

**Palmer Ranch Master Property Owners Association, Inc.
2020 CALENDAR YEAR APPROVED BUDGET**

For the period January 1, 2020 through December 31, 2020

	2020 APPROVED BUDGET
Income	
Assessments	\$ 1,995,316
Prior Period Surplus	\$ 200,000
Estoppel Fee Income	\$ 12,000
Interest	\$ 1,200
Architect Review Fee	\$ -
Sarasota County Maint.	\$ 149,534
TOTAL INCOME	\$ 2,358,050
Expenses	
Administration	
Postage	\$ 3,552
Printing	\$ 4,000
Office Expenses	\$ 10,290
Office Equipment Maintenance	\$ 10,198
Meetings / Travel	\$ 7,540
Website	\$ 650
Employee Training	\$ 360
Organizational Memberships	\$ 1,740
Total Administration	\$ 38,330
Employee	
Salaries	\$ 331,675
Payroll Tax	\$ 27,325
Payroll Processing / Admin Fee	\$ 5,638
401(k) Plan	\$ 13,217
Health Benefits	\$ 60,610
Total Employee	\$ 438,465
Occupancy	
Rent	\$ 38,284
Electric	\$ 3,000
Telephone	\$ 6,000
Facility Maintenance	\$ 4,000
Total Occupancy	\$ 51,284
Depreciation	
Depreciation Expense	\$ 11,856
Total Depreciation	\$ 11,856
Insurance Expense	
Insurance Accrual	\$ 43,150
Total Insurance Expense	\$ 43,150
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	\$ 267,960
Ornamental Refurbishment	\$ 170,050
Turf Maintenance	\$ 390,079
Turf Refurbishment	\$ 33,450
Fertilization / Pest Control	\$ 198,745
Irrigation Maintenance	\$ 105,962
Irrigation Refurbishment	\$ 45,000
Aquatic Weed Control	\$ 169,200
Repairs & Maintenance	\$ 50,400
Butterfly/Wildlife Garden	\$ 2,500
Total Maintenance	\$ 1,433,346
Common Utilities	
Re-Claimed Water	\$ 50,000
Electric	\$ 6,850
Total Common Utilities	\$ 56,850
Permit Compliance	
Aquatic Monitoring	\$ 1,000
Total Permit Compliance	\$ 1,000
Reserve Funding - Transfer	
Reserve Funding / Transfer	\$ 72,846
Total Reserve Funding - Transfer	\$ 72,846
Income Tax Expense	
Income Tax Expense	\$ 3,000
Property Tax Expense	\$ 500
Total Tax Expense	\$ 3,500
Operating Contingency	
Operating Contingency	\$ 23,124
Total Operating Contingency	\$ 23,124
Enhancements	
Enhancements	\$ 148,329
Total Enhancements	\$ 148,329
TOTAL EXPENSE	\$ 2,358,050

NOTE: Assessments are based on a projected 11,948 assessable unit values at \$167.00 per assessable unit value.

**Palmer Ranch Master Property Owners Association, Inc.
Reserve Formulation - 2020**

	Reserve Calculation Year	Quantity	Estimated 1st Year of Replacement	Life Analysis		Unit Cost	2019 Replace Cost	July 1, 2019 Estimated Balance	2019 Budgeted Contributions	2019 Remaining Contributions	2019 Projected Expense	YE 2019 Projected Balance	Residual Balance	2020 Funding Requirement
				Useful	Remain									
30110 - Entry Walls														
30111 - Clark Road / Sawyer Loop Road East	1995	1	2035	40	15	\$ 99,560	\$ 99,560	\$ 68,889	\$ 1,834	\$ 917	\$ -	\$ 69,806	\$ 29,754	\$ 1,984
30112 - Beneva / Palmer Ranch Pkwy	1986	1	2026	40	6	\$ 156,375	\$ 156,375	\$ 115,126	\$ 6,507	\$ 3,254	\$ -	\$ 118,379	\$ 37,996	\$ 6,333
30113 - Beneva / Sarasota Square Blvd.	1986	1	2026	40	6	\$ 31,950	\$ 31,950	\$ 23,724	\$ 1,299	\$ 650	\$ -	\$ 24,374	\$ 7,576	\$ 1,263
30114 - McIntosh / US 41	1991	1	2031	40	11	\$ 91,125	\$ 91,125	\$ 51,707	\$ 1,707	\$ 854	\$ -	\$ 52,561	\$ 38,564	\$ 3,506
30115 - PVC Fencing	2010	1	2028	15	5 to 9	\$ 49,450	\$ 49,450	\$ 19,634	\$ 2,938	\$ 1,469	\$ -	\$ 21,103	\$ 28,347	\$ 5,669
30120 - Entry Landscape Lighting	2011	1	2033	15	13	\$ 75,000	\$ 75,000	\$ 11,562	\$ 7,664	\$ 3,832	\$ -	\$ 15,394	\$ 59,606	\$ 4,585
30130 - Street Light Resurfacing														
30131 - McIntosh Road	2008	1	2020	10	0	\$ 302,500	\$ 302,500	\$ 330,570	\$ 27,290	\$ 13,645	\$ -	\$ 344,215	\$ (41,715)	\$ -
30132 - Sarasota Square Blvd.	2008	1	2020	10	0	\$ 76,500	\$ 76,500	\$ 80,012	\$ 7,263	\$ 3,632	\$ -	\$ 83,644	\$ (7,144)	\$ -
30133 - Central Sarasota Pkwy - US 41 to McIntosh	2008	1	2020	10	0	\$ 40,000	\$ 40,000	\$ 41,979	\$ 3,868	\$ 1,934	\$ -	\$ 43,913	\$ (3,913)	\$ -
30134 - Central Sarasota Pkwy - McIntosh to Honore	2012	1	2022	10	2	\$ 15,000	\$ 15,000	\$ 12,501	\$ 1,559	\$ 780	\$ -	\$ 13,281	\$ 1,719	\$ 860
30135 - Honore Avenue Phase 1	2012	1	2022	10	2	\$ 36,000	\$ 36,000	\$ 49,717	\$ -	\$ -	\$ -	\$ 49,717	\$ (13,717)	\$ -
30136 - Honore Avenue Phase 2	2012	1	2022	10	2	\$ 54,000	\$ 54,000	\$ 77,907	\$ -	\$ -	\$ -	\$ 77,907	\$ (23,907)	\$ -
30137 - Honore Avenue Phase 3	2012	1	2022	10	2	\$ 8,800	\$ 8,800	\$ 11,379	\$ -	\$ -	\$ -	\$ 11,379	\$ (2,579)	\$ -
30138 - Honore Avenue Phase 4	2012	1	2022	10	2	\$ 12,500	\$ 12,500	\$ 12,605	\$ 505	\$ 253	\$ -	\$ 12,858	\$ (358)	\$ -
30139 - Traffic Signal Resurfacing	2018	1	2028	10	0 to 7	\$ 72,900	\$ 72,900	\$ 90,309	\$ 5,304	\$ 2,652	\$ -	\$ 92,961	\$ (20,061)	\$ -
30140 - Community Identification Signs - Replace	2001	7	2026	25	6	\$ 178,500	\$ 178,500	\$ 95,751	\$ 4,691	\$ 2,346	\$ -	\$ 98,096	\$ 80,404	\$ 13,401
30145 - Community Identification Signs - Capital Repair		7	2025	5	5	\$ 21,000	\$ 21,000	\$ 23,468	\$ 4,140	\$ 2,070	\$ -	\$ 25,538	\$ (4,538)	\$ -
30150 - Directional Signs	2003	24	2021	20	1	\$ 95,000	\$ 95,000	\$ 78,727	\$ 8,789	\$ 4,395	\$ -	\$ 83,122	\$ 11,878	\$ 11,878
30160 - Flagpoles	2002	7	2027	25	7	\$ 42,000	\$ 42,000	\$ 20,923	\$ 2,180	\$ 1,090	\$ -	\$ 22,013	\$ 19,987	\$ 2,855
30170 - Entry Pavers														
30171 - McIntosh / US 41	2005	1	2028	25	8	\$ 34,980	\$ 34,980	\$ 22,142	\$ 1,532	\$ 766	\$ -	\$ 22,908	\$ 12,072	\$ 1,509
30172 - Central Sarasota Pkwy / US 41	2015	1	2040	25	20	\$ 72,469	\$ 72,469	\$ (16,035)	\$ 4,308	\$ 2,154	\$ -	\$ (13,881)	\$ 86,350	\$ 4,317
30173 - Sarasota Square Blvd / Beneva Rd	2007	1	2030	25	10	\$ 39,600	\$ 39,600	\$ 27,412	\$ 1,184	\$ 592	\$ -	\$ 28,004	\$ 11,596	\$ 1,160
30174 - Palmer Ranch Pkwy / Beneva Rd	2007	1	2030	25	10	\$ 71,280	\$ 71,280	\$ 42,736	\$ 2,753	\$ 1,377	\$ -	\$ 44,112	\$ 27,168	\$ 2,717
30176 - Median Pavers	2011	1	2034	25	14	\$ 33,000	\$ 33,000	\$ 11,496	\$ 1,488	\$ 744	\$ -	\$ 12,240	\$ 20,760	\$ 1,483
30175 - Benches	2008	15	2021	20	1	\$ 12,750	\$ 12,750	\$ 3,325	\$ 196	\$ 98	\$ -	\$ 3,423	\$ 9,327	\$ 9,327
30177 - Silt Removal - Restoration Area F	2018	1	2028	to 10	8	\$ 50,000	\$ 50,000	\$ 53,443	\$ 4,925	\$ 2,463	\$ -	\$ 55,905	\$ (5,905)	\$ -
30178 - Silt Removal - Restoration Area D	2018	1	2028	to 10	8	\$ 29,585	\$ 29,585	\$ 31,633	\$ 2,907	\$ 1,454	\$ -	\$ 33,086	\$ (3,501)	\$ -
30179 - Silt Removal - Restoration Area C	2005	1	2020	to 10	0	\$ 69,540	\$ 69,540	\$ 72,449	\$ -	\$ -	\$ -	\$ 72,449	\$ (2,909)	\$ -
30181 - Silt Removal - Restoration Area G	2005	1	2020	to 10	0	\$ 46,360	\$ 46,360	\$ 48,299	\$ -	\$ -	\$ -	\$ 48,299	\$ (1,939)	\$ -
30182 - Silt Removal - Restoration Area H	2005	1	2020	to 10	0	\$ 13,420	\$ 13,420	\$ 13,980	\$ -	\$ -	\$ -	\$ 13,980	\$ (560)	\$ -
TOTAL							\$ 1,931,144	\$ 1,527,372	\$ 106,831	\$ 53,416	\$ -	\$ 1,580,787	\$ 350,357	\$ 72,846