



Patricia Cross <bcq12020@gmail.com>

A new ticket #5612 has been created by Patricia Cross

1 message

Mon, Nov 22, 2021 at 10:10 AM

Ask the POA <askthepoa@bigcanoepoa.org>
Reply-To: support.1637593826qdyckqrxetd@uvdesk.com
To: bcq12020@gmail.com

**New Ticket Created**

Hi Patricia Cross,

A new ticket #5612 has been created by Patricia Cross from bcq12020@gmail.com. Please click on the following link to view the ticket [#5612](#).

Ticket Message:**Re: Capital Replacement Plan**

Scott:

The current Capital Replacement Fund balance plus the 2022 depreciation expense that will be rolled into the fund (budgeted at \$3.1 million) totals only \$3.4 million. Even after allowing for possible transfers of cash (approximately \$1 million) from the operating accounts, the balance would still fall significantly short of the \$6.5 million needed. **Note:** I have not included the capital contribution fees or other fees as those funds have previously been directed to the Master Plan Fund per covenant and/or prior vote of the board. My questions/requests are as follows:

- 1) Please provide an approximate itemization of the funding sources for the 2022 Capital Replacement Plan totaling \$6.5 million.
- 2) Has a Master Plan Budget been prepared for 2022? If so, is it available for viewing?

Thank you in advance for your help.



Patricia Cross <bcq12020@gmail.com>

New Reply Added to Ticket #5612

1 message

Tue, Nov 23, 2021 at 12:24 PM

Ask the POA <askthepoa@bigcanoepoa.org>
Reply-To: support.1637593826qdyckkqrxetd@uvdesk.com
To: bcq12020@gmail.com

**New Reply to Ticket**

Hi Patricia Cross,

A reply has been added by Amy Tropfenbaum to your ticket #5612. Please click on the following link to view and reply to the message [#5612](#). You can also view the ticket message below and reply back to this email to respond.

Ticket Message:

1) Capital Replacement

Capital Replacement is funded by monthly estimated depreciation, surplus operating cash, and Board Designated Capital Assessments (in addition to remaining months of 2021 activities and balance). While the first is a routine month end reconciling entry, the latter 2 require approval of the Board for transfer.

2) Master Plan Budget

No Master Plan projects have gone to bid/final approval for 2022 and will not be approved in advance. However, the Budget presentation last Thursday listed the following as being on the radar: Chimneys renovation, Village Core parking, Administrative offices, and planning for Postal Facility and Clubhouse. Those projects were taken into consideration in cash flow analyses. However, projects and priorities may change based on actual bids, as well as yet to be received information from BCC Holdings.

Amy Tropfenbaum
atropfenbaum@bigcanoepoa.org

Thanks and Regards,

Ask the POA