

**Palmer Ranch Master Property Owners Association, Inc.
2022 CALENDAR YEAR APPROVED BUDGET**

For the period January 1, 2022 through December 31, 2022

	2022
	APPROVED
	BUDGET
Income	
Assessments	\$ 2,164,487
Prior Period Surplus	\$ 200,000
Estoppel Fee Income	\$ 22,500
Interest	\$ 1,200
Architect Review Fee	\$ -
Sarasota County Maint.	\$ 242,561
TOTAL INCOME	\$ 2,630,748
Expenses	
Administration	
Postage	\$ 3,680
Printing	\$ 4,000
Office Expenses	\$ 13,900
Office Equipment Maintenance	\$ 14,210
Meetings / Travel	\$ 8,140
Organizational Memberships	\$ 650
Employee Training	\$ 600
Website	\$ 1,740
Total Administration	\$ 46,920
Employee	
Salaries	\$ 334,565
Payroll Tax	\$ 30,020
Payroll Processing / Admin Fee	\$ 10,037
401(k) Plan	\$ 12,151
Health Benefits	\$ 33,280
Total Employee	\$ 420,053
Occupancy	
Rent	\$ 42,100
Electric	\$ 3,000
Telephone	\$ 6,000
Facility Maintenance	\$ 4,115
Total Occupancy	\$ 55,215
Depreciation	
Depreciation Expense	\$ 11,875
Total Depreciation	\$ 11,875
Insurance Expense	
Insurance Accrual	\$ 78,350
Total Insurance Expense	\$ 78,350
Professional Fees	
Legal Fees	\$ 9,000
Accounting	\$ 7,400
Architectural / Engineering	\$ 7,500
Consulting Fees	\$ 12,120
Total Professional Fees	\$ 36,020
Maintenance	
Ornamental Maintenance	\$ 286,812
Ornamental Refurbishment	\$ 189,440
Turf Maintenance	\$ 460,352
Turf Refurbishment	\$ 61,700
Fertilization / Pest Control	\$ 206,676
Irrigation Maintenance	\$ 151,057
Irrigation Refurbishment	\$ 56,000
Aquatic Weed Control	\$ 206,220
Repairs & Maintenance	\$ 57,900
Butterfly/Wildlife Garden	\$ 5,000
Total Maintenance	\$ 1,681,157
Common Utilities	
Re-Claimed Water	\$ 53,050
Electric	\$ 12,200
Total Common Utilities	\$ 65,250
Permit Compliance	
Aquatic Monitoring	\$ -
Total Permit Compliance	\$ -
Reserve Funding - Transfer	
Reserve Funding / Transfer	\$ 71,245
Total Reserve Funding - Transfer	\$ 71,245
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	\$ 138,039
Total Enhancements	\$ 138,039
Community Center	
Community Center	\$ -
Total Community Center	\$ -
TOTAL EXPENSE	\$ 2,630,748

NOTE: Assessments are based on a projected 12,961 assessable unit values at \$167.00 per assessable unit value.

**Palmer Ranch Master Property Owners Association, Inc.
Reserve Formulation - 2022**

	Reserve Calculation Year	Quantity	Estimated 1st Year of Replacement	Life Analysis		Unit Cost	2021 Replace Cost	July 1, 2021 Estimated Balance	2021 Budgeted Contributions	2021 Remaining Contributions	2021 Projected Expense	YE 2021 Projected Balance	Residual Balance	2022 Funding Requirement	
				Useful	Remain										
30110 - Entry Walls															
30111 - Clark Road / Sawyer Loop Road East	1995	1	2035	40	13	\$ 99,560	\$ 99,560	\$ 73,350	\$ 1,942	\$ 971	\$ -	\$ 74,321	\$ 25,239	\$ 1,941	
30112 - Beneva / Palmer Ranch Pkwy	1986	1	2026	40	4	\$ 156,375	\$ 156,375	\$ 128,801	\$ 6,128	\$ 3,064	\$ -	\$ 131,865	\$ 24,510	\$ 6,128	
30113 - Beneva / Sarasota Square Blvd.	1986	1	2026	40	4	\$ 31,950	\$ 31,950	\$ 26,458	\$ 1,220	\$ 610	\$ -	\$ 27,068	\$ 4,882	\$ 1,221	
30114 - McIntosh / US 41	1991	1	2031	40	9	\$ 91,125	\$ 91,125	\$ 58,244	\$ 3,461	\$ 1,731	\$ -	\$ 59,974	\$ 31,151	\$ 3,461	
30115 - PVC Fencing	2010	1	2026	15	4 to 7	\$ 50,160	\$ 50,160	\$ 29,217	\$ 4,494	\$ 2,248	\$ -	\$ 31,465	\$ 18,695	\$ 3,739	
30120 - Entry Landscape Lighting	2011	1	2033	15	11	\$ 75,000	\$ 75,000	\$ 22,451	\$ 4,569	\$ 2,285	\$ -	\$ 24,736	\$ 50,264	\$ 4,569	
30130 - Street Light Resurfacing															
30131 - McIntosh Road	2008	1	2022	10	0	\$ 302,500	\$ 302,500	\$ 347,263	\$ -	\$ -	\$ -	\$ 347,263	\$ (44,763)	\$ -	
30132 - Sarasota Square Blvd.	2008	1	2022	10	0	\$ 76,500	\$ 76,500	\$ 84,390	\$ -	\$ -	\$ -	\$ 84,390	\$ (7,890)	\$ -	
30133 - Central Sarasota Pkwy - US 41 to McIntosh	2008	1	2022	10	0	\$ 40,000	\$ 40,000	\$ 44,305	\$ -	\$ -	\$ -	\$ 44,305	\$ (4,305)	\$ -	
30134 - Central Sarasota Pkwy - McIntosh to Honore	2012	1	2022	10	0	\$ 15,000	\$ 15,000	\$ 14,631	\$ 738	\$ 369	\$ -	\$ 15,000	\$ (0)	\$ -	
30135 - Honore Avenue Phase 1	2012	1	2022	10	0	\$ 36,000	\$ 36,000	\$ 50,126	\$ -	\$ -	\$ -	\$ 50,126	\$ (14,126)	\$ -	
30136 - Honore Avenue Phase 2	2012	1	2022	10	0	\$ 54,000	\$ 54,000	\$ 78,548	\$ -	\$ -	\$ -	\$ 78,548	\$ (24,548)	\$ -	
30137 - Honore Avenue Phase 3	2012	1	2022	10	0	\$ 8,800	\$ 8,800	\$ 11,473	\$ -	\$ -	\$ -	\$ 11,473	\$ (2,673)	\$ -	
30138 - Honore Avenue Phase 4	2012	1	2022	10	0	\$ 12,500	\$ 12,500	\$ 12,968	\$ -	\$ -	\$ -	\$ 12,968	\$ (468)	\$ -	
NEW - Engineering for Honore Streetlight Resurfacing	NEW	1	2022	10	0	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	
30139 - Traffic Signal Resurfacing	2018	1	2022	10	0 to 5	\$ 72,900	\$ 72,900	\$ 93,768	\$ -	\$ -	\$ -	\$ 93,768	\$ (20,868)	\$ -	
30140 - Community Identification Signs - Replace	2001	6	2046	25	24	\$ 200,000	\$ 200,000	\$ 97,388	\$ 68,416	\$ 34,208	\$ 156,346	\$ (24,749)	\$ 224,749	\$ 9,365	
30145 - Community Identification Signs - Capital Repair		7	2025	5	3	\$ 21,000	\$ 21,000	\$ 25,781	\$ -	\$ -	\$ -	\$ 25,781	\$ (4,781)	\$ -	
30150 - Directional Signs	2003	24	2035	15	13	\$ 145,000	\$ 145,000	\$ 95,754	\$ -	\$ -	\$ -	\$ 95,754	\$ 49,246	\$ 3,788	
30160 - Flagpoles	2002	7	2027	25	5	\$ 49,000	\$ 49,000	\$ 25,748	\$ 2,955	\$ 1,478	\$ -	\$ 27,225	\$ 21,775	\$ 4,355	
30170 - Entry Pavers															
30171 - McIntosh / US 41	2005	1	2028	25	6	\$ 34,980	\$ 34,980	\$ 25,357	\$ 1,480	\$ 740	\$ -	\$ 26,097	\$ 8,883	\$ 1,480	
30172 - Central Sarasota Pkwy / US 41	2015	1	2040	25	18	\$ 72,469	\$ 72,469	\$ (7,483)	\$ 4,322	\$ 2,161	\$ -	\$ (5,322)	\$ 77,791	\$ 4,322	
30173 - Sarasota Square Blvd / Beneva Rd	2007	1	2030	25	8	\$ 39,600	\$ 39,600	\$ 29,970	\$ 1,133	\$ 567	\$ -	\$ 30,536	\$ 9,064	\$ 1,133	
30174 - Palmer Ranch Pkwy / Beneva Rd	2007	1	2030	25	8	\$ 71,280	\$ 71,280	\$ 48,551	\$ 2,674	\$ 1,337	\$ -	\$ 49,888	\$ 21,392	\$ 2,674	
30176 - Median Pavers	2011	1	2034	25	12	\$ 33,000	\$ 33,000	\$ 14,573	\$ 1,474	\$ 737	\$ -	\$ 15,310	\$ 17,690	\$ 1,474	
NEW - Sealing of pavers	NEW	1	2022	5	0	\$ 11,775	\$ 11,775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,775	\$ 11,775	
30175 - Benches	2008	15	2022	20	0	\$ 12,750	\$ 12,750	\$ 12,778	\$ -	\$ -	\$ -	\$ 12,778	\$ (28)	\$ -	
30177 - Silt Removal - Restoration Area F	2018	1	2028	to 10	6	\$ 50,000	\$ 50,000	\$ 56,404	\$ -	\$ -	\$ -	\$ 56,404	\$ (6,404)	\$ -	
30178 - Silt Removal - Restoration Area D	2018	1	2028	to 10	6	\$ 29,585	\$ 29,585	\$ 33,381	\$ -	\$ -	\$ -	\$ 33,381	\$ (3,796)	\$ -	
30179 - Silt Removal - Restoration Area C	2005	1	2022	to 10	0	\$ 69,540	\$ 69,540	\$ 73,045	\$ -	\$ -	\$ -	\$ 73,045	\$ (3,505)	\$ -	
30181 - Silt Removal - Restoration Area G	2005	1	2022	to 10	0	\$ 46,360	\$ 46,360	\$ 48,696	\$ -	\$ -	\$ -	\$ 48,696	\$ (2,336)	\$ -	
30182 - Silt Removal - Restoration Area H	2005	1	2022	to 10	0	\$ 13,420	\$ 13,420	\$ 14,095	\$ -	\$ -	\$ -	\$ 14,095	\$ (675)	\$ -	
30190 - Unallocated Reserve Interest Income	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$ 24,717	\$ -	\$ -	\$ -	\$ 24,717	\$ -	\$ -	
TOTAL								\$ 2,032,129	\$ 1,694,748	\$ 105,006	\$ 52,504	\$ 156,346	\$ 1,590,906	\$ 465,940	\$ 71,425