

**Palmer Ranch Master Property Owners Association, Inc.
2019 CALENDAR YEAR APPROVED BUDGET**

For the period January 1, 2019 through December 31, 2019

	2019
	APPROVED
	BUDGET
Income	
Assessments	\$ 1,970,099
Prior Period Surplus	\$ 200,000
Estoppel Fee Income	\$ 12,000
Interest	\$ 120
Architect Review Fee	\$ -
Sarasota County Maint.	\$ 169,380
TOTAL INCOME	\$ 2,351,599
Expenses	
Administration	
Postage	\$ 2,861
Printing	\$ 3,000
Office Expenses	\$ 9,590
Office Equipment Maintenance	\$ 12,038
Meetings / Travel	\$ 7,540
Website	\$ 650
Employee Training	\$ 360
Organizational Memberships	\$ 1,400
Total Administration	\$ 37,439
Employee	
Salaries	\$ 301,480
Payroll Tax	\$ 26,273
Payroll Processing / Admin Fee	\$ 5,125
401(k) Plan	\$ 11,587
Health Benefits	\$ 56,300
Total Employee	\$ 400,765
Occupancy	
Rent	\$ 14,448
Electric	\$ 1,644
Telephone	\$ 5,400
Facility Maintenance	\$ 3,248
Total Occupancy	\$ 24,740
Depreciation	
Depreciation Expense	\$ 2,160
Total Depreciation	\$ 2,160
Insurance Expense	
Insurance Accrual	\$ 40,956
Total Insurance Expense	\$ 40,956
Professional Fees	
Legal Fees	\$ 9,000
Accounting	\$ 7,350
Architectural / Engineering	\$ 7,500
Consulting Fees	\$ 12,120
Total Professional Fees	\$ 35,970
Maintenance	
Ornamental Maintenance	\$ 247,000
Ornamental Refurbishment	\$ 128,916
Turf Maintenance	\$ 389,184
Turf Refurbishment	\$ 33,719
Fertilization / Pest Control	\$ 192,500
Irrigation Maintenance	\$ 98,142
Irrigation Refurbishment	\$ 45,000
Aquatic Weed Control	\$ 157,080
Repairs & Maintenance	\$ 50,400
Total Maintenance	\$ 1,341,941
Common Utilities	
Re-Claimed Water	\$ 45,600
Electric	\$ 6,300
Total Common Utilities	\$ 51,900
Permit Compliance	
Permit Compliance	\$ 1,000
Total Permit Compliance	\$ 1,000
Operating Contingency	
Operating Contingency	\$ 106,831
Total Operating Contingency	\$ 106,831
Income Tax Expense	
Income Tax Expense	\$ -
Property Tax Expense	\$ 500
Total Income Tax Expense	\$ 500
Enhancements	
Enhancements	\$ 23,124
Total Enhancements	\$ 23,124
Community Center	
Community Center	\$ 200,000
Total Community Center	\$ 200,000
Reserve Funding - Transfer	
Reserve Funding / Transfer	\$ 84,273
Total Reserve Funding - Transfer	\$ 84,273
TOTAL EXPENSE	\$ 2,351,599

NOTE: Assessments are based on a projected 11,797 assessable unit values at \$167.00 per assessable unit value.

**Palmer Ranch Master Property Owners Association, Inc.
Reserve Formulation - 2019**

	Reserve Calculation Year	Quantity	Estimated 1st Year of Replacement	Life Analysis		Unit Cost	2017 Replace Cost	July 1, 2018 Estimated Balance	2018 Budgeted Contributions	2018 Remaining Contributions	2018 Projected Expense	YE 2018 Projected Balance	Residual Balance	2019 Funding Requirement
				Useful	Remain									
30110 - Entry Walls														
30111 - Clark Road / Sawyer Loop Road East	1995	1	2035	40	16	\$ 96,660	\$ 96,660	\$ 66,388	\$ 1,856	\$ 928	\$ -	\$ 67,316	\$ 29,344	\$ 1,834
30112 - Beneva / Palmer Ranch Pkwy	1986	1	2026	40	7	\$ 156,375	\$ 156,375	\$ 107,511	\$ 6,635	\$ 3,318	\$ -	\$ 110,828	\$ 45,547	\$ 6,507
30113 - Beneva / Sarasota Square Blvd.	1986	1	2026	40	7	\$ 31,950	\$ 31,950	\$ 22,194	\$ 1,325	\$ 663	\$ -	\$ 22,857	\$ 9,093	\$ 1,299
30114 - McIntosh / US 41	1991	1	2031	40	12	\$ 70,875	\$ 70,875	\$ 49,524	\$ 1,732	\$ 866	\$ -	\$ 50,390	\$ 20,485	\$ 1,707
30115 - PVC Fencing	2010	1	2028	15	9	\$ 44,505	\$ 44,505	\$ 16,581	\$ 2,971	\$ 1,486	\$ -	\$ 18,066	\$ 26,439	\$ 2,938
30120 - Entry Landscape Lighting	2011	1	2027	15	8	\$ 71,000	\$ 71,000	\$ 27,819	\$ 5,142	\$ 2,570	\$ 20,700	\$ 9,690	\$ 61,310	\$ 7,664
30130 - Street Light Resurfacing														
30131 - McIntosh Road	2018	1	2028	10	10	\$ 293,600	\$ 293,600	\$ 314,303	\$ -	\$ -	\$ 293,600	\$ 20,703	\$ 272,897	\$ 27,290
30132 - Sarasota Square Blvd.	2018	1	2028	10	10	\$ 74,200	\$ 74,200	\$ 67,767	\$ 16,013	\$ 8,007	\$ 74,200	\$ 1,574	\$ 72,626	\$ 7,263
30133 - Central Sarasota Pkwy - US 41 to McIntosh	2018	1	2028	10	10	\$ 39,200	\$ 39,200	\$ 39,719	\$ -	\$ -	\$ 39,200	\$ 519	\$ 38,681	\$ 3,868
30134 - Central Sarasota Pkwy - McIntosh to Honore	2012	1	2022	10	3	\$ 16,300	\$ 16,300	\$ 10,814	\$ 1,616	\$ 808	\$ -	\$ 11,622	\$ 4,678	\$ 1,559
30135 - Honore Avenue Phase 1	2012	1	2022	10	3	\$ 36,400	\$ 36,400	\$ 49,280	\$ -	\$ -	\$ -	\$ 49,280	\$ (12,880)	\$ -
30136 - Honore Avenue Phase 2	2012	1	2022	10	3	\$ 54,050	\$ 54,050	\$ 77,203	\$ -	\$ -	\$ -	\$ 77,203	\$ (23,153)	\$ -
30137 - Honore Avenue Phase 3	2012	1	2022	10	3	\$ 10,200	\$ 10,200	\$ 11,284	\$ -	\$ -	\$ -	\$ 11,284	\$ (1,084)	\$ -
30138 - Honore Avenue Phase 4	2012	1	2022	10	3	\$ 13,800	\$ 13,800	\$ 12,018	\$ 532	\$ 266	\$ -	\$ 12,284	\$ 1,516	\$ 505
30139 - Traffic Signal Resurfacing	2018	1	2028	10	10	\$ 70,045	\$ 70,045	\$ 87,054	\$ -	\$ -	\$ 70,045	\$ 17,009	\$ 53,036	\$ 5,304
30140 - Community Identification Signs - Replace	2001	7	2026	25	7	\$ 125,350	\$ 125,350	\$ 90,121	\$ 4,788	\$ 2,394	\$ -	\$ 92,515	\$ 32,835	\$ 4,691
30145 - Community Identification Signs - Capital Repair		7	2025	5	5	\$ 21,000	\$ 21,000	\$ 21,302	\$ -	\$ -	\$ 21,000	\$ 302	\$ 20,698	\$ 4,140
30150 - Directional Signs	2003	24	2021	20	2	\$ 91,200	\$ 91,200	\$ 68,977	\$ 9,290	\$ 4,645	\$ -	\$ 73,622	\$ 17,578	\$ 8,789
30160 - Flagpoles	2002	7	2027	25	8	\$ 37,100	\$ 37,100	\$ 18,553	\$ 2,211	\$ 1,105	\$ -	\$ 19,659	\$ 17,441	\$ 2,180
30170 - Entry Pavers														
30171 - McIntosh / US 41	2005	1	2028	25	9	\$ 34,980	\$ 34,980	\$ 20,415	\$ 1,554	\$ 777	\$ -	\$ 21,192	\$ 13,788	\$ 1,532
30172 - Central Sarasota Pkwy / US 41	2015	1	2040	25	21	\$ 72,469	\$ 72,469	\$ (20,160)	\$ 4,323	\$ 2,162	\$ -	\$ (17,999)	\$ 90,468	\$ 4,308
30173 - Sarasota Square Blvd / Beneva Rd	2007	1	2030	25	11	\$ 39,600	\$ 39,600	\$ 25,973	\$ 1,201	\$ 601	\$ -	\$ 26,573	\$ 13,027	\$ 1,184
30174 - Palmer Ranch Pkwy / Beneva Rd	2007	1	2030	25	11	\$ 71,280	\$ 71,280	\$ 39,608	\$ 2,785	\$ 1,393	\$ -	\$ 41,000	\$ 30,280	\$ 2,753
30176 - Median Pavers	2011	1	2034	25	15	\$ 33,000	\$ 33,000	\$ 9,928	\$ 1,499	\$ 750	\$ -	\$ 10,677	\$ 22,323	\$ 1,488
30175 - Benches	2008	15	2028	20	9	\$ 8,250	\$ 8,250	\$ 6,385	\$ 200	\$ 100	\$ -	\$ 6,485	\$ 1,765	\$ 196
30177 - Silt Removal - Restoration Area F	2018	1	2028	to 10	10	\$ 50,000	\$ 50,000	\$ 47,197	\$ 7,102	\$ 3,551	\$ 50,000	\$ 748	\$ 49,252	\$ 4,925
30178 - Silt Removal - Restoration Area D	2018	1	2028	to 10	10	\$ 29,585	\$ 29,585	\$ 30,105	\$ -	\$ -	\$ 29,585	\$ 520	\$ 29,065	\$ 2,907
30179 - Silt Removal - Restoration Area C	2005	1	2019	to 10	0	\$ 69,540	\$ 69,540	\$ 58,537	\$ 26,962	\$ 13,481	\$ -	\$ 72,018	\$ (2,478)	\$ -
30181 - Silt Removal - Restoration Area G	2005	1	2019	to 10	0	\$ 46,360	\$ 46,360	\$ 39,025	\$ 17,974	\$ 8,987	\$ -	\$ 48,012	\$ (1,652)	\$ -
30182 - Silt Removal - Restoration Area H	2005	1	2019	to 10	0	\$ 13,420	\$ 13,420	\$ 11,297	\$ 5,203	\$ 2,601	\$ -	\$ 13,898	\$ (478)	\$ -
TOTAL							\$ 1,822,294	\$ 1,426,725	\$ 122,913	\$ 61,456	\$ 598,330	\$ 889,848	\$ 932,446	\$ 106,831