

**Palmer Ranch Master Property Owners Association, Inc.
2025 CALENDAR YEAR APPROVED BUDGET**

For the period January 1, 2025 through December 31, 2025

	2025
	APPROVED
	BUDGET
Income	
Assessments	\$ 2,366,175
Prior Period Surplus	\$ 750,000
Estoppel Fee Income	\$ 22,500
Interest	\$ 300
Architect Review Fee	\$ -
Sarasota County Maint.	\$ 264,612
TOTAL INCOME	\$ 3,403,587
Expenses	
Administration	
Postage	\$ 4,130
Printing	\$ 4,000
Office Expenses	\$ 14,850
Office Equipment Maintenance	\$ 11,250
Meetings / Travel	\$ 5,400
Organizational Memberships	\$ 650
Employee Training	\$ 650
Website	\$ 1,740
NEW Palmer Ranch CERT	\$ 10,000
Total Administration	\$ 52,670
Employee	
Salaries	\$ 391,487
Payroll Tax	\$ 32,200
Payroll Processing / Admin Fee	\$ 11,745
401(k) Plan	\$ 17,993
Health Benefits	\$ 35,060
Total Employee	\$ 488,485
Occupancy	
Rent	\$ 58,395
Electric	\$ 4,026
Telephone	\$ 7,600
Facility Maintenance	\$ 4,960
Total Occupancy	\$ 74,981
Depreciation	
Depreciation Expense	\$ 1,270
Total Depreciation	\$ 1,270
Insurance Expense	
Insurance Accrual	\$ 167,200
Total Insurance Expense	\$ 167,200
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	\$ 316,156
Ornamental Refurbishment	\$ 274,265
Turf Maintenance	\$ 492,733
Turf Refurbishment	\$ 69,400
Fertilization / Pest Control	\$ 254,208
Irrigation Maintenance	\$ 129,478
Irrigation Refurbishment	\$ 70,800
Aquatic Weed Control	\$ 244,008
Repairs & Maintenance	\$ 65,600
Butterfly/Wildlife Garden	\$ 5,000
Total Maintenance	\$ 1,921,648
Common Utilities	
Re-Claimed Water	\$ 72,500
Electric	\$ 14,350
Total Common Utilities	\$ 86,850
Permit Compliance	
Aquatic Monitoring	\$ 500
Total Permit Compliance	\$ 500
Reserve Funding - Transfer	
Reserve Funding / Transfer	\$ 80,469
Total Reserve Funding - Transfer	\$ 80,469
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	\$ 438,894
Total Enhancements	\$ 438,894
Community Center	
Community Center	\$ -
Total Community Center	\$ -
TOTAL EXPENSE	\$ 3,403,587

NOTE: Assessments are based on a projected 13,521 assessable unit values at \$175.00 per assessable unit value.

**Palmer Ranch Master Property Owners Association, Inc.
Reserve Formulation - 2025**

	Reserve Calculation Year	Quantity	Estimated 1st Year of Replacement	Life Analysis		Unit Cost	2023 Replace Cost	June 30, 2024 Estimated Balance	2024 Budgeted Contributions	2024 Remaining Contributions	2024 Projected Expense	YE 2024 Projected Balance	Residual Balance	2025 Funding Requirement
				Useful	Remain									
30110 - Entry Walls														
30111 - Clark Road / Sawyer Loop Road East	1995	1	2035	40	10	\$ 99,560	\$ 99,560	\$ 78,601	\$ 1,996	\$ 998	\$ -	\$ 79,599	\$ 19,961	\$ 1,996
30112 - Beneva / Palmer Ranch Pkwy	1986	1	2026	40	1	\$ 156,375	\$ 156,375	\$ 146,368	\$ 6,671	\$ 3,335	\$ -	\$ 149,704	\$ 6,671	\$ 6,671
30113 - Beneva / Sarasota Square Blvd.	1986	1	2026	40	1	\$ 31,950	\$ 31,950	\$ 29,952	\$ 1,332	\$ 666	\$ -	\$ 30,618	\$ 1,332	\$ 1,332
30114 - McIntosh / US 41	1991	1	2031	40	6	\$ 91,125	\$ 91,125	\$ 68,164	\$ 3,533	\$ 1,766	\$ -	\$ 69,930	\$ 21,195	\$ 3,533
30115 - PVC Fencing	2013	1	2028	15	3	\$ 30,977	\$ 30,977	\$ 35,018	\$ -	\$ -	\$ -	\$ 35,018	\$ (4,041)	\$ -
30120 - Entry Landscape Lighting	2018	1	2033	15	9	\$ 75,000	\$ 75,000	\$ 35,813	\$ 4,125	\$ 2,063	\$ -	\$ 37,876	\$ 37,124	\$ 4,125
30130 - Street Light Resurfacing														
30131 - McIntosh Road	2022	1	2037	15	13	\$ 302,500	\$ 302,500	\$ 219,636	\$ 1,103	\$ 550	\$ -	\$ 220,186	\$ 82,314	\$ 6,332
30132 - Sarasota Square Blvd.	2022	1	2037	15	13	\$ 76,500	\$ 76,500	\$ 50,869	\$ 1,899	\$ 949	\$ -	\$ 51,818	\$ 24,682	\$ 1,899
30133 - Central Sarasota Pkwy - US 41 to McIntosh	2022	1	2037	15	13	\$ 40,000	\$ 40,000	\$ 25,205	\$ -	\$ -	\$ -	\$ 25,205	\$ 14,795	\$ -
30134 - Central Sarasota Pkwy - McIntosh to Honore	2023	1	2033	10	8	\$ 15,000	\$ 15,000	\$ 16,317	\$ -	\$ -	\$ -	\$ 16,317	\$ (1,317)	\$ -
30135 - Honore Avenue Phase 1	2023	1	2033	10	8	\$ 36,000	\$ 36,000	\$ 5,278	\$ -	\$ -	\$ -	\$ 5,278	\$ 30,722	\$ -
30136 - Honore Avenue Phase 2	2023	1	2033	10	8	\$ 54,000	\$ 54,000	\$ 7,582	\$ -	\$ -	\$ -	\$ 7,582	\$ 46,418	\$ -
30137 - Honore Avenue Phase 3	2023	1	2033	10	8	\$ 8,800	\$ 8,800	\$ (489)	\$ -	\$ -	\$ -	\$ (489)	\$ 9,289	\$ -
30138 - Honore Avenue Phase 4	2023	1	2033	10	8	\$ 12,500	\$ 12,500	\$ (3,396)	\$ -	\$ -	\$ -	\$ (3,396)	\$ 15,896	\$ -
30138-A - Engineering for Honore Streetlight Resurfacing	2023	1	2033	10	8	\$ 20,000	\$ 20,000	\$ 9,450	\$ 828	\$ 414	\$ -	\$ 9,864	\$ 10,136	\$ 1,267
30139 - Traffic Signal Resurfacing	2014	1	2024	10	0 to 3	\$ 72,900	\$ 111,000	\$ 101,963	\$ 18,075	\$ 9,038	\$ -	\$ 111,000	\$ (0)	\$ 18,075
30140 - Community Identification Signs - Replace	2001	6	2046	25	22	\$ 165,000	\$ 156,346	\$ 50,529	\$ 4,703	\$ 2,352	\$ -	\$ 52,880	\$ 103,466	\$ 4,703
30145 - Community Identification Signs - Capital Repair	2013	6	2028	5	3	\$ 21,000	\$ 21,000	\$ 25,558	\$ -	\$ -	\$ -	\$ 25,558	\$ (4,558)	\$ -
30150 - Directional Signs	2020	24	2035	15	11	\$ 168,000	\$ 168,000	\$ 105,386	\$ 5,445	\$ 2,723	\$ -	\$ 108,109	\$ 59,891	\$ 5,445
30160 - Flagpoles	2011	6	2036	25	11	\$ 49,000	\$ 49,000	\$ 36,288	\$ 1,105	\$ 553	\$ -	\$ 36,840	\$ 12,160	\$ 1,105
30170 - Entry Pavers														
30171 - McIntosh / US 41	2003	1	2028	25	4	\$ 34,980	\$ 34,980	\$ 29,502	\$ 1,217	\$ 609	\$ -	\$ 30,110	\$ 4,870	\$ 1,217
30172 - Central Sarasota Pkwy / US 41	2015	1	2040	25	16	\$ 72,469	\$ 72,469	\$ 5,361	\$ 4,067	\$ 2,034	\$ -	\$ 7,395	\$ 65,074	\$ 4,067
30173 - Sarasota Square Blvd / Beneva Rd	2005	1	2030	25	6	\$ 39,600	\$ 39,600	\$ 33,112	\$ 998	\$ 499	\$ -	\$ 33,611	\$ 5,989	\$ 998
30174 - Palmer Ranch Pkwy / Beneva Rd	2005	1	2030	25	6	\$ 71,280	\$ 71,280	\$ 56,090	\$ 2,337	\$ 1,169	\$ -	\$ 57,259	\$ 14,021	\$ 2,337
30176 - Median Pavers	2009	1	2034	25	10	\$ 33,000	\$ 33,000	\$ 18,833	\$ 1,349	\$ 675	\$ -	\$ 19,508	\$ 13,492	\$ 1,349
30176-A - Sealing of pavers	2019	1	2024	5	0	\$ 11,775	\$ 11,775	\$ 11,638	\$ 46	\$ 23	\$ -	\$ 11,661	\$ 114	\$ 46
30175 - Benches	2004	15	2024	20	0 to 5	\$ 12,750	\$ 12,750	\$ 11,553	\$ 2,393	\$ 1,197	\$ -	\$ 12,750	\$ 0	\$ 2,393
30177 - Stormwater/Groundwork Mgmt - Restoration Area F	2033	1	2033	10	8	\$ 50,000	\$ 50,000	\$ 28,187	\$ 2,566	\$ 1,283	\$ -	\$ 29,470	\$ 20,530	\$ 2,566
30178 - Stormwater/Groundwork Mgmt - Restoration Area D	2033	1	2033	10	8	\$ 50,000	\$ 50,000	\$ 34,026	\$ 1,879	\$ 940	\$ -	\$ 34,965	\$ 15,035	\$ 1,879
30179 - Stormwater/Groundwork Mgmt - Restoration Area C	2023	1	2033	10	8	\$ 50,000	\$ 50,000	\$ 38,316	\$ 1,375	\$ 688	\$ -	\$ 39,004	\$ 10,996	\$ 1,375
30181 - Stormwater/Groundwork Mgmt - Restoration Area G	2023	1	2033	10	8	\$ 50,000	\$ 50,000	\$ 42,916	\$ 833	\$ 417	\$ -	\$ 43,333	\$ 6,667	\$ 833
30182 - Stormwater/Groundwork Mgmt - Restoration Area H	2023	1	2033	10	8	\$ 50,000	\$ 50,000	\$ 8,131	\$ 4,926	\$ 2,464	\$ -	\$ 10,595	\$ 39,405	\$ 4,926
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	\$ 1,387,147	\$ 74,800	\$ 37,400	\$ -	\$ 1,424,547	\$ 682,331	\$ 80,469