

APPROVED

**MINUTES
SUN CITY CENTER COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, OCTOBER 16, 2024
ROLLINS THEATER – 9 A.M.
and VIA ZOOM**

DIRECTORS PRESENT

Ron Clark, President
Jim Collins, Vice President
Debbie Caneen, Secretary
Roger Zieg, Treasurer

Carrie Blaylock
Nancy McCall
Julie Porto
Geri Roberts

OTHERS PRESENT

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
Deputy Jeffery Merry
16 Members and 4 via Zoom.

DIRECTOR ABSENT

Tony Rickert

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Clark called the meeting to order at 9:00 a.m. All present joined him in the Pledge of Allegiance. A quorum was established with 8 Directors present.

II. APPROVAL OF MINUTES

Director Rickert **MOVED** the minutes of the September 11, 2024 Board of Directors Meeting, the minutes of the September 25, 2024 Supplemental Board Meeting, and the minutes of the September 25, 2024 Board of Directors Workshop be approved as submitted. **SECOND:** Director McCall. **VOTE:** Unanimous in favor by voice vote. Motion carried.

III. SECRETARY'S REPORT

Secretary Caneen's report is attached.

IV. PRESIDENT'S REPORT

President Clark advised that there is a Board of Directors Election up coming on December 3rd and 4th. Typically, the Board announces and introduces the candidates for election and this year there are four candidates running for three positions. Each of the positions is for a three-year term on the Board. He also mentioned that the Board doesn't have any 1-year or 2-year positions available for the 1st time in a long time as no one has resigned from the Board this year. He then stated there are various reasons people resign from the Board including moving out of the area and illness. The current Board has been working as a team and while they don't always agree on everything but they do come to a majority decision and support that decision. President Clark went on to thank the current Board for being great colleagues to work with this past year. Moving forward there are four candidates which include Art DeAngelis, Tim Harrison, as well as Vice Presiding Jim Collins, President Ron Clark both

of whom are running for re-election. He went on to explain one of the quaint procedures for Sun City Center is having the candidate blind draw a number to indicate thier order on the ballot, the newspaper, and Meet the Candidates Night. He stated that Artur DeAngelis had already drew a number and that it was four. President Clark called up Alisha Marshall to allow both he and Vice President Collins to draw a number. Vice President Collins pulled the number 3. President Clark went on to draw number 1. He then had Vern Hendricks pull the last number for Tim Harrison which is the number 3.

President Clark's report is attached.

V. TREASURER'S REPORT

Treasurer Zieg reported on financials as of September 30, 2024. The Operating Fund had a balance of \$1,870,874. The Capital Fund balance was \$6,428,355. The Replacement Fund balance was \$1,862,040 and the Renovation Fund had a balance of \$53,274. In September we had house transfers of 30 for a net of 30 for which \$90,000 was put in the Capital Fund. For this month we have received 15 house transfers as of October 15, 2024, and the average house transfers for 2024 are now 36 a month.

VI. MANAGER'S REPORT

Community Manager Lyn Reitz's report is attached.

VII. STANDING COMMITTEE REPORTS (None)

VIII. SPECIAL PURPOSE COMMITTEE REPORTS

The Fundraising Committee, Director McCall, and Community Manager Reitz have decided to keep the Halloween Extravaganza at the outdoor pool on Saturday, October 26th, 12 noon to 2:30 p.m. Ducks are still for sale and the committee has decided not to charge individuals to enter the costume contest. Director McCall went on to say that tickets for Trivia Night with the History Society are now on sale at the Atrium kiosk on Tuesday and Thursday between 10:00 a.m. and 12 noon. The ducks can still be purchased on the same days and time.

Club Liaison Director Blaylock went on to say that Hi Neighbor is upcoming on Thursday, November 7th at 6:30 at Community Hall. The event is helpful for new neighbors that have moved into Sun City Center to get information regarding the clubs and how to join said clubs. On Saturday, November 9th from 10:00 a.m. to 2:00 p.m. the SCC craft clubs are doing a holiday craft sale for early holiday shopping to accommodate shipping and/or travel needs. She then went on to mention the "Merry Grinchmas" golf cart parade on Saturday, December 7th. The golf carts will line up be 9:00 a.m. for judging and the parade will start promptly at 10:00 a.m.

President Clark inquired as to if there were any additional committee reports and the Board said were no further committee reports so on to New Business.

IX. NEW BUSINESS

President Clark stated that the first order of business on the agenda is amending policy IV. Facilities 6.01 A 3 to which Club Liaison Blaylock has the motion.

- 1) Approval of amending policy IV. Facilities 6.01 A 3 Fundraising to All fund-raising activities will be conducted in accordance with Florida Statute Chapter 849 Gambling and existing

policies. (See Policy 5.01.B.6). Each affiliated club may hold eight fund raising activities a year (CLD Blaylock)

CLD Blaylock **MOVED** that the Board approve amending IV. Facilities 6.01 A 3 Fundraising to All fund-raising activities will be conducted in accordance with Florida Statute Chapter 849 Gambling and existing policies. (See Policy 5.01.B.6). Each affiliated club may hold eight fund raising activities a year.

SECOND: Secretary Caneen

CLD Blaylock stated that the reason for amending this policy specifically was to assist in opening events to outside senior individuals. This will assist in bringing in funds for all clubs including the dance clubs. President Clark asked for questions or comments from the Board. Vice President Collins indicated that amending this policy is a win for all SCC clubs and that more clubs should donate funds from a fundraiser to the CA like the DO YOU WANNA DANCE club. CLD Blaylock wanted it noted that giving funds from a fundraiser to the CA as a donation is not a requirement for any club.

VOTE: Unanimous in favor by voice vote. Motion carried.

2) a. Approval of the revised Capital Campaign Naming Rights

President Clark spoke about the second item on the agenda is regarding naming rights for different buildings and rooms within the CA. A list was put together some time ago and Director McCall with the Fundraising Committee has revised the list with the Board's approval.

Director McCall **MOVED** that the board approve the revised Capital Campaign Naming Rights (See Attached):

SECOND: Director Rickert

Director Porto discussed some changes to the list of Capital Campaign Naming Rights.

Director McCall **MOVED** that the board amend the motion for the new revised Capital Campaign Naming Rights (See Attached):

SECOND: Director Porto. **VOTE ON the Motion To Amend:** Unanimous in favor by voice vote.

VOTE on Amended Motion: Unanimous in favor by voice vote. Motion carried.

3) Approval the termite mitigation contract for the Central Campus buildings

President Clark reiterated that as stated in the President's Report the third item on the agenda is being pulled from the agenda due to the Board of Directors wanting an additional two quotes for the termite mitigation. He also advised that the Board could have a special meeting if the termite mitigation can be done prior to the next Board Meeting.

- 4) Approval of amending V. Clubs and Organizations 501 A 8 to CA property (handmade craft items excluded) will not be removed from the CA premises except for CA business with the approval of the Community Manager in concurrence with the Board President. (CLD Blaylock)

President Clark stated that the fourth item on today's agenda is to clarify that CA members can remove craft items that they made in order to sell elsewhere.

CLD Blaylock **MOVED** that the board approve amending V. Clubs and Organizations 501 A 8 to: CA property (handmade craft items excluded) will not be removed from the CA premises except for CA business with the approval of the Community Manager in concurrence with the Board President.

SECOND: Director Zieg

CLD Blaylock went on to state this issue came up as she is in craft clubs and has run into individuals who are under the impression that crafts made in the club can't be removed from the CA premises. Amending this policy would make it clear that individuals could take their crafts to an outside event such as a craft fair and sell their wares. Secretary Caneen wanted to thank the Board for amending this policy to say "handmade crafts excluded." She has been working with CLD Blaylock and the new Advent Health Hospital to have the CA's crafts in their gift shop. The CAs craft persons can make create things and sell them at the hospital's gift shop. President Clark indicated this was the very reason to amend the policy.

VOTE: Unanimous in favor by voice vote. Motion carried.

5) Approval of the 2025 Budget

President Clark advised the Board that the final item on the agenda is the 2025 Budget. President Clark offered the motion to Treasurer Zieg who declined.

Vice President Collins **MOVED** that the Board approve the 2025 Budget as submitted by the Budget Committee. The Budget includes a \$11.00 increase in dues per member. The dues increase of \$11.00 will be voted on by the membership on December 3rd and 4th.

SECOND: Director Rickert

Board discussion ensued and President Clark call for a Roll Call Vote from the Board to vote on the motion. The following votes were made in the Roll Call Vote:

Director Blaylock	Yes
Director Caneen	Yes
Director Collins	Yes
Director McCall	Yes
Director Porto	Yes
Director Rickert	Yes
Director Roberts	Yes
Director Zieg	Abstained
President Clark	Abstained

The motion to approve was passed with a 7 to 0 vote, 2 abstentions.

X. GOOD & WELFARE (None)

XI. ADJOURNMENT

Director Porto **MOVED** the meeting be adjourned. **SECOND:** CLD Blaylock. **VOTE:** Unanimous in favor by voice vote. The meeting was adjourned at 9:47 a.m.



Debbie Caneen, Secretary

/Am
Attachments

AUDIENCE PARTICIPATION AFTER THE MEETING

Elysa Hendricks
Rainelli Bilicki

Pam Lake
John Spencer

Kathy Kerschke
Vern Hendricks

ACKNOWLEDGEMENTS

CLUB/ORGANIZATION/INDIVIDUAL(S)	AMOUNT	APPLIED TO
Robert and DenaRae Kelly	\$ 100.00	Fundraising Brick
Mary E Klopp	\$ 100.00	Fundraising Brick
Metaphysical Society	\$ 250.00	Fundraising Brick
Deborah Palladini/ Rosemarie Durant	\$ 100.00	Fundraising Brick
DO YOU WANNA DANCE CLUB	\$ 250.00	Fundraising Brick
Joseph Jahn	\$ 200.00	Library donation
Harriet D. Hall	\$ 10.00	Library donation
GFWC Sun City Center Womans Club	\$ 250.00	Fundraising Brick
SCC Archery Club	\$ 250.00	Fundraising Brick
Nancy McCall	\$ 10.00	Halloween
Sun City Line Dancer's Club Inc	\$ 100.00	Fundraising Brick
Latin Fitness Dance Club	\$ 100.00	Fundraising Brick
Sun City Center Aquasizers	\$ 100.00	Fundraising Brick
Jim Collins	\$ 100.00	Fundraising Brick
CYGNET YACHT CLUB	\$ 100.00	Fundraising Brick
Jim and Mary Lobdell	\$ 100.00	Fundraising Brick
Tony Ricket	\$ 100.00	Fundraising Brick
George Banes	\$ 100.00	Fundraising Brick
William Barron	\$ 100.00	Fundraising Brick
Ron and Sue Potteiger	\$ 100.00	Fundraising Brick
Tess and Paul Silverman	\$ 100.00	Fundraising Brick
Kathy Bittman	\$ 100.00	Fundraising Brick
Alfred Herzing	\$ 100.00	Fundraising Brick
The Billiards Club	\$ 100.00	Fundraising Brick
Doni Doty	\$ 100.00	Fundraising Brick
Vivian Jones	\$ 100.00	Fundraising Brick
John Pryor	\$ 100.00	Fundraising Brick
Joe Petrick	\$ 100.00	Fundraising Brick
Sally Bodmer	\$ 100.00	Fundraising Brick
Jim and Carol Krieger	\$ 100.00	Fundraising Brick
Paula Lipski	\$ 100.00	Fundraising Brick
Lisa Brosch	\$ 100.00	Fundraising Brick
Marilyn Senac	\$ 100.00	Fundraising Brick
Mariclaire Jones	\$ 100.00	Fundraising Brick
Gretchen Gabriel	\$ 100.00	Fundraising Brick
Kim and Nancy McCall	\$ 100.00	Fundraising Brick
Sew 'N Sews	\$ 100.00	Fundraising Brick
Lawn Bowling Club	\$ 100.00	Fundraising Brick

Julie Porto and Bill Wilcox	\$	100.00	Fundraising Brick
Rusty Seiden	\$	100.00	Fundraising Brick
Mary Kloop	\$	100.00	Fundraising Brick
Elain Armstrong	\$	100.00	Fundraising Brick
Rosemarie DuRant	\$	100.00	Fundraising Brick
Pam McCorkle	\$	200.00	Fundraising Brick
Vern and Elysa Hendricks	\$	200.00	Fundraising Brick
Dale Shook	\$	250.00	Fundraising Brick
Col George Mercer, NSDAR, Brooke Chapter	\$	250.00	Fundraising Brick
Al and Amber Gronovius	\$	250.00	Fundraising Brick
Woodcarvers Club	\$	250.00	Fundraising Brick
Ron Clark	\$	250.00	Fundraising Brick
Reggie and Mabel Smith	\$	250.00	Fundraising Brick
Al and Dianne Baker	\$	250.00	Fundraising Brick
Debbie and Steve Caneen	\$	250.00	Fundraising Brick
The Duplicate Bridge Association	\$	250.00	Fundraising Brick
SCC RINGERS, Horseshoe Pitch Club	\$	250.00	Fundraising Brick
STAINED GLASS CLUB	\$	250.00	Fundraising Brick
Potters Wheel Club	\$	250.00	Fundraising Brick
David Lemley	\$	250.00	Fundraising Brick
Dee Kelly	\$	300.00	Fundraising Brick
Roger Zieg	\$	500.00	Fundraising Brick

President's Report – October 16, 2024 Board Meeting

Hurricane Milton struck a blow to the greater Tampa area. It is unfortunate that many Community Association (CA) members had property damage as well as food loss due to no electrical power for days. However, we were fortunate given the intensity of the storm and the amount of damage incurred by some of our neighboring communities. On the bright side, it has also brought out the best in us with members helping their neighbors and volunteering to help the community. In addition, due to our dedicated CA staff, the vast majority of our facilities reopened 5 days after the hurricane and 2 days after power was fully restored to the campus. The other facilities will open as soon as they are safe to use.

Unfortunately, the CA facilities also suffered damages with the roof over the indoor pools and the shade coverings for the shuffleboard courts being the biggest ticket items. The good fiscal news is that due to recent Board decisions, we have sufficient insurance coverage and money in the Hurricane Reserve Fund to cover the repair and replacement costs. The 2023 Board changed insurance brokers to secure better coverage at lower premiums. This allowed us to buy a new Ancillary policy for 2024 to provide better coverage for the outdoor assets (shade coverings, awnings, fences, benches, etc.). They are now insured for their full value of \$2.9 million instead of only \$100K in the previous 2023 policy. In addition, the 2024 Board safely invested the Hurricane Reserve Fund which will be used to pay the insurance deductibles, instead of letting it languish in a low interest-bearing account. This fund now has approximately \$380K.

The disappointing fiscal news is that some recent developments have impacted the 2025 Operating Fund budget since it was presented to the membership on September 18th with a requested \$7 dues increase. During renovations to the Art Club room, termites were discovered in the wood of the building. We will need to do mitigation to that building and several others that connect to it. As of today, our lowest quote for that is approximately \$65K. In addition, Hurricane Milton is now projected to increase our insurance costs by \$45K over our previous budget estimate. Thus, the Board will consider in the New Business budget item if we should delete the \$19K Flock Camera line item and to add \$19K to the contingency fund where it can be used for other expenses such as termite mitigation. We have a very tight budget and reducing funding in other line items would lower the level of service provided to members. Thus, the Board will consider requesting an additional \$4 in dues for the insurance line item to cover the expected "Milton cost increase". If the Board decides to take this action, then we would be recommending the membership approve an \$11 increase in dues to \$344. The total dues increase would be going to the Operating Fund for current services and facilities that members enjoy.

In conclusion, the Board knows these are difficult times for many members with spiraling costs and storm damage. We get it, and we would not be considering this dues increase if we did not think it was necessary to maintain our level of service. We also have sufficient money in the Hardship Fund to assist those who are in financial need. As always, let us all be respectful, positive, kind, and have fun in our senior years!

Sun City Center Community Association

Board of Director's Meeting

October 9, 2024 from Lyn Reitz, Community Manager

I want to thank my staff for all their hard work in getting the campus open as soon as it can be. Most of the campus will come back on line by the end of the week. The lap and walking pool will be the last item as we are awaiting engineers to make sure the structure is safe and awaiting the fans to be removed and the water to balance.

Volleyball Permits --- The Permit Attorney and Engineer have refiled the permits for volleyball and the County has let us know they wish for five changes. The Engineers are making those changes and will be resubmitting as soon as they are completed.

Membership Meeting – Please mark your calendars for October 23rd at 3pm at the Community Hall for the Membership meeting. We hope you can attend.

Shredding Day --- Please mark your calendars for the next shredding day planned for October 25th, 9am to Noon, same location as the last one which is just north of North Course Lane and just south of Security Patrol. Please no plastic bags. Place items in paper bags or boxes.

On Going Projects --- We are still working on numerous projects throughout both south and central campus and will continue for the next couple of months. Please be aware of your surroundings and make sure to follow signs and stay clear of coned and roped off areas for your safety. We apologize for any inconvenience and thank you for your cooperation.

Email Blast Distribution List --- As a reminder, if you would like to get the What's New CA Email Blasts, please stop by the office and fill out a request form or send an email requesting to be added to sccboard@suncitycenter.org. It is a great way to stay on top of CA information.

Resident Count --- As of September 30th total residents were 11,353 and total membership dues were 11,455. We track the residents and vacancies separately to have a true accounting for our records and budgeting processes.

Explanation of Naming Rights:

Naming rights are a financial transaction and form of advertising or memorialization whereby a corporation, person, or other entity purchases the right to name a facility, object, location, program, or event, typically for a defined period of time. In perpetuity usually means for as long as the facility or object is used for its designed purpose.

Applied Arts Building Construction, Phase 1A

Applied Arts Building

- Your name above "Applied Arts Building" in perpetuity for \$300,000

Ceramics Room

- A 12"x12" plaque in the "Ceramics Room" for the lifespan of the plaque for \$10,000

Pottery Room

- A 12"x12" plaque in the "Pottery Room" for the lifespan of the plaque for \$10,000

Stained Glass

- A 12"x12" plaque in the "Stained Glass Room" for the lifespan of the plaque for \$10,000

Billiards Room

- A 12"x12" plaque in the "Billiards Room" for the lifespan of the plaque for \$10,000

Weavers Room

- A 12"x12" plaque in the "Weavers Room" for the lifespan of the plaque for \$10,000

Entertainment Complex, Stage 1B

Entertainment Complex

- Your name above "Entertainment Complex" in perpetuity for \$300,000

3rd Place Meeting Room

- A 12"x12" plaque in the "3rd Place Meeting Room" in perpetuity for \$30,000

Zero Entry Resort Pool

- Your name above "Resort Pool" in perpetuity for \$100,000

Entertainment Pavilion – To be named Rollins Entertainment Pavilion

Large Pavers

- An 8x8 paver on the campus for the lifespan of the brick for \$250

Small Pavers

- An 4x8 paver on the campus for the lifespan of the brick for \$100

Wellness Way, Phase 3

Exercise Pool

- Your name above "Exercise Pool" in perpetuity for \$50,000

Wellness Way

- Your name above "Wellness Way" in perpetuity for \$100,000

Pineapple Plaza

- A 12"x12" plaque in the "Pineapple Plaza" for the lifespan of the plaque for \$10,000

Lap Pool

- A 12"x12" plaque in the "Lap Pool" for the lifespan of the plaque for \$10,000

Walking Pool

- A 12"x12" plaque in the "Walking Pool" for the lifespan of the plaque for \$10,000

Multipurpose Building

- Your name on a sign over the entrance of the building in perpetuity for \$30,000

Pathway Park, Stage 4

Walking Trail

- Your name on the sign above "Walking Trail" in perpetuity for \$10,000

Boardwalk – **SOLD**

Pathway Park

- Your name on the sign in place of "Pathway" Park in perpetuity for \$50,000

Methods of Making Payment for Your Naming Opportunity

Cash, Stock, a 3 Year Pledge (Only for Opportunities \$25,000 or larger), and Estate (Only for Opportunities \$100,000 or larger)

For more information, please contact Nancy McCall at nmccall@suncitycenter.org or call (813) 394-1267.

Explanation of Naming Rights:

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Applied Arts Building Construction, Phase 1A

Applied Arts Building

- Your name above "Applied Arts Building" in perpetuity for \$300,000

Ceramics Room

- A 12"x12" plaque outside the "Ceramics Room" for the lifespan of the plaque for \$10,000

Pottery Room

- A 12"x12" plaque outside the "Pottery Room" for the lifespan of the plaque for \$10,000

Stained Glass

- A 12"x12" plaque outside the "Stained Glass Room" for the lifespan of the plaque for \$10,000

Billiards Room

- A 12"x12" plaque outside the "Billiards Room" for the lifespan of the plaque for \$10,000

Weavers Room

- A 12"x12" plaque outside the "Weavers Room" for the lifespan of the plaque for \$10,000

Entertainment Complex, Stage 1B

Entertainment Complex

- Your name above "Entertainment Complex" in perpetuity for \$300,000

3rd Place Meeting Room

- A 12"x12" plaque in the "3rd Place Meeting Room" in perpetuity for \$30,000

Zero Entry Resort Pool

- Your name above "Resort Pool" in perpetuity for \$100,000

Entertainment Pavilion – To be named Rollins Entertainment Pavilion

Large Pavers

- An 8x8 paver on the campus for the lifespan of the brick for \$250

Small Pavers

- An 4x8 paver on the campus for the lifespan of the brick for \$100

Wellness Way, Phase 3

Exercise Pool

- Your name above "Exercise Pool" in perpetuity for \$50,000

Wellness Way

- Your name above "Wellness Way" in perpetuity for \$100,000

Pineapple Plaza

- A 12"x12" plaque in the "Pineapple Plaza" for the lifespan of the plaque for \$10,000

Lap Pool

- A 12"x12" plaque in the "Lap Pool" for the lifespan of the plaque for \$10,000

Walking Pool

- A 12"x12" plaque in the "Walking Pool" for the lifespan of the plaque for \$10,000

Multipurpose Building

- Your name on a sign over the entrance of the building in perpetuity for \$30,000

Pathway Park, Stage 4

Walking Trail

- Your name on the sign above "Walking Trail" in perpetuity for \$10,000

Boardwalk – SOLD

Pathway Park

- Your name on the sign in place of "Pathway" Park in perpetuity for \$50,000

Methods of Making Payment for Your Naming Opportunity

Cash, Stock, a 3 Year Pledge (Only for Opportunities \$25,000 or larger), and Estate (Only for Opportunities \$100,000 or larger)

For more information, please contact Nancy McCall at nmccall@suncitycenter.org or call (813) 394-1267.

ROLL CALL VOTE

	YES (Aye)	NO (Nay)
Director Blaylock	<u>Yes</u>	<u></u>
Director Caneen	<u>Yes</u>	<u></u>
Director Collins	<u>Yes</u>	<u></u>
Director McCall	<u>Yes</u>	<u></u>
Director Porto	<u>Yes</u>	<u></u>
Director Rickert	<u>Yes</u>	<u></u>
Director Roberts	<u>Yes</u>	<u></u>
Director Zieg	<u>Abstain</u>	<u></u>
Total	<u>7</u>	<u></u>
President Clark	<u>Abstain</u>	<u></u>
Total	<u>7</u>	<u></u>

Sun City Center Community Association
Approved 10/16/2024
2025 Budget

		Account	2025 Approved Budget
1	Income		
2	Members Dues:		
3	Members Dues	40100	3,515,150
4	Variable Dues	40101	60,000
5	Dues Refunds	40102	(25,000)
6	Guest Cards	40600	40,000
7	Guest Cards-Kings Point	40600-003	6,000
8	Brookdale	40600-004	87,912
9	Late Charges/Lien Fees	40700	24,000
10	Hardship Assistance	40720	0
11	Subtotal		3,708,062
12			
13	Association Entertainment Income:		
14	FunFest	41306	8,900
15	Special Activities	41310	16,100
16	Entertainment Series	41320	70,919
17	Subtotal		95,919
18			
19	Miscellaneous Income:		
20	Donation to Library with dues	40719	0
21	Donations	40721	4,000
22	Miscellaneous/SCC News	47000/47001	0
23	Pickleball	47045	1,200
24	Softball Field Maintenance	47050	2,500
25	Dog Park Maintenance	47055	2,000
26	Samaritan Club Reimb	47057	3,350
27	Cafe Reimb	47060	4,800
28	Tennis Maintenance	47065	10,000
29	Estoppel Fees	47080	63,000
30	Room Rental Fees	47090	2,500
31	Donation to Movies	47091	1,000
32	Subtotal		94,350
33			

Sun City Center Community Association
Approved 10/16/2024
2025 Budget

		Account	2025 Approved Budget
34	Library Income:		
35	Misc. Library Income	47400	1,500
36	Book Sales	47500	6,000
37	Memorials/Bequests	48300	17,000
38	Kings Point Library Fees	48400	800
39	Subtotal		25,300
40			
41	Holiday Events	41325	3,500
42	Fitness Center Donations	41326	1,000
43	Investment Income	46900	45,000
44	Value Change-Beneficial Trust	46700	0
45	Value Change-CRUT	46701	0
46	Value Change-Cramer Trust	46700	0
47			
48	Total Income		3,973,131
49			
50	Expenditures		
51	Wages, Taxes, Benefits:		
52	Facilities Support Wages	51010	1,007,631
53	Office Wages	52010	323,991
54	Library Wages	53010	99,038
55	Employee Health Insurance	55001	130,000
56	Employee Dental Insurance	55002	2,000
57	Employee Life Insurance	55003	3,400
58	Employee AFLAC coverage	55004	0
59	Employee Vision Insurance	55005	1,100
60	Employee Payroll Taxes	55020	114,457
61	SEP/IRA	56001	28,614
62	Subtotal		1,710,231
63	Maintenance & Supplies:		
64	A/C Repairs & Supplies	60100	6,000
65	Electrical Repairs & Supplies	60110	8,000
66	Tennis	60200	1,500

Sun City Center Community Association
Approved 10/16/2024
2025 Budget

		Account	2025 Approved Budget
67	Landscaping-Rear Gate 301	60301	500
68	Landscaping	60304	4,000
69	Pool Repairs/Supplies	60500	70,000
70	Janitorial Supplies	60600	53,000
71	General Maintenance	60800	35,000
72	Exercise Equip Repairs	60802	1,500
73	Signage	60805	3,500
74	Fire Alarm Maint	60810	24,000
75	Safety	61001	5,000
76	Maintenance Projects	61101	2,000
77	Plumbing	61200	6,550
78	Irrigation	61300	5,000
79	Painting	61400	6,000
80	Roofing	61500	1,500
81	Outdoor Facilities	61700	4,000
82	Indoor Facilities	61701	3,000
83	Work Vehicle Maintenance/Fuel	61800	8,500
84	Subtotal		248,550
85			
86	Maintenance Contracts:		
87	Pickleball/Tennis/Softball Maint	60202	7,000
88	Landscaping-SC&CC	60300	92,630
89	Dog Park Landscaping	60302	6,500
90	Maintenance-PBB Medians	60303	85,000
91	Landscaping-WPC	60305	8,600
92	Landscaping-Nature Trail	60306	6,000
93	WPC Portable Sanitation	60307	1,200
94	LB Greens Maintenance	60401	13,500
95	Exercise Equip Maint Contract	60803	3,700
96	Pond	60900	2,300
97	Termite & Pest Control Contracts	60901	6,600
98	Fire Alarm System	60902	30,000
99	Office & Library Copiers	60915	15,000

Sun City Center Community Association
Approved 10/16/2024
2025 Budget

		Account	2025 Approved Budget
100	Subtotal		278,030
101			
102	Utilities:		
103	Electricity	62100	186,550
104	Water & Sewer	62200	112,450
105	Telephone	62300	135,000
106	Trash Pickup	62400	52,000
107	Natural Gas	62500	64,000
108	Diesel Fuel for Generator	62600	1,000
109	Subtotal		551,000
110			
111	Insurance:		
112	Casualty Insurance	63100	80,800
113	Workers Compensation Ins	63101	20,000
114	Commercial Umbrella	63102	31,000
115	Property Ins	63104	305,000
116	Auto Insurance	63105	5,000
117	Directors & Officers Ins	63300	35,000
118	Fidelity Ins	63400	8,600
119	Subtotal		485,400
120			
121	Administration:		
122	FL sales tax	47025	0
123	Information Center	47070	1,500
124	Filing Fee	47075	1,000
125	Committee/Public Relations	64011	10,000
126	Bad Debt Expense	64151	0
127	Computer DSL & Media	64250	20,000
128	Office Supply/ Printing/Postage	64400	17,550
129	Employment Related	64410	5,000
130	Employee Uniforms	64415	4,000
131	License for Movies	64420	8,500
132	Guest Passes/ID Cards & Supplies	64500	3,000

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		Account	2025 Approved Budget
133	Bank Charges	64601	200
134	Dues Processing Costs	64602	11,000
135	SCC News Expense	64621	20,000
136	Subtotal		101,750
137	Professional Services:		
138	Legal	64200	45,000
139	Audit	64300	30,000
140	Management Fees	64650	348,240
141	Property/Reserve Study	64655	3,500
142	IT Support	64710	15,000
143	Education	64810	1,200
144	Subtotal		442,940
145			
146	Library Expenditures:		
147	Lib Admin Exp/Spls	66100	3,000
148	Periodicals	66102	500
149	Books	66103	15,000
150	VHS's & DVD's	66104	1,500
151	Library Computer/IT Expense	66109	3,500
152	Subtotal		23,500
153			
154	Club Requests	65800	5,595
155	Wetlands Mitigation	65900	0
156	Contingency	66800	34,000
157			
158	Assn Entertainment:		
159	FunFest	41307	22,000
160	Special Activities Expense	41311	16,217
161	Entertainment Series	41321	62,818
162	Holiday Decorations	41323	2,500
163	Holiday Events	41324/41327	3,500
164	Subtotal		107,035
165			

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		Account	2025 Approved Budget
166	Other Expenditures:		
167	Equipment & Fixtures	70000	5,000
168	Minor Equipment & Fixtures	70001	3,000
169	Subtotal		8,000
170			
171	Total Expenditures		3,996,031
172	Total Income		3,973,131
173	Net Income/Loss		(22,900)