

Palmer Ranch Master Property Owners Association, Inc.
2017 CALENDAR YEAR APPROVED BUDGET

For the period January 1, 2017 through December 31, 2017

	2017
	APPROVED
	BUDGET
Income	
Assessments	\$ 1,729,285.00
Prior Period Surplus	\$ 200,000.00
Estoppel Fee Income	\$ 2,400.00
Interest	\$ 107.00
Architect Review Fee	\$ -
Sarasota County Maint.	\$ 340,280.00
TOTAL INCOME	\$ 2,272,072.00
Expenses	
Administration	
Postage	\$ 2,832.00
Printing	\$ 2,760.00
Office Expenses	\$ 7,120.00
Office Equipment Maintenance	\$ 7,818.00
Meetings / Travel	\$ 7,380.00
Website	\$ 504.00
Employee Training	\$ 360.00
Organizational Memberships	\$ 935.00
Total Administration	\$ 29,709.00
Employee	
Salaries	\$ 241,632.00
Payroll Tax	\$ 19,944.00
Payroll Processing / Admin Fee	\$ 4,104.00
401(k) Plan	\$ 10,000.00
Health Benefits	\$ 21,195.00
Total Employee	\$ 296,875.00
Occupancy	
Rent	\$ 14,150.00
Electric	\$ 1,620.00
Telephone	\$ 5,400.00
Facility Maintenance	\$ 2,988.00
Total Occupancy	\$ 24,158.00
Depreciation	
Depreciation Expense	\$ 1,272.00
Total Depreciation	\$ 1,272.00
Insurance Expense	
Insurance Accrual	\$ 26,088.00
Total Insurance Expense	\$ 26,088.00
Professional Fees	
Legal Fees	\$ 9,000.00
Accounting	\$ 7,350.00
Architectural / Engineering	\$ 7,500.00
Consulting Fees	\$ 12,120.00
Total Professional Fees	\$ 35,970.00
Maintenance	
Ornamental Maintenance	\$ 241,000.00
Ornamental Refurbishment	\$ 116,962.00
Turf Maintenance	\$ 402,637.00
Turf Refurbishment	\$ 33,719.00
Fertilization / Pest Control	\$ 187,500.00
Irrigation Maintenance	\$ 97,398.00
Irrigation Refurbishment	\$ 42,000.00
Aquatic Weed Control	\$ 159,240.00
Repairs & Maintenance	\$ 37,485.00
Total Maintenance	\$ 1,317,941.00
Common Utilities	
Re-Claimed Water	\$ 36,600.00
Electric	\$ 5,525.00
Total Common Utilities	\$ 42,125.00
Permit Compliance	
Permit Compliance	\$ -
Total Permit Compliance	\$ -
Operating Contingency	
Operating Contingency	\$ 23,124.00
Total Operating Contingency	\$ 23,124.00
Income Tax Expense	
Income Tax Expense	\$ -
Property Tax Expense	\$ 500.00
Total Income Tax Expense	\$ 500.00
Enhancements	
Enhancements	\$ 119,487.00
Total Enhancements	\$ 119,487.00
Community Center	
Community Center	\$ 170,000.00
Total Community Center	\$ 170,000.00
Reserve Funding - Transfer	
Reserve Funding / Transfer	\$ 184,823.00
Total Reserve Funding - Transfer	\$ 184,823.00
TOTAL EXPENSE	\$ 2,272,072.00

NOTE: Assessments are based on a projected 10,355 assessable unit values at \$167.00 per assessable unit value.

**Palmer Ranch Master Property Owners Association, Inc.
Reserve Formulation - 2017**

	Reserve Calculation Year	Quantity	Estimated 1st Year of Replacement	Life Analysis		Unit Cost	2015 Replace Cost	August 1, 2016 Estimated Balance	2016 Budgeted Contributions	2016 Remaining Contributions	2016 Projected Expense	YE 2016 Projected Balance	Residual Balance	2017 Funding Requirement
				Useful	Remain									
30110 - Entry Walls														
30111 - Clark Road / Sawyer Loop Road East	1995	1	2035	40	18	\$ 149,450	\$ 149,450	\$ 58,549	\$ 4,992	\$ 1,248	\$ -	\$ 59,797	\$ 89,653	\$ 4,981
30112 - Beneva / Palmer Ranch Pkwy	1986	1	2026	40	9	\$ 121,625	\$ 121,625	\$ 99,946	\$ 2,382	\$ 596	\$ -	\$ 100,542	\$ 21,083	\$ 2,343
30113 - Beneva / Sarasota Square Blvd.	1986	1	2026	40	9	\$ 24,850	\$ 24,850	\$ 20,708	\$ 456	\$ 114	\$ -	\$ 20,822	\$ 4,028	\$ 448
30114 - McIntosh / US 41	1991	1	2031	40	14	\$ 70,875	\$ 70,875	\$ 45,950	\$ 1,760	\$ 440	\$ -	\$ 46,390	\$ 24,485	\$ 1,749
30115 - PVC Fencing	2010	1	2028	15	10	\$ 52,680	\$ 48,040	\$ 9,932	\$ 3,721	\$ 930	\$ -	\$ 10,862	\$ 37,178	\$ 3,718
30120 - Entry Landscape Lighting	2011	1	2027	15	9	\$ 72,200	\$ 72,200	\$ 17,022	\$ 5,970	\$ 1,493	\$ -	\$ 18,514	\$ 53,686	\$ 5,965
30130 - Street Light Resurfacing														
30131 - McIntosh Road	2008	1	2018	10	1	\$ 293,600	\$ 293,600	\$ 193,421	\$ 67,072	\$ 16,768	\$ -	\$ 210,189	\$ 83,411	\$ 83,411
30132 - Sarasota Square Blvd.	2008	1	2018	10	1	\$ 74,200	\$ 74,200	\$ 70,102	\$ 16,952	\$ 4,238	\$ -	\$ 74,340	\$ (140)	\$ (140)
30133 - Central Sarasota Pkwy - US 41 to McIntosh	2008	1	2018	10	1	\$ 39,200	\$ 39,200	\$ 28,153	\$ 8,902	\$ 2,226	\$ -	\$ 30,378	\$ 8,822	\$ 8,822
30134 - Central Sarasota Pkwy - McIntosh to Honore	2012	1	2022	10	5	\$ 16,300	\$ 16,300	\$ 7,705	\$ 1,642	\$ 411	\$ -	\$ 8,115	\$ 8,185	\$ 1,637
30135 - Honore Avenue Phase 1	2012	1	2022	10	5	\$ 36,400	\$ 36,400	\$ 52,937	\$ (3,112)	\$ (778)	\$ -	\$ 52,159	\$ (15,759)	\$ (3,152)
30136 - Honore Avenue Phase 2	2012	1	2022	10	5	\$ 54,050	\$ 54,050	\$ 83,909	\$ (5,628)	\$ (1,407)	\$ -	\$ 82,502	\$ (28,452)	\$ (5,690)
30137 - Honore Avenue Phase 3	2012	1	2022	10	5	\$ 10,200	\$ 10,200	\$ 11,518	\$ (243)	\$ (61)	\$ -	\$ 11,457	\$ (1,257)	\$ (251)
30138 - Honore Avenue Phase 4	2012	1	2022	10	5	\$ 13,800	\$ 13,800	\$ 10,870	\$ 565	\$ 141	\$ -	\$ 11,012	\$ 2,788	\$ 558
30139 - Traffic Signal Resurfacing	2008	1	2018	10	1	\$ 119,690	\$ 119,690	\$ 85,772	\$ 27,330	\$ 6,833	\$ 34,150	\$ 58,455	\$ 27,085	\$ 27,085
30140 - Community Identification Signs - Replace	2001	7	2026	25	11	\$ 16,000	\$ 114,500	\$ 83,212	\$ 2,807	\$ 702	\$ -	\$ 83,913	\$ 30,587	\$ 2,781
30145 - Community Identification Signs - Capital Repair		7	2016	5	0	\$ 3,000	\$ 21,000	\$ 20,530	\$ 2,153	\$ 538	\$ -	\$ 21,068	\$ (68)	\$ (68)
30150 - Directional Signs	2003	24	2021	20	4	\$ 3,729	\$ 89,500	\$ 51,827	\$ 8,903	\$ 2,226	\$ -	\$ 54,053	\$ 35,447	\$ 8,862
30160 - Flagpoles	2002	7	2027	25	14	\$ 4,000	\$ 28,000	\$ 16,063	\$ 842	\$ 211	\$ -	\$ 16,274	\$ 11,726	\$ 838
30170 - Entry Pavers														
30171 - McIntosh / US 41	2005	1	2028	25	11	\$ 34,980	\$ 34,980	\$ 17,364	\$ 1,571	\$ 393	\$ -	\$ 17,757	\$ 17,223	\$ 1,566
30172 - Central Sarasota Pkwy / US 41	2015	1	2040	25	24	\$ 72,469	\$ 72,469	\$ (27,849)	\$ 4,166	\$ 1,042	\$ -	\$ (26,808)	\$ 99,277	\$ 4,137
30173 - Sarasota Square Blvd / Beneva Rd	2007	1	2030	25	13	\$ 39,600	\$ 39,600	\$ 23,556	\$ 1,217	\$ 304	\$ -	\$ 23,860	\$ 15,740	\$ 1,211
30174 - Palmer Ranch Pkwy / Beneva Rd	2007	1	2030	25	13	\$ 71,280	\$ 71,280	\$ 34,124	\$ 2,813	\$ 703	\$ -	\$ 34,827	\$ 36,453	\$ 2,804
30176 - Median Pavers	2011	1	2034	25	17	\$ 33,000	\$ 33,000	\$ 7,047	\$ 1,506	\$ 377	\$ -	\$ 7,423	\$ 25,577	\$ 1,505
30175 - Benches	2008	15	2028	20	11	\$ 550	\$ 8,250	\$ 5,955	\$ 206	\$ 52	\$ -	\$ 6,007	\$ 2,243	\$ 204
30177 - Silt Removal - Restoration Area F	2003	1	2017	to 10	2	\$ 50,000	\$ 50,000	\$ 32,704	\$ 7,731	\$ 1,933	\$ -	\$ 34,637	\$ 15,363	\$ 7,682
30178 - Silt Removal - Restoration Area D	2002	1	2016	to 10	1	\$ 29,585	\$ 29,585	\$ 23,653	\$ 4,804	\$ 1,201	\$ -	\$ 24,854	\$ 4,731	\$ 4,731
30179 - Silt Removal - Restoration Area C	2005	1	2019	to 10	4	\$ 69,540	\$ 69,540	\$ 30,475	\$ 9,212	\$ 2,303	\$ -	\$ 32,778	\$ 36,762	\$ 9,191
30181 - Silt Removal - Restoration Area G	2005	1	2019	to 10	4	\$ 46,360	\$ 46,360	\$ 20,317	\$ 6,142	\$ 1,536	\$ -	\$ 21,852	\$ 24,508	\$ 6,127
30182 - Silt Removal - Restoration Area H	2005	1	2019	to 10	4	\$ 13,420	\$ 13,420	\$ 5,881	\$ 1,778	\$ 445	\$ -	\$ 6,325	\$ 7,095	\$ 1,774
TOTAL							\$ 1,865,964	\$ 1,141,352	\$ 188,611	\$ 47,153	\$ 34,150	\$ 1,154,355	\$ 677,459	\$ 184,823