

FRCA 2009 Replacement Reserve Budget
Approved by the Board of Directors on 22 October 2008

	Account	2009 Budget	2008 Budget	Comments pertain to 2009 Budget
INCOME				
				From 2009 operating funds based on Table 3.1 of the 07/18/07 Condition Assessment and Reserve Fund Plan Update 2007 provided by Mason & Mason Capital Reserve Analysts, Inc. but reduced slightly to limit increase in monthly assessment.
Replacement Reserve Allocation	45101	\$296,936	\$254,196	
Replacement Reserve Interest	45102	50,964	33,200	
Total Income		\$347,900	\$287,396	
PROJECTED EXPENSES				
Storm Water Drainage System & Riparian Restoration (From 2007)		35,000		Mason & Mason Table 2 Component No. 3.11 (2007)
Streambank & Pond Eval. (From 2007)		10,000		Mason & Mason Table 2 Component No. 3.16 (2007)
Landscape Irrigation System Allowance		1,609		Mason & Mason Table 2 Component No. 3.7 (2009)
Office furn & equip 50% replacement		13,405		Mason & Mason Table 2 Component No. 4.11 (2009)
Audio/video 50% replacement		16,086		Mason & Mason Table 2 Component No. 4.21 (2009)
Fire detect/alarm system replacement		4,611		Mason & Mason Table 2 Component No. 4.23 (2009)
Replace color coat on tennis courts		10,724		Mason & Mason Table 2 Component No. 5.2 (2009)
Total Expenses		\$91,435	\$58,039	
2009 Replacement Reserve Net Change		\$256,465	\$229,357	
Replacement Reserve 2008 - 2009 Summary				
Audited RR Balance on 12/31/07		756,030		
2008 Planned Contribution		254,196		
2008 Extra Contribution		120,000		From insurance & part of Villas' \$58,838 payment
2008 Interest (estimated)		41,342		
2008 RR expenses (estimated)		(33,211)		
RR Balance on 31 December 2008 (est.)		\$1,138,357		
M & M Requirement on 31 Dec 2008			1,050,792	
2009 RR Net Change (est.)		256,465		
RR Balance on 31 December 2009 (est.)		\$1,394,822		
M & M Requirement on 31 Dec 2009			1,303,548	\$91,274 excess to help offset 3.5% inflation estimate