

# CA Facilities Update

Town Hall Meeting

September 9, 2025

# Agenda

Central Campus Phase 1A Update

South Campus Sports Campus  
Update

Central Campus Phase 1B Update

Funding Options for Phase 1B

# Central Campus Phase 1A Update

**May 2023** Central Campus Upgrade  
Masterplan Approved 3267 to 556

**April 2024** Phase 1A \$4.2 Million Approved  
2383 to 679

**October 2024** Contract signed with the Diaz  
Fritz Group (DFG)

**April 2025** Construction Started on Applied  
Arts Building

On Track and **on budget for completion** by  
April 16, 2026











# South Campus Sports Campus Update

**June 2023** (8) New Pickleball Courts  
Completed

**June 2025** (2) Hard surface Volleyball Courts  
Completed

**June 2025** (3) Hard-Tru Clay Bocce Courts  
Completed











# Central Campus Phase 1B Update

**8,148** sq ft Building with Restaurant & Bar

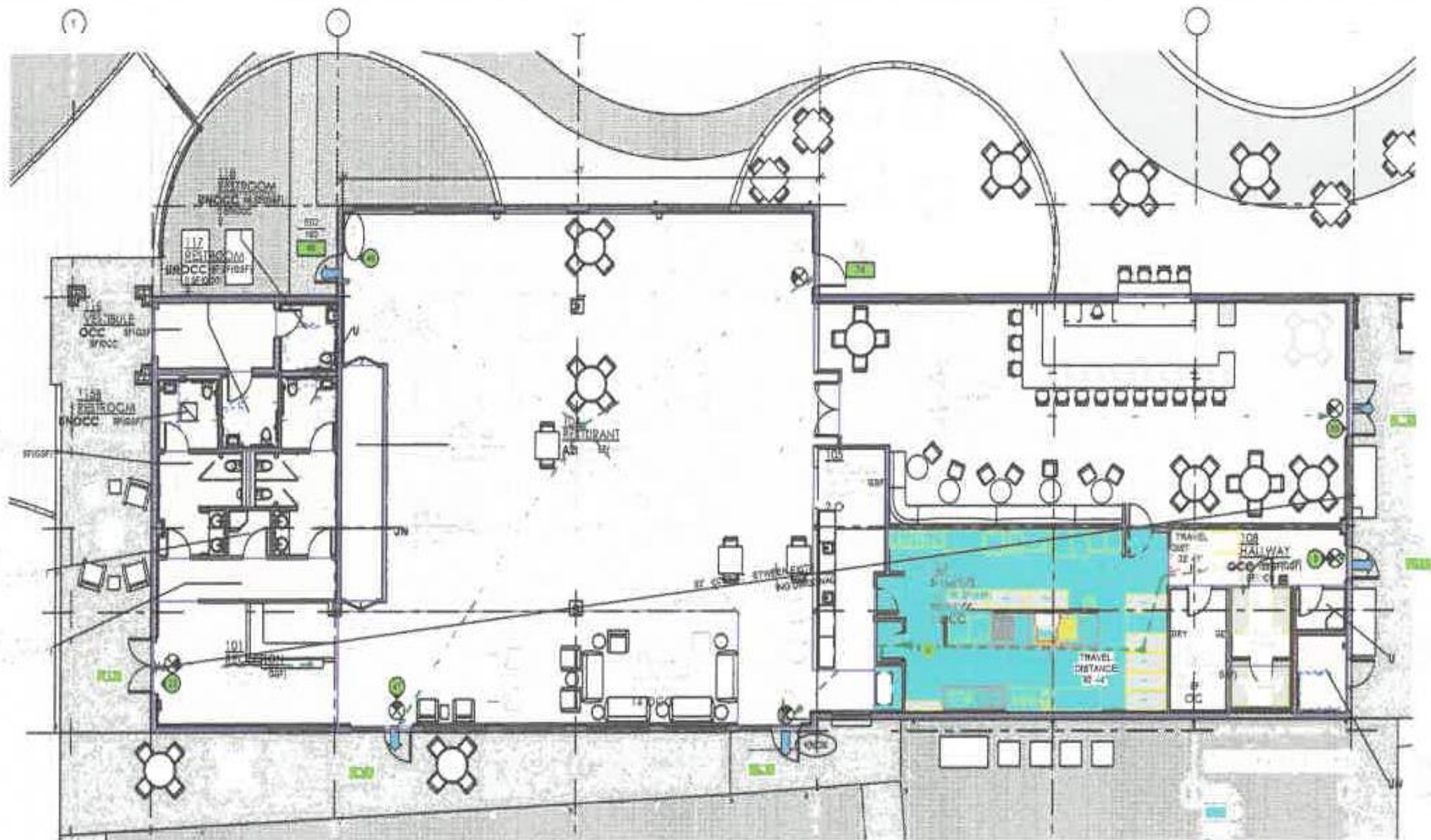
**6,517** sq ft resort style pool

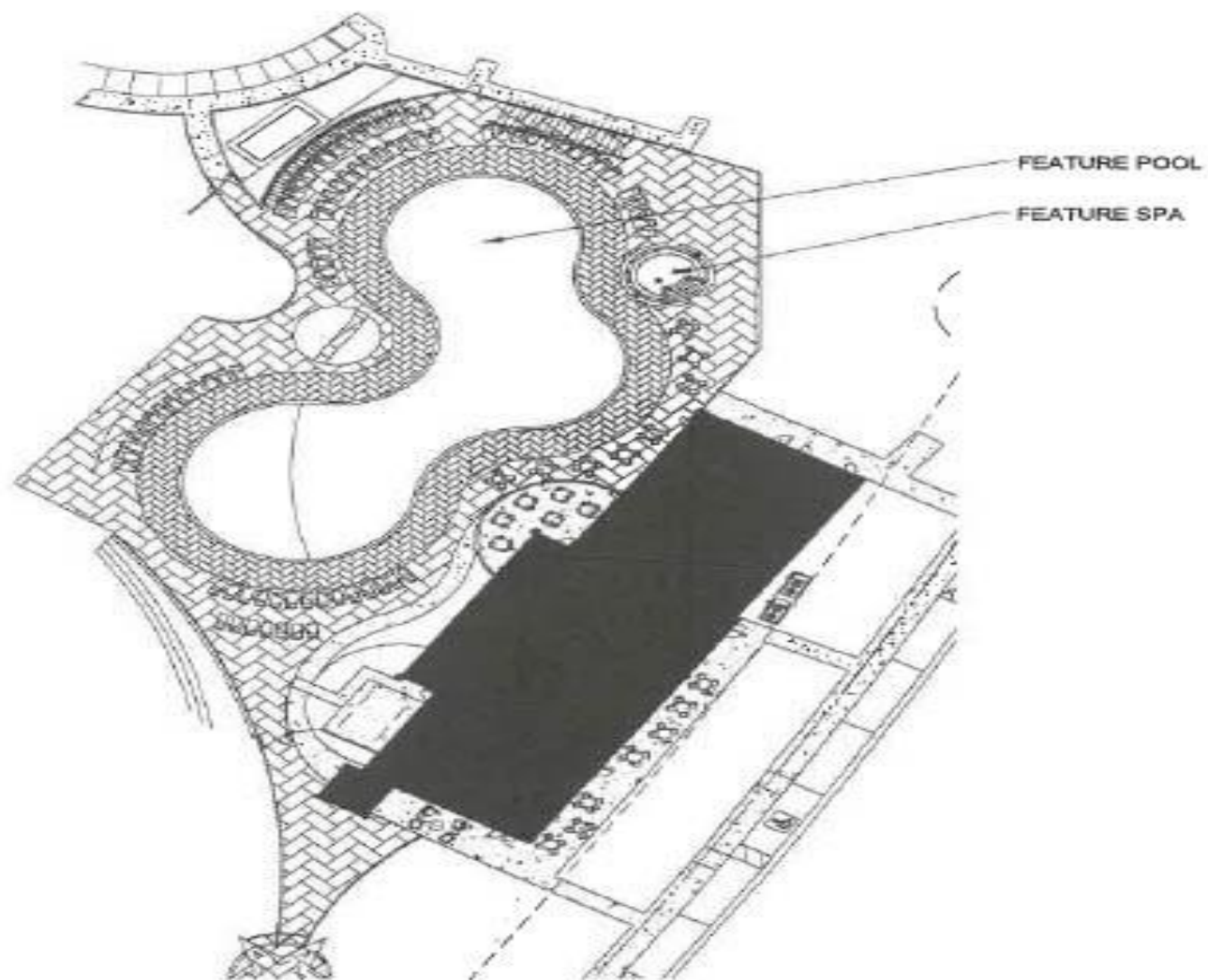
\$6.6MM Estimated Cost if started  
June 1, 2026

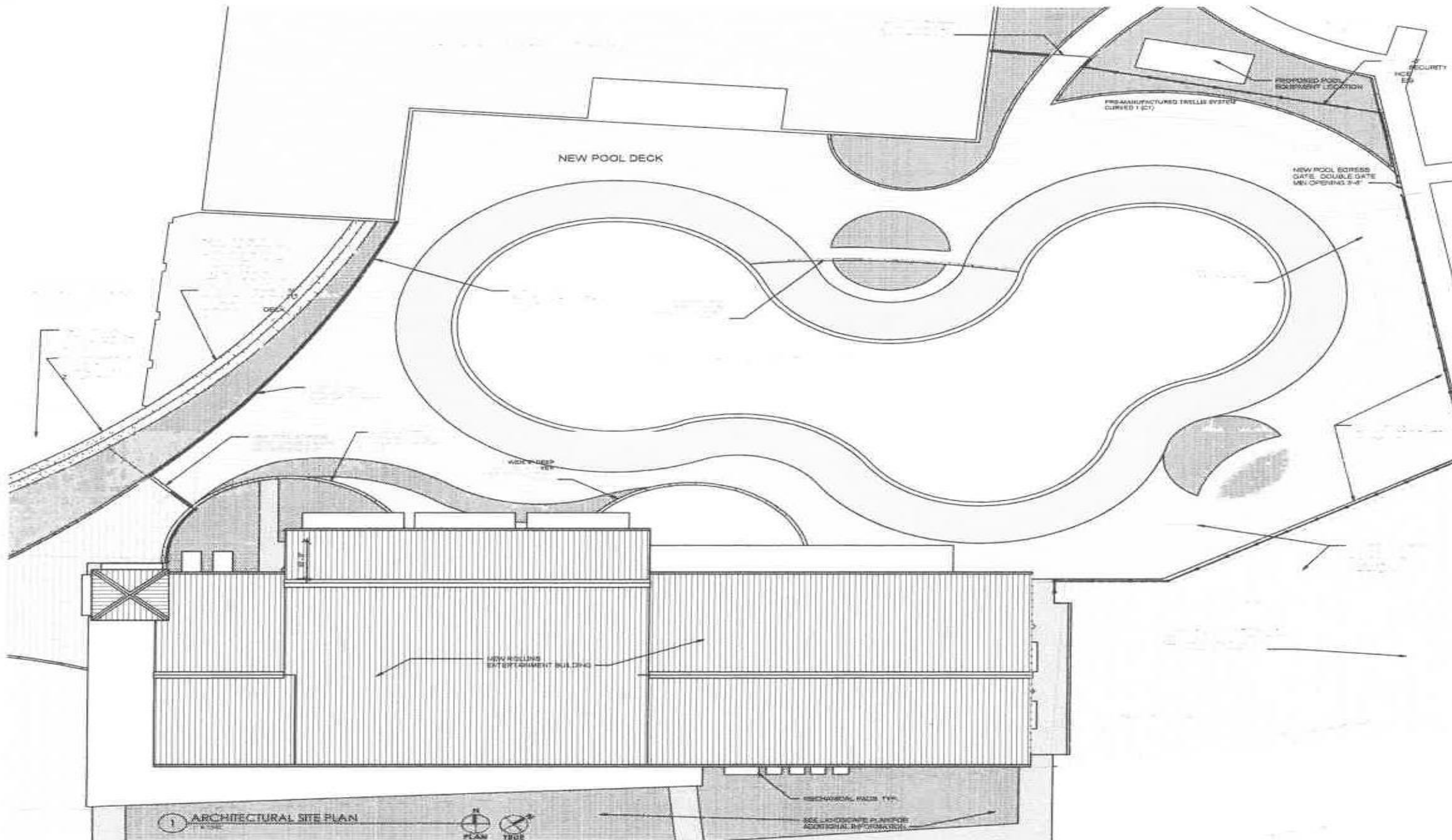
Negotiating with Vendors to Outfit &  
Lease Restaurant & Bar

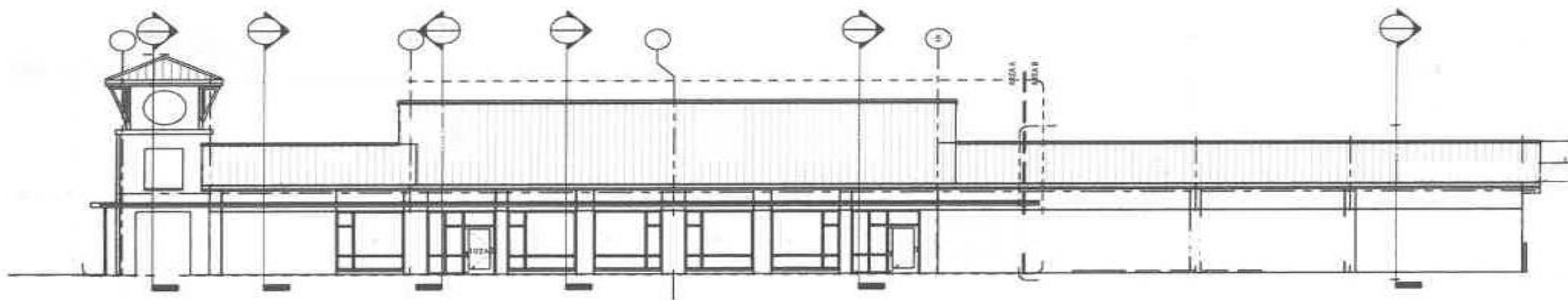
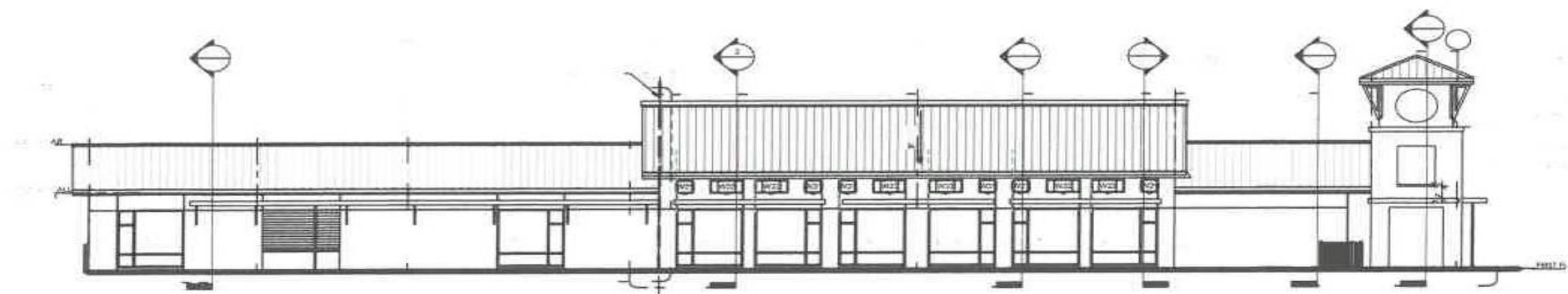


Rollins Entertainment – Phase 1B  
POOL SIDE – ROLLINS BAR AND COMMUNITY BUILDING









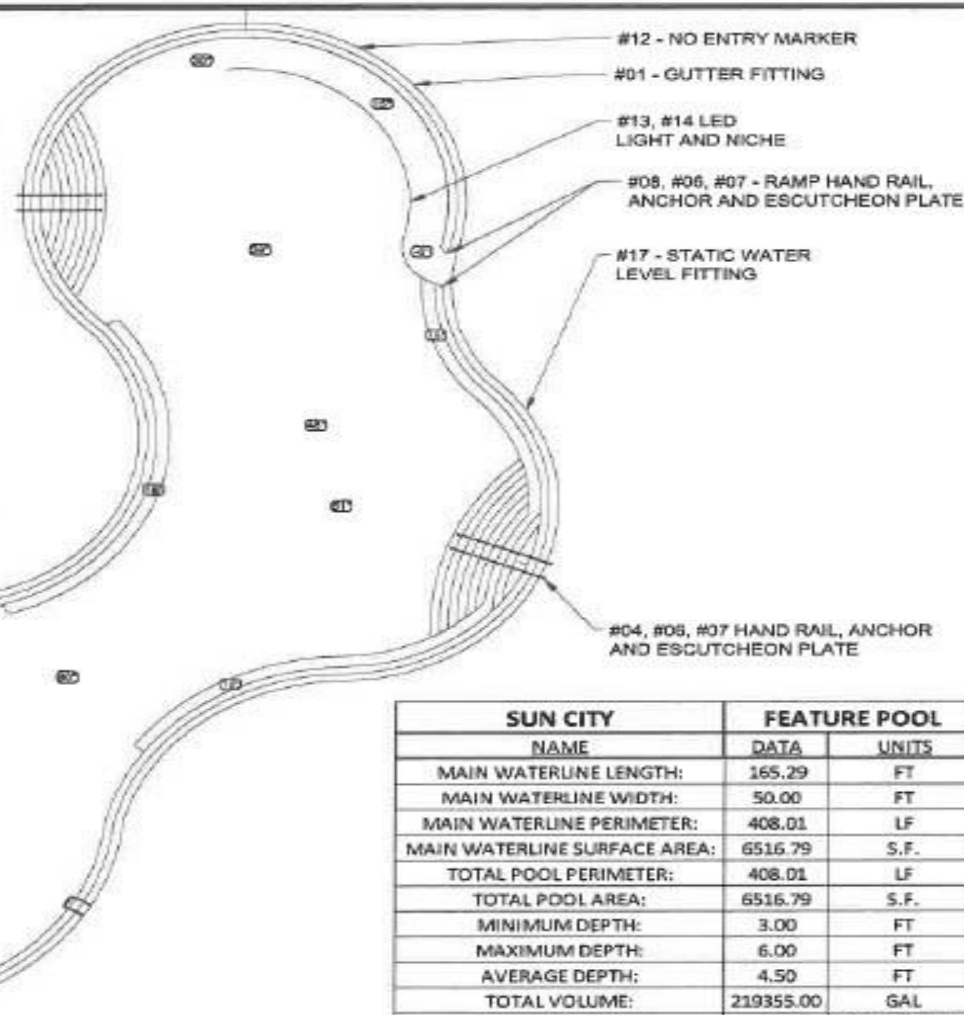
BILL OF MATERIALS LIST			SUN CITY	FEATURE POOL
ITEM#	QUANTITY	DESCRIPTION	MANUFACTURER/SUPPLIER	MODEL#
1	42	GUTTER FITTING	SCP POOL CORP.	HAYWARD SP-1028 / SCP-HAY-25-1500
2	2	12" X 12" MAIN DRAIN FRAME & GRATE (62.5" OPEN AREA)	WATERWAY PLASTICS	649-4722V (R06 8000 @ 3.5 PL / SEC)
3	2	12" X 12" X 10" MAIN DRAIN SUMP (VGB COMPLIANT)	AQUAWORK	AWSP-12
4	5	HAND RAIL- 1.90" O.D.	S.R. SMITH	CUSTOM
5	3	3-STEP / CROSS-BRACED LADDER- 1.9" O.D.	S.R. SMITH	VLLS-1036
6	35	BRONZE ANCHOR SOCKET 1.90" O.D. RAIL	S.R. SMITH	AS-1006
7	35	ESCUTCHEON PLATE FOR 1.90" O.D. RAIL	S.R. SMITH	EP-100F
8	2	HAND RAIL- 1.90" O.D., RAMP	S.R. SMITH	CUSTOM
9	17	DEPTH MARKINGS- 6"x6" NON-GLOSS TILE (HORIZONTAL)	TILE SPECIALTIES	4" HIGH BLACK LETTERS
10	17	DEPTH MARKINGS- 6"x6" GLOSS TILE (VERTICAL)	TILE SPECIALTIES	4" HIGH BLACK LETTERS
11	17	TWO DIVING SYMBOL TILE 6"x6" SHIP-RESISTANT TILE	TILE SPECIALTIES	RED MARKINGS
12	2	NO ENTRY TILE 2'-6" X 6" SHIP-RESISTANT TILE	TILE SPECIALTIES	4" HIGH BLACK LETTERS
13	11	INTELLIBRITE WHITE LED UNDERWATER LIGHT 12V w/ 100' CORD	PENTAIR	40236-INTELLIBRITE
14	11	LIGHT NICHE w/ 1/2" CONDUIT CONNECTION	PENTAIR	28210600
15	11	300 WATT INTERMATIC 12V TRANSFORMER	PENTAIR	PA300
16	32	FLOOR RETURN	STARTIT	BA17
17	1	STATIC WATER LEVEL FITTING w/ 3/4" THREADED GRATE	HAYWARD	SP-1025 & SP-1026

## FEATURE POOL EQUIPMENT BILL OF MATERIAL LIST

SCALE: N/A

#09, #10, #11 - DEPTH MARKERS  
#02, #03 - MAIN DRAIN SUMP, FRAME & GRATE  
#16 - FLOOR INLET  
#05, #06, #07 LADDER, ANCHOR AND ESCUTCHEON PLATE

## FEATURE POOL EQUIPMENT ID PLAN



SUN CITY	FEATURE POOL	
NAME	DATA	UNITS
MAIN WATERLINE LENGTH:	165.29	FT
MAIN WATERLINE WIDTH:	50.00	FT
MAIN WATERLINE PERIMETER:	408.01	LF
MAIN WATERLINE SURFACE AREA:	6516.79	S.F.
TOTAL POOL PERIMETER:	408.01	LF
TOTAL POOL AREA:	6516.79	S.F.
MINIMUM DEPTH:	3.00	FT
MAXIMUM DEPTH:	6.00	FT
AVERAGE DEPTH:	4.50	FT
TOTAL VOLUME:	219355.00	GAL
BATHING LOAD:	122	(1 PER 5 G.P.M.)
TOTAL FILTER FLOW RATE:	609	G.P.M.
TOTAL TURNOVER RATE:	6.00	HOURS
MINIMAL LIGHTS REQUIRED:	10.86	UNIT
TOTAL LIGHTS PROVIDED:	11	UNIT

## DATA BLOCK

SCALE: N/A

SCALE: 1/8" = 1'-0"

DRAWINGS PROVIDED BY:



2429 SUMMIT HILL RD.  
WATER PARK, FL 32782  
(216) 784-3434  
WWW.AQUATICENGINEERING.COM  
CERT. OF AUTH. # 00000000

PROJECT INFORMATION

SCCA MAIN CAMPUS  
SUN CITY, FLORIDA  
800 CHERRY HILLS DRIVE  
SUN CITY CENTER, FL

SEAL

STEVEN D. VAUGHN  
FLORIDA P.E. # 12063

ISSUES

DATE	DESCRIPTION
06-15-21	00
06-01-21	01% 00
06-01-21	05% 00
06-01-21	100% 00

REVISIONS

#	DATE	DESCRIPTION
01	06/01/21	N/A
02	06/01/21	N/A

DRAWING INFORMATION

PLAN VIEW,  
BILL OF MATERIALS,  
& DATA BLOCK

DRAWN	APPROVED	PROJECT #
L.S.	S.J.A.	25-003

PL 1.00

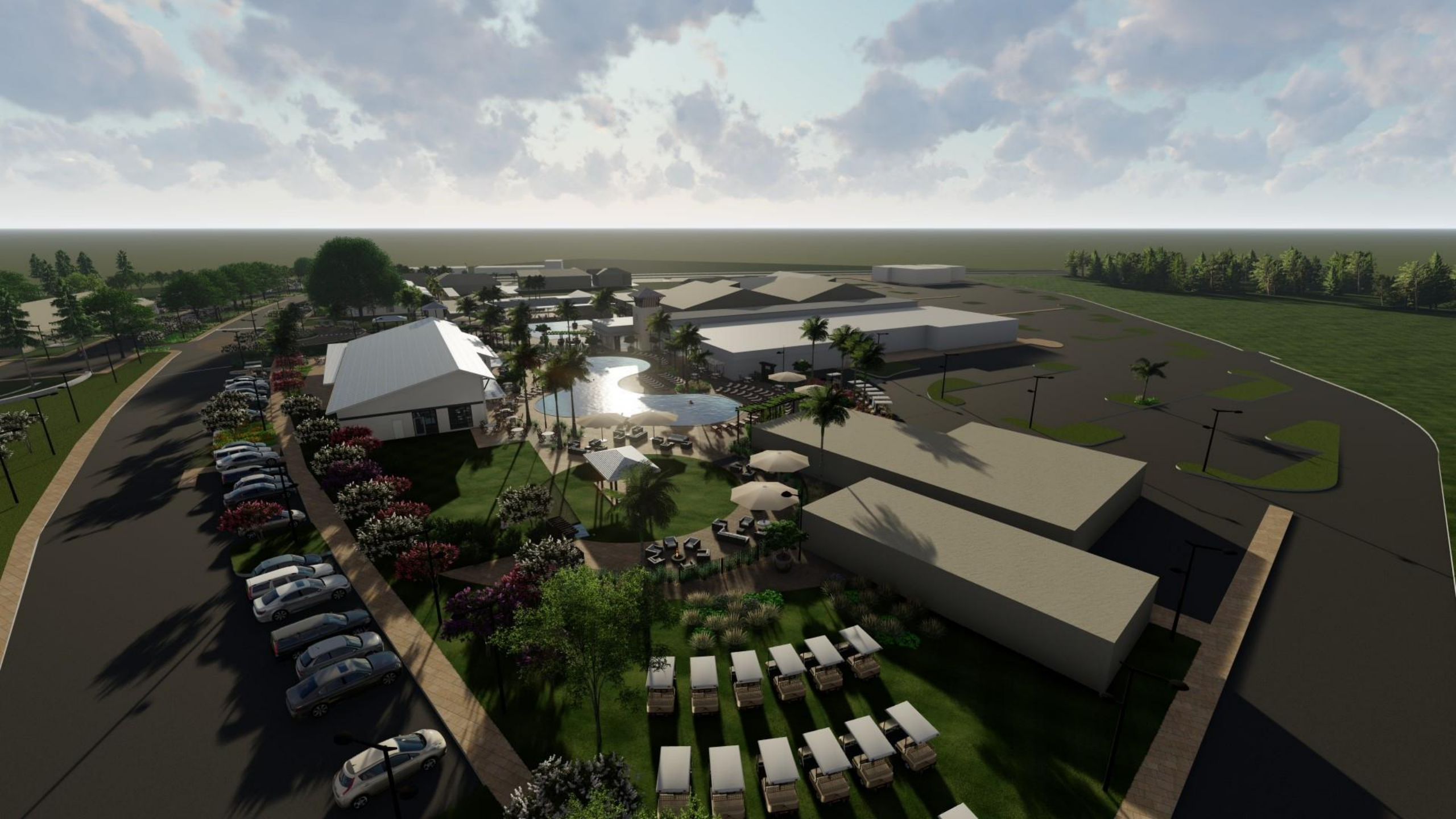


POOL VIEW FROM BAR – VOLUME SPACE ONLY – NO INTERIOR DESIGN



POOL VIEW FROM COMMUNITY ROOM – VOLUME SPACE ONLY - NO INTERIOR DESIGN









# Funding Options for Phase 1B

The Membership will be approving the Cost and Funding Source

The Board is presenting a potential funding strategy opportunity

The Board respects different opinions and risk tolerance

Future CA Residents will pay for Construction Cost from Capital Fund(**Not Members' Dues**)

# Capital Fund

Started January 2003 – Currently \$3,000 per house sale transfer

Board estimates **35/month** for budget purposes  
\$105K/month

**23/month** 2009 Recession

**51/month** 2021 Covid Surge

**August YTD is 36/month – Above 2023 & 2024**

# Capital Fund Status Forecast

\$5,951K Balance 8/31/25

\$3,600K Available 6/1/26

\$500K Reserve Maintained (167 Homes)

Estimated 1B Expense

\$6,600,000 6/1/26 Start

Inflation is 3%/yr minimum

\$7,260,000 6/1/29 Start

**\$660,000 Extra to Wait**

Wait 2029

\$7,260,000 1 B Estimate 06/1/29 start  
(\$3,600,000) 6/1/26 Balance  
\$3,660,000 Funds Needed

**35 Month Delay @ \$105k/month**

# Build 2026

\$6,600,000 1B Estimate

(\$3,600,000) 6/1/26 Available

\$3,000,000 Financing Needed

# Build 2026

Financial Institution “A”

**5-Year loan @ 6.4%**

Collateral is 1B Facility OR

Funds deposited at the Bank

# Build 2026

Financial Institution “A”

No Prepayment Penalty

\$3.0 Million Loan

**5 years @ \$58.6K/month (20 homes)**

**-\$513K Interest**

**3 years @ \$91.2K/month (31 homes)**

**-\$305K Interest**

Build 2026

Community Foundation Tampa Bay

**3-Year loan @ 4.4%**

Collateral is Capital Fund Cash Flow

# Build 2026

Community Foundation Tampa Bay

No Prepayment Penalty

\$3.0 Million Loan

**3 years @ \$89.1K/Month (30 Homes)**

**-\$208K Interest**

Build 2026

**Community Foundation Tampa Bay**

**\$208K Interest Returned to**  
the CA's Forever Fund

# CFTB Funding Source

The SCCCA loan will be funded through grants from several charitable funds entrusted to and administered by the Community Foundation Tampa Bay. These legacy funds were created by Sun City Center residents, now deceased, who wanted to ensure their community continues to thrive for generations to come.

# CFTB CA Accounts Since 2023

**\$124K** Future Facilities Reserve Fund

**\$1,219K** Forever Endowment Fund

**\$357K** Hurricane Reserve Fund

**The CA is a 501c3 nonprofit**

(Balances as of 6/30/25)

# Phase 1B Summary

Board is doing **due diligence**

- 1B most desired goal

Potential funding strategy

- To **achieve goal sooner**

**Future Members pay** required financing

- **No dues** for construction

# Membership Will Decide December Referendum

Wait 2029  
OR  
Build 2026

Either Way – Future Members Pay