A meeting of the Board of Trustees of Palmer Ranch Master Property Owners Association, Inc., was held on September 26, 2019 at Covenant Life Church, 8490 McIntosh Road, Sarasota, Florida 34238.

Trustees present: Bob Swan, Carol Auricchio, Dick Beitel, Garry Wharton, Chris Meyer, Joel Schemmel, Lee Katz, Nicholas Spina, Peggy Wells, Rob O'Connor, Steve Jeantet, Rhonda Kapusta and Andrea Suarez.

Trustees absent: Ernie Withers, Steve Anderson and Mike Hoelzer.

Representatives present: Darren Kaufman from Arbor Lakes; Marianne Bundra from Cobblestone; Bill Taft from Isles of Sarasota; Bob Swan from Prestancia; Chris Albright from Silver Oak Estates; Jodi Cunnison from Turtle Rock; Al Gryczka from Vineyards at Silver Oak; Rhonda Kapusta from Evalyn Sadlier Jones YMCA, Steve Jeantet from Covenant Life Church; Andrea Suarez from Palmer Park of Commerce and Palmer Park Plaza.

Resident members present: Len Bundra from Cobblestone; Mark Newcombe from Silver Oak; Joe Brand from Vineyards at Silver Oak.

Palmer Ranch Master Association staff in attendance: Tracy Smith, Sue Ambrecht and Carrie Agusto.

Convene/ Confirmation of Quorum

President Garry Wharton convened the meeting at 3:00pm, following confirmation of a quorum.

Minutes of Previous Meetings

There being no changes or corrections, the minutes of the July 25, 2019 Board of Trustees meeting were approved as distributed.

Financial Report

Tracy Smith provided a recap of the unaudited financial statements for the period ending August 31, 2019.

Reports

With the exception of the President's Report, all reports were provided to the Board prior to the meeting. Each report was referenced and opportunity to provide updates or ask questions was given.

- A. President's Report No report was provided
- B. Management Report Comments provided by Tracy Smith
- C. Grounds Report Comments provided by Sue Ambrecht
- D. Advisory Committee Comments provided by Bob Swan
- E. Community Relations Committee Comments provided by Rob O'Connor
- F. Palmer Ranch Watershed/Natural Assets Committee Comments were provided by Tracy Smith

Palmer Ranch Master Association - Mission Statement

Our mission is to enhance and maintain the aesthetic quality of Palmer Ranch and to preserve the overall unique identity and sense of community.

Old Business

A. Recommendation from the Ad Hoc Committee

Discussion on the recommendation of the Ad Hoc Committee, provided to the Board at the July 25th meeting, to market and sell the land at the southeast corner of Beneva and Palmer Ranch Parkway West, continued. Motion failed as follows: Bob Swan (NO), Carol Auricchio (NO), Dick Beitel (YES), Garry Wharton (NO), Chris Meyer (NO), Joel Schemmel (NO), Lee Katz (NO), Nicholas Spina (YES), Peggy Wells (NO), Rob O'Connor (NO), Steve Jeantet (YES), Rhonda Kapusta (NO) and Andrea Suarez (NO).

Motion by Bob Swan, seconded by Carol Auricchio, that the Palmer Ranch Master Property Owners Association, Inc. make a request to Sarasota County to modify the Site Development Plan, which was approved by Sarasota County on March 18, 2019, said modification being to reduce the size of the proposed building, as shown on the site development plan, from 6,500 square feet to 3,250 square feet, and, contingent upon receiving approval of said modification, the Master Association proceed to take the actions necessary to determine the actual cost of construction of the smaller building, which cost, when determined, will be submitted to the Board for its consideration.

Motion by Steve Jeantet, seconded by Nicholas Spina, to replace the motion by stating our next step is to seek to <u>-if the</u> modify the stipulations noted in our rezone Ordinance No. 2016-093. Motion failed as follows: Motion failed as follows: Bob Swan (NO), Carol Auricchio (NO), Dick Beitel (YES), Garry Wharton (NO), Chris Meyer (NO), Joel Schemmel (NO), Lee Katz (NO), Nicholas Spina (YES), Peggy Wells (NO), Rob O'Connor (NO), Steve Jeantet (YES), Rhonda Kapusta (NO) and Andrea Suarez (NO).

Bob Swan called to question his original motion to modify the Site Development Plan, which was approved by Sarasota County on March 18, 2019, said modification being to reduce the size of the proposed building, as shown on the site development plan, from 6,500 square feet to 3,250 square feet, and, contingent upon receiving approval of said modification, the Master Association proceed to take the actions necessary to determine the actual cost of construction of the smaller building, which cost, when determined, will be submitted to the Board for its consideration. Following discussion, the motion passed as follows: Bob Swan (YES), Carol Auricchio (YES), Dick Beitel (NO), Garry Wharton (YES), Chris Meyer (YES), Joel Schemmel (YES), Lee Katz (YES), Nicholas Spina (NO), Peggy Wells (YES), Rob O'Connor (YES), Steve Jeantet (NO), Rhonda Kapusta (YES) and Andrea Suarez (YES).

B. Other

There was no other old business to discuss.

New Business

A. Amendment No. 1 to County Contract 2019-096 <u>Motion by Chris Meyer, seconded by Bob Swan, to approve Amendment No. 1 to County</u> <u>Contract 2019-096. Following discussion, the motion passed unanimously.</u>

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- B. Consideration for Approval 2020 Calendar Year DRAFT Budget <u>Motion by Steve Jeantet, seconded by Chris Meyer, to approve the 2020 calendar year budget</u> <u>as distributed to the Board of Trustees. Once approved, the 2020 calendar year budget will be</u> <u>attached to and made a part of these minutes.</u> Additionally, within 1-2 days of approval, the <u>approved budget will be mailed out to all Community / Tract Representatives and</u> <u>management companies. Following discussion, the motion passed unanimously.</u>
- C. Consideration for Approval Carry forward any audited 2019 excess revenue to offset 2020 expenses Motion by Dick Beitel, seconded by Peggy Wells, to carry forward any audited 2019 excess revenue to offset 2020 expenses. Motion passed unanimously.
- D. Enhancement Project Sandhill Crane signs <u>Motion by Andrea Suarez, seconded by Bob Swan, to accept the estimate from</u> <u>Cornerstone Signs & Graphics, number #19 18808, dated May 2, 2019 in an amount not</u> <u>to exceed \$10,180.94 for the installation of Sandhill Crane signs. Project to be funded</u> <u>by Operating Expense account #61310 – Enhancements. Motion passed unanimously.</u>
- E. Enhancement Project Tract 605 lighting <u>Motion by Lee Katz, seconded by Dick Beitel, to proceed with the project as noted on</u> <u>estimate #2019_7177, dated June 20, 2019 from Owens Electric, Inc. Project to be</u> <u>funded by Operating Account #61310 – Enhancements. Motion passed unanimously.</u>
- F. Enhancement Project Smart Irrigation <u>Motion by Bob Swan, seconded by Andrea Suarez, to proceed with the smart irrigation</u> <u>project as noted on the following proposals:</u>
 - Irrigation Design Associates, Inc. Quote dated July 8, 2019 for \$26,380.35
 - American Irrigation, LLC Estimate 3293 dated July 15, 2019 for \$29,610.00
 - <u>Bloomings Landscape & Turf Management, Inc. Quote dated July 11, 2019 for</u> <u>\$23,855.00</u>

Project to be funded by Operating Account #61310 – Enhancements. Following discussion, motion passed unanimously.

Community Representative Discussion

There were no comments from the Community Representatives.

Meeting Schedule

The next Board Meeting will be held on November 21, 2019, to begin at 3pm, at Covenant Life Church, 8490 McIntosh Road, Sarasota, FL 34238

Palmer Ranch Master Association - Mission Statement

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Adjourn

There being no further business to discuss, <u>motion was made by Dick Beitel, seconded by Rob</u> <u>O'Connor, to adjourn the meeting. Meeting adjourned at 4:35pm.</u>

Respectfully submitted,

Lee Katz Secretary

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

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

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Depreciation \$ 11,85 Total Depreciation \$ 11,85 Insurance Expense 11,85 Insurance Expense \$ 43,15 Professional Fees \$ 43,15 Professional Fees \$ 43,15 Professional Fees \$ 43,15 Consulting Fees \$ 9,00 Accounting \$ 7,50 Consulting Fees \$ 12,12 Total Professional Fees \$ 35,97 Maintenance \$ 267,96 Ornamental Maintenance \$ 33,45 Fertilization / Pest Control \$ 188,74 Irrigation Maintenance \$ 33,45 Fertilization / Pest Control \$ 188,74 Irrigation Refurbishment \$ 33,45 General Maintenance \$ 00 Aquatic Weed Control \$ 188,74 Irrigation Refurbishment \$ 45,00 Aquatic Weed Control \$ 169,20 Repairs & Maintenance \$ 0,00 Electric \$ 6,85 Total Maintenance \$ 0,00 Electric \$ 6,85 Total Common Utilities		\$	51,284
Total Depreciation \$ 11,85 Insurance Expense Insurance Accrual 43,15 Total Insurance Expense \$ 43,15 Professional Fees 43,15 Professional Fees 9,00 Accounting 7,35 Architectural / Engineering 7,50 Consulting Fees 12,12 Total Professional Fees 35,97 Maintenance \$ 267,96 Ornamental Maintenance \$ 267,96 Ornamental Refurbishment \$ 170,05 Turf Maintenance \$ 390,07 Turf Refurbishment \$ 319,07 Turf Refurbishment \$ 33,45 Fertilization / Pest Control 198,74 Irrigation Refurbishment \$ 45,00 Aquatic Weed Control 169,20 Repairs & Maintenance \$ 50,40 Butterfly/Wildlife Garden 2,50 Common Utilities \$ 14,33,34 Common Utilities \$ 1,433,34 Common Utilities \$ 56,85 Permit Compliance \$ 1,433,34 Common Utilities \$ 56,85 Permit Compliance \$ 1,00		¢	44.050
Insurance Expense Insurance Accrual \$ 43,15 Total Insurance Expense Professional Fees Professional Fees Accounting \$ 7,35 Architectural / Engineering \$ 7,50 Consulting Fees \$ 12,12 Total Professional Fees Ornamental Maintenance \$ 267,96 Ornamental Maintenance \$ 267,96 Ornamental Refurbishment \$ 170,05 Turf Maintenance \$ 390,07 Turf Refurbishment \$ 170,05 Fertilization / Pest Control \$ 198,74 Irrigation Maintenance \$ 105,96 Irrigation Maintenance \$ 105,96 Irrigation Maintenance \$ 105,96 Irrigation Refurbishment \$ 45,00 Aquatic Weed Control \$ 169,20 Repairs & Maintenance \$ 50,40 Butterfly/Wildlife Garden \$ 2,50 Total Maintenance Common Utilities Permit Compliance Aquatic Monitoring \$ 1,00 Total Permit Compliance Reserve Funding - Transfer Reserve Funding - Transfer Res			
Insurance Accrual \$ 43,15 Total Insurance Expense \$ 43,15 Professional Fees \$ 9,00 Accounting \$ 7,35 Architectural / Engineering \$ 7,50 Consulting Fees \$ 12,12 Total Professional Fees \$ 35,97 Maintenance \$ 267,96 Ornamental Maintenance \$ 267,96 Ornamental Refurbishment \$ 170,05 Turf Maintenance \$ 390,07 Turf Maintenance \$ 390,07 Turf Refurbishment \$ 33,45 Fertilization / Pest Control \$ 198,74 Irrigation Refurbishment \$ 45,00 Aquatic Weed Control \$ 105,96 Irrigation Refurbishment \$ 45,00 Repairs & Maintenance \$ 50,40 Butterfly/Wildlife Garden \$ 2,500 Total Maintenance \$ 50,400 Butterfly/Wildlife Garden \$ 2,500 Total Maintenance \$ 1,433,34 Common Utilities \$ 56,85 Permit Compliance \$ 1,433,44 Irrigation Maintenance \$ 50,400 Repairs & Maintenance \$ 50,400 Butterfly/Wildlife Garden \$ 2,500 Common Utilities \$ 56,85 Permit Compliance \$ 1,433,44 Total Permit Compliance \$ 1,433,44 Income Tax Expense \$ 1,000 Reserve Funding - Transfer \$ 72,84 Income Tax Expense \$ 3,000 Property Tax Expen	•	\$	11,856
Total Insurance Expense \$ 43,15 Professional Fees			
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Accounting \$ 7,35 Architectural / Engineering \$ 7,50 Consulting Fees \$ 12,12 Total Professional Fees \$ 35,97 Maintenance \$ 35,97 Maintenance \$ 267,96 Ornamental Maintenance \$ 267,96 Ornamental Refurbishment \$ 170,05 Turf Maintenance \$ 390,07 Turf Refurbishment \$ 33,45 Fertilization / Pest Control \$ 198,74 Irrigation Maintenance \$ 105,96 Irrigation Refurbishment \$ 45,00 Aquatic Weed Control \$ 169,20 Repairs & Maintenance \$ 50,40 Butterfly/Wildlife Garden \$ 2,50 Total Maintenance \$ 50,00 Repairs & Maintenance \$ 50,00 Reclaimed Water \$ 50,00 Electric \$ 6,85 Total Common Utilities \$ \$ 1,00 Reserve Funding - Transfer \$ 1,00 Reserve Funding - Transfer			
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Ornamental Maintenance \$ 267,96 Ornamental Refurbishment \$ 170,05 Turf Maintenance \$ 390,07 Turf Refurbishment \$ 33,45 Fertilization / Pest Control \$ 198,74 Irrigation Maintenance \$ 105,96 Irrigation Refurbishment \$ 45,00 Aquatic Weed Control \$ 169,20 Repairs & Maintenance \$ 50,40 Butterfly/Wildlife Garden \$ 2,50 Total Maintenance \$ 50,00 Butterfly/Wildlife Garden \$ 2,50 Total Maintenance \$ 50,00 Butterfly/Wildlife Garden \$ 2,50 Total Maintenance \$ 50,00 Rescree \$ 1,433,34 Common Utilities \$ 56,85 Permit Compliance \$ 1,433,34 Cotal Permit Compliance \$ 1,00 Reserve Funding - Transfer \$ 1,00 Reserve Funding - Transfer \$ 1,284 Income Tax Expense \$ 3,00 Property Tax Expense \$ 3,00 Property Tax Expense \$ 3,00 Operating Contingency \$ 23,12 Operating Contingency \$ 23,12 </td <td></td> <td>\$</td> <td>35,970</td>		\$	35,970
Ornamental Refurbishment \$ 170,05 Turf Maintenance \$ 390,07 Turf Refurbishment \$ 33,45 Fertilization / Pest Control \$ 198,74 Irrigation Pest Control \$ 198,74 Irrigation Refurbishment \$ 105,96 Irrigation Refurbishment \$ 45,00 Aquatic Weed Control \$ 169,20 Repairs & Maintenance \$ 50,40 Butterfly/Wildlife Garden \$ 2,50 Total Maintenance \$ 50,00 Butterfly/Wildlife Garden \$ 2,50 Total Common Utilities \$ 1,433,34 Common Utilities \$ 1,400 Reserve Funding - Transfer \$ 1,00 Reserve Funding - Transfer \$ 2,2,84 Income Tax Expense <t< td=""><td></td><td>•</td><td></td></t<>		•	
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Áquatic Weed Control \$ 169,20 Repairs & Maintenance \$ 50,40 Butterfly/Wildlife Garden \$ 2,50 Total Maintenance \$ 1,433,34 Common Utilities \$ 1,433,34 Common Utilities \$ 1,433,34 Common Utilities \$ 50,00 Electric \$ 6,85 Permit Compliance \$ 56,85 Permit Compliance \$ 1,00 Reserve Funding - Transfer \$ 1,00 Reserve Funding - Transfer \$ 1,00 Reserve Funding - Transfer \$ 72,84 Income Tax Expense \$ 3,00 Property Tax Expense \$ 50 Operating Contingency \$ 23,12 Operating Contingency \$ 23,12 Enhancements \$ 148,32			
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Butterfly/Wildlife Garden \$ 2,50 Total Maintenance \$ 1,433,34 Common Utilities \$ 1,433,34 Common Utilities \$ 50,00 Re-Claimed Water \$ 50,00 Electric \$ 6,85 Total Common Utilities \$ 56,85 Permit Compliance - Aquatic Monitoring \$ 1,00 Total Permit Compliance \$ 1,00 Reserve Funding - Transfer \$ 1,00 Reserve Funding - Transfer \$ 72,84 Income Tax Expense \$ 3,00 Property Tax Expense \$ 3,00 Operating Contingency \$ 23,12 Operating Contingency \$ 23,12 Total Operating Contingency \$ 23,12 Enhancements \$ 148,32		\$	105,962 45,000
Total Maintenance \$ 1,433,344 Common Utilities Re-Claimed Water \$ 50,00 Electric \$ 6,85 Total Common Utilities \$ 56,85 Permit Compliance \$ 1,00 Total Permit Compliance \$ 1,00 Reserve Funding - Transfer \$ 1,00 Reserve Funding - Transfer \$ 1,00 Reserve Funding - Transfer \$ 72,84 Income Tax Expense \$ 3,00 Property Tax Expense \$ 50 Total Tax Expense \$ 50 Operating Contingency \$ 23,12 Total Operating Contingency \$ 23,12 Enhancements \$ 148,32		\$	105,962 45,000 169,200
Common Utilities Re-Claimed Water \$ 50,00 Electric \$ 6,85 Total Common Utilities \$ 56,85 Permit Compliance \$ 1,00 Total Permit Compliance \$ 1,00 Reserve Funding - Transfer \$ 1,00 Reserve Funding - Transfer \$ 2,84 Income Tax Expense \$ 3,00 Property Tax Expense \$ 3,00 Operating Contingency \$ 23,12 Total Operating Contingency \$ 23,12 Enhancements \$ 148,32	Repairs & Maintenance	\$ \$ \$ \$	105,962 45,000 169,200 50,400
Re-Claimed Water \$ 50,00 Electric \$ 6,85 Total Common Utilities \$ 56,85 Permit Compliance \$ 1,00 Total Permit Compliance \$ 1,00 Reserve Funding - Transfer \$ 72,84 Total Reserve Funding - Transfer \$ 72,84 Income Tax Expense \$ 72,84 Income Tax Expense \$ 3,00 Property Tax Expense \$ 3,00 Operating Contingency \$ 23,12 Operating Contingency \$ 23,12 Enhancements \$ 148,32	Repairs & Maintenance Butterfly/Wildlife Garden	အ အ အ အ	105,962 45,000 169,200 50,400 2,500
Electric \$ 6,850 Total Common Utilities \$ 56,850 Permit Compliance Aquatic Monitoring \$ 1,000 Total Permit Compliance \$ 1,000 Reserve Funding - Transfer \$ 1,000 Reserve Funding - Transfer \$ 1,000 Reserve Funding - Transfer \$ 1,000 Reserve Funding - Transfer \$ 72,844 Income Tax Expense \$ 72,844 Income Tax Expense \$ 72,844 Income Tax Expense \$ 3,000 Property Tax Expense \$ 3,000 \$ <td>Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance</td> <td>အ အ အ အ</td> <td>105,962 45,000 169,200 50,400 2,500</td>	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance	အ အ အ အ	105,962 45,000 169,200 50,400 2,500
Electric \$ 6,850 Total Common Utilities \$ 56,850 Permit Compliance	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance	အ အ အ အ	105,962 45,000 169,200 50,400 2,500
Total Common Utilities \$ 56,850 Permit Compliance Aquatic Monitoring Aquatic Monitoring \$ 1,00 Total Permit Compliance \$ 1,00 Reserve Funding - Transfer \$ 72,84 Total Reserve Funding - Transfer \$ 72,84 Income Tax Expense \$ 3,00 Property Tax Expense \$ 3,00 Operating Contingency \$ 3,50 Operating Contingency \$ 23,12 Total Operating Contingency \$ 23,12 Enhancements \$ 148,32	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	105,962 45,000 169,200 50,400 2,500 1,433,346
Permit Compliance Aquatic Monitoring \$ 1,00 Total Permit Compliance \$ 1,00 Reserve Funding - Transfer \$ 1,00 Reserve Funding - Transfer \$ 72,84 Total Reserve Funding - Transfer \$ 72,84 Income Tax Expense \$ 72,84 Income Tax Expense \$ 72,84 Income Tax Expense \$ 3,00 Property Tax Expense \$ 3,00 Operating Contingency \$ 3,50 Operating Contingency \$ 23,12 Total Operating Contingency \$ 23,12 Enhancements \$ 148,32	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities Re-Claimed Water Electric	\$ \$ \$ \$ \$	105,962 45,000 169,200 50,400 2,500 1,433,346 50,000
Aquatic Monitoring 1,00 Total Permit Compliance \$ 1,00 Reserve Funding - Transfer \$ 1,00 Reserve Funding - Transfer \$ 72,84 Total Reserve Funding - Transfer \$ 72,84 Income Tax Expense \$ 1,00 Income Tax Expense \$ 1,00 Property Tax Expense \$ 3,00 Property Tax Expense \$ 50 Total Tax Expense \$ 3,50 Operating Contingency \$ 23,12 Total Operating Contingency \$ 23,12 Enhancements \$ 148,32	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities Re-Claimed Water Electric	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	105,962 45,000 50,400 2,500 1,433,346 50,000 6,850
Total Permit Compliance \$ 1,000 Reserve Funding - Transfer Reserve Funding / Transfer Reserve Funding - Transfer \$ 72,84 Income Tax Expense Income Tax Expense Income Tax Expense \$ 3,000 Property Tax Expense \$ 500 Total Tax Expense \$ 500 Operating Contingency \$ 23,120 Total Operating Contingency \$ 23,120 Enhancements \$ 148,320	Repairs & Maintenance Butterfly/Wildlife Garden Common Utilities Re-Claimed Water Electric Total Common Utilities	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	105,962 45,000 50,400 2,500 1,433,346 50,000 6,850
Reserve Funding - Transfer Reserve Funding / Transfer \$ 72,84 Total Reserve Funding - Transfer \$ 72,84 Income Tax Expense \$ 3,00 Property Tax Expense \$ 3,00 Operating Contingency \$ 3,50 Operating Contingency \$ 23,12 Total Operating Contingency \$ 23,12 Enhancements \$ 148,32	Repairs & Maintenance Butterfly/Wildlife Garden Common Utilities Re-Claimed Water Electric Total Common Utilities Permit Compliance	ማ ማ ማ <mark>ማ</mark>	105,962 45,000 169,200 2,500 1,433,346 50,000 6,850 56,850
Reserve Funding / Transfer \$ 72,84 Total Reserve Funding - Transfer \$ 72,84 Income Tax Expense \$ 72,84 Income Tax Expense \$ 72,84 Income Tax Expense \$ 3,00 Property Tax Expense \$ 3,00 Operating Contingency \$ 3,50 Operating Contingency \$ 23,12 Total Operating Contingency \$ 23,12 Enhancements \$ 148,32	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities Re-Claimed Water Electric Total Common Utilities Permit Compliance Aquatic Monitoring	\$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$	105,962 45,000 169,200 2,500 1,433,346 50,000 6,850 56,850 1,000
Total Reserve Funding - Transfer \$ 72,84 Income Tax Expense Income Tax Expense 3,00 Property Tax Expense \$ 3,00 Operating Contingency \$ 3,50 Operating Contingency \$ 23,12 Total Operating Contingency \$ 23,12 Enhancements \$ 148,32	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities Re-Claimed Water Electric Total Common Utilities Permit Compliance Aquatic Monitoring Total Permit Compliance Reserve Funding - Transfer	\$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$	105,962 45,000 169,200 2,500 1,433,346 50,000 6,850 56,850 1,000
Income Tax Expense \$3,00 Property Tax Expense \$3,00 Operating Contingency \$3,12 Total Operating Contingency \$23,12 Total Operating Contingency \$23,12 Enhancements \$148,32	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities Re-Claimed Water Electric Total Common Utilities Permit Compliance Aquatic Monitoring Total Permit Compliance Reserve Funding - Transfer	\$\$ \$\$ \$\$ \$\$	105,962 45,000 50,400 2,500 1,433,346 50,000 6,850 56,850 1,000 1,000
Income Tax Expense \$ 3,00 Property Tax Expense \$ 50 Total Tax Expense \$ 3,50 Operating Contingency \$ 23,12 Total Operating Contingency \$ 23,12 Total Operating Contingency \$ 23,12 Enhancements \$ 148,32	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities Re-Claimed Water Electric Total Common Utilities Permit Compliance Aquatic Monitoring Total Permit Compliance Reserve Funding - Transfer Reserve Funding / Transfer	\$	105,962 45,000 50,400 2,500 1,433,346 50,000 6,850 56,850 1,000 1,000 72,846
Property Tax Expense \$ 500 Total Tax Expense \$ 3,500 Operating Contingency 0 Operating Contingency \$ 23,120 Total Operating Contingency \$ 23,120 Enhancements \$ 148,320 Enhancements \$ 148,320	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities Re-Claimed Water Electric Total Common Utilities Permit Compliance Aquatic Monitoring Total Permit Compliance Reserve Funding - Transfer Reserve Funding - Transfer Total Reserve Funding - Transfer	\$	105,962 45,000 50,400 2,500 1,433,346 50,000 6,850 56,850 1,000 1,000 72,846
Total Tax Expense \$ 3,50 Operating Contingency 0 Operating Contingency \$ 23,12 Total Operating Contingency \$ 23,12 Enhancements \$ 23,12 Enhancements \$ 148,32	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities Re-Claimed Water Electric Total Common Utilities Permit Compliance Aquatic Monitoring Total Permit Compliance Reserve Funding - Transfer Reserve Funding - Transfer Total Reserve Funding - Transfer Income Tax Expense	99999999999999999999999999999999999999	105,962 45,000 169,200 50,400 2,500 1,433,346 50,000 6,850 56,850 1,000 1,000 72,846 72,846
Operating Contingency Operating Contingency \$ 23,12 Total Operating Contingency \$ 23,12 \$ 23,12 Enhancements \$ 23,12 \$ 23,12 Enhancements \$ 23,12 \$ 23,12 Enhancements \$ 148,32	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities Re-Claimed Water Electric Total Common Utilities Permit Compliance Aquatic Monitoring Total Permit Compliance Reserve Funding - Transfer Reserve Funding - Transfer Total Reserve Funding / Transfer Income Tax Expense Income Tax Expense	(4) (4) (4) (4) (4) (4) (4)	105,962 45,000 169,200 2,500 1,433,346 50,000 6,850 56,850 1,000 1,000 72,846 72,846 3,000
Operating Contingency \$ 23,12 Total Operating Contingency \$ 23,12 Enhancements \$ 148,32	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities Re-Claimed Water Electric Total Common Utilities Permit Compliance Aquatic Monitoring Total Permit Compliance Reserve Funding - Transfer Reserve Funding - Transfer Income Tax Expense Income Tax Expense Property Tax Expense	(4) (4) <td>105,962 45,000 169,200 2,500 1,433,346 50,000 6,850 56,850 1,000 1,000 72,846 72,846 72,846 3,000 500</td>	105,962 45,000 169,200 2,500 1,433,346 50,000 6,850 56,850 1,000 1,000 72,846 72,846 72,846 3,000 500
Total Operating Contingency \$ 23,12 Enhancements Enhancements Enhancements 148,32	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities Re-Claimed Water Electric Total Common Utilities Permit Compliance Aquatic Monitoring Total Permit Compliance Reserve Funding - Transfer Reserve Funding - Transfer Income Tax Expense Income Tax Expense Property Tax Expense Total Tax Expense	(4) (4) <td>105,962 45,000 169,200 2,500 1,433,346 50,000 6,850 56,850 1,000 1,000 72,846 72,846 72,846 3,000 500</td>	105,962 45,000 169,200 2,500 1,433,346 50,000 6,850 56,850 1,000 1,000 72,846 72,846 72,846 3,000 500
Enhancements Enhancements \$ 148,32	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities Re-Claimed Water Electric Total Common Utilities Permit Compliance Aquatic Monitoring Total Permit Compliance Reserve Funding - Transfer Reserve Funding - Transfer Income Tax Expense Property Tax Expense Property Tax Expense Operating Contingency	\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$	105,962 45,000 169,200 50,400 2,500 1,433,346 50,000 6,850 56,850 1,000 1,000 72,846 72,846 72,846 3,000 3,500
Enhancements \$ 148,32	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities Re-Claimed Water Electric Total Common Utilities Permit Compliance Aquatic Monitoring Total Permit Compliance Reserve Funding - Transfer Reserve Funding - Transfer Reserve Funding - Transfer Income Tax Expense Income Tax Expense Property Tax Expense Total Tax Expense Operating Contingency Operating Contingency	(A) (A) <td>105,962 45,000 169,200 2,500 1,433,346 50,000 6,850 56,850 1,000 1,000 72,846 72,846 72,846 72,846 3,000 3,500</td>	105,962 45,000 169,200 2,500 1,433,346 50,000 6,850 56,850 1,000 1,000 72,846 72,846 72,846 72,846 3,000 3,500
	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities Re-Claimed Water Electric Total Common Utilities Permit Compliance Aquatic Monitoring Total Permit Compliance Reserve Funding - Transfer Reserve Funding - Transfer Income Tax Expense Income Tax Expense Property Tax Expense Operating Contingency Operating Contingency	(A) (A) <td>105,962 45,000 169,200 2,500 1,433,346 50,000 6,850 56,850 1,000 1,000 72,846 72,846 72,846 72,846 3,000 3,500</td>	105,962 45,000 169,200 2,500 1,433,346 50,000 6,850 56,850 1,000 1,000 72,846 72,846 72,846 72,846 3,000 3,500
rotai Emidirements \$ 148,32	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities Re-Claimed Water Electric Total Common Utilities Permit Compliance Aquatic Monitoring Total Permit Compliance Reserve Funding - Transfer Reserve Funding - Transfer Income Tax Expense Income Tax Expense Property Tax Expense Operating Contingency Operating Contingency Enhancements	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	105,962 45,000 169,200 50,400 2,500 1,433,346 50,000 6,850 56,850 1,000 1,000 72,846 72,846 72,846 3,000 500 3,500 23,124
	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities Re-Claimed Water Electric Total Common Utilities Permit Compliance Aquatic Monitoring Total Permit Compliance Reserve Funding - Transfer Income Tax Expense Income Tax Expense Property Tax Expense Operating Contingency Operating Contingency Total Operating Contingency Enhancements	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	105,962 45,000 169,200 50,400 2,500 1,433,346 50,000 6,850 56,850 1,000 1,000 72,846 72,846 72,846 72,846 23,124 23,124 23,124
	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities Re-Claimed Water Electric Total Common Utilities Permit Compliance Aquatic Monitoring Total Permit Compliance Reserve Funding - Transfer Income Tax Expense Income Tax Expense Property Tax Expense Operating Contingency Operating Contingency Total Operating Contingency Enhancements	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	196,143 105,962 45,000 50,400 2,500 1,433,346 50,000 6,850 56,850 1,000 1,000 72,846 72,846 72,846 3,000 3,500 23,124 23,124 23,124 148,329 148,329
	Repairs & Maintenance Butterfly/Wildlife Garden Total Maintenance Common Utilities Re-Claimed Water Electric Total Common Utilities Permit Compliance Aquatic Monitoring Total Permit Compliance Reserve Funding - Transfer Reserve Funding - Transfer Income Tax Expense Income Tax Expense Property Tax Expense Operating Contingency Operating Contingency Enhancements	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	105,962 45,000 169,200 50,400 2,500 1,433,344 50,000 6,855 56,850 1,000 1,000 72,840 74,72,840 74,72,72,720 74,740 74,720 74,740 740,740 740,740 740,740 740,740 740,740 740,7400 740,7400 740,7400 740,740000000000

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			Life Analysis				2019	July 1, 2019		2019	2019	2019	YE 2019		_		2020
	Calculation Year	Quantity	1st Year of Replacement	Useful	Remain	Unit Cost		Replace Cost		stimated Balance	Budgeted Contributions	Remaining Contributions	Projected Expense		Projected Balance		esidual alance	Funding Requirement
30110 - Entry Walls	104	Quantity	replacement	000.0							Contraction	Contractione			Dalanto			
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			\$	- \$	43,913	\$	(3,913)	\$-
30134 - Central Sarasota Pkwy - McIntosh to Honore	2012	1	2022	10	2	\$ 15,000	\$			12,501		\$ 780	\$	- \$	10,201	\$	1,719	
30135 - Honore Avenue Phase 1	2012	1	2022	10	2	\$ 36,000	\$	/		49,717		\$	\$	- \$		\$	(13,717)	\$-
30136 - Honore Avenue Phase 2	2012	1	2022	10	2	\$ 54,000	\$	54,000	\$	77,907	\$-	\$-	\$	- \$	11,001	\$	(23,907)	\$-
30137 - Honore Avenue Phase 3	2012	1	2022	10	2	\$ 8,800	\$	8,800	\$	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)	· /···	\$ 2,154	•	- \$	1	\$	86,350	\$ 4,317
30173 - Sarasota Square Blvd / Beneva Rd	2007	1	2030	25	10	\$ 39,600		39,600	\$		\$ 1,184			- \$	())	\$	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	\$,	\$	31,633	\$ 2,907	\$ 1,454		- \$		\$	(3,501)	
30179 - Silt Removal - Restoration Area C	2005	1	2020	to 10	0	\$ 69,540	Ψ	69,540		72,449		\$ -	\$	- \$,	\$	(2,909)	
30181 - Silt Removal - Restoration Area G	2005	1	2020	to 10	0	\$ 46.360	\$					\$-	\$	- \$		\$	(1.939)	
30182 - Silt Removal - Restoration Area H	2005	1	2020	to 10	0	\$ 13,420	T				\$ -	\$ -	\$	- \$	- /	\$	(560)	•
TOTAL							\$	1,931,144	\$	1,527,372	\$ 106,831	\$ 53,416	\$	- \$	1,580,787	\$	350,357	\$ 72,846