend the money then we have wasted three months of time and over \$50,000 in Capital Funds on detailed construction drawings that won't be used. So the BOD elected to go forward with a Membership vote at the end of the Conceptual Design Phase I. This vote is seeking approval to spend up to \$664K for construction of this building – this is a not to exceed budget. If the membership does not approve the funding for the Multi-Purpose Building, the Phase II design will not be completed and what has been spent on the Phase I design will be wasted.

Now one other point –the General Contractor, the Architect and our Owners Rep are working together in reviewing the conceptual design documents and will be reviewing the Phase II Construction Drawings and Specifications as they are developed to achieve the lowest possible cost by avoiding Change Orders. There are two types of Change Orders – ones caused by an error on the part of the Architect or General Contractor – these are paid for by the architect and/or the General Contractor – the second type are

Change Orders caused by a change in scope and these are paid for by the CA. This can occur if we add additional requirements or if we want changes in the construction drawings or specifications. We want to avoid all Change Orders, if possible, but certainly any that we have to pay for. Our objective is to build this building for under \$664,000.

The Multi-Purpose Building will have space for the Mac Users Club, the Photo Club and a new Dance Studio. The membership of the clubs who are potential users of this building represent about 11% of the CA membership population. That is a higher club member to CA member ratio than any of the dedicated spaces on campus. The additional Dance Studio will enable the dance and exercise clubs to have more space and ease the high space demand on the present Dance Studio, Florida Room and Community Hall. Putting the Mac Users Club and the Photo Club in the same building makes sense as they use similar technologies based on the Mac Computer. The new building will be a win-win proposition for the Members.

It should be noted that we operate the facilities of the convenience and benefit of the members – there is one school of thought that we should force clubs and members to use the club rooms at all hours of the day from sun up to well past sun down to increase utilization of the dance studio thereby avoid building the Multi-Purpose Bldg. I don't support this position in anyway or form – I don't know any exercise or dance club that want to use the dance studio from 7 AM to 8 AM or from 8 PM to 9 PM. This concept of forcing clubs to use rooms at the convenience of a schedule is flawed and not in the best interest of the membership. The current dance studio is the most used room in terms of hours use per year we have on all of our campuses – creating a new Dance Studio will relieve congestion in the current Dance Studio and relieve some of the overcrowding of the Florida, Heritage and Armstrong rooms as well as the Community Hall. This Multi-Purpose Building is very badly needed for the membership.

I want to make sure everyone understands the vote on Oct 14/15 is for membership approval of funding up to \$664K for the Multi-Purpose Building and that this is not a vote on the Samaritans building.

On October 15, we will jointly host with, Lou Ellen Wilson Management Company, a meeting led by local attorney Steve Mezer. Mr. Mezer will address the changes in the Florida Statutes that impact HOA's and other associations. This meeting is primarily for HOAs but may be of interest to others.

In December the membership will vote for three Directors' positions for the Community Association Board. The applicants are David Floyd, Helen Lewis and Sam Sudman. These candidates will be introduced at the Leaders Meeting on October 15 and at the Membership Meeting on October 23. We will hold a Candidates Night on November 13 in the Community Hall. As in the past, Candidates Night will be moderated by John Bowker with the assistance of the Election Committee.

The Pebble Beach Medians Task Force will submit their Final Report to the Board on October 15. After the Task Force Report is accepted by the Board it will posted to the CA Web Site and made available in the Library. Paul Wheat will make a presentation concerning the PBB Medians at the Membership Meeting on October 23 in Community Hall at 7 PM –coffee and cookies will be served. In addition, the details of the budget will be presented to the membership at this Membership Meeting.

# **Sun City Center Community Association**

## **Board of Directors Meeting**

October 9, 2013 from Lyn Reitz, Community Manager

**CERT and Stage Removal** --- This has now been paved and we are in the process of sealing the entire area. We will then begin stripping for golf cart parking. Will hopefully be open for use by the end of this month if the weather cooperates.

**Fountain Area Refurbishment** --- This is in process and will be completed in the next few weeks. This has been delayed due to the rains.

**Building Painting** --- We will be starting to paint the interior buildings on the central campus, with the new building color, please be respectful of the cones and tape and stay clear of the painted areas.

**Building Removal and Construction** --- Please do not go through cones and caution tape or safety fences. These are in place to protect you and you can get hurt with debris and/or open footing areas. Please go around these areas for safety.

**Brick Column Refurbishing** --- We are moving around the complex encasing the old brick columns to modernize the look of the buildings. This will continue until all columns are completed which should take a couple of months.

**Resident Count** --- As of August 31<sup>st</sup> total residents were 10,536 and total membership dues were 11,194. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

# SCC Information Center Quarterly Report

## Third Quarter, 2013

During this quarter, out of town visitors to the Center came from 16 different states, none from Canada. We did have a contingent of 10 persons from China.

Florida once again provided the highest number of visitors, with Ohio and Virginia tying for second highest number. (Some out of town visitors were not recorded as to origin.)

We kept a running total of the number of all visitors, including resident visitors seeking information. (We do NOT count residents looking for Lifeline, of which there are a lot!)

The breakdown is as follows:

Number of Resident Visitors: 211

Number of Out of Town Visitors: 226

Number of tours conducted: 64

Number of people in tours: 146

Local phone calls received: 199

Long distance phone calls received: 218

Number of inquiries for info answered by snail mail: 30

Number of inquiries for info answered by email: 290

As a matter of information, we have 30 “regular” volunteers: those who work the same two-hour shift each week. We have 40 “substitute” volunteers: those who will substitute for “regulars” when those volunteers cannot work their normal shift, due to vacation or other commitments.

This quarter, we have had over 30 substitutions each month. (The previous “record” for the number of substitutions per month: 24) Keeping the schedule full is a monumental job, which, thankfully, we have been able to accomplish so far, mostly through the efforts of our Scheduler, Judy Hackett. We will be looking for more volunteers at the ‘Hi! Neighbor’ event in November.

At the Center, we were able to replace an old and defective computer through the generosity of the Computer Club, which had procured an almost-new computer and installed it for us at no cost.

A non-working printer was also replaced with the generous gift of a new printer donated by Dieter and Judy Quitsch. The printer also was installed at no cost by the Computer Club.

--Janet Ditmore

## SCC Information Center Quarter Report Comparison, 2013

	1 <sup>st</sup> QTR	2 <sup>nd</sup> QTR	3 <sup>rd</sup> QTR	4 <sup>th</sup> QTR
Number of Resident Visitors	465	243	211	
Number of Out of Town Visitors	499	272	226	
Number of Tours Conducted	171	80	64	
Total Number of People in Tours	190*	187	146	
Local Phone Calls Received	297	228	199	
Long Distance Calls Received	261	188	218	
Inquiries answered by Snail Mail	34	23	30	
Inquiries answered by Email	264	218	290	

\*Total number was not recorded until mid-February. Tours for the first six weeks of the month were counted as only one person per tour.



## PROPOSED POLICY CHANGES

The Community Association Board of Directors will be voting on the following changes to Board Policy at the October 9<sup>th</sup> Board Meeting.

Additions are in **bold**. Deletions are struck through.

### 3.03 LATE FEES/LIENS

C. The following procedure shall be followed:

1. Within ~~ten (10)~~ **15 working** days after the original due date, a statement, with 7% late fee added, will be sent to members along with a copy of this policy and Policy 3.03 Financial Hardships.
2. When a balance remains unpaid after ~~30~~ **40** days from the original due date, a **second** statement will be sent notifying the member that payment must be received within 15 days.
3. When a balance remains unpaid after 60 days from the original due date, a certified letter (**intent to file**) shall be sent notifying the member **that if payment is not received within 45 days, the Association will have the right to file a lien against their property.** ~~payment must be received within 10 days. This letter will state that the CA may exercise its right to lien.~~
4. On the ~~70<sup>th</sup>~~- **105<sup>th</sup>** day after the original due date, a Claim of Lien, properly prepared for signature by the Corporate Treasurer, ~~should~~ **shall** be executed and filed by the CA in the public records of Hillsborough County.

### 3.06 CAPITAL FUND FEE

At the time of closing on the resale of a residence within Sun City Center, by a buyer who ~~has not previously purchased~~ **is not an owner of a residence within Sun City Center or who has not owned or jointly owned a residence in Sun City Center within three (3) years of the date of closing, the Association shall cause to be collected from that buyer, a standard/customary Capital Fund Fee in the amount of \$1,500.00.**

**Buyers who own one residence in Sun City Center are responsible for the payment of the Capital Fund Fee on the purchase of all additional residences in Sun City Center.**

### 3.07 EXEMPTIONS FROM CAPITAL FUND FEE

#### Section E. 2.

- a. Notwithstanding the Capital Fund Fee will not be returned if the buyer owns **two or more** ~~than two~~ residences and he/she purchases additional residences.
- b. Additionally the Capital Fund Fee will not be returned if the ~~buyers~~ **initial residence has been used as a rental property or does not become the primary residence within three (3) months of purchase.** ~~is occupied by any individual(s), including the buyer, after (2) two weeks from the purchase of the "new" residence, unless said occupancy is for the sole purpose of "improving" the residence for sale, as determined by the Board of Directors of the Sun City Center Community Association.~~

Sun City Center Community Association  
Approved 2013 Budget  
Proposed 2014 Budget

		Account	2012 Actual Audited YearEnd	2013 Actual YTD July	2013 Projected YearEnd	2013 Approved Budget	2014 Approved Budget
1	<b>Income</b>						
2	<b>Members Dues:</b>						
3	Members Dues	40100	2,441,552	2,561,562	2,561,178	2,494,767	2,539,745
4	Variable Dues	40101	34,413	25,990	29,517	25,000	29,000
5	Dues Refunds	40102	(11,384)	(17,955)	(18,900)	(10,000)	(20,000)
6	Guest Cards	40600	13,327	9,848	16,596	10,000	21,000
7	Club Waiver Fee	40600-015		125	125	0	125
8	Late Charges on Dues	40700	19,568	22,559	23,000	17,000	22,000
9	Hardship Assistance	40720		6,187	6,187	0	0
10	<b>Subtotal</b>		<b>2,497,476</b>	<b>2,608,316</b>	<b>2,617,703</b>	<b>2,536,767</b>	<b>2,591,870</b>
11							
12							
13	<b>Association Entertainment Income:</b>						
14	FunFest	41306	20,556	24,936	24,936	20,000	22,000
15	Special Activities	41310	10,234	5,741	9,000	9,000	18,400
16	Entertainment Series	41320	77,118	62,297	68,805	68,805	60,960
17	<b>Subtotal</b>		<b>107,908</b>	<b>92,974</b>	<b>102,741</b>	<b>97,805</b>	<b>101,360</b>
18							
19	<b>Miscellaneous Income:</b>						
20	Donation to Library with dues	40719	4,335	1,687	1,687	3,500	1,500
21	Donations	40721	7,438	462	500	2,000	500
22	Misc & Non-Recurring	47000	8,402	32	200	5,000	200
23	News of SCC Ads	47001	60,674	41,416	62,616	55,000	60,000
24	Softball Field Maintenance	47050	2,500	2,500	2,500	2,500	2,500
25	Dog Park Maintenance	47055	2,000	2,000	2,000	2,000	2,000
26	Security Patrol Reimb	47060	5,894	3,434	5,886	5,880	5,880
27	Tennis Maintenance	47065	10,000	10,000	10,000	10,000	11,000
28	Estoppel Fees	47080	43,200	30,798	40,000	30,000	30,000
29	Room Rental Fees	47090	2,380	2,700	1,500	2,000	1,500
30	Donation to Movies	47091	0	2,839	3,126	2,500	3,000
31	<b>Subtotal</b>		<b>146,823</b>	<b>97,868</b>	<b>130,015</b>	<b>120,380</b>	<b>118,080</b>
32							
33	<b>Library Income:</b>						
34	Misc. Library Donations	47400	1,290	1,277	2,250	3,500	2,500
35	Book Sales	47500	13,588	6,983	8,111	9,000	8,000
36	Interfaith/LP/Audio Cassettes Donation	47900	7,283	2,000	2,600	5,000	3,000
37	Memorials/Bequests	48300	14,875	7,304	12,149	13,000	12,000
38	Kings Point Library Fees	48400	1,394	2,206	2,470	4,000	2,400
39	<b>Subtotal</b>		<b>38,430</b>	<b>19,770</b>	<b>27,580</b>	<b>34,500</b>	<b>27,900</b>
40							
41	<b>Directory Income</b>	41200	83,232	84,897	84,897	84,897	86,595
42	<b>Investment Income</b>	46900	4,315	3,163	4,900	5,000	5,000
43							
44	<b>Total Income</b>		<b>2,878,184</b>	<b>2,906,988</b>	<b>2,967,836</b>	<b>2,879,349</b>	<b>2,930,805</b>
45							
46	<b>Expenditures</b>						
47	<b>Wages, Taxes, Benefits:</b>						
48	Facilities Support Wages	51010	742,488	396,670	753,221	789,502	775,818
49	Office Wages	52010	197,531	109,066	203,298	206,862	209,397

**Sun City Center Community Association**  
**Approved 2013 Budget**  
**Proposed 2014 Budget**

		<b>Account</b>	<b>2012 Actual Audited YearEnd</b>	<b>2013 Actual YTD July</b>	<b>2013 Projected YearEnd</b>	<b>2013 Approved Budget</b>	<b>2014 Approved Budget</b>
50	Library Wages	53010	85,465	48,902	91,310	91,105	94,050
51	Employee Health Insurance	55001	106,585	51,515	92,366	121,500	100,000
52	Employee Dental Insurance	55002	2,842	1,150	2,073	4,500	2,500
53	Employee Life Insurance	55003	3,655	1,914	3,561	4,200	3,600
54	Employee AFLAC coverage	55004	49	0	0	0	0
55	Employee Vision Insurance	55005	0	67	183	0	200
56	Employee Payroll Taxes	55020	85,895	50,970	99,544	106,745	102,605
57	SEP/IRA	56001	20,153	21,421	21,421	21,760	21,605
58	<b>Subtotal</b>		<b>1,244,663</b>	<b>681,675</b>	<b>1,266,977</b>	<b>1,346,174</b>	<b>1,309,775</b>
59	<b>Maintenance &amp; Supplies:</b>						
60	Air Conditioning	60100	7,222	6,788	7,901	8,000	8,000
61	Electrical repairs & supplies	60110	14,713	10,082	17,752	17,000	18,000
62	Tennis	60200	3,103	1,691	3,950	5,000	4,000
63	Landscaping	60301	12,916	9,235	14,596	10,000	15,000
64	Pool Repairs/Supplies	60500	20,804	19,192	28,998	30,000	30,000
65	Janitorial Supplies	60600	37,703	25,210	45,162	42,000	45,000
66	General Maintenance	60800	27,091	21,892	40,888	36,000	40,000
67	Exercise Equip Repairs	60802	5,697	3,672	4,807	5,000	5,000
68	Signage	60805	2,955	6,559	10,074	4,500	5,000
69	Fire Alarm Maint	60810	1,874	2,689	3,689	2,500	3,000
70	Safety	61001	2,117	1,286	2,402	2,500	2,500
71	Maintenance Projects	61101	1,784	1,257	4,514	4,000	4,500
72	Plumbing	61200	6,733	1,401	4,772	11,000	5,000
73	Irrigation	61300	6,610	1,229	3,388	5,000	4,000
74	Painting	61400	8,766	8,077	14,792	10,000	10,000
75	Roofing	61500	675	0	0	1,500	1,500
76	Parking Lot	61600	1,005	0	0	0	0
77	Outdoor Facilities	61700	1,338	17,854	22,393	6,000	14,545
78	Indoor Facilities	61701	4,635	3,706	6,312	4,000	6,000
79	Golf Cart/Maintenance Equipment	61800	5,633	3,026	4,784	5,000	5,000
80	Work vehicle & equipment fuel	61900	6,363	8,019	11,583	7,000	12,000
81	<b>Subtotal</b>		<b>179,737</b>	<b>152,865</b>	<b>252,757</b>	<b>216,000</b>	<b>238,045</b>
82							
83	<b>Maintenance Contracts:</b>						
84	Pickleball/Tennis Court & Softball	60201	4,111	3,700	11,100	15,000	15,000
85	Softball Field Maintenance	60202	2,874	2,933	3,132	3,545	3,545
86	Landscaping-SC&CC	60300	57,110	33,276	57,078	64,000	64,000
87	Dog Park Landscaping	60302	6,500	3,000	6,000	6,200	6,200
88	Landscaping-WPC	60305	8,775	4,050	8,100	8,400	8,400
89	WPC Portable Sanitation	60307	900	525	900	1,000	1,000
90	LB Greens Maintenance	60401	19,364	8,937	17,880	18,500	18,500
91	Pool Water Testing	60501	0	0	0	400	400
92	Exercise Equip Maint Contract	60803	3,540	2,065	3,540	3,750	3,750
93	Pond	60900	1,800	1,050	1,800	2,100	2,100
94	Termite & Pest Control Contracts	60901	7,661	4,297	7,540	11,000	9,540
95	Fire Alarm System	60902	10,847	5,653	10,790	13,250	12,000
96	Office & Library Copiers	60915	17,535	10,324	17,884	17,000	18,000
97	<b>Subtotal</b>		<b>141,017</b>	<b>79,810</b>	<b>145,744</b>	<b>164,145</b>	<b>162,435</b>
98							

**Sun City Center Community Association**  
**Approved 2013 Budget**  
**Proposed 2014 Budget**

		Account	2012 Actual Audited YearEnd	2013 Actual YTD July	2013 Projected YearEnd	2013 Approved Budget	2014 Approved Budget
99	<b>Utilities:</b>						
100	Electricity	62100	188,823	102,874	191,155	218,000	215,000
101	Water & Sewer	62200	66,239	40,635	72,628	75,000	75,000
102	Telephone	62300	30,501	14,809	27,372	34,000	30,000
103	Trash Pickup	62400	37,463	18,936	24,894	35,000	30,000
104	Natural Gas	62500	18,858	14,802	31,029	40,000	35,000
105	Deisel Fuel for Generator	62600	96	0	569	1,000	1,000
106	<b>Subtotal</b>		<b>341,980</b>	<b>192,056</b>	<b>347,647</b>	<b>403,000</b>	<b>386,000</b>
107							
108	<b>Insurance:</b>						
109	Casualty Insurance	63100	26,932	17,743	30,034	35,000	35,000
110	Workers Compensation Ins	63101	64,689	49,733	77,820	75,000	80,000
111	Commercial Umbrella	63102	12,248	7,058	11,910	13,600	13,600
112	Property Ins	63104	67,572	44,168	74,764	80,000	85,000
113	Auto Insurance	63105	5,087	2,575	4,358	5,400	5,400
114	Directors & Officers Ins	63300	16,287	9,706	16,430	18,000	18,000
115	Fidelity Ins	63400	2,505	1,480	2,506	2,800	2,800
116	<b>Subtotal</b>		<b>195,320</b>	<b>132,463</b>	<b>217,822</b>	<b>229,800</b>	<b>239,800</b>
117							
118	<b>Administration:</b>						
119	FL sales tax	47025	618	(471)	(1,508)	100	100
120	Information Center	47070	2,229	1,335	2,670	3,000	3,000
121	Filing Fee	47075	2,321	1,628	2,028	2,500	2,500
122	Committee	64010	1,207	169	1,338	3,000	2,000
123	Public Relations	64011	6,806	3,635	7,218	10,000	10,000
124	Recording	64150	642	711	1,422	2,000	2,000
125	Bad Debt Expense	64151	15,156	0	0	0	0
126	Computer DSL & Media	64250	13,082	8,784	14,498	11,000	16,000
127	State & Federal Corporate Taxes	64251	1,979	486	1,972	7,500	6,500
128	State Income Tax Expense	64252	486	0	0	0	0
129	Office Supply/ Printing/Postage	64400	11,802	9,612	22,210	27,000	24,000
130	Employment Related	64410	4,687	4,919	5,808	2,100	3,500
131	Employee Uniforms	64415	208	444	2,000	2,000	2,000
132	License for Movies	64420	(2,703)	3,913	6,240	6,500	6,500
133	Guest Passes/ID Cards & Supplies	64500	4,472	3,399	6,560	7,000	7,000
134	Bank Charges	64601	226	6	12	250	250
135	Dues Processing Costs	64602	9,378	5,983	5,983	6,500	9,500
136	Mail Expense	64605	6,590	496	2,758	5,000	3,500
137	News of SCC	64621	56,610	33,961	58,782	60,000	60,000
139	<b>Subtotal</b>		<b>135,722</b>	<b>79,010</b>	<b>139,991</b>	<b>155,450</b>	<b>158,350</b>
140							
141	<b>Professional Services:</b>						
142	Legal	64200	50,601	4,844	11,594	20,000	15,000
143	Audit	64300	14,410	11,560	17,800	14,300	11,300
144	Management Fees	64650	264,741	145,838	250,008	250,000	257,500
145	Property/Reserve Study	64655	830	0	850	1,500	1,800
146	IT Support	64710	10,764	8,709	14,892	14,000	15,000
147	Education	64810	498	136	272	0	500
148	Engineering Fees	64910	14,250	0	0	0	0

**Sun City Center Community Association  
Approved 2013 Budget  
Proposed 2014 Budget**

		Account	2012 Actual Audited YearEnd	2013 Actual YTD July	2013 Projected YearEnd	2013 Approved Budget	2014 Approved Budget
149	<b>Subtotal</b>		<b>356,094</b>	<b>171,087</b>	<b>295,416</b>	<b>299,800</b>	<b>301,100</b>
150							
151	<b>Library Expenditures:</b>						
152	Lib Admin Exp/Spis	66100	1,537	583	3,000	3,000	3,000
153	Audio Cassettes & CD's	66101	1,410	359	1,000	1,000	1,000
154	Periodicals	66102	488	172	1,000	1,000	1,000
155	Books	66103	6,016	1,868	4,000	4,000	3,900
156	VHS's & DVD's	66104	2,216	993	1,444	1,500	1,500
157	Interfaith Council Purchases	66107	3,108	1,083	1,992	2,000	2,000
158	Reference Book Purchases	66108	368	0	500	500	500
159	Library Computer/IT Expense	66109	3,011	158	1,816	2,500	2,000
160	<b>Subtotal</b>		<b>18,154</b>	<b>5,216</b>	<b>14,752</b>	<b>15,500</b>	<b>14,900</b>
161							
162	<b>Club Requests</b>	65800	6,850	(28)	2,255	2,255	2,100
163							
164	<b>Contingency</b>	66800	17,843	10,597	16,694	30,000	30,000
165							
166	<b>Assn Entertainment:</b>						
167	FunFest	41307	17,016	16,439	16,439	17,000	17,000
168	Special Activities Expense	41311	12,948	4,739	6,725	6,725	14,800
169	Entertainment Series	41321	46,940	38,445	52,000	52,000	47,400
170	Holiday Celebrations	41323	0	972	1,944	2,000	2,000
171	Holiday Events	41327	1,899	0	0	5,500	1,500
172	<b>Subtotal</b>		<b>78,803</b>	<b>60,595</b>	<b>77,108</b>	<b>83,225</b>	<b>82,700</b>
173							
174	<b>Other Expenditures:</b>						
175	Equipment & Fixtures	70000	1,916	6,521	11,238	10,000	10,000
176	Minor Equipment & Fixtures	70001	247	4,615	7,261	4,000	6,500
177	<b>Subtotal</b>		<b>2,163</b>	<b>11,136</b>	<b>18,499</b>	<b>14,000</b>	<b>16,500</b>
178							
179	<b>Total Expenditures</b>		<b>2,718,346</b>	<b>1,576,482</b>	<b>2,795,662</b>	<b>2,959,349</b>	<b>2,941,705</b>
180	<b>Total Income</b>		<b>2,878,184</b>	<b>2,906,988</b>	<b>2,967,836</b>	<b>2,879,349</b>	<b>2,930,805</b>
181	<b>Net Income/Loss</b>		<b>159,838</b>	<b>1,330,506</b>	<b>172,174</b>	<b>(80,000)</b>	<b>(10,900)</b>