

**Palmer Ranch Master Property Owners Association, Inc.
2027 CALENDAR YEAR APPROVED BUDGET**

For the period January 1, 2027 through December 31, 2027

	2027
	APPROVED
Income	BUDGET
Assessments	\$ 2,473,100
Prior Period Surplus	\$ 775,000
Estoppel Fee Income	\$ 31,500
Interest	\$ 300
Architect Review Fee	\$ -
Sarasota County Maint.	\$ 242,561
TOTAL INCOME	\$ 3,522,461
Expenses	
Administration	
Postage	\$ 4,111
Printing	\$ 4,000
Office Expenses	\$ 15,000
Office Equipment Maintenance	\$ 23,916
Meetings / Travel	\$ 8,808
Organizational Memberships	\$ 650
Employee Training	\$ 650
Website	\$ 1,740
Palmer Ranch CERT	\$ 10,000
Total Administration	\$ 68,875
Employee	
Salaries	\$ 418,043
Payroll Tax	\$ 33,417
Payroll Processing / Admin Fee	\$ 6,271
401(k) Plan	\$ 19,321
Health Benefits	\$ 48,549
Total Employee	\$ 525,600
Occupancy	
Rent	\$ 63,000
Electric	\$ 4,224
Telephone	\$ 7,600
Facility Maintenance	\$ 5,300
Total Occupancy	\$ 80,124
Depreciation	
Depreciation Expense	\$ 1,270
Total Depreciation	\$ 1,270
Insurance Expense	
Insurance Accrual	\$ 165,620
Total Insurance Expense	\$ 165,620
Professional Fees	
Legal Fees	\$ 9,000
Accounting	\$ 8,500
Architectural / Engineering	\$ 7,500
Consulting Fees	\$ 12,120
Total Professional Fees	\$ 37,120
Maintenance	
Ornamental Maintenance	\$ 329,076
Ornamental Refurbishment	\$ 392,700
Turf Maintenance	\$ 473,292
Turf Refurbishment	\$ 55,800
Fertilization / Pest Control	\$ 262,464
Irrigation Maintenance	\$ 140,484
Irrigation Refurbishment	\$ 81,300
Aquatic Weed Control	\$ 238,656
Repairs & Maintenance	\$ 66,600
Butterfly/Wildlife Garden	\$ 5,004
Total Maintenance	\$ 2,045,376
Common Utilities	
Re-Claimed Water	\$ 83,820
Electric	\$ 16,500
Total Common Utilities	\$ 100,320
Permit Compliance	
Aquatic Monitoring	\$ -
Total Permit Compliance	\$ -
Reserve Funding - Transfer	
Reserve Funding / Transfer	\$ 75,000
Total Reserve Funding - Transfer	\$ 75,000
Income Tax Expense	
Income Tax Expense	\$ 3,000
Property Tax Expense	\$ 500
Total Tax Expense	\$ 3,500
Operating Contingency	
Operating Contingency	\$ 50,000
Total Operating Contingency	\$ 50,000
Enhancements	
Enhancements	\$ 369,657
Total Enhancements	\$ 369,657
Community Center	
Community Center	\$ -
Total Community Center	\$ -
TOTAL EXPENSE	\$ 3,522,461

NOTE: Assessments are based on a projected 14,132 assessable unit values at \$175.00 per assessable unit value.

**Palmer Ranch Master Property Owners Association, Inc.
Reserve Formulation - 2027**

	Reserve Calculation Year	Quantity	Estimated 1st Year of Replacement	Life Analysis		Unit Cost	2023 Replace Cost	June 30, 2026 Estimated Balance	2026 Budgeted Contributions	2026 Remaining Contributions	2026 Projected Expense	YE 2026 Projected Balance	Residual Balance	2027 Funding Requirement
				Useful	Remain									
30110 - Entry Walls														
30111 - Clark Road / Sawyer Loop Road East	1995	1	2035	40	9	\$ 99,560	\$ 99,560	\$ 81,046	\$ 1,797	\$ 899	\$ -	\$ 81,945	\$ 17,615	\$ 1,957
30112 - Beneva / Palmer Ranch Pkwy	1986	1	2028	40	1	\$ 156,375	\$ 156,375	\$ 153,039	\$ -	\$ -	\$ -	\$ 153,039	\$ 3,336	\$ 3,336
30113 - Beneva / Sarasota Square Blvd.	1986	1	2028	40	1	\$ 31,950	\$ 31,950	\$ 31,284	\$ -	\$ -	\$ -	\$ 31,284	\$ -	\$ -
30114 - McIntosh / US 41	1991	1	2031	40	5	\$ 91,125	\$ 91,125	\$ 72,432	\$ 2,944	\$ 1,472	\$ -	\$ 73,904	\$ 17,221	\$ 3,444
30115 - PVC Fencing	2013	1	2028	15	1	\$ 30,977	\$ 30,977	\$ 35,018	\$ -	\$ -	\$ -	\$ 35,018	\$ (4,041)	\$ -
30120 - Entry Landscape Lighting	2018	1	2033	15	7	\$ 75,000	\$ 75,000	\$ 40,855	\$ 3,667	\$ 1,834	\$ -	\$ 42,688	\$ 32,312	\$ 4,616
30130 - Street Light Resurfacing														
30131 - McIntosh Road	2022	1	2037	15	11	\$ 302,500	\$ 302,500	\$ 225,080	\$ 6,907	\$ 3,454	\$ -	\$ 228,533	\$ 73,967	\$ 6,724
30132 - Sarasota Square Blvd.	2022	1	2037	15	11	\$ 76,500	\$ 76,500	\$ 53,285	\$ 2,071	\$ 1,036	\$ -	\$ 54,320	\$ 22,180	\$ 2,016
30133 - Central Sarasota Pkwy - US 41 to McIntosh	2022	1	2037	15	11	\$ 40,000	\$ 40,000	\$ 25,205	\$ -	\$ -	\$ -	\$ 25,205	\$ 14,795	\$ -
30134 - Central Sarasota Pkwy - McIntosh to Honore	2023	1	2033	10	7	\$ 15,000	\$ 15,000	\$ 16,317	\$ -	\$ -	\$ -	\$ 16,317	\$ (1,317)	\$ -
30135 - Honore Avenue Phase 1	2023	1	2033	10	7	\$ 36,000	\$ 36,000	\$ 5,278	\$ -	\$ -	\$ -	\$ 5,278	\$ 30,722	\$ -
30136 - Honore Avenue Phase 2	2023	1	2033	10	7	\$ 54,000	\$ 54,000	\$ 7,582	\$ -	\$ -	\$ -	\$ 7,582	\$ 46,418	\$ -
30137 - Honore Avenue Phase 3	2023	1	2033	10	7	\$ 8,800	\$ 8,800	\$ (489)	\$ -	\$ -	\$ -	\$ (489)	\$ 9,289	\$ 2,516
30138 - Honore Avenue Phase 4	2023	1	2033	10	7	\$ 12,500	\$ 12,500	\$ (3,396)	\$ -	\$ -	\$ -	\$ (3,396)	\$ 15,896	\$ -
30138-A - Engineering for Honore Streetlight Resurfacing	2023	1	2033	10	7	\$ 20,000	\$ 20,000	\$ 10,775	\$ 1,109	\$ 555	\$ -	\$ 11,329	\$ 8,671	\$ 1,239
30139 - Traffic Signal Resurfacing	2014	1	2027	10	0 to 3	\$ 72,900	\$ 111,000	\$ 120,038	\$ -	\$ -	\$ -	\$ 120,038	\$ (9,038)	\$ -
30140 - Community Identification Signs - Replace	2001	6	2046	25	19	\$ 165,000	\$ 156,346	\$ 56,466	\$ 4,938	\$ 2,469	\$ -	\$ 58,935	\$ 97,411	\$ 5,127
30145 - Community Identification Signs - Capital Repair	2013	6	2028	5	1	\$ 21,000	\$ 21,000	\$ 25,558	\$ -	\$ -	\$ -	\$ 25,558	\$ (4,558)	\$ -
30150 - Directional Signs	2020	24	2029	15	3	\$ 168,000	\$ 168,000	\$ 112,344	\$ 6,050	\$ 3,025	\$ -	\$ 115,369	\$ 52,631	\$ 17,544
30160 - Flagpoles	2011	6	2036	25	10	\$ 49,000	\$ 49,000	\$ 37,669	\$ 1,105	\$ 553	\$ -	\$ 38,222	\$ 10,778	\$ 1,078
30170 - Entry Pavers														
30171 - McIntosh / US 41	2003	1	2028	25	1	\$ 34,980	\$ 34,980	\$ 31,175	\$ 1,826	\$ 913	\$ -	\$ 32,088	\$ 2,892	\$ 2,892
30172 - Central Sarasota Pkwy / US 41	2015	1	2040	25	13	\$ 72,469	\$ 72,469	\$ 10,518	\$ 4,358	\$ 2,179	\$ -	\$ 12,697	\$ 59,772	\$ 4,598
30173 - Sarasota Square Blvd / Beneva Rd	2005	1	2030	25	3	\$ 39,600	\$ 39,600	\$ 34,422	\$ 1,248	\$ 624	\$ -	\$ 35,046	\$ 4,554	\$ 1,518
30174 - Palmer Ranch Pkwy / Beneva Rd	2005	1	2030	25	3	\$ 71,280	\$ 71,280	\$ 59,158	\$ 2,921	\$ 1,461	\$ -	\$ 60,618	\$ 10,662	\$ 3,554
30176 - Median Pavers	2009	1	2034	25	8	\$ 33,000	\$ 33,000	\$ 20,519	\$ 1,349	\$ 675	\$ -	\$ 21,194	\$ 11,806	\$ 1,476
30176-A- Sealing of pavers	2019	1	2027	5	0	\$ 11,775	\$ 11,775	\$ 11,695	\$ 46	\$ 23	\$ -	\$ 11,718	\$ 57	\$ 46
30175 - Benches	2004	15	2028	20	0 to 4	\$ 12,750	\$ 12,750	\$ 13,946	\$ -	\$ -	\$ -	\$ 13,946	\$ (1,196)	\$ -
30177 - Stormwater/Groundwork Mgmt - Restoration Area F	2033	1	2033	10	7	\$ 50,000	\$ 50,000	\$ 31,315	\$ 2,245	\$ 1,123	\$ -	\$ 32,437	\$ 17,563	\$ 2,509
30178 - Stormwater/Groundwork Mgmt - Restoration Area D	2033	1	2033	10	7	\$ 50,000	\$ 50,000	\$ 36,316	\$ 1,644	\$ 822	\$ -	\$ 37,138	\$ 12,862	\$ 1,837
30179 - Stormwater/Groundwork Mgmt - Restoration Area C	2023	1	2033	10	7	\$ 50,000	\$ 50,000	\$ 39,992	\$ 1,203	\$ 602	\$ -	\$ 40,593	\$ 9,407	\$ 1,344
30181 - Stormwater/Groundwork Mgmt - Restoration Area G	2023	1	2033	10	7	\$ 50,000	\$ 50,000	\$ 43,933	\$ 729	\$ 365	\$ -	\$ 44,297	\$ 5,703	\$ 815
30182 - Stormwater/Groundwork Mgmt - Restoration Area H	2023	1	2033	10	7	\$ 50,000	\$ 50,000	\$ 14,135	\$ 4,310	\$ 2,155	\$ -	\$ 16,290	\$ 33,710	\$ 4,816
30190 - Unallocated Reserve Interest Income	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$ 25,391		\$ -		\$ 25,391	\$ -	\$ -
TOTAL							\$ 2,081,487	\$ 1,477,900	\$ 52,467	\$ 26,234	\$ -	\$ 1,504,133	\$ 602,079	\$ 75,000