

## Reserve Study Transmittal Letter

Date: September 11, 2023  
To: Cailin Jope, Dollar Point Association, Inc.  
From: Browning Reserve Group, LLC (BRG)

**Re: Dollar Point Association, Inc.; Update w/ Site Visit Review**

Attached, please find the reserve study for Dollar Point Association, Inc.. To assist in your understanding of the study, and to highlight key information you may need quickly, we have listed below some of the important information contained in the study. At BRG our goal is to bring clarity from complexity, so should you have any questions, please do not hesitate to contact us anytime.

1. Where do I find the recommended reserve contribution for the 2024 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$140,748** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$11,729.00 /Lot/month @ 1.** For any other funding related issues, if any, see *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."*

2. Where do I find the status of the reserve fund, based on the Percent Funded calculation?

This is found for the 30-year term of the study in *Section IV, "30 Year Reserve Funding Plan, Including Fully Funded Balance and % Funded."* For the year for which the study was prepared, 2024, the Project is **109.4%** funded.

Based on the 30 year cash flow projection, the Project's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

California statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Project's reserves are inadequately funded.

3. Where do I find the assumptions for interest and inflation factors?

While this information is in various places in the study, it can always be found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* For this study the assumption is **1.50%** for the interest rate and **2.50%** for the inflation factor. Please be advised these rates estimate the values that will stand the test of time over the 30-year term of the study, not simply only next year.

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2023) the current fiscal year is dealt with in the study.

Thank you for the opportunity to work with the Dollar Point Association, Inc. on this study.



## **RESERVE STUDY**

Update w/ Site Visit Review

### **Dollar Point Association, Inc.**

Second Draft

Published - September 11, 2023

Prepared for the 2024 Fiscal Year

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## Dollar Point Association, Inc.

Second Draft

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## **Dollar Point Association, Inc.**

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### **Member Distribution Materials**

*The following Reserve Study sections, located at the end of the report, should be provided to each member.*

<i>Section</i>	<i>Report</i>	
<i>California:</i>	Member Summary	106
	Assessment and Reserve Funding [Civil Code §5570]	108
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## Dollar Point Association, Inc.

Second Draft

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Prepared for the 2024 Fiscal Year

### Reserve Study Summary

A Reserve Study was conducted of Dollar Point Association, Inc. (the "**Project**") which is a Not Otherwise Classified with a total of 1 Lot. An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

- development of a reserve component inventory (verification only, not quantification);
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan.

Dollar Point Association, Inc. is a Nonprofit Corporation.

### Physical Inspection

Browning Reserve Group, LLC ("**BRG**") conducted a physical inspection of the Project. The inspection encompassed those major components that the Project is required to maintain. For this study components are determined to be major components if:

1. As of the date of the study, they have a remaining useful life of less than 30 years, and a value greater than \$1,000.
2. Such additional components, if any, determined by the Project Manager.

During the inspection, BRG utilized the services of our own construction cost estimator. In addition, independent contractors were retained to render opinions on selected components as indicated in Section VI, Included Component Listing.

Supplemental information to the physical inspection may have been obtained from the following sources:

1. Project plans where available.
2. Maintenance records of the reserve components where available.
3. Project board members, management and staff.

### Summary of Reserves

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget unless otherwise noted in "*Section III, Reserve Funding Plan*." In addition BRG relied on the Project to provide an accurate Beginning Reserve Balance.

**The status of the Project's reserves, as reflected in the following Reserve Study, is as follows:**

1. **The Expenditure Forecast of the following Reserve Study identifies the major components which the Project is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**
  - a. **Its current estimated replacement cost;**
  - b. **Its estimated useful life; and**
  - c. **Its estimated remaining useful life.**
2. **It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$961,036.**
  - **[For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]**
3. **The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2024 is estimated to be \$1,051,693, constituting 109.4% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**
4. **Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$140,748 [*\$11,729.00 per month (average)*] for the fiscal year ending December 31, 2024 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.**

**Funding Assessment**

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

**Percent Funded Status**

Based on paragraphs 1 - 3 above, the Project is 109.4% funded. The following scale can be used as a measure to determine the association's financial picture whereas the lower the percentage, the higher the likelihood of the Project requiring additional funding, or other large increases to the reserve contribution in the future.



## Methodology

The above recommended reserve contribution for the next fiscal year (and future fiscal years as outlined in *Section III, Reserve Fund Balance Forecast*) was developed using the Cash Flow method. This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

## Funding Goals

The funding goal employed for Dollar Point Association, Inc. is

**Threshold Funding:** Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

## Limitations

The intention of the Reserve Study is to forecast the Project's ability to repair or replace major components as they wear out in future years. The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

### Compliance

The Reserve Study was conducted pursuant with standards set forth by the Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA).

## Supplemental Disclosures

### General:

BRG has no other involvement(s) with the Project which could result in actual or perceived conflicts of interest.

### Personnel Credentials:

[StdyPrvdr] is a licensed general building contractor in California and the owner, Robert W. Browning, holds the Reserve Specialist designation from the Community Associations Institute.

BRG is a California licensed general building contractor (CSLB #768851), and the owner, Robert W Browning, holds the Reserve Specialist (RS #46) and Professional Community Association Manager (PCAM #723) designations from the Community Associations Institute (CAI).

### Completeness:

BRG has found no material issues which, if not disclosed, would cause a distortion of the Project's situation.



**Reliance on Client Data:**

Information provided by the official representative of the Project regarding financial, physical, quantity, or historical issues will be deemed reliable by BRG.

**Scope:**

This Reserve Study is a reflection of information provided to BRG and assembled for the Project's use, not for the purpose of performing an audit, quality/forensic analysis, health and safety inspection, or background checks of historical records.

**Reserve Balance:**

The actual beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited.

**Reserve Projects:**

Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit, quality inspection, or health and safety review.

**Component Quantities:**

The Project warrants the previously developed component quantities are accurate and reliable.



*Browning Reserve Group, LLC*

See Section VI-b for Excluded Components

Reserve Component	Current		Life	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Replacement	Useful /																
<b>01000 - Paving</b>																		
100 - Asphalt: Sealing 12,850 sf Upper & Lower Rec Parking	5,400	3	0	5,400			5,815			6,262			6,744			7,262		
110 - Asphalt: Ongoing Repairs 12,850 sf Upper & Lower Rec Parking (3%)	1,759	3	3				1,895			2,040			2,197			2,366		
111 - Asphalt: Ongoing Repairs Upper & Lower Rec Parking (2023 Only)[nr:1]	675	2	0	675														
120 - Asphalt: Major Repairs 12,850 sf Upper & Lower Rec Parking	72,607	15	3				78,189											
124 - Striping Upper & Lower Rec Parking	1,950	3	0	1,950			2,100			2,261			2,435			2,623		
170 - Asphalt: Sealing 2,247 sf Beach Access Walkway	415	6	0	415						481						558		
180 - Asphalt: Ongoing Repairs 2,247 sf Beach Access Walkway	1,955	6	6							2,267						2,630		
181 - Asphalt: Ongoing Repairs Beach Access Walkway (2023 Only)[nr:1]	670	2	0	670														
190 - Asphalt: Major Repairs 2,247 sf Beach Access Walkway	16,200	10	0	16,200									20,738					
800 - Parking Bumpers Lower Parking Bumpers	2,200	20	0	2,200														
804 - Parking Bumpers Upper Parking Bumpers	2,250	20	0	2,250														
Total 01000 - Paving	106,082			29,760			87,999			13,313			11,376	20,738		15,439		
<b>02000 - Concrete</b>																		
220 - Walkways 173 sf Beach Restroom Steps	3,910	25	9										4,883					
360 - Stamped 8,002 sf Pool Deck & Walkways (2%)	2,825	5	1		2,896					3,276					3,707			
370 - Stained 8,002 sf Pool Deck & Walkways	26,224	15	1	26,880														
390 - Pavers 348 sf Lower Tennis Court Walkways (20%)	1,015	5	1	1,040						1,177					1,331			
Total 02000 - Concrete	33,974			30,815						4,453			4,883		5,038			
<b>03000 - Painting: Exterior</b>																		
120 - Surface Restoration 1,626 sf [4] Upper Recreation Trellises	3,399	3	1	3,484				3,752			4,041		4,351			4,686		
124 - Surface Restoration Pier Pylons	700	6	0	700						812						941		
150 - Stain 4,020 sf Upper Recreation Fencing	7,269	3	1	7,450				8,023			8,640		9,304			10,020		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost																		
160 - Stain 2,540 sf Pool & Shower Buildings	7,606	3	3				8,191				8,821			9,499			10,230		
161 - Stain Pool & Shower Buildings (2023 Only)[nr:1]	1,300	2	0	1,300															
170 - Stain 640 sf Beach Restroom Building	700	3	0	700			754				812			874			941		
450 - Wood Fencing 10,296 sf Upper Recreation N & E Perimeter	24,823	3	1		25,444				27,400			29,507			31,776				34,219
Total 03000 - Painting: Exterior	45,797				2,700	36,378		8,945	39,175		10,445	42,188		10,374	45,431		12,113	48,925	
<b>04000 - Structural Repairs</b>																			
200 - Wood: Siding & Trim 2,540 sf Pool & Shower Buildings	37,028	24	9											46,242					
210 - Wood: Siding & Trim 640 sf Beach Restroom Building	10,125	25	10												12,961				
300 - Trellis 813 sf [4] Upper Recreation	41,343	20	10												52,923				
820 - Dock 3,000 sf Pier Decking	67,804	22	5						76,714										
824 - Dock 390 sf Pier Catwalk Decking	8,814	22	12														11,855		
828 - Dock 2 Pier Catwalk Structures	56,955	30	20																
830 - Dock 3,000 sf Pier Walkway Structural	128,827	30	13																177,590
910 - Building Maintenance Recreation Shed	2,113	25	13																2,913
914 - Building Maintenance Recreation Shed	3,204	25	20																
Total 04000 - Structural Repairs	356,214								76,714					46,242	65,884		11,855	180,503	
<b>05000 - Roofing</b>																			
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings	14,239	25	10												18,227				
680 - Pitched: Metal 2 Squares- Beach Restroom Building	3,142	30	15																
Total 05000 - Roofing	17,380														18,227				
<b>08000 - Rehab</b>																			
220 - Bathrooms 2 Pool Building	8,758	15	1		8,977														
230 - Restrooms 2 Beach Restrooms	7,232	15	1		7,413														
Total 08000 - Rehab	15,990				16,390														
<b>12000 - Pool</b>																			
110 - Resurface 248 lf Pool	42,038	10	2			44,167													56,537
400 - ADA Chair Lift Pool	6,085	10	3				6,553												8,389
410 - Furniture: Lifeguard Chair Pool	4,582	20	1		4,697														
700 - Equipment: Replacement Pool (50%)	10,171	5	2			10,685						12,090							13,678

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost																		
704 - Equipment: Replacement Pool Vacuum	5,650	8	3				6,085									7,414			
710 - Chemical System Pool	5,000	5	3				5,384						6,092						6,893
711 - Chemical System Pool (2023 Only)[nr:1]	3,442	2	0	3,442															
750 - Cover 2,660 sf Pool- Summer Cover	9,739	6	1		9,983							11,577							13,426
754 - Cover 2,660 sf Pool- Winter Cover	8,879	8	6							10,297									12,546
910 - Miscellaneous Intercom & Sound	1,966	10	1		2,015											2,580			
920 - Lane Ropes 4 Pool Lane Ropes	4,057	8	7									4,822							
924 - Storage Reel Pool Lane Rope Reel	2,746	18	1		2,815														
928 - Storage Reel Pool Cover Reel	4,577	18	1		4,691														
990 - Miscellaneous 2 Pool Chemical Room Doors	3,164	18	7									3,761							
<b>Total 12000 - Pool</b>	<b>112,098</b>			<b>3,442</b>	<b>24,201</b>	<b>54,852</b>	<b>18,023</b>			<b>10,297</b>	<b>32,250</b>	<b>6,092</b>			<b>9,994</b>	<b>70,215</b>	<b>28,707</b>	<b>12,546</b>	
<b>14000 - Recreation</b>																			
900 - Game Table Ping Pong Table	633	8	3				681									830			
<b>Total 14000 - Recreation</b>	<b>633</b>						<b>681</b>									<b>830</b>			
<b>17000 - Tennis Court</b>																			
100 - Reseal 19,488 sf [3] Upper Tennis Courts	28,591	4	1		29,305					32,348				35,706					39,412
110 - Reseal 15,128 sf [2] Lower Tennis Courts	25,782	4	3				27,764					30,647				33,828			
500 - Resurface 19,488 sf [3] Upper Tennis Courts	59,461	20	5							67,275									
510 - Resurface 15,128 sf [2] Lower Tennis Courts	46,158	20	7									54,868							
700 - Screen 3,307 sf Upper Tennis Courts	2,803	6	1		2,873							3,332							3,864
704 - Screen 3,672 sf Lower Tennis Courts	3,112	6	1		3,190							3,699							4,290
900 - Miscellaneous 10 Court Rollers/Crank Sets	1,158	15	10												1,483				
<b>Total 17000 - Tennis Court</b>	<b>167,065</b>			<b>35,368</b>	<b>27,764</b>	<b>99,623</b>	<b>27,764</b>			<b>92,545</b>	<b>35,706</b>	<b>1,483</b>	<b>33,828</b>	<b>47,566</b>					
<b>17500 - Basketball / Sport Court</b>																			
300 - Basketball Standard Upper Tennis Court Area	1,500	15	10												1,920				
<b>Total 17500 - Basketball / Sport Court</b>	<b>1,500</b>														<b>1,920</b>				
<b>18000 - Landscaping</b>																			
104 - Irrigation: Controllers 5 Recreation Area Controllers (20%)	458	5	3				493						558						631
200 - Irrigation: Valves 36 Recreation Area Valves (22%)	3,164	3	1		3,243			3,493				3,761		4,050					4,362

See Section VI-b for Excluded Components

Reserve Component	Current Replacement			Life Useful /														
	Cost			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
201 - Irrigation: Valves Recreation Area Valves (2023 Only)[nr:1]	83	2	0	83														
300 - Irrigation: Backflow Preventors 4 Recreation Area Backflows (25%)	921	5	1		944					1,068					1,208			
420 - General Repairs/Upgrades Recreation Areas	10,233	1	1		10,489	10,751	11,020	11,295	11,577	11,867	12,163	12,468	12,779	13,099	13,426	13,762	14,106	14,459
490 - Bark Replacement Recreation Areas	3,000	1	1		3,075	3,152	3,231	3,311	3,394	3,479	3,566	3,655	3,747	3,840	3,936	4,035	4,136	4,239
500 - Tree Maintenance Tree Maintenance & Defensible Space	3,500	1	1		3,588	3,677	3,769	3,863	3,960	4,059	4,160	4,264	4,371	4,480	4,592	4,707	4,825	4,945
501 - Tree Maintenance Tree Maintenance & Defensible Space (2023 Only)[nr:1]	5,965	2	0	5,965														
530 - Plant Replacement Recreation Areas	11,284	1	1		11,566	11,855	12,151	12,455	12,766	13,086	13,413	13,748	14,092	14,444	14,805	15,175	15,555	15,944
531 - Plant Replacement Recreation Areas (2023 Only)[nr:1]	524	2	0	524														
Total 18000 - Landscaping	39,131			6,572	32,904	29,435	30,663	34,418	31,698	33,559	37,064	34,693	34,989	39,914	37,968	37,679	43,614	39,586
<b>18500 - Lakes / Ponds</b>																		
994 - Miscellaneous 65 Lake Buoys	21,302	25	1		21,834													
Total 18500 - Lakes / Ponds	21,302				21,834													
<b>19000 - Fencing</b>																		
100 - Chain Link: 4' 120 lf Upper & Lower Tennis Courts	1,749	25	2			1,838												
110 - Chain Link: 6' 312 lf Beach North Perimeter	5,289	25	5						5,984									
130 - Chain Link: 10' 649 lf Upper Tennis Courts	18,335	25	15															
131 - Chain Link: 10' Upper Tennis Courts (2023 Only)[nr:1]	3,400	2	0	3,400														
140 - Chain Link: 10' 492 lf Lower Tennis Courts	13,900	25	1		14,247													
340 - Wood: 6' 335 lf Upper Recreation Perimeter	22,714	18	9											28,367				
344 - Wood: 6' 858 lf Upper Recreation Perimeter	58,176	18	4					64,215										
350 - Wood: Repair Beach Walkway Entry Fence/Gate	2,887	18	4					3,187										
Total 19000 - Fencing	126,450			3,400	14,247	1,838		67,402	5,984					28,367				
<b>19500 - Retaining Wall</b>																		
120 - Wood 53 lf Beach	6,588	20	1		6,753													
124 - Wood: 2' 64 lf Tot Lot Perimeter	6,148	20	15															
130 - Wood: 1' 130 lf Upper Parking	25,415	25	1		26,051													
140 - Wood: 3' 113 lf Beach	14,047	22	14															19,848
Total 19500 - Retaining Wall	52,198				32,803													19,848
<b>20000 - Lighting</b>																		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
	Cost																			
214 - Entry Lighting	2,475	20	1		2,537															
6 Observation Drive Monument																				
<b>Total 20000 - Lighting</b>	<b>2,475</b>				<b>2,537</b>															
<b>21000 - Signage</b>																				
792 - Monument	11,572	25	2			12,158														
2 Observation Drive Entrance																				
<b>Total 21000 - Signage</b>	<b>11,572</b>					<b>12,158</b>														
<b>23000 - Mechanical Equipment</b>																				
600 - Water Heater Behind Shower Building	3,068	12	8										3,738							
604 - Water Heater Beach Restrooms	785	18	1		805															
608 - Water Heater 2 Pool Building Bathrooms	1,141	12	1		1,170														1,573	
710 - Boiler Pool House & Pool Heating	70,126	10	6							81,325										
<b>Total 23000 - Mechanical Equipment</b>	<b>75,121</b>				<b>1,975</b>					<b>81,325</b>			<b>3,738</b>						<b>1,573</b>	
<b>24600 - Safety / Access</b>																				
738 - Card Readers 5 Upper & Lower Recreation Area (20%)	2,730	3	2		2,868				3,089				3,326			3,582				3,857
910 - Video Monitoring System Beach Web Cam	4,232	6	1		4,338						5,031								5,834	
920 - Cameras 6 Cameras	2,949	6	3				3,176						3,683							
<b>Total 24600 - Safety / Access</b>	<b>9,912</b>				<b>4,338</b>	<b>2,868</b>	<b>3,176</b>		<b>3,089</b>		<b>5,031</b>		<b>3,326</b>			<b>3,582</b>			<b>5,834</b>	<b>3,857</b>
<b>25000 - Flooring</b>																				
200 - Vinyl 26 Sq. Yds. Pool Building Office	1,028	15	9										1,284							
400 - Tile 703 sf Pool Building Bathrooms	10,328	15	1		10,586															
<b>Total 25000 - Flooring</b>	<b>11,356</b>				<b>10,586</b>								<b>1,284</b>							
<b>26000 - Outdoor Equipment</b>																				
100 - Tot Lot: Play Equipment Upper Recreation	64,289	18	13																	88,624
210 - Barbecue Beach Masonry BBQ	8,464	10	1		8,676											11,106				
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	4,322	8	1		4,431								5,398							
306 - Benches 14 Upper Recreation & Beach (50%)	6,051	8	1		6,203								7,557							
840 - Shade Structure 456 sf Lower Tennis Canvas Shade Cover	6,699	15	1		6,866															
900 - Miscellaneous 116 lf Bocce Ball Court Borders	2,884	18	1		2,956															
908 - Miscellaneous 2 Paddle Boat Racks	4,588	10	1		4,703											6,020				
912 - Miscellaneous 8 Kayak Boat Racks	1,446	10	1		1,483											1,898				
<b>Total 26000 - Outdoor Equipment</b>	<b>98,745</b>				<b>35,317</b>								<b>12,956</b>			<b>19,024</b>			<b>88,624</b>	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																
<b>30000 - Miscellaneous</b>																		
880 - Boat Beach- Dinghy	1,187	8	4					1,310										1,596
884 - Boat Pier- Boston Whaler	23,093	10	5						26,127									
888 - Boat Motor Pier- Boston Whaler Motor	4,848	10	5						5,485									
990 - Miscellaneous Beach & Pier Maintenance	13,103	10	2			13,766												17,622
Total 30000 - Miscellaneous	42,230					13,766		1,310	31,612									19,218
<b>Total Expenditures Inflated @ 2.50%</b>				45,874	299,695	114,917	177,252	142,305	248,719	153,391	209,078	47,849	189,860	193,597	110,264	166,518	445,346	75,837
Total Current Replacement Cost		1,347,225																

*See Section VI-b for Excluded Components*

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
<b>01000 - Paving</b>															
100 - Asphalt: Sealing 12,850 sf Upper & Lower Rec Parking	7,821			8,422			9,070			9,767			10,518		
110 - Asphalt: Ongoing Repairs 12,850 sf Upper & Lower Rec Parking (3%)	2,548			2,744			2,955			3,182			3,427		
111 - Asphalt: Ongoing Repairs Upper & Lower Rec Parking (2023 Only)[nr:1]															
120 - Asphalt: Major Repairs 12,850 sf Upper & Lower Rec Parking				113,242											
124 - Striping Upper & Lower Rec Parking	2,824			3,041			3,275			3,527			3,798		
170 - Asphalt: Sealing 2,247 sf Beach Access Walkway				647						751					
180 - Asphalt: Ongoing Repairs 2,247 sf Beach Access Walkway				3,049						3,536					
181 - Asphalt: Ongoing Repairs Beach Access Walkway (2023 Only)[nr:1]															
190 - Asphalt: Major Repairs 2,247 sf Beach Access Walkway						26,546									
800 - Parking Bumpers Lower Parking Bumpers						3,605									
804 - Parking Bumpers Upper Parking Bumpers						3,687									
Total 01000 - Paving	13,193			131,146		33,838	15,300			20,763			17,743		
<b>02000 - Concrete</b>															
220 - Walkways 173 sf Beach Restroom Steps															
360 - Stamped 8,002 sf Pool Deck & Walkways (2%)		4,194					4,745					5,369			
370 - Stained 8,002 sf Pool Deck & Walkways		38,930													
390 - Pavers 348 sf Lower Tennis Court Walkways (20%)		1,506					1,704					1,928			
Total 02000 - Concrete		44,630					6,449					7,297			
<b>03000 - Painting: Exterior</b>															
120 - Surface Restoration 1,626 sf [4] Upper Recreation Trellises		5,046			5,434			5,852			6,302			6,787	
124 - Surface Restoration Pier Pylons				1,092						1,266					
150 - Stain 4,020 sf Upper Recreation Fencing		10,790			11,620			12,513			13,476			14,512	
160 - Stain 2,540 sf Pool & Shower Buildings		11,016			11,863			12,776			13,758			14,816	
161 - Stain Pool & Shower Buildings (2023 Only)[nr:1]															
170 - Stain 640 sf Beach Restroom Building		1,014			1,092			1,176			1,266			1,363	
450 - Wood Fencing 10,296 sf Upper Recreation N & E Perimeter		36,850			39,683			42,735			46,020			49,559	



See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Total 03000 - Painting: Exterior	12,030	52,686		14,047	56,738		13,951	61,100		16,290	65,798		16,179	70,857	
<b>04000 - Structural Repairs</b>															
200 - Wood: Siding & Trim 2,540 sf Pool & Shower Buildings															
210 - Wood: Siding & Trim 640 sf Beach Restroom Building															
300 - Trellis 813 sf [4] Upper Recreation															
820 - Dock 3,000 sf Pier Decking													132,068		
824 - Dock 390 sf Pier Catwalk Decking															
828 - Dock 2 Pier Catwalk Structures						93,328									
830 - Dock 3,000 sf Pier Walkway Structural															
910 - Building Maintenance Recreation Shed															
914 - Building Maintenance Recreation Shed						5,250									
Total 04000 - Structural Repairs						98,577							132,068		
<b>05000 - Roofing</b>															
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings															
680 - Pitched: Metal 2 Squares- Beach Restroom Building	4,550														
Total 05000 - Roofing	4,550														
<b>08000 - Rehab</b>															
220 - Bathrooms 2 Pool Building		13,001													
230 - Restrooms 2 Beach Restrooms		10,737													
Total 08000 - Rehab		23,738													
<b>12000 - Pool</b>															
110 - Resurface 248 lf Pool								72,372							
400 - ADA Chair Lift Pool									10,738						
410 - Furniture: Lifeguard Chair Pool							7,697								
700 - Equipment: Replacement Pool (50%)			15,476						17,509				19,810		
704 - Equipment: Replacement Pool Vacuum					9,033								11,006		
710 - Chemical System Pool				7,798					8,823					9,982	
711 - Chemical System Pool (2023 Only)[nr:1]															
750 - Cover 2,660 sf Pool- Summer Cover					15,570						18,056				

*See Section VI-b for Excluded Components*

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
754 - Cover 2,660 sf Pool- Winter Cover								15,286							
910 - Miscellaneous Intercom & Sound							3,303								
920 - Lane Ropes 4 Pool Lane Ropes	5,876								7,159						
924 - Storage Reel Pool Lane Rope Reel					4,390										
928 - Storage Reel Pool Cover Reel					7,317										
990 - Miscellaneous 2 Pool Chemical Room Doors											5,866				
<b>Total 12000 - Pool</b>	<b>5,876</b>		<b>15,476</b>	<b>7,798</b>	<b>36,309</b>		<b>10,999</b>	<b>105,167</b>	<b>26,720</b>		<b>23,922</b>		<b>30,816</b>	<b>9,982</b>	
<b>14000 - Recreation</b>															
900 - Game Table Ping Pong Table					1,012									1,233	
<b>Total 14000 - Recreation</b>					<b>1,012</b>									<b>1,233</b>	
<b>17000 - Tennis Court</b>															
100 - Reseal 19,488 sf [3] Upper Tennis Courts			43,504				48,020				53,005				58,508
110 - Reseal 15,128 sf [2] Lower Tennis Courts	37,340				41,216				45,495					50,218	
500 - Resurface 19,488 sf [3] Upper Tennis Courts											110,238				
510 - Resurface 15,128 sf [2] Lower Tennis Courts														89,907	
700 - Screen 3,307 sf Upper Tennis Courts					4,481						5,196				
704 - Screen 3,672 sf Lower Tennis Courts					4,975						5,770				
900 - Miscellaneous 10 Court Rollers/Crank Sets											2,147				
<b>Total 17000 - Tennis Court</b>	<b>37,340</b>		<b>43,504</b>		<b>50,672</b>		<b>48,020</b>		<b>45,495</b>		<b>176,357</b>		<b>140,125</b>	<b>58,508</b>	
<b>17500 - Basketball / Sport Court</b>															
300 - Basketball Standard Upper Tennis Court Area											2,781				
<b>Total 17500 - Basketball / Sport Court</b>											<b>2,781</b>				
<b>18000 - Landscaping</b>															
104 - Irrigation: Controllers 5 Recreation Area Controllers (20%)				714					808					914	
200 - Irrigation: Valves 36 Recreation Area Valves (22%)		4,697			5,058			5,447		5,866				6,317	
201 - Irrigation: Valves Recreation Area Valves (2023 Only)[nr:1]															
300 - Irrigation: Backflow Preventors 4 Recreation Area Backflows (25%)		1,367					1,547					1,750			
420 - General Repairs/Upgrades Recreation Areas	14,820	15,191	15,570	15,960	16,359	16,768	17,187	17,616	18,057	18,508	18,971	19,445	19,931	20,430	20,940
490 - Bark Replacement Recreation Areas	4,345	4,454	4,565	4,679	4,796	4,916	5,039	5,165	5,294	5,426	5,562	5,701	5,843	5,989	6,139

*See Section VI-b for Excluded Components*

Prepared for the 2024 Fiscal Year

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
500 - Tree Maintenance Tree Maintenance & Defensible Space	5,069	5,196	5,326	5,459	5,595	5,735	5,879	6,025	6,176	6,331	6,489	6,651	6,817	6,988	7,162
501 - Tree Maintenance Tree Maintenance & Defensible Space (2023 Only)[nr:1]															
530 - Plant Replacement Recreation Areas	16,342	16,751	17,169	17,599	18,039	18,490	18,952	19,426	19,911	20,409	20,919	21,442	21,978	22,528	23,091
531 - Plant Replacement Recreation Areas (2023 Only)[nr:1]															
Total 18000 - Landscaping	40,576	47,655	42,630	44,410	49,847	45,908	48,603	53,680	50,246	50,674	57,807	54,990	54,570	63,166	57,333
<b>18500 - Lakes / Ponds</b>															
994 - Miscellaneous 65 Lake Buoys												40,479			
Total 18500 - Lakes / Ponds												40,479			
<b>19000 - Fencing</b>															
100 - Chain Link: 4' 120 lf Upper & Lower Tennis Courts														3,407	
110 - Chain Link: 6' 312 lf Beach North Perimeter															
130 - Chain Link: 10' 649 lf Upper Tennis Courts	26,555														
131 - Chain Link: 10' Upper Tennis Courts (2023 Only)[nr:1]															
140 - Chain Link: 10' 492 lf Lower Tennis Courts												26,414			
340 - Wood: 6' 335 lf Upper Recreation Perimeter														44,243	
344 - Wood: 6' 858 lf Upper Recreation Perimeter								100,154							
350 - Wood: Repair Beach Walkway Entry Fence/Gate								4,971							
Total 19000 - Fencing	26,555							105,124				26,414	47,650		
<b>19500 - Retaining Wall</b>															
120 - Wood 53 lf Beach								11,066							
124 - Wood: 2' 64 lf Tot Lot Perimeter	8,903														
130 - Wood: 1' 130 lf Upper Parking													48,296		
140 - Wood: 3' 113 lf Beach															
Total 19500 - Retaining Wall	8,903							11,066					48,296		
<b>20000 - Lighting</b>															
214 - Entry Lighting 6 Observation Drive Monument								4,157							
Total 20000 - Lighting								4,157							
<b>21000 - Signage</b>															
792 - Monument 2 Observation Drive Entrance														22,540	
Total 21000 - Signage														22,540	

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
<b>23000 - Mechanical Equipment</b>															
600 - Water Heater Behind Shower Building						5,027									
604 - Water Heater Beach Restrooms					1,256										
608 - Water Heater 2 Pool Building Bathrooms											2,116				
710 - Boiler Pool House & Pool Heating		104,103										133,260			
Total 23000 - Mechanical Equipment		104,103			1,256	5,027					2,116	133,260			
<b>24600 - Safety / Access</b>															
738 - Card Readers 5 Upper & Lower Recreation Area (20%)			4,154			4,473			4,817			5,188			5,587
910 - Video Monitoring System Beach Web Cam					6,766						7,846				
920 - Cameras 6 Cameras	4,272						4,954						5,745		
Total 24600 - Safety / Access	4,272		4,154		6,766	4,473	4,954		4,817		7,846	5,188	5,745		5,587
<b>25000 - Flooring</b>															
200 - Vinyl 26 Sq. Yds. Pool Building Office										1,860					
400 - Tile 703 sf Pool Building Bathrooms		15,331													
Total 25000 - Flooring		15,331								1,860					
<b>26000 - Outdoor Equipment</b>															
100 - Tot Lot: Play Equipment Upper Recreation															
210 - Barbecue Beach Masonry BBQ							14,216								
280 - Picnic Tables 15 Upper Recreation & Beach (33%)			6,577								8,014				
306 - Benches 14 Upper Recreation & Beach (50%)			9,208								11,219				
840 - Shade Structure 456 sf Lower Tennis Canvas Shade Cover		9,945													
900 - Miscellaneous 116 lf Bocce Ball Court Borders					4,610										
908 - Miscellaneous 2 Paddle Boat Racks							7,706								
912 - Miscellaneous 8 Kayak Boat Racks							2,429								
Total 26000 - Outdoor Equipment		9,945	15,785		4,610		24,352				19,233				
<b>30000 - Miscellaneous</b>															
880 - Boat Beach- Dinghy						1,944								2,369	
884 - Boat Pier- Boston Whaler	33,445										42,813				
888 - Boat Motor Pier- Boston Whaler Motor	7,021										8,988				

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
990 - Miscellaneous								22,558							
Beach & Pier Maintenance															
Total 30000 - Miscellaneous	40,467					1,944		22,558			51,801			2,369	
<b>Total Expenditures Inflated @ 2.50%</b>	<b>193,762</b>	<b>298,088</b>	<b>121,549</b>	<b>197,401</b>	<b>207,209</b>	<b>189,769</b>	<b>187,850</b>	<b>347,629</b>	<b>127,279</b>	<b>89,587</b>	<b>407,661</b>	<b>315,923</b>	<b>468,669</b>	<b>146,375</b>	<b>121,428</b>

	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
<b>Beginning Balance</b>	1,084,980	1,193,923	1,051,693	1,096,472	1,082,159	1,105,946	1,026,047	1,044,229	1,009,882	1,140,831
<b>Inflated Expenditures @ 2.5%</b>	45,874	299,695	114,917	177,252	142,305	248,719	153,391	209,078	47,849	189,860
<b>Reserve Contribution</b>	137,853	140,748	143,704	146,722	149,803	152,949	156,161	159,440	162,788	166,207
<i>Lot/month @ 1</i>	<i>11,487.75</i>	<i>11,729.00</i>	<i>11,975.33</i>	<i>12,226.83</i>	<i>12,483.58</i>	<i>12,745.75</i>	<i>13,013.42</i>	<i>13,286.67</i>	<i>13,565.67</i>	<i>13,850.58</i>
<i>Percentage Increase</i>		<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	16,965	16,717	15,991	16,218	16,289	15,871	15,411	15,291	16,010	16,935
<b>Ending Balance</b>	1,193,923	1,051,693	1,096,472	1,082,159	1,105,946	1,026,047	1,044,229	1,009,882	1,140,831	1,134,113

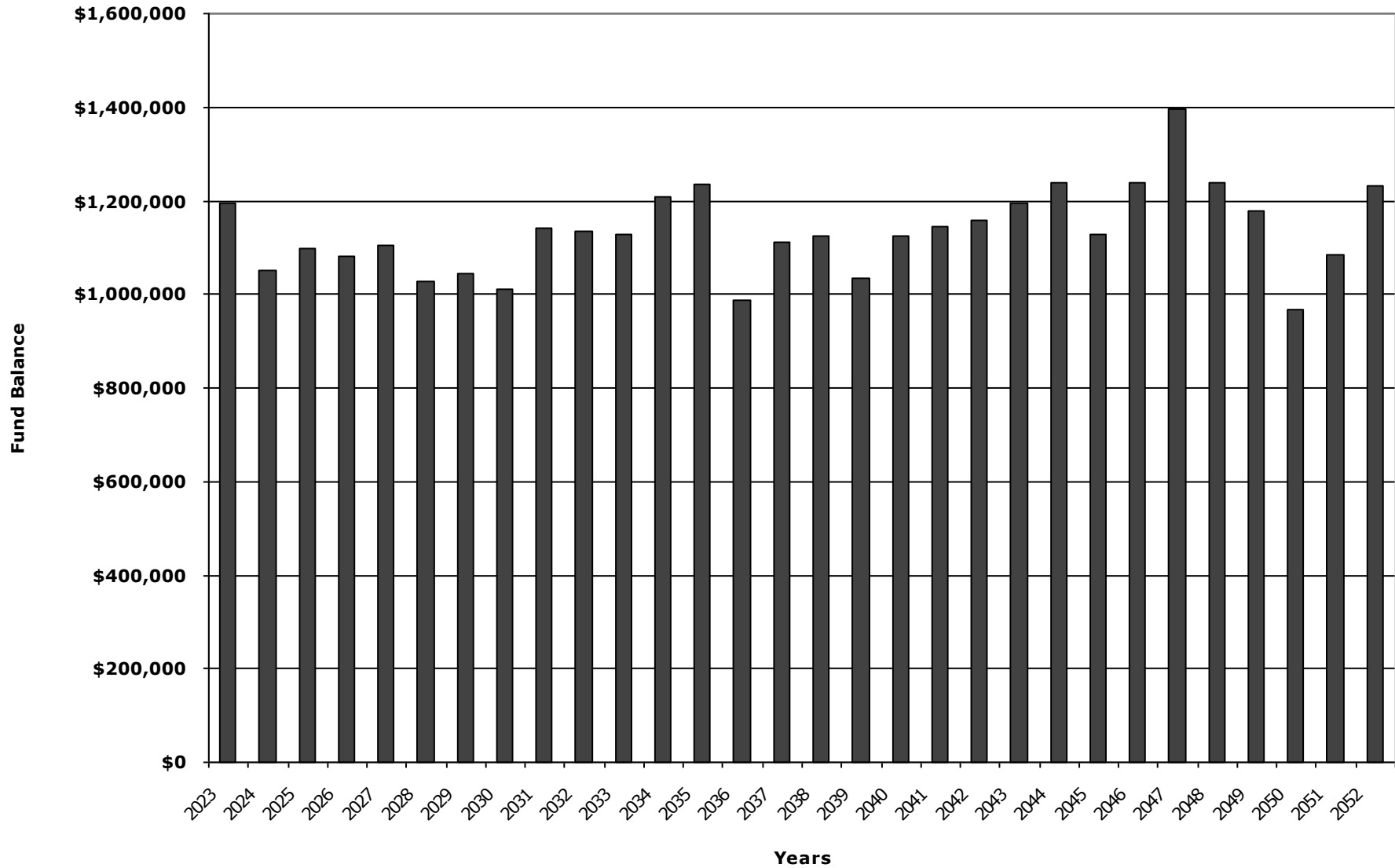
	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>
<b>Beginning Balance</b>	1,134,113	1,127,045	1,207,420	1,235,990	987,813	1,112,014	1,123,171	1,033,371	1,124,154	1,144,031
<b>Inflated Expenditures @ 2.5%</b>	193,597	110,264	166,518	445,346	75,837	193,762	298,088	121,549	197,401	207,209
<b>Reserve Contribution</b>	169,697	173,261	176,899	180,614	184,407	188,280	192,234	196,271	200,393	204,601
<i>Lot/month @ 1</i>	<i>14,141.42</i>	<i>14,438.42</i>	<i>14,741.58</i>	<i>15,051.17</i>	<i>15,367.25</i>	<i>15,690.00</i>	<i>16,019.50</i>	<i>16,355.92</i>	<i>16,699.42</i>	<i>17,050.08</i>
<i>Percentage Increase</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	16,832	17,378	18,189	16,554	15,631	16,639	16,054	16,061	16,885	17,141
<b>Ending Balance</b>	1,127,045	1,207,420	1,235,990	987,813	1,112,014	1,123,171	1,033,371	1,124,154	1,144,031	1,158,563

	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>
<b>Beginning Balance</b>	1,158,563	1,195,214	1,238,768	1,126,510	1,239,179	1,396,216	1,239,952	1,178,673	967,590	1,083,165
<b>Inflated Expenditures @ 2.5%</b>	189,769	187,850	347,629	127,279	89,587	407,661	315,923	468,669	146,375	121,428
<b>Reserve Contribution</b>	208,898	213,285	217,764	222,337	227,006	231,773	236,640	241,609	246,683	251,863
<i>Lot/month @ 1</i>	<i>17,408.17</i>	<i>17,773.75</i>	<i>18,147.00</i>	<i>18,528.08</i>	<i>18,917.17</i>	<i>19,314.42</i>	<i>19,720.00</i>	<i>20,134.08</i>	<i>20,556.92</i>	<i>20,988.58</i>
<i>Percentage Increase</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	17,522	18,119	17,608	17,611	19,618	19,624	18,005	15,977	15,266	17,226
<b>Ending Balance</b>	1,195,214	1,238,768	1,126,510	1,239,179	1,396,216	1,239,952	1,178,673	967,590	1,083,165	1,230,826

**30 Year Reserve Funding Plan Cash Flow Method - Ending Balances**

Second Draft

Prepared for the 2024 Fiscal Year



**30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded**

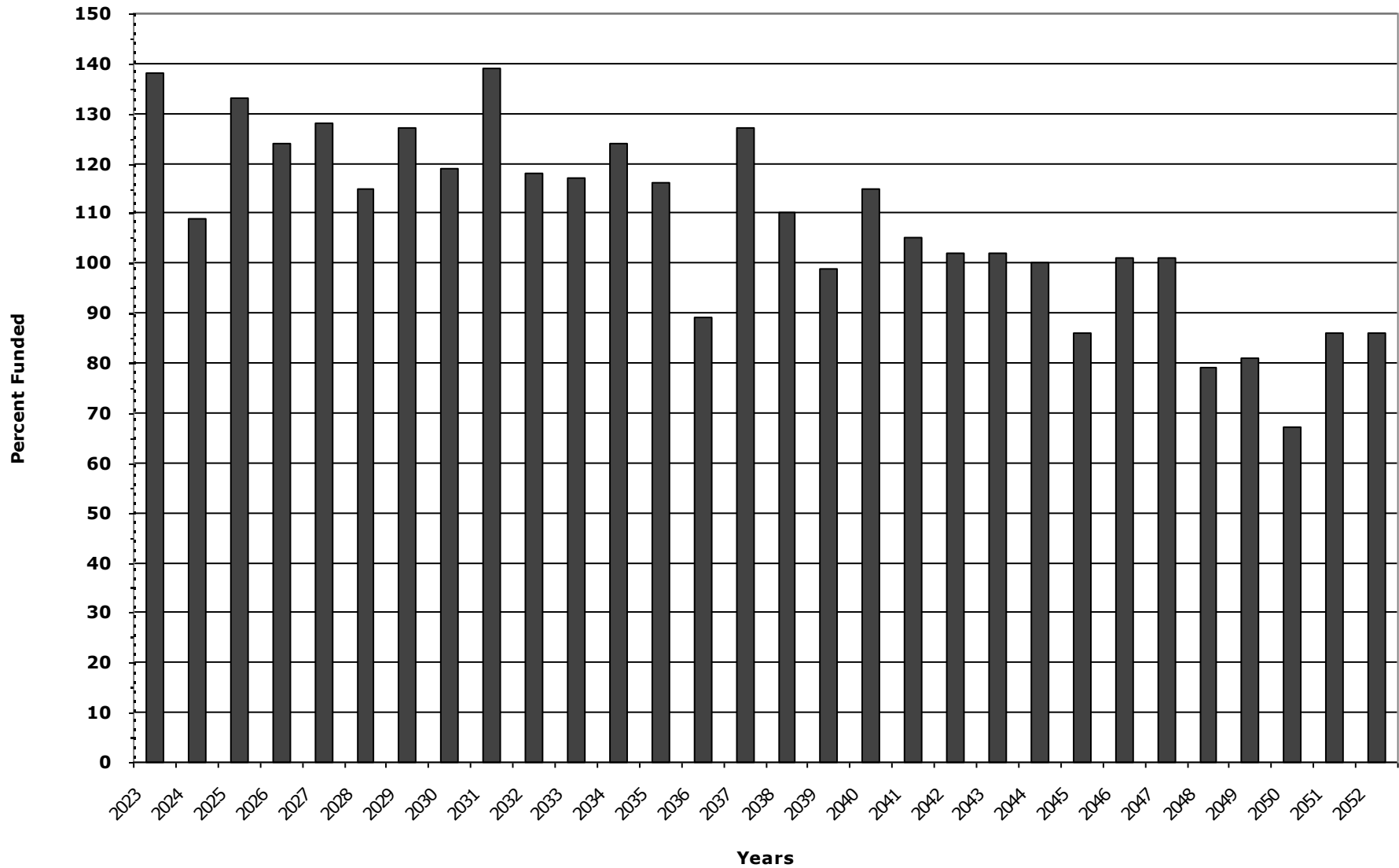
Second Draft

Prepared for the 2024 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2023	1,084,980	863,284	138.3%	45,874	137,853	0	16,965	1,193,923
2024	1,193,923	961,036	109.4%	299,695	140,748	0	16,717	1,051,693
2025	1,051,693	821,617	133.5%	114,917	143,704	0	15,991	1,096,472
2026	1,096,472	871,702	124.1%	177,252	146,722	0	16,218	1,082,159
2027	1,082,159	862,830	128.2%	142,305	149,803	0	16,289	1,105,946
2028	1,105,946	893,332	114.9%	248,719	152,949	0	15,871	1,026,047
2029	1,026,047	819,392	127.4%	153,391	156,161	0	15,411	1,044,229
2030	1,044,229	845,282	119.5%	209,078	159,440	0	15,291	1,009,882
2031	1,009,882	818,805	139.3%	47,849	162,788	0	16,010	1,140,831
2032	1,140,831	961,094	118.0%	189,860	166,207	0	16,935	1,134,113
2033	1,134,113	965,649	116.7%	193,597	169,697	0	16,832	1,127,045
2034	1,127,045	970,867	124.4%	110,264	173,261	0	17,378	1,207,420
2035	1,207,420	1,066,119	115.9%	166,518	176,899	0	18,189	1,235,990
2036	1,235,990	1,110,693	88.9%	445,346	180,614	0	16,554	987,813
2037	987,813	875,297	127.0%	75,837	184,407	0	15,631	1,112,014
2038	1,112,014	1,017,596	110.4%	193,762	188,280	0	16,639	1,123,171
2039	1,123,171	1,047,533	98.6%	298,088	192,234	0	16,054	1,033,371
2040	1,033,371	976,362	115.1%	121,549	196,271	0	16,061	1,124,154
2041	1,124,154	1,089,568	105.0%	197,401	200,393	0	16,885	1,144,031
2042	1,144,031	1,133,192	102.2%	207,209	204,601	0	17,141	1,158,563
2043	1,158,563	1,173,320	101.9%	189,769	208,898	0	17,522	1,195,214
2044	1,195,214	1,237,932	100.1%	187,850	213,285	0	18,119	1,238,768
2045	1,238,768	1,311,871	85.9%	347,629	217,764	0	17,608	1,126,510
2046	1,126,510	1,229,774	100.8%	127,279	222,337	0	17,611	1,239,179
2047	1,239,179	1,377,519	101.4%	89,587	227,006	0	19,618	1,396,216
2048	1,396,216	1,573,778	78.8%	407,661	231,773	0	19,624	1,239,952
2049	1,239,952	1,455,259	81.0%	315,923	236,640	0	18,005	1,178,673
2050	1,178,673	1,434,308	67.5%	468,669	241,609	0	15,977	967,590
2051	967,590	1,262,931	85.8%	146,375	246,683	0	15,266	1,083,165
2052	1,083,165	1,424,450	86.4%	121,428	251,863	0	17,226	1,230,826



**30 Year Reserve Funding Plan Cash Flow Method - Percent Funded**



<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2023 Fully Funded Balance</i>	<i>2024 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2024 Line Item Contribution based on Cash Flow Method</i>
<b>01000 - Paving</b>									
100 - Asphalt: Sealing 12,850 sf Upper & Lower Rec Parking	5,400	3	0	5,400	1,800	5,400	1,845	1.33%	1,872
110 - Asphalt: Ongoing Repairs 12,850 sf Upper & Lower Rec Parking (3%)	1,759	3	3	1,895	474	440	601	0.35%	493
111 - Asphalt: Ongoing Repairs Upper & Lower Rec Parking (2023 Only)[nr:1]	675	2	0	0	0	675	0	0.00%	0
120 - Asphalt: Major Repairs 12,850 sf Upper & Lower Rec Parking	72,607	15	3	78,189	5,213	58,085	64,499	3.85%	5,421
124 - Striping Upper & Lower Rec Parking	1,950	3	0	1,950	650	1,950	666	0.48%	676
170 - Asphalt: Sealing 2,247 sf Beach Access Walkway	415	6	0	415	69	415	71	0.05%	72
180 - Asphalt: Ongoing Repairs 2,247 sf Beach Access Walkway	1,955	6	6	2,267	324	279	334	0.24%	337
181 - Asphalt: Ongoing Repairs Beach Access Walkway (2023 Only)[nr:1]	670	2	0	0	0	670	0	0.00%	0
190 - Asphalt: Major Repairs 2,247 sf Beach Access Walkway	16,200	10	0	16,200	1,620	16,200	1,661	1.20%	1,685
800 - Parking Bumpers Lower Parking Bumpers	2,200	20	0	2,200	110	2,200	113	0.08%	114
804 - Parking Bumpers Upper Parking Bumpers	2,250	20	0	2,250	113	2,250	115	0.08%	117
Sub-total [01000 - Paving]	106,082			110,767	10,372	88,565	69,905	7.66%	10,787
<b>02000 - Concrete</b>									
220 - Walkways 173 sf Beach Restroom Steps	3,910	25	9	4,883	195	2,502	2,725	0.14%	203
360 - Stamped 8,002 sf Pool Deck & Walkways (2%)	2,825	5	1	2,896	579	2,260	2,896	0.43%	602
370 - Stained 8,002 sf Pool Deck & Walkways	26,224	15	1	26,880	1,792	24,476	26,880	1.32%	1,864
390 - Pavers 348 sf Lower Tennis Court Walkways (20%)	1,015	5	1	1,040	208	812	1,040	0.15%	216
Sub-total [02000 - Concrete]	33,974			35,698	2,774	30,050	33,541	2.05%	2,885

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2023 Fully Funded Balance</i>	<i>2024 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2024 Line Item Contribution based on Cash Flow Method</i>
<b>03000 - Painting: Exterior</b>									
120 - Surface Restoration 1,626 sf [4] Upper Recreation Trellises	3,399	3	1	3,484	1,161	2,266	3,484	0.86%	1,208
124 - Surface Restoration Pier Pylons	700	6	0	700	117	700	120	0.09%	121
150 - Stain 4,020 sf Upper Recreation Fencing	7,269	3	1	7,450	2,483	4,846	7,450	1.84%	2,583
160 - Stain 2,540 sf Pool & Shower Buildings	7,606	3	3	8,191	2,048	1,902	2,599	1.51%	2,130
161 - Stain Pool & Shower Buildings (2023 Only)[nr:1]	1,300	2	0	0	0	1,300	0	0.00%	0
170 - Stain 640 sf Beach Restroom Building	700	3	0	700	233	700	239	0.17%	243
450 - Wood Fencing 10,296 sf Upper Recreation N & E Perimeter	24,823	3	1	25,444	8,481	16,549	25,444	6.27%	8,821
Sub-total [03000 - Painting: Exterior]	45,797			45,970	14,524	28,262	39,336	10.73%	15,105
<b>04000 - Structural Repairs</b>									
200 - Wood: Siding & Trim 2,540 sf Pool & Shower Buildings	37,028	24	9	46,242	1,927	23,142	25,302	1.42%	2,004
210 - Wood: Siding & Trim 640 sf Beach Restroom Building	10,125	25	10	12,961	518	6,075	6,642	0.38%	539
300 - Trellis 813 sf [4] Upper Recreation	41,343	20	10	52,923	2,646	20,672	23,307	1.96%	2,752
820 - Dock 3,000 sf Pier Decking	67,804	22	5	76,714	3,487	52,394	56,863	2.58%	3,627
824 - Dock 390 sf Pier Catwalk Decking	8,814	22	12	11,855	539	4,007	4,517	0.40%	560
828 - Dock 2 Pier Catwalk Structures	56,955	30	20	93,328	3,111	18,985	21,406	2.30%	3,235
830 - Dock 3,000 sf Pier Walkway Structural	128,827	30	13	177,590	5,920	73,002	79,229	4.37%	6,157
910 - Building Maintenance Recreation Shed	2,113	25	13	2,913	117	1,014	1,126	0.09%	121
914 - Building Maintenance Recreation Shed	3,204	25	20	5,250	210	641	788	0.16%	218
Sub-total [04000 - Structural Repairs]	356,214			479,775	18,474	199,932	219,181	13.65%	19,214

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2023 Fully Funded Balance</i>	<i>2024 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2024 Line Item Contribution based on Cash Flow Method</i>
<b>05000 - Roofing</b>									
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings	14,239	25	10	18,227	729	8,543	9,341	0.54%	758
680 - Pitched: Metal 2 Squares- Beach Restroom Building	3,142	30	15	4,550	152	1,571	1,717	0.11%	158
Sub-total [05000 - Roofing]	17,380			22,777	881	10,114	11,058	0.65%	916
<b>08000 - Rehab</b>									
220 - Bathrooms 2 Pool Building	8,758	15	1	8,977	598	8,174	8,977	0.44%	622
230 - Restrooms 2 Beach Restrooms	7,232	15	1	7,413	494	6,750	7,413	0.37%	514
Sub-total [08000 - Rehab]	15,990			16,390	1,093	14,924	16,390	0.81%	1,136

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2023 Fully Funded Balance</i>	<i>2024 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2024 Line Item Contribution based on Cash Flow Method</i>
<b>12000 - Pool</b>									
110 - Resurface 248 lf Pool	42,038	10	2	44,167	4,417	33,631	38,780	3.26%	4,593
400 - ADA Chair Lift Pool	6,085	10	3	6,553	655	4,260	4,990	0.48%	682
410 - Furniture: Lifeguard Chair Pool	4,582	20	1	4,697	235	4,353	4,697	0.17%	244
700 - Equipment: Replacement Pool (50%)	10,171	5	2	10,685	2,137	6,102	8,340	1.58%	2,223
704 - Equipment: Replacement Pool Vacuum	5,650	8	3	6,085	761	3,531	4,344	0.56%	791
710 - Chemical System Pool	5,000	5	3	5,384	1,077	2,000	3,075	0.80%	1,120
711 - Chemical System Pool (2023 Only)[nr:1]	3,442	2	0	0	0	3,442	0	0.00%	0
750 - Cover 2,660 sf Pool- Summer Cover	9,739	6	1	9,983	1,664	8,116	9,983	1.23%	1,730
754 - Cover 2,660 sf Pool- Winter Cover	8,879	8	6	10,297	1,287	2,220	3,413	0.95%	1,339
910 - Miscellaneous Intercom & Sound	1,966	10	1	2,015	202	1,770	2,015	0.15%	210
920 - Lane Ropes 4 Pool Lane Ropes	4,057	8	7	4,822	603	507	1,040	0.45%	627
924 - Storage Reel Pool Lane Rope Reel	2,746	18	1	2,815	156	2,594	2,815	0.12%	163
928 - Storage Reel Pool Cover Reel	4,577	18	1	4,691	261	4,322	4,691	0.19%	271
990 - Miscellaneous 2 Pool Chemical Room Doors	3,164	18	7	3,761	209	1,934	2,162	0.15%	217
Sub-total [12000 - Pool]	112,098			115,956	13,663	78,782	90,345	10.10%	14,209
<b>14000 - Recreation</b>									
900 - Game Table Ping Pong Table	633	8	3	681	85	396	486	0.06%	89

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
<b>17000 - Tennis Court</b>									
100 - Reseal 19,488 sf [3] Upper Tennis Courts	28,591	4	1	29,305	7,326	21,443	29,305	5.41%	7,620
110 - Reseal 15,128 sf [2] Lower Tennis Courts	25,782	4	3	27,764	6,941	6,446	13,213	5.13%	7,219
500 - Resurface 19,488 sf [3] Upper Tennis Courts	59,461	20	5	67,275	3,364	44,596	48,758	2.49%	3,498
510 - Resurface 15,128 sf [2] Lower Tennis Courts	46,158	20	7	54,868	2,743	30,003	33,118	2.03%	2,853
700 - Screen 3,307 sf Upper Tennis Courts	2,803	6	1	2,873	479	2,336	2,873	0.35%	498
704 - Screen 3,672 sf Lower Tennis Courts	3,112	6	1	3,190	532	2,594	3,190	0.39%	553
900 - Miscellaneous 10 Court Rollers/Crank Sets	1,158	15	10	1,483	99	386	475	0.07%	103
Sub-total [17000 - Tennis Court]	167,065			186,758	21,484	107,802	130,933	15.87%	22,344
<b>17500 - Basketball / Sport Court</b>									
300 - Basketball Standard Upper Tennis Court Area	1,500	15	10	1,920	128	500	615	0.09%	133
<b>18000 - Landscaping</b>									
104 - Irrigation: Controllers 5 Recreation Area Controllers (20%)	458	5	3	493	99	183	281	0.07%	103
200 - Irrigation: Valves 36 Recreation Area Valves (22%)	3,164	3	1	3,243	1,081	2,109	3,243	0.80%	1,124
201 - Irrigation: Valves Recreation Area Valves (2023 Only)[nr:1]	83	2	0	0	0	83	0	0.00%	0
300 - Irrigation: Backflow Preventors 4 Recreation Area Backflows (25%)	921	5	1	944	189	737	944	0.14%	196
420 - General Repairs/Upgrades Recreation Areas	10,233	1	1	10,489	5,244	5,116	10,489	3.88%	5,454
490 - Bark Replacement Recreation Areas	3,000	1	1	3,075	1,538	1,500	3,075	1.14%	1,599
500 - Tree Maintenance Tree Maintenance & Defensible Space	3,500	1	1	3,588	1,794	1,750	3,588	1.33%	1,866
501 - Tree Maintenance Tree Maintenance & Defensible Space (2023 Only)[nr:1]	5,965	2	0	0	0	5,965	0	0.00%	0
530 - Plant Replacement Recreation Areas	11,284	1	1	11,566	5,783	5,642	11,566	4.27%	6,014
531 - Plant Replacement Recreation Areas (2023 Only)[nr:1]	524	2	0	0	0	524	0	0.00%	0
Sub-total [18000 - Landscaping]	39,131			33,397	15,727	23,610	33,186	11.62%	16,356

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
<b>18500 - Lakes / Ponds</b>									
994 - Miscellaneous 65 Lake Buoys	21,302	25	1	21,834	873	20,450	21,834	0.65%	908
<b>19000 - Fencing</b>									
100 - Chain Link: 4' 120 lf Upper & Lower Tennis Courts	1,749	25	2	1,838	74	1,609	1,721	0.05%	76
110 - Chain Link: 6' 312 lf Beach North Perimeter	5,289	25	5	5,984	239	4,231	4,554	0.18%	249
130 - Chain Link: 10' 649 lf Upper Tennis Courts	18,335	25	15	26,555	1,062	7,334	8,269	0.78%	1,105
131 - Chain Link: 10' Upper Tennis Courts (2023 Only)[nr:1]	3,400	2	0	0	0	3,400	0	0.00%	0
140 - Chain Link: 10' 492 lf Lower Tennis Courts	13,900	25	1	14,247	570	13,344	14,247	0.42%	593
340 - Wood: 6' 335 lf Upper Recreation Perimeter	22,714	18	9	28,367	1,576	11,357	12,935	1.16%	1,639
344 - Wood: 6' 858 lf Upper Recreation Perimeter	58,176	18	4	64,215	3,568	45,248	49,692	2.64%	3,710
350 - Wood: Repair Beach Walkway Entry Fence/Gate	2,887	18	4	3,187	177	2,246	2,466	0.13%	184
Sub-total [19000 - Fencing]	126,450			144,393	7,265	88,769	93,884	5.37%	7,556
<b>19500 - Retaining Wall</b>									
120 - Wood 53 lf Beach	6,588	20	1	6,753	338	6,259	6,753	0.25%	351
124 - Wood: 2' 64 lf Tot Lot Perimeter	6,148	20	15	8,903	445	1,537	1,890	0.33%	463
130 - Wood: 1' 130 lf Upper Parking	25,415	25	1	26,051	1,042	24,399	26,051	0.77%	1,084
140 - Wood: 3' 113 lf Beach	14,047	22	14	19,848	902	5,108	5,890	0.67%	938
Sub-total [19500 - Retaining Wall]	52,198			61,555	2,727	37,302	40,584	2.02%	2,836
<b>20000 - Lighting</b>									
214 - Entry Lighting 6 Observation Drive Monument	2,475	20	1	2,537	127	2,351	2,537	0.09%	132
<b>21000 - Signage</b>									
792 - Monument 2 Observation Drive Entrance	11,572	25	2	12,158	486	10,646	11,387	0.36%	506

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2023 Fully Funded Balance</i>	<i>2024 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2024 Line Item Contribution based on Cash Flow Method</i>
<b>23000 - Mechanical Equipment</b>									
600 - Water Heater Behind Shower Building	3,068	12	8	3,738	312	1,023	1,310	0.23%	324
604 - Water Heater Beach Restrooms	785	18	1	805	45	742	805	0.03%	47
608 - Water Heater 2 Pool Building Bathrooms	1,141	12	1	1,170	97	1,046	1,170	0.07%	101
710 - Boiler Pool House & Pool Heating	70,126	10	6	81,325	8,132	28,050	35,940	6.01%	8,458
Sub-total [23000 - Mechanical Equipment]	75,121			87,038	8,586	30,861	39,225	6.34%	8,930
<b>24600 - Safety / Access</b>									
738 - Card Readers 5 Upper & Lower Recreation Area (20%)	2,730	3	2	2,868	956	910	1,866	0.71%	994
910 - Video Monitoring System Beach Web Cam	4,232	6	1	4,338	723	3,527	4,338	0.53%	752
920 - Cameras 6 Cameras	2,949	6	3	3,176	529	1,475	2,015	0.39%	551
Sub-total [24600 - Safety / Access]	9,912			10,382	2,208	5,911	8,219	1.63%	2,297
<b>25000 - Flooring</b>									
200 - Vinyl 26 Sq. Yds. Pool Building Office	1,028	15	9	1,284	86	411	492	0.06%	89
400 - Tile 703 sf Pool Building Bathrooms	10,328	15	1	10,586	706	9,639	10,586	0.52%	734
Sub-total [25000 - Flooring]	11,356			11,870	791	10,050	11,078	0.58%	823



<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2023 Fully Funded Balance</i>	<i>2024 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2024 Line Item Contribution based on Cash Flow Method</i>
<b>26000 - Outdoor Equipment</b>									
100 - Tot Lot: Play Equipment Upper Recreation	64,289	18	13	88,624	4,924	17,858	21,966	3.64%	5,121
210 - Barbecue Beach Masonry BBQ	8,464	10	1	8,676	868	7,618	8,676	0.64%	902
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	4,322	8	1	4,431	554	3,782	4,431	0.41%	576
306 - Benches 14 Upper Recreation & Beach (50%)	6,051	8	1	6,203	775	5,295	6,203	0.57%	806
840 - Shade Structure 456 sf Lower Tennis Canvas Shade Cover	6,699	15	1	6,866	458	6,252	6,866	0.34%	476
900 - Miscellaneous 116 lf Bocce Ball Court Borders	2,884	18	1	2,956	164	2,724	2,956	0.12%	171
908 - Miscellaneous 2 Paddle Boat Racks	4,588	10	1	4,703	470	4,129	4,703	0.35%	489
912 - Miscellaneous 8 Kayak Boat Racks	1,446	10	1	1,483	148	1,302	1,483	0.11%	154
Sub-total [26000 - Outdoor Equipment]	98,745			123,941	8,361	48,960	57,283	6.18%	8,695
<b>30000 - Miscellaneous</b>									
880 - Boat Beach- Dinghy	1,187	8	4	1,310	164	593	760	0.12%	170
884 - Boat Pier- Boston Whaler	23,093	10	5	26,127	2,613	11,546	14,202	1.93%	2,717
888 - Boat Motor Pier- Boston Whaler Motor	4,848	10	5	5,485	549	2,424	2,981	0.41%	570
990 - Miscellaneous Beach & Pier Maintenance	13,103	10	2	13,766	1,377	10,482	12,088	1.02%	1,432
Sub-total [30000 - Miscellaneous]	42,230			46,689	4,702	25,046	30,031	3.47%	4,890
<b>Totals</b>	<b>1,347,225</b>			<b>1,572,486</b>	<b>135,332</b>	<b>863,284</b>	<b>961,036</b>	<b>100.00%</b>	<b>140,748</b>
						[A]	[B]		
						[EndBal]	[EndBal]		
						[A]	[B]		
<b>Percent Funded</b>						<b>138%</b>	<b>109%</b>		

**01000 - Paving**

100 - Asphalt: Sealing	Useful Life 3	Remaining Life 0
12,850 sf Upper & Lower Rec Parking	Quantity 12,850	Unit of Measure Square Feet
	Cost /SqFt \$0.420	
	% Included 100.00%	Total Cost/Study \$5,400
Summary	Replacement Year 2023	Future Cost \$5,400

This is to prepare the surface and apply a single coat asphalt emulsion product. If a second coat is desired the cost is generally 10% to 20% higher.

upper parking- 4,000 sf  
lower parking- 8,850 sf

2023- \$5,400 anticipated expenditure per client.

2020- Remaining life extended from 2017 to 2021 per client.

2017- Work is anticipated. Since major asphalt overlay or replace is nearing, seal coat may not be beneficial until after the upcoming major work. BRG suggests that client obtain vendor input regarding abstaining from seal coat.



**01000 - Paving**

110 - Asphalt: Ongoing Repairs	Useful Life 3	Remaining Life 3	
12,850 sf Upper & Lower Rec Parking (3%)	Quantity 12,850	Unit of Measure Square Feet	
	Cost /SqFt \$4.56	Qty * \$/SqFt \$58,642	
	% Included 3.00%	Total Cost/Study \$1,759	
Summary	Replacement Year 2026	Future Cost \$1,895	

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed. Annual crackfill may be necessary.

upper parking- 4,000 sf  
 lower parking- 8,850 sf

2023- \$675 anticipated expenditure per client.  
 2020- Remaining life extended from 2017 to 2021 per client.



111 - Asphalt: Ongoing Repairs	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Upper & Lower Rec Parking (2023 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$675		
	% Included 100.00%	Total Cost/Study \$675	
Summary	Replacement Year 2023	Future Cost \$675	

This is for the \$675 anticipated expenditure per client.

**01000 - Paving**

120 - Asphalt: Major Repairs	Useful Life 15	Remaining Life 3
12,850 sf Upper & Lower Rec Parking	Quantity 12,850	Unit of Measure Square Feet
	Cost /SqFt \$5.65	
	% Included 100.00%	Total Cost/Study \$72,607
Summary	Replacement Year 2026	Future Cost \$78,189

This is for major excavation, recompaction and installation of new hot mix asphalt to selected areas.

2023- \$2,250 anticipated expenditure for replacing upper parking bumper per client. BRG provided information within a new component.

2017- Component modified to reflect pavement remove and replace in lieu of overlay. Remaining life increased from 2021 to 2023.

2001- Per client, decrease useful life from 20 to 15 years. Input regarding snow removal, garbage trucks, heavy usage, etc.



124 - Striping	Useful Life 3	Remaining Life 0
Upper & Lower Rec Parking	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,950	
	% Included 100.00%	Total Cost/Study \$1,950
Summary	Replacement Year 2023	Future Cost \$1,950

This is to re-stripe asphalt to match existing plan.

2023- \$1,950 anticipated expenditure per client.

2020- Remaining life extended from 2017 to 2021 per client.

2017- Work is anticipated.

2014- \$300 for upper and \$350 for lower was expended for striping.



**01000 - Paving**

170 - Asphalt: Sealing	Useful Life 6	Remaining Life 0
2,247 sf Beach Access Walkway	Quantity 2,247	Unit of Measure Square Feet
	Cost /SqFt \$0.185	
	% Included 100.00%	Total Cost/Study \$415
Summary	Replacement Year 2023	Future Cost \$415

This is to prepare the surface and apply a single coat asphalt emulsion product. If a second coat is desired the cost is generally 10% to 20% higher.

2023- \$415 anticipated expenditure per client.  
 2020- Remaining life extended from 2017 to 2021 per client.  
 2017- Since major asphalt overlay or replace is nearing, seal coat may not be beneficial until after the upcoming major work. BRG suggests that client obtain vendor input regarding abstaining from seal coat.  
 2014- \$500 was expended.



180 - Asphalt: Ongoing Repairs	Useful Life 6	Remaining Life 6
2,247 sf Beach Access Walkway	Quantity 2,247	Unit of Measure Square Feet
	Cost /SqFt \$0.870	
	% Included 100.00%	Total Cost/Study \$1,955
Summary	Replacement Year 2029	Future Cost \$2,267

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

2023- \$670 anticipated expenditure per client.  
 2020- Remaining life extended from 2017 to 2021 per client.  
 2014- \$1,500 was expended for crack fill and repair broken edges to alleviate abrupt elevation changes.



**01000 - Paving**

181 - Asphalt: Ongoing Repairs	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Beach Access Walkway (2023 Only)	Quantity 1		Unit of Measure Lump Sum
	Cost /LS \$670		
	% Included 100.00%	Total Cost/Study \$670	
Summary	Replacement Year 2023	Future Cost \$670	

This is for the \$670 anticipated expenditure per client.

190 - Asphalt: Major Repairs	Useful Life 10	Remaining Life 0	
2,247 sf Beach Access Walkway	Quantity 2,247		Unit of Measure Square Feet
	Cost /SqFt \$7.21		
	% Included 100.00%	Total Cost/Study \$16,200	
Summary	Replacement Year 2023	Future Cost \$16,200	

This is for major excavation, recompaction and installation of new hot asphalt to selected areas.

- 2023- Anticipated expenditure per client. Anticipated cost was not provided.
- 2014- \$6,800 was expended to reinforce driveway to pier.
- 2011- Per client, the entire surface will be repaired/replaced at one time instead of periodic partial repair/replace.



**01000 - Paving**

800 - Parking Bumpers	Useful Life 20	Remaining Life 0	
Lower Parking Bumpers	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,200	
	% Included	100.00%	Total Cost/Study \$2,200
Summary	Replacement Year	2023	Future Cost \$2,200

This is to replace the parking lot pole timber parking bumpers.

- 2023- \$2,200 anticipated expenditure for replacing lower parking bumper per client.
- 2020- Confirmed at site review car stops were not replaced with concrete. Remaining life reduced from 2037 to 2030.
- 2017- Work is anticipated to replace the wood car stop with concrete, per client. No cost provided.
- 2014- All car stops replaced with wood pole timber.



804 - Parking Bumpers	Useful Life 20	Remaining Life 0	
Upper Parking Bumpers	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,250	
	% Included	100.00%	Total Cost/Study \$2,250
Summary	Replacement Year	2023	Future Cost \$2,250

This is to replace the concrete parking lot parking bumpers.

- 2023- \$2,250 anticipated expenditure for replacing upper parking bumper per client. BRG provided this information within this new component.



**02000 - Concrete**

220 - Walkways	Useful Life 25	Remaining Life 9
173 sf Beach Restroom Steps	Quantity 173	Unit of Measure Square Feet
	Cost /SqFt \$22.60	
	% Included 100.00%	Total Cost/Study \$3,910
Summary	Replacement Year 2032	Future Cost \$4,883

This is to replace the beach restroom steps.



360 - Stamped	Useful Life 5	Remaining Life 1
8,002 sf Pool Deck & Walkways (2%)	Quantity 8,002	Unit of Measure Square Feet
	Cost /SqFt \$22.60	Qty * \$/SqFt \$180,855
	% Included 1.56%	Total Cost/Study \$2,825
Summary	Replacement Year 2024	Future Cost \$2,896

This is to replace and maintain the stamped tinted concrete. This component provides for repair only and not full replacement.

- 2023- Anticipated expenditure in 2024 per client.
- 2017- Work is anticipated. Abrupt elevation shifts were observed. BRG suggests considering adding total replacement of the pool deck into the reserve study.
- 2014- Major abrupt elevation shifts at the north end of the pool were observed.
- 2012- \$6,845 was expended for paver repairs.





**02000 - Concrete**

370 - Stained	Useful Life 15	Remaining Life 1
8,002 sf Pool Deck & Walkways	Quantity 8,002	Unit of Measure Square Feet
	Cost /SqFt \$3.28	
	% Included 100.00%	Total Cost/Study \$26,224
Summary	Replacement Year 2024	Future Cost \$26,880

This is to repair and replace the tinted concrete finish.

2023- Anticipated expenditure in 2024 per client. Remaining life extended from 2021 to 2024.



390 - Pavers	Useful Life 5	Remaining Life 1
348 sf Lower Tennis Court Walkways (20%)	Quantity 348	Unit of Measure Square Feet
	Cost /SqFt \$14.58	Qty * \$/SqFt \$5,073
	% Included 20.00%	Total Cost/Study \$1,015
Summary	Replacement Year 2024	Future Cost \$1,040

This is to maintain the concrete pavers.

2023- Remaining life extended from 2021 to 2024.



**03000 - Painting: Exterior**

120 - Surface Restoration	Useful Life 3	Remaining Life 1
1,626 sf [4] Upper Recreation Trellises	Quantity 1,626	Unit of Measure Square Feet
	Cost /SqFt \$2.09	
	% Included 100.00%	Total Cost/Study \$3,399
Summary	Replacement Year 2024	Future Cost \$3,484

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

- 1- 45' x 11'
- 1- 8' x 14'
- 1- 8' x 12'
- 1- 10' x 11'

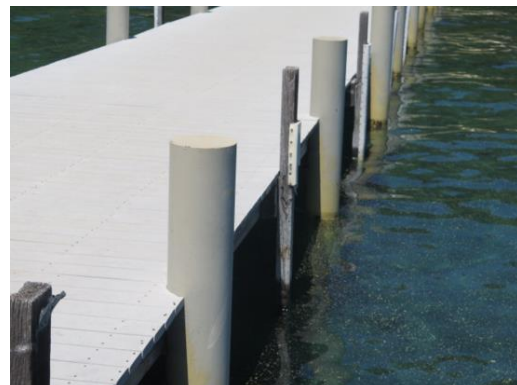
2023- Remaining life extended from 2021 to 2024.  
 2020- Remaining life extended from 2017 to 2021 per client.  
 2017- Work is anticipated.  
 2013- \$18,397 was expended for an overall staining project.



124 - Surface Restoration	Useful Life 6	Remaining Life 0
Pier Pylons	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$700	
	% Included 100.00%	Total Cost/Study \$700
Summary	Replacement Year 2023	Future Cost \$700

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint.

2023- \$700 anticipated expenditure per client.  
 2020- Remaining life extended from 2020 to 2021 per client.  
 2014- \$1,000 was expended.



**03000 - Painting: Exterior**

150 - Stain	Useful Life 3	Remaining Life 1
4,020 sf Upper Recreation Fencing	Quantity 4,020	Unit of Measure Square Feet
	Cost /SqFt \$1.81	
	% Included 100.00%	Total Cost/Study \$7,269
Summary	Replacement Year 2024	Future Cost \$7,450

This is to prepare, power wash, sand, scrape, caulk and paint with a premium full body stain.

west & north perimeter- 335 linear feet.

- 2023- Remaining life extended from 2021 to 2024.
- 2018- \$4,215 total was expended, \$2,340 for beach retaining wall and \$1,875 for beach gate fence.
- 2017- Work is anticipated.
- 2014- \$1,763 was expended to stain the main entry fence, post and trellis.
- 2011- \$1,624 was expended to seal the north and west exposures.
- 2009- Stained.



**03000 - Painting: Exterior**

160 - Stain	Useful Life 3	Remaining Life 3	
2,540 sf Pool & Shower Buildings	Quantity 2,540	Unit of Measure Square Feet	
	Cost /SqFt \$2.99		
	% Included 100.00%	Total Cost/Study \$7,606	
Summary	Replacement Year 2026	Future Cost \$8,191	

This is to prepare, power wash, sand, scrape, caulk and paint with a premium full body stain.

pool building- 2,000 sf  
 shower building- 540 sf

2023- \$1,300 anticipated expenditure per client.  
 2018- \$6,450 was expended.  
 2017- Work is anticipated.  
 2013- Touchup was performed.  
 2008- Stained.



161 - Stain	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Pool & Shower Buildings (2023 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,300		
	% Included 100.00%	Total Cost/Study \$1,300	
Summary	Replacement Year 2023	Future Cost \$1,300	

This is for the \$1,300 anticipated expenditure per client.

**03000 - Painting: Exterior**

170 - Stain	Useful Life 3	Remaining Life 0
640 sf Beach Restroom Building	Quantity 640	Unit of Measure Square Feet
	Cost /SqFt \$1.09	
	% Included 100.00%	Total Cost/Study \$700
Summary	Replacement Year 2023	Future Cost \$700

This is to prepare, power wash, sand, scrape, caulk and paint with a premium full body stain.

2023- \$700 anticipated expenditure per client.  
 2018- \$3,650 was expended, included interior painting of the restrooms.  
 2017- Work is anticipated. Some raw wood exposure was noted.  
 2013- \$18,397 was expended for an overall staining project.  
 2008- Stained.



450 - Wood Fencing	Useful Life 3	Remaining Life 1
10,296 sf Upper Recreation N & E Perimeter	Quantity 10,296	Unit of Measure Square Feet
	Cost /SqFt \$2.41	
	% Included 100.00%	Total Cost/Study \$24,823
Summary	Replacement Year 2024	Future Cost \$25,444

This is to prepare and paint the wood fencing.

2023- Per client 7/24/2023, \$22,950 was expended in 2021.  
 2018- \$4,215 total was expended, \$2,340 for beach retaining wall and \$1,875 for beach gate fence.  
 2017- Work is anticipated.  
 2013- \$18,397 was expended for an overall staining project.  
 2010- 858 lf was painted.



**04000 - Structural Repairs**

200 - Wood: Siding & Trim	Useful Life 24	Remaining Life 9
2,540 sf Pool & Shower Buildings	Quantity 2,540	Unit of Measure Square Feet
	Cost /SqFt \$14.58	
	% Included 100.00%	Total Cost/Study \$37,028
Summary	Replacement Year 2032	Future Cost \$46,242

This is to replace siding and wood trim. The actual scope of the work will depend on what is found after the existing siding is removed. Includes primer and paint on all new wood surfaces. Buildings were built in the late 60's or early 70's.

pool building- 2,000 square feet  
 shower building- 540 square feet

2006- \$300,000 was expended for an overall rehab project.

210 - Wood: Siding & Trim	Useful Life 25	Remaining Life 10
640 sf Beach Restroom Building	Quantity 640	Unit of Measure Square Feet
	Cost /SqFt \$15.82	
	% Included 100.00%	Total Cost/Study \$10,125
Summary	Replacement Year 2033	Future Cost \$12,961

This is to replace siding and wood trim. The actual scope of the work will depend on what is found after the existing siding is removed. Includes primer and paint on all new wood surfaces.

2020- Unit cost is increased from \$12.90 sf to \$14.00 sf. Useful/remaining life is increased from 16 yrs./ 2024 to 25 yrs./ 2033.

2006- \$300,000 was expended for an overall rehab project.



**04000 - Structural Repairs**

300 - Trellis	Useful Life 20	Remaining Life 10
813 sf [4] Upper Recreation	Quantity 813	Unit of Measure Square Feet
	Cost /SqFt \$50.85	
	% Included 100.00%	Total Cost/Study \$41,343
Summary	Replacement Year 2033	Future Cost \$52,923

This is to repair, replace and maintain the trellises.

- 1- 45' x 11'
- 1- 8' x 14'
- 1- 8' x 12'
- 1- 10' x 11'

2018- \$6,375 was expended for dry rot repairs.  
 2010- The trellises were renovated.



820 - Dock	Useful Life 22	Remaining Life 5
3,000 sf Pier Decking	Quantity 3,000	Unit of Measure Square Feet
	Cost /SqFt \$22.60	
	% Included 100.00%	Total Cost/Study \$67,804
Summary	Replacement Year 2028	Future Cost \$76,714

This is to replace the Trex decking.

2023- Minor need for fastening deck boards was observed. Remaining life extended from 2022 to 2028.  
 2020- The decking is beginning to warp and twist creating areas of abrupt elevation changes.  
 2014- BRG increased the remaining life from 2016 to 2022.



**04000 - Structural Repairs**

824 - Dock	Useful Life 22	Remaining Life 12
390 sf Pier Catwalk Decking	Quantity 390	Unit of Measure Square Feet
	Cost /SqFt \$22.60	
	% Included 100.00%	Total Cost/Study \$8,814
Summary	Replacement Year 2035	Future Cost \$11,855

This is to replace the pier catwalks.

2020- \$93 was expended for replacing two planks.  
 2013- Composite decking completed.



828 - Dock	Useful Life 30	Remaining Life 20
2 Pier Catwalk Structures	Quantity 2	Unit of Measure Items
	Cost /Itm \$28,478	
	% Included 100.00%	Total Cost/Study \$56,955
Summary	Replacement Year 2043	Future Cost \$93,328

This is to replace the pier catwalks built in 2013.

Trex deck surface- 390 sf

2013/2014- \$43,460 was expended to build catwalks.



**04000 - Structural Repairs**

830 - Dock	Useful Life 30	Remaining Life 13
3,000 sf Pier Walkway Structural	Quantity 3,000	Unit of Measure Square Feet
	Cost /SqFt \$42.94	
	% Included 100.00%	Total Cost/Study \$128,827
Summary	Replacement Year 2036	Future Cost \$177,590

This is to replace the pier support structure. The structure is estimated to have been installed in 1995. The useful life of this component may exceed the 30 year scope of this reserve study.

Approximately 1,800 lf of 4"x10" beams supported by steel structure.



910 - Building Maintenance	Useful Life 25	Remaining Life 13
Recreation Shed	Quantity 1	Unit of Measure Building
	Cost /Bldg \$2,113	
	% Included 100.00%	Total Cost/Study \$2,113
Summary	Replacement Year 2036	Future Cost \$2,913

This is to replace the 12' x 10' wood sided shed with composition roof. If kept sealed from moisture intrusion, the useful life of this component may exceed the 30 year reserve study scope.

2011- \$1,500 was expended.



**04000 - Structural Repairs**

914 - Building Maintenance	Useful Life 25	Remaining Life 20	
Recreation Shed	Quantity 1	Unit of Measure Building	
	Cost /Bldg \$3,204		
	% Included 100.00%	Total Cost/Study \$3,204	
Summary	Replacement Year 2043	Future Cost \$5,250	

This is to replace the wood sided shed with composition roof. If kept sealed from moisture intrusion, the useful life of this component may exceed the 30 year reserve study scope.

2020- \$2,698 was expended to purchase a new shed in 2018 per client.

**05000 - Roofing**

440 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 10	
24 Squares- Pool & Shower Buildings	Quantity 24	Unit of Measure Squares	
	Cost /Sqrs \$593		
	% Included 100.00%	Total Cost/Study \$14,239	
Summary	Replacement Year 2033	Future Cost \$18,227	

This is to re-roof with a dimensional composition roofing product. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2006- \$300,000 was expended for an overall rehab project.



**05000 - Roofing**

680 - Pitched: Metal	Useful Life 30	Remaining Life 15
2 Squares- Beach Restroom Building	Quantity 2	Unit of Measure Squares
	Cost /Sqrs \$1,571	
	% Included 100.00%	Total Cost/Study \$3,142
Summary	Replacement Year 2038	Future Cost \$4,550

This is to replace the metal roofing system. With proper maintenance, this component's life may be extended. A major component of maintenance is fastener tightening and replacement. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.



**08000 - Rehab**

220 - Bathrooms	Useful Life 15	Remaining Life 1
2 Pool Building	Quantity 2	Unit of Measure Room
	Cost /Rm \$4,379	
	% Included 100.00%	Total Cost/Study \$8,758
Summary	Replacement Year 2024	Future Cost \$8,977

This is to rehab and redecorate the restrooms and includes items such as partitions, fixtures, lighting, etc. Client input will further define this component. Tile is provided for within an another component.

- 1- urinal
- 2- toilets
- 3- partitions
- 3- sinks

2023- Remaining life extended from 2023 to 2024.  
 2020- Restrooms are locked per Covid.  
 2006- \$300 was expended for a minor overall rehab project.



**08000 - Rehab**

230 - Restrooms	Useful Life 15	Remaining Life 1
2 Beach Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$3,616	
	% Included 100.00%	Total Cost/Study \$7,232
Summary	Replacement Year 2024	Future Cost \$7,413

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, tile, etc. Association input will further define this component.

- 1- urinal
- 2- sinks
- 3- partitions
- 3- toilets

2023- Remaining life extended from 2023 to 2024.  
2018- Per client, interiors were painted.  
2014- \$1,208 was expended for 3 new toilets.  
2006- \$300 was expended for an overall rehab project.



**12000 - Pool**

110 - Resurface	Useful Life 10	Remaining Life 2	
248 lf Pool	Quantity 248	Unit of Measure	Linear Feet
	Cost /l.f. \$170		
	% Included 100.00%	Total Cost/Study	\$42,038
Summary	Replacement Year 2025	Future Cost	\$44,167

This is to resurface the pool and replace lane (5 lanes) and water line tile. Includes start-up costs.

water line tile- 248 lf  
 lane tile- 345 lf

2017- Unless further indication of cracking is provided, this component's estimate is reduced from \$117,959 to \$34,720. Client input will further define this component.  
 2015- \$112,275 was expended.  
 2014- Information provided to the Dollar Pointe board September 19, 2013 by Truckee River Tub Company indicates that the pool bottom is cracking. The cost will exceed \$100,000 for resurfacing and crack repair and should be completed within 2-3 years from 2/25/2013. A client provided updated cost, scope of work and time frame for repair will further define this component.  
 2007- The pool was resurfaced and retiled.  
 2000- \$42,000 was expended for resurfacing and repair.



**12000 - Pool**

400 - ADA Chair Lift	Useful Life 10	Remaining Life 3
Pool	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,085	
	% Included 100.00%	Total Cost/Study \$6,085
Summary	Replacement Year 2026	Future Cost \$6,553

This is to replace the Spectrum Aquatics pool's ADA compliant chair lift.

2017- \$5,000 was expended in 2016. Added as a reserve study component in 2017.



410 - Furniture: Lifeguard Chair	Useful Life 20	Remaining Life 1
Pool	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,582	
	% Included 100.00%	Total Cost/Study \$4,582
Summary	Replacement Year 2024	Future Cost \$4,697

This is to replace the stainless steel frame lifeguard chair.



**12000 - Pool**

700 - Equipment: Replacement	Useful Life 5	Remaining Life 2
Pool (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$20,341	Qty * \$/LS \$20,341
	% Included 50.00%	Total Cost/Study \$10,171
Summary	Replacement Year 2025	Future Cost \$10,685

This is to replace the pool equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

- 1- exhaust fan (installed 2012 for \$875)
- 4- Pentair Triton II TR-140 sand filters (2-replaced in 2006) (1 replaced in 2020)
- 4- 3 HP Pentair variable speed pump motors
- Assorted- valves, pipes, fittings, controls, lights, etc.

2020- \$3,699 was expended for replacing blackwash valves and pool filter.  
 2013- \$1,239 was expended for VGB anti entrapment grate replacement.  
 2012/2013- \$10,775 was expended for a new chemical system and room addition.



704 - Equipment: Replacement	Useful Life 8	Remaining Life 3
Pool Vacuum	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,650	
	% Included 100.00%	Total Cost/Study \$5,650
Summary	Replacement Year 2026	Future Cost \$6,085

This is to replace the C6 Plus pool vacuum.

2018- \$5,000 was expended for a pool vacuum.



**12000 - Pool**

710 - Chemical System	Useful Life 5	Remaining Life 3	
Pool	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$5,000		
	% Included 100.00%	Total Cost/Study	\$5,000
Summary	Replacement Year 2026	Future Cost	\$5,384

This is to repair and replace the pool water chemical system.

- 1- Chemtrol controller
- 1- chemical injection and monitoring system (installed 2012 for \$3,300)
- 2- Stenner pumps model 45MS
- 2- chemical vats (installed in 2012 for \$850)

2023- \$3,442 was expended for a Chemtrol 250 unit replacement.  
 2019- \$4,215 was expended for a new chemical system.  
 2012/2013- \$10,775 was expended for a new chemical system and room addition.

711 - Chemical System	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Pool (2023 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,442		
	% Included 100.00%	Total Cost/Study	\$3,442
Summary	Replacement Year 2023	Future Cost	\$3,442

This is for the \$3,442 expenditure for a Chemtrol 250 unit replacement.

750 - Cover	Useful Life 6	Remaining Life 1	
2,660 sf Pool- Summer Cover	Quantity 2,660	Unit of Measure	Square Feet
	Cost /SqFt \$3.66		
	% Included 100.00%	Total Cost/Study	\$9,739
Summary	Replacement Year 2024	Future Cost	\$9,983

This is to replace the 35' x 76' summer pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.

2023- Remaining life extended from 2023 to 2024.  
 2017- \$8,000 was expended for a new summer cover. Useful life reduced from 8 to 6 years per client.  
 2011- \$3,500 was expended for the summer pool cover.





**12000 - Pool**

754 - Cover	Useful Life 8	Remaining Life 6
2,660 sf Pool- Winter Cover	Quantity 2,660	Unit of Measure Square Feet
	Cost /SqFt \$3.34	
	% Included 100.00%	Total Cost/Study \$8,879
Summary	Replacement Year 2029	Future Cost \$10,297

This is to replace the 35' x 76' pool winter cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.

2023- Per client 7/24/2023, \$8,209 was expended in 2021.  
 2020- Remaining life extended from 2020 to 2021 per client.  
 2017- Cost increased from \$6,000 to \$10,000 per client.  
 2014- \$5,616 was expended to purchase in 2012 per client.

910 - Miscellaneous	Useful Life 10	Remaining Life 1
Intercom & Sound	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,966	
	% Included 100.00%	Total Cost/Study \$1,966
Summary	Replacement Year 2024	Future Cost \$2,015

This is for the pool area intercom and sound equipment.

2017- PA system was not observed.  
 2014- \$1,500 was expended to place in service.

920 - Lane Ropes	Useful Life 8	Remaining Life 7
4 Pool Lane Ropes	Quantity 4	Unit of Measure Items
	Cost /itm \$1,014	
	% Included 100.00%	Total Cost/Study \$4,057
Summary	Replacement Year 2030	Future Cost \$4,822

This is to replace the anti-wave racing lane ropes.

2023- Per client 7/24/2023, \$3,901 was expended for replacement of 4 lane line ropes in 2022.  
 2020- Remaining life extended from 2020 to 2021 per client. Covered at inspection.  
 2014- \$1,640 was expended to purchase 3 lane ropes in 2012 per client. Added as a component of the reserve study.



**12000 - Pool**

924 - Storage Reel	Useful Life 18	Remaining Life 1
Pool Lane Rope Reel	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,746	
	% Included 100.00%	Total Cost/Study \$2,746
Summary	Replacement Year 2024	Future Cost \$2,815

This is to replace the lane rope storage reel.

2023- Remaining life extended from 2022 to 2024.



928 - Storage Reel	Useful Life 18	Remaining Life 1
Pool Cover Reel	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,577	
	% Included 100.00%	Total Cost/Study \$4,577
Summary	Replacement Year 2024	Future Cost \$4,691

This is to replace the pool cover storage reel.

2023- Remaining life extended from 2022 to 2024.

2020- \$416 was expended for reel and strap replacement.



**12000 - Pool**

990 - Miscellaneous	Useful Life 18	Remaining Life 7
2 Pool Chemical Room Doors	Quantity 2	Unit of Measure Items
	Cost /Itm \$1,582	
	% Included 100.00%	Total Cost/Study \$3,164
Summary	Replacement Year 2030	Future Cost \$3,761

This is to replace the fire rated doors.

2020- \$347 was expended for door removal for heater fix.



**14000 - Recreation**

900 - Game Table	Useful Life 8	Remaining Life 3
Ping Pong Table	Quantity 1	Unit of Measure Items
	Cost /Itm \$633	
	% Included 100.00%	Total Cost/Study \$633
Summary	Replacement Year 2026	Future Cost \$681

This is to replace the ping pong table.

2018- \$536 was expended.



**17000 - Tennis Court**

100 - Reseal	Useful Life 4	Remaining Life 1
19,488 sf [3] Upper Tennis Courts	Quantity 19,488	Unit of Measure Square Feet
	Cost /SqFt \$1.47	
	% Included 100.00%	Total Cost/Study \$28,591
Summary	Replacement Year 2024	Future Cost \$29,305

This is to reseal and re-stripe three 112' x 58' tennis courts.

2020- \$25,300 was expended for resurface.

2014- \$17,000 anticipated expenditure. Resurfacing life reduced from 20 to 15 until the court surfaces are assessed.

2009- Courts are sealed. Per client, utilize 4 year seal/stripe life and 20 year resurface life.

Note: Relatively little information has been provided to BRG regarding sealing versus resurfacing of the tennis court surfaces. "Sealing" of tennis courts refers to one or several coats of a resealing product being applied to the court surfaces and restriping. "Resurfacing" of tennis courts generally refers to processes such as repaving or total removal and replacement of the court surfaces. BRG has no way to assess court condition other than visually which produces a minimal assessment. Along with the tennis court professional being provided a cost history and scope of work pertaining to previous repairs, the court surfaces should be assessed by the tennis court professional, possibly to include destructive testing, to obtain information regarding immediate repair needs and a schedule and cost for future resealing and repairs and a schedule and cost for resurfacing. Information received may be entered into the reserve study.



**17000 - Tennis Court**

110 - Reseal	Useful Life 4	Remaining Life 3	
15,128 sf [2] Lower Tennis Courts	Quantity 15,128	Unit of Measure Square Feet	
	Cost /SqFt \$1.70		
	% Included 100.00%	Total Cost/Study \$25,782	
Summary	Replacement Year 2026	Future Cost \$27,764	

This is to reseal and re-stripe two 62' x 122' tennis courts.

2023- Per client 7/24/2023, \$24,790 was expended in 2022.  
 2017- \$14,950 was expended.  
 2010- \$12,000 was expended. Per client, utilize 4 year seal/stripe life and 20 year resurface life.



500 - Resurface	Useful Life 20	Remaining Life 5	
19,488 sf [3] Upper Tennis Courts	Quantity 19,488	Unit of Measure Square Feet	
	Cost /SqFt \$3.05		
	% Included 100.00%	Total Cost/Study \$59,461	
Summary	Replacement Year 2028	Future Cost \$67,275	

This is to resurface three 112 x 58 tennis courts utilizing an overlay, color coat and striping. Tennis court resurfacing will be aligned with repairs as the need for resurfacing nears.

2009- Resurfaced. Per client, utilize 4 year seal/stripe life and 20 year resurface life. \$1.91/sf estimate based on lower court work performed in 2009/2010.



**17000 - Tennis Court**

510 - Resurface	Useful Life 20	Remaining Life 7
15,128 sf [2] Lower Tennis Courts	Quantity 15,128	Unit of Measure Square Feet
	Cost /SqFt \$3.05	
	% Included 100.00%	Total Cost/Study \$46,158
Summary	Replacement Year 2030	Future Cost \$54,868

This is to resurface two 62 x 122 tennis courts utilizing an overlay, color coat and striping. Tennis court resurfacing will be aligned with repairs as the need for resurfacing nears.

2009/2010- \$28,200 was expended. Per client, utilize 4 year seal/stripe life and 20 year resurface life. \$1.91/sf estimate base on an 2009/2010 costing.



700 - Screen	Useful Life 6	Remaining Life 1
3,307 sf Upper Tennis Courts	Quantity 3,307	Unit of Measure Square Feet
	Cost /SqFt \$0.848	
	% Included 100.00%	Total Cost/Study \$2,803
Summary	Replacement Year 2024	Future Cost \$2,873

This is to replace the court perimeter windscreen.

2023- Remaining life extended from 2022 to 2024.  
 2016- \$2,728 was expended.  
 2015- \$378 was expended for two new tennis nets.  
 2014- Client provided cost, useful and remaining life estimates. Added as a reserve study component.



**17000 - Tennis Court**

704 - Screen	Useful Life 6	Remaining Life 1
3,672 sf Lower Tennis Courts	Quantity 3,672	Unit of Measure Square Feet
	Cost /SqFt \$0.848	
	% Included 100.00%	Total Cost/Study \$3,112
Summary	Replacement Year 2024	Future Cost \$3,190

This is to replace the court perimeter windscreen.

- 1- 9' x 48'
- 6- 9' x 60'

2018- \$2,593 was expended.  
 2014- Client provided cost, useful and remaining life estimates. Added as a reserve study component.



900 - Miscellaneous	Useful Life 15	Remaining Life 10
10 Court Rollers/Crank Sets	Quantity 10	Unit of Measure Items
	Cost /Itm \$116	
	% Included 100.00%	Total Cost/Study \$1,158
Summary	Replacement Year 2033	Future Cost \$1,483

This is for the court rollers and crank sets.

2019- \$350 was expended for 10 replacement rollers.  
 2018- \$705 was expended for court rollers and crank sets. Added as a reserve study component.

**17500 - Basketball / Sport Court**

300 - Basketball Standard	Useful Life 15	Remaining Life 10
Upper Tennis Court Area	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,500	
	% Included 100.00%	Total Cost/Study \$1,500
Summary	Replacement Year 2033	Future Cost \$1,920

This is to replace the basketball standard.

2023- Added as a reserve study component.



**18000 - Landscaping**

104 - Irrigation: Controllers	Useful Life 5	Remaining Life 3
5 Recreation Area Controllers (20%)	Quantity 5	Unit of Measure Items
	Cost /Itm \$458	Qty * \$/Itm \$2,288
	% Included 20.00%	Total Cost/Study \$458
Summary	Replacement Year 2026	Future Cost \$493

This is to periodically replace the irrigation controllers on a percentage basis.

2023- Per client 7/24/2023, \$170 was expended in 2021.  
 2020- Remaining life extended from 2019 to 2021 per client.  
 2019- \$121 was expended.  
 2017- Useful life extended from 2016 to 2018.  
 2016- Work anticipated. Actual cost may change.  
 2014- 5 controllers at \$350/controller per Peak Landscape Inc estimate. Added as a reserve study component.





**18000 - Landscaping**

200 - Irrigation: Valves	Useful Life 3	Remaining Life 1	
36 Recreation Area Valves (22%)	Quantity 36	Unit of Measure Items	
	Cost /Itm \$396	Qty * \$/Itm \$14,239	
	% Included 22.22%	Total Cost/Study \$3,164	
Summary	Replacement Year 2024	Future Cost \$3,243	

This is to replace the irrigation valves on a percentage basis as they generally have varying service life.

- 2023- \$83 was expended. Per client 7/24/2023, \$95 was expended in 2021.
- 2020- Remaining life extended from 2018 to 2021 per client.
- 2017- Useful life extended from 2016 to 2018.
- 2016- Work anticipated. Actual cost may change.
- 2014- 36 valves at \$250-\$350/valve per Peak Landscape Inc estimate. Added as a reserve study component.



201 - Irrigation: Valves	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Recreation Area Valves (2023 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$83.00		
	% Included 100.00%	Total Cost/Study \$83	
Summary	Replacement Year 2023	Future Cost \$83	

This is for \$83 was expended. Per client 7/24/2023.

**18000 - Landscaping**

300 - Irrigation: Backflow Preventors 4 Recreation Area Backflows (25%)	Useful Life 5 Quantity 4 Cost /Itm \$921 % Included 25.00%	Remaining Life 1 Unit of Measure Items Qty * \$/Itm \$3,684 Total Cost/Study \$921 Replacement Year 2024	Future Cost \$944
Summary			

This is to periodically replace the backflow prevention valves on a percentage basis.

- 2023- Remaining life extended from 2021 to 2024.
- 2020- Remaining life extended from 2018 to 2021 per client.
- 2017- Useful life extended from 2016 to 2018.
- 2014- 4 backflows at \$500-\$900/backflow per Peak Landscape Inc estimate. Added as a reserve study component.



420 - General Repairs/Upgrades Recreation Areas	Useful Life 1 Quantity 1 Cost /LS \$10,233 % Included 100.00%	Remaining Life 1 Unit of Measure Lump Sum Total Cost/Study \$10,233 Replacement Year 2024	Future Cost \$10,489
Summary			

This is to have funds in excess of the operating budget for miscellaneous plantings, removals and other work as directed by the association.

- 2023- Remaining life extended from 2021 to 2024.
- 2020- \$1,676 was expended for repairs to irrigation heads and system at beach and pool.
- 2019- \$2,952 was expended.
- 2018- \$8,620 was expended.
- 2017- Work is anticipated. No finalized proposal.
- 2016- Work anticipated.



**18000 - Landscaping**

490 - Bark Replacement	Useful Life 1	Remaining Life 1	
Recreation Areas	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,000	
	% Included	100.00%	Total Cost/Study \$3,000
Summary	Replacement Year	2024	Future Cost \$3,075

This is to replenish landscape bark or wood mulch.

2023- Per client 7/24/2023, \$4,003 was expended in 2021.  
 2020- \$3,360 is anticipated expenditure for 30 yards of bark per client.  
 2019- \$2,124 was expended.  
 2017- Work is anticipated. No finalized proposal.  
 2014- \$920/year per Peak Landscape Inc estimate.



500 - Tree Maintenance	Useful Life 1	Remaining Life 1	
Tree Maintenance & Defensible Space	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,500	
	% Included	100.00%	Total Cost/Study \$3,500
Summary	Replacement Year	2024	Future Cost \$3,588

This is to prune, remove/replace trees as needed to enhance landscaping and to avoid branch and root damage to nearby objects. This is in excess of the operating budget.

2023- \$5,965 was expended.  
 2020- \$3,074 anticipated expenditure per client.  
 2017- \$10,000 is anticipated, per client. No finalized proposal.  
 2016- \$10,152 total was expended including \$7,000 to remove pool area dead limbs.  
 2014- \$3,000/year for tree/defensible space per Peak Landscape Inc estimate. Added as a reserve study component.



**18000 - Landscaping**

501 - Tree Maintenance Tree Maintenance & Defensible Space (2023 Only)	Useful Life 2 Quantity 1 Cost /LS \$5,965 % Included 100.00%	Remaining Life 0 Unit of Measure Lump Sum Total Cost/Study \$5,965	Treatment [nr:1]
Summary	Replacement Year 2023	Future Cost \$5,965	

This is for the \$5,965 expenditure.

530 - Plant Replacement Recreation Areas	Useful Life 1 Quantity 1 Cost /LS \$11,284 % Included 100.00%	Remaining Life 1 Unit of Measure Lump Sum Total Cost/Study \$11,284	
Summary	Replacement Year 2024	Future Cost \$11,566	

This is to replace landscape plant stock as needed.

2023- \$524 was expended. Per client 7/24/2023, \$705 was expended in 2021 and \$566 was expended in 2022.  
 2020- Remaining life extended from 2020 to 2021 per client.  
 2019- \$1,088 was expended.  
 2017- Work is anticipated. No finalized proposal.  
 2016- Work anticipated. Actual cost may change.  
 2014- \$800/year per Peak Landscape Inc estimate.



531 - Plant Replacement Recreation Areas (2023 Only)	Useful Life 2 Quantity 1 Cost /LS \$524 % Included 100.00%	Remaining Life 0 Unit of Measure Lump Sum Total Cost/Study \$524	Treatment [nr:1]
Summary	Replacement Year 2023	Future Cost \$524	

This is for the \$524 expenditure.

**18500 - Lakes / Ponds**

994 - Miscellaneous	Useful Life 25	Remaining Life 1	
65 Lake Buoys	Quantity 65	Unit of Measure Items	
	Cost /Itm \$328		
	% Included 100.00%	Total Cost/Study \$21,302	
Summary	Replacement Year 2024	Future Cost \$21,834	

This is to replace the buoys.

2023- Per client 7/24/2023, \$4,958 was expended to replace buoy chains in 2022.  
 2020- \$6,650 overall was expended to replace two mooring blocks on buoy #26 and #45 (\$3,400) and dive inspection for 65 buoys (\$3,250).  
 2019- \$7,077 was expended for buoy chain replacements.  
 2014- \$3,527 was expended for heads, chain, shackles, re-attach, etc. Refer to All Mountain Marine invoice dated 5/14/2014. Cost, useful and remaining life per client. Added as a reserve study component.



**19000 - Fencing**

100 - Chain Link: 4'	Useful Life 25	Remaining Life 2	
120 lf Upper & Lower Tennis Courts	Quantity 120	Unit of Measure Linear Feet	
	Cost /l.f. \$14.58		
	% Included 100.00%	Total Cost/Study \$1,749	
Summary	Replacement Year 2025	Future Cost \$1,838	

This is to replace 60' of upper and 60' of lower tennis court 4' chain link fencing.

2017- \$750 was expended for repair at the upper tennis courts.



**19000 - Fencing**

110 - Chain Link: 6'	Useful Life 25	Remaining Life 5
312 lf Beach North Perimeter	Quantity 312	Unit of Measure Linear Feet
	Cost /l.f. \$16.95	
	% Included 100.00%	Total Cost/Study \$5,289
Summary	Replacement Year 2028	Future Cost \$5,984

This is to replace the 6' chain link fencing.



130 - Chain Link: 10'	Useful Life 25	Remaining Life 15
649 lf Upper Tennis Courts	Quantity 649	Unit of Measure Linear Feet
	Cost /l.f. \$28.25	
	% Included 100.00%	Total Cost/Study \$18,335
Summary	Replacement Year 2038	Future Cost \$26,555

This is to replace the 10' chain link fencing.

2023- \$3,400 anticipated expenditure for fence repairs and adding a gate between 2 courts. Per client 7/24/2023, work is in progress.  
 2020- Work is anticipated in 2021 per client.  
 2011- \$25,000 was expended for replacement in 1994 per client.



**19000 - Fencing**

131 - Chain Link: 10'	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Upper Tennis Courts (2023 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,400		
	% Included 100.00%	Total Cost/Study	\$3,400
Summary	Replacement Year 2023	Future Cost	\$3,400

This is for the \$3,400 anticipated expenditure for fence repairs and adding a gate between 2 courts. Per client 7/24/2023, work is in progress.

140 - Chain Link: 10'	Useful Life 25	Remaining Life 1	
492 lf Lower Tennis Courts	Quantity 492	Unit of Measure	Linear Feet
	Cost /l.f. \$28.25		
	% Included 100.00%	Total Cost/Study	\$13,900
Summary	Replacement Year 2024	Future Cost	\$14,247

This is to replace the 10' chain link fencing.

- 2023- Remaining life extended from 2021 to 2024.
- 2020- Remaining life extended from 2020 to 2021 per client.
- 2017- Remaining life extended from 2017 to 2019.
- 2011- Fence placed in service in approximately 1991 per client.



**19000 - Fencing**

340 - Wood: 6'	Useful Life 18	Remaining Life 9
335 lf Upper Recreation Perimeter	Quantity 335	Unit of Measure Linear Feet
	Cost /l.f. \$67.80	
	% Included 100.00%	Total Cost/Study \$22,714
Summary	Replacement Year 2032	Future Cost \$28,367

This is to replace the 6' stained wood fencing including discarded fence material removal and disposal.

2023- Per client 7/24/2023, \$11,246 was expended in 2021. Specific work scope was not provided. Increased remaining life from 2024 to 2032.  
 2006- \$300,000 was expended for an overall rehab project.



344 - Wood: 6'	Useful Life 18	Remaining Life 4
858 lf Upper Recreation Perimeter	Quantity 858	Unit of Measure Linear Feet
	Cost /l.f. \$67.80	
	% Included 100.00%	Total Cost/Study \$58,176
Summary	Replacement Year 2027	Future Cost \$64,215

This is to replace the 6' painted wood fencing including discarded fence material removal and disposal.

2009/2010- The fencing was rebuilt. Per client, posts were not replaced.





**19000 - Fencing**

350 - Wood: Repair	Useful Life 18	Remaining Life 4
Beach Walkway Entry Fence/Gate	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,887	
	% Included 100.00%	Total Cost/Study \$2,887
Summary	Replacement Year 2027	Future Cost \$3,187

This is to repair and replace the wood fencing.

2011- \$2,000 was expended.



**19500 - Retaining Wall**

120 - Wood	Useful Life 20	Remaining Life 1
53 lf Beach	Quantity 53	Unit of Measure Linear Feet
	Cost /l.f. \$124	
	% Included 100.00%	Total Cost/Study \$6,588
Summary	Replacement Year 2024	Future Cost \$6,753

This is to repair and replace the 2' & 3' retaining walls.

2'- 43 lf

3'- 10 lf

2023- Remaining life extended from 2021 to 2024.

2020- Remaining life extended from 2020 to 2021 per client.



**19500 - Retaining Wall**

124 - Wood: 2'	Useful Life 20	Remaining Life 15
64 lf Tot Lot Perimeter	Quantity 64	Unit of Measure Linear Feet
	Cost /l.f. \$96.06	
	% Included 100.00%	Total Cost/Study \$6,148
Summary	Replacement Year 2038	Future Cost \$8,903

This is to repair and replace the 18'x14' tot lot perimeter 2' retaining wall.

2018- Placed in service.



130 - Wood: 1'	Useful Life 25	Remaining Life 1
130 lf Upper Parking	Quantity 130	Unit of Measure Linear Feet
	Cost /l.f. \$196	
	% Included 100.00%	Total Cost/Study \$25,415
Summary	Replacement Year 2024	Future Cost \$26,051

This is to repair and replace the railroad tie retaining wall.

2023- Remaining life extended from 2022 to 2024.  
 2014- Cost, useful and remaining life provided by client. BRG considers the cost extreme for a simple timber wall.  
 Client input may further define this component.



**19500 - Retaining Wall**

140 - Wood: 3'	Useful Life 22	Remaining Life 14
113 lf Beach	Quantity 113	Unit of Measure Linear Feet
	Cost /l.f. \$124	
	% Included 100.00%	Total Cost/Study \$14,047
Summary	Replacement Year 2037	Future Cost \$19,848

This is to repair and replace the 3' steel post and timber retaining wall.

2015- 11,050 was expended.

2014- \$8,200 anticipated for complete retaining wall system rehab.



**20000 - Lighting**

214 - Entry Lighting	Useful Life 20	Remaining Life 1
6 Observation Drive Monument	Quantity 6	Unit of Measure Items
	Cost /Itm \$412	
	% Included 100.00%	Total Cost/Study \$2,475
Summary	Replacement Year 2024	Future Cost \$2,537

This is to replace entry light fixtures.

2023- Remaining life extended from 2023 to 2024.



**21000 - Signage**

792 - Monument	Useful Life 25	Remaining Life 2
2 Observation Drive Entrance	Quantity 2	Unit of Measure Lump Sum
	Cost /LS \$5,786	
	% Included 100.00%	Total Cost/Study \$11,572
Summary	Replacement Year 2025	Future Cost \$12,158

This is to maintain the custom identity monument signs comprised of metal lettering on wood backboard mounted to a masonry wall.

2020- The two structures are exhibiting needed stone repair.



**23000 - Mechanical Equipment**

600 - Water Heater	Useful Life 12	Remaining Life 8
Behind Shower Building	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,068	
	% Included 100.00%	Total Cost/Study \$3,068
Summary	Replacement Year 2031	Future Cost \$3,738

This is to replace the on demand water heater.

2019- \$2,649 was expended for a new heater.



**23000 - Mechanical Equipment**

604 - Water Heater	Useful Life 18	Remaining Life 1
Beach Restrooms	Quantity 1	Unit of Measure Items
	Cost /Itm \$785	
	% Included 100.00%	Total Cost/Study \$785
Summary	Replacement Year 2024	Future Cost \$805

This is to replace the water heater.  
 2014- Added as a reserve study component.



608 - Water Heater	Useful Life 12	Remaining Life 1
2 Pool Building Bathrooms	Quantity 2	Unit of Measure Items
	Cost /Itm \$571	
	% Included 100.00%	Total Cost/Study \$1,141
Summary	Replacement Year 2024	Future Cost \$1,170

This is to replace the under sink on demand water heaters.  
 2023- Remaining life extended from 2021 to 2024.  
 2020- \$527 was expended for electrical repair for water heater.

**23000 - Mechanical Equipment**

710 - Boiler	Useful Life 10	Remaining Life 6
Pool House & Pool Heating	Quantity 1	Unit of Measure Items
	Cost /Itm \$70,126	
	% Included 100.00%	Total Cost/Study \$70,126
Summary	Replacement Year 2029	Future Cost \$81,325

This is to replace the pool house building and pool heating to include 4 Sterling HSA11811 free hanging convectors and thermostats for each room, areas includes office, men's restroom, women's restroom and mechanical room. 3 Lochinvar boilers, Model #KHB1998647, a shell in tube heat exchanger for the swimming pool loop. In addition to an expansion tank and air separator on the boiler side loop, various valves, zone controls/relays and piping. Per Inmotion Heating & Plumbing the boilers have a 10 year warranty. Includes installation, labor, material and tax.

- 3- Lochinvar boilers
- 1- heat exchanger
- 1- Taco control thermostat
- 1- expansion tank
- 3- Grundfos circulation pumps

2020- \$631 was expended for unspecified work scope.  
 2019- \$62,055 overall was expended for replacement boilers- 3 wall mounted efficient units (\$35,818) and to add heating to the pool house (\$10,500) Added as a reserve study component.



**24600 - Safety / Access**

738 - Card Readers	Useful Life 3	Remaining Life 2	
5 Upper & Lower Recreation Area (20%)	Quantity 5	Unit of Measure Items	
	Cost /Itm \$2,730	Qty * \$/Itm \$13,650	
	% Included 20.00%	Total Cost/Study \$2,730	
Summary	Replacement Year 2025	Future Cost \$2,868	

This is to replace the card readers/key pads on a percentage basis.

- 2- lower beach/tennis area
- 3- pool/tennis area

2023- Per client 7/24/2023, \$2,628 was expended for replacing beach gate reader in 2022.  
 2020- \$2,234 was expended to replace beach card reader.  
 2019- \$2,166 was expended to replace one unspecified card reader.  
 2015- \$12,204 was expended to add a fifth card reader per client.  
 2010- One card reader was replaced.



910 - Video Monitoring System	Useful Life 6	Remaining Life 1	
Beach Web Cam	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$4,232	Total Cost/Study \$4,232	
	% Included 100.00%	Future Cost \$4,338	
Summary	Replacement Year 2024		

This is for the security system.

2023- Remaining life extended from 2021 to 2024.  
 2015- \$651 was expended for Beach Web Cam upgrade.  
 2011- \$3,000 was expended.



**24600 - Safety / Access**

920 - Cameras	Useful Life 6	Remaining Life 3
6 Cameras	Quantity 6	Unit of Measure Items
	Cost /Itm \$492	
	% Included 100.00%	Total Cost/Study \$2,949
Summary	Replacement Year 2026	Future Cost \$3,176

This is for the cameras.

2020- \$1,609 was expended. Quantity increased from 4 to 6 per client.  
 2019- \$1,000 was expended for four security cameras. Added as a reserve study component.

**25000 - Flooring**

200 - Vinyl	Useful Life 15	Remaining Life 9
26 Sq. Yds. Pool Building Office	Quantity 26	Unit of Measure Square Yard
	Cost /SqYd \$39.55	
	% Included 100.00%	Total Cost/Study \$1,028
Summary	Replacement Year 2032	Future Cost \$1,284

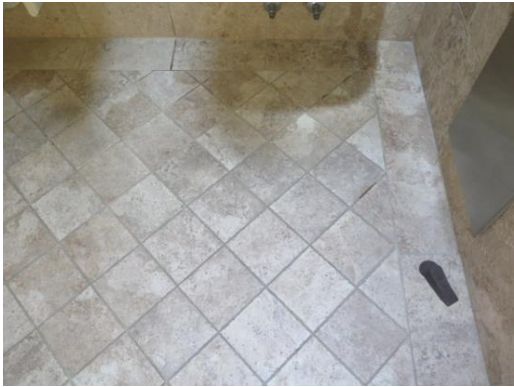
This is to replace the vinyl flooring.

2017- \$900 was expended to replace carpet with vinyl.  
 2014- Deferred from 2014 to 2016 per client.  
 2011- Replaced in 2008 and useful life estimate per client.

400 - Tile	Useful Life 15	Remaining Life 1
703 sf Pool Building Bathrooms	Quantity 703	Unit of Measure Square Feet
	Cost /SqFt \$14.69	
	% Included 100.00%	Total Cost/Study \$10,328
Summary	Replacement Year 2024	Future Cost \$10,586

This is to replace the tile flooring.

2023- Remaining life extended from 2021 to 2024.





**26000 - Outdoor Equipment**

100 - Tot Lot: Play Equipment	Useful Life 18	Remaining Life 13
Upper Recreation	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$64,289	
Summary	% Included 100.00%	Total Cost/Study \$64,289
	Replacement Year 2036	Future Cost \$88,624

This is to replace the tot lot play equipment.

- 1- tot lot structure
- 1- climbing structure
- 1- 3 seat swing set

2018- \$54,150 was expended.  
 2017- \$50,000 anticipated to replace the tot lot play equipment. Remaining life reduced from 2025 to 2018 per client.



210 - Barbecue	Useful Life 10	Remaining Life 1
Beach Masonry BBQ	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,464	
Summary	% Included 100.00%	Total Cost/Study \$8,464
	Replacement Year 2024	Future Cost \$8,676

This is to replace and maintain the masonry barbecue.

2023- Remaining life extended from 2021 to 2024. Per client 7/24/2023, association is looking to remove the BBQ.  
 2020- Remaining life extended from 2020 to 2021 per client.  
 2009- \$6,000 was expended for replacement.



**26000 - Outdoor Equipment**

280 - Picnic Tables	Useful Life 8	Remaining Life 1
15 Upper Recreation & Beach (33%)	Quantity 15	Unit of Measure Items
	Cost /Itm \$864	Qty * \$/Itm \$12,967
	% Included 33.33%	Total Cost/Study \$4,322
Summary	Replacement Year 2024	Future Cost \$4,431

This is to periodically replace the wood picnic tables on a percentage basis.

2023- Remaining life extended from 2021 to 2024.  
 2020- Remaining life extended from 2020 to 2021 per client.



306 - Benches	Useful Life 8	Remaining Life 1
14 Upper Recreation & Beach (50%)	Quantity 14	Unit of Measure Items
	Cost /Itm \$864	Qty * \$/Itm \$12,103
	% Included 50.00%	Total Cost/Study \$6,051
Summary	Replacement Year 2024	Future Cost \$6,203

This is to periodically replace the benches on a percentage basis.

- 4- Trex
- 5- wood
- 5- wood & metal

2023- Remaining life extended from 2021 to 2024.  
 2020- Remaining life extended from 2020 to 2021 per client.



**26000 - Outdoor Equipment**

840 - Shade Structure	Useful Life 15	Remaining Life 1
456 sf Lower Tennis Canvas Shade Cover	Quantity 456	Unit of Measure Square Feet
	Cost /SqFt \$14.69	
	% Included 100.00%	Total Cost/Study \$6,699
Summary	Replacement Year 2024	Future Cost \$6,866

This is to replace the 12' x 38' Tahoe Canvas shade cover.

2023- Remaining life extended from 2021 to 2024.  
 2020- Remaining life extended from 2020 to 2021 per client.  
 2014- Cost estimate provided by Tahoe Canvas.



900 - Miscellaneous	Useful Life 18	Remaining Life 1
116 lf Bocce Ball Court Borders	Quantity 116	Unit of Measure Linear Feet
	Cost /l.f. \$24.86	
	% Included 100.00%	Total Cost/Study \$2,884
Summary	Replacement Year 2024	Future Cost \$2,956

This is to replace the bocce court composite boarders.

2017- Sidewall warping was observed.  
 2014- Added as a reserve study component.



**26000 - Outdoor Equipment**

908 - Miscellaneous	Useful Life 10	Remaining Life 1
2 Paddle Boat Racks	Quantity 2	Unit of Measure Items
	Cost /Itm \$2,294	
	% Included 100.00%	Total Cost/Study \$4,588
Summary	Replacement Year 2024	Future Cost \$4,703

This is to replace the boat racks.

2014- \$3,500 was expended to construct two racks. Added as a reserve study component.



912 - Miscellaneous	Useful Life 10	Remaining Life 1
8 Kayak Boat Racks	Quantity 8	Unit of Measure Items
	Cost /Itm \$181	
	% Included 100.00%	Total Cost/Study \$1,446
Summary	Replacement Year 2024	Future Cost \$1,483

This is to maintain the kayak boat racks.

2023- Remaining life extended from 2023 to 2024.  
 2014- \$1,110 was expended for repairs. Added as a reserve study component.

**30000 - Miscellaneous**

880 - Boat	Useful Life 8	Remaining Life 4
Beach- Dinghy	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,187	
	% Included 100.00%	Total Cost/Study \$1,187
Summary	Replacement Year 2027	Future Cost \$1,310

This is to replace the Dinghy boat.

2019- \$1,028 was expended.  
 2014- \$715 was expended to replace.



884 - Boat	Useful Life 10	Remaining Life 5
Pier- Boston Whaler	Quantity 1	Unit of Measure Items
	Cost /Itm \$23,093	
	% Included 100.00%	Total Cost/Study \$23,093
Summary	Replacement Year 2028	Future Cost \$26,127

This is to replace the Boston Whaler and trailer.

2019- \$4,024 was expended to rig the boat.  
 2018- \$15,915 was expended to purchase a new boat.  
 2014- Cost, useful and remaining life per client. Added as a reserve study component.



**30000 - Miscellaneous**

888 - Boat Motor	Useful Life 10	Remaining Life 5	
Pier- Boston Whaler Motor	Quantity 1	Unit of Measure Items	
	Cost /Itm \$4,848		
	% Included 100.00%	Total Cost/Study \$4,848	
Summary	Replacement Year 2028	Future Cost \$5,485	

This is to replace the Boston Whaler Mercury 25 "Big Foot" outboard motor.

2020- \$130 was expended for oil filter work.  
 2018- \$4,085 was expended for a new motor.  
 2015- \$5,197 was expended.  
 2014- Added as a reserve study component.



990 - Miscellaneous	Useful Life 10	Remaining Life 2	
Beach & Pier Maintenance	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$13,103		
	% Included 100.00%	Total Cost/Study \$13,103	
Summary	Replacement Year 2025	Future Cost \$13,766	

This is for undesignated beach and pier maintenance.

2015- \$8,700 was expended for volleyball court upgrade, beach umbrellas and bases.  
 2014- \$880 was expended to replace two joists on pier.  
 2013/2014- \$43,460 was expended to build catwalks.



**17000 - Tennis Court**

200 - Repair	Useful Life 3	Remaining Life 3	
Upper Tennis Courts	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$8,470	
	% Included	100.00%	Total Cost/Study \$8,470
Summary	Replacement Year	N/A	Future Cost N/A

This is to prepare cracks and fill with a premium crack filler.

2017- Excluded as repairs should be included in the reseal component.  
2014- A major crack through the center of the court was observed.

214 - Repair	Useful Life 3	Remaining Life 3	
Lower Tennis Courts	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$4,272	
	% Included	100.00%	Total Cost/Study \$4,272
Summary	Replacement Year	N/A	Future Cost N/A

This is to prepare cracks and fill with a premium crack filler.

2017- Excluded as repairs should be included in the reseal component.  
2014- \$3,260 was expended to repair crack.

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>01000 - Paving</b>							
100 - Asphalt: Sealing	\$5,400	3	0	12,850	\$.42/SqFt		Upper & Lower Rec Parking
110 - Asphalt: Ongoing Repairs	\$1,759	3	3	12,850	\$4.56/SqFt (3%)		Upper & Lower Rec Parking
111 - Asphalt: Ongoing Repairs	\$675	2	0	1	\$675/LS [nr:1]		Upper & Lower Rec Parking (2023 Only)
120 - Asphalt: Major Repairs	\$72,607	15	3	12,850	\$5.65/SqFt		Upper & Lower Rec Parking
124 - Striping	\$1,950	3	0	1	\$1,950/LS		Upper & Lower Rec Parking
170 - Asphalt: Sealing	\$415	6	0	2,247	\$.18/SqFt		Beach Access Walkway
180 - Asphalt: Ongoing Repairs	\$1,955	6	6	2,247	\$.87/SqFt		Beach Access Walkway
181 - Asphalt: Ongoing Repairs	\$670	2	0	1	\$670/LS [nr:1]		Beach Access Walkway (2023 Only)
190 - Asphalt: Major Repairs	\$16,200	10	0	2,247	\$7.21/SqFt		Beach Access Walkway
800 - Parking Bumpers	\$2,200	20	0	1	\$2,200/LS		Lower Parking Bumpers
804 - Parking Bumpers	\$2,250	20	0	1	\$2,250/LS		Upper Parking Bumpers
<b>02000 - Concrete</b>							
220 - Walkways	\$3,910	25	9	173	\$22.60/SqFt		Beach Restroom Steps
360 - Stamped	\$2,825	5	1	8,002	\$22.60/SqFt (2%)		Pool Deck & Walkways
370 - Stained	\$26,224	15	1	8,002	\$3.28/SqFt		Pool Deck & Walkways
390 - Pavers	\$1,015	5	1	348	\$14.58/SqFt (20%)		Lower Tennis Court Walkways
<b>03000 - Painting: Exterior</b>							
120 - Surface Restoration	\$3,399	3	1	1,626	\$2.09/SqFt		[4] Upper Recreation Trellises
124 - Surface Restoration	\$700	6	0	1	\$700/LS		Pier Pylons
150 - Stain	\$7,269	3	1	4,020	\$1.81/SqFt		Upper Recreation Fencing
160 - Stain	\$7,606	3	3	2,540	\$2.99/SqFt		Pool & Shower Buildings
161 - Stain	\$1,300	2	0	1	\$1,300/LS [nr:1]		Pool & Shower Buildings (2023 Only)
170 - Stain	\$700	3	0	640	\$1.09/SqFt		Beach Restroom Building
450 - Wood Fencing	\$24,823	3	1	10,296	\$2.41/SqFt		Upper Recreation N & E Perimeter
<b>04000 - Structural Repairs</b>							
200 - Wood: Siding & Trim	\$37,028	24	9	2,540	\$14.58/SqFt		Pool & Shower Buildings
210 - Wood: Siding & Trim	\$10,125	25	10	640	\$15.82/SqFt		Beach Restroom Building
300 - Trellis	\$41,343	20	10	813	\$50.85/SqFt		[4] Upper Recreation



Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>04000 - Structural Repairs</b>							
820 - Dock	\$67,804	22	5	3,000	\$22.60/SqFt		Pier Decking
824 - Dock	\$8,814	22	12	390	\$22.60/SqFt		Pier Catwalk Decking
828 - Dock	\$56,955	30	20	2	\$28,478/Itm		Pier Catwalk Structures
830 - Dock	\$128,827	30	13	3,000	\$42.94/SqFt		Pier Walkway Structural
910 - Building Maintenance	\$2,113	25	13	1	\$2,113/Bldg		Recreation Shed
914 - Building Maintenance	\$3,204	25	20	1	\$3,204/Bldg		Recreation Shed
<b>05000 - Roofing</b>							
440 - Pitched: Dimensional Composition	\$14,239	25	10	24	\$593/Sqrs		Pool & Shower Buildings
680 - Pitched: Metal	\$3,142	30	15	2	\$1,571/Sqrs		Beach Restroom Building
<b>08000 - Rehab</b>							
220 - Bathrooms	\$8,758	15	1	2	\$4,379/Rm		Pool Building
230 - Restrooms	\$7,232	15	1	2	\$3,616/Rm		Beach Restrooms
<b>12000 - Pool</b>							
110 - Resurface	\$42,038	10	2	248	\$170/l.f.		Pool
400 - ADA Chair Lift	\$6,085	10	3	1	\$6,085/Itm		Pool
410 - Furniture: Lifeguard Chair	\$4,582	20	1	1	\$4,582/Itm		Pool
700 - Equipment: Replacement	\$10,171	5	2	1	\$20,341/LS (50%)		Pool
704 - Equipment: Replacement	\$5,650	8	3	1	\$5,650/Itm		Pool Vacuum
710 - Chemical System	\$5,000	5	3	1	\$5,000/LS		Pool
711 - Chemical System	\$3,442	2	0	1	\$3,442/LS [nr:1]		Pool (2023 Only)
750 - Cover	\$9,739	6	1	2,660	\$3.66/SqFt		Pool- Summer Cover
754 - Cover	\$8,879	8	6	2,660	\$3.34/SqFt		Pool- Winter Cover
910 - Miscellaneous	\$1,966	10	1	1	\$1,966/LS		Intercom & Sound
920 - Lane Ropes	\$4,057	8	7	4	\$1,014/Itm		Pool Lane Ropes
924 - Storage Reel	\$2,746	18	1	1	\$2,746/Itm		Pool Lane Rope Reel
928 - Storage Reel	\$4,577	18	1	1	\$4,577/Itm		Pool Cover Reel
990 - Miscellaneous	\$3,164	18	7	2	\$1,582/Itm		Pool Chemical Room Doors
<b>14000 - Recreation</b>							
900 - Game Table	\$633	8	3	1	\$633/Itm		Ping Pong Table
<b>17000 - Tennis Court</b>							
100 - Reseal	\$28,591	4	1	19,488	\$1.47/SqFt		[3] Upper Tennis Courts
110 - Reseal	\$25,782	4	3	15,128	\$1.70/SqFt		[2] Lower Tennis Courts
500 - Resurface	\$59,461	20	5	19,488	\$3.05/SqFt		[3] Upper Tennis Courts

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>17000 - Tennis Court</b>							
510 - Resurface	\$46,158	20	7	15,128	\$3.05/SqFt		[2] Lower Tennis Courts
700 - Screen	\$2,803	6	1	3,307	\$.85/SqFt		Upper Tennis Courts
704 - Screen	\$3,112	6	1	3,672	\$.85/SqFt		Lower Tennis Courts
900 - Miscellaneous	\$1,158	15	10	10	\$116/Itm		Court Rollers/Crank Sets
<b>17500 - Basketball / Sport Court</b>							
300 - Basketball Standard	\$1,500	15	10	1	\$1,500/Itm		Upper Tennis Court Area
<b>18000 - Landscaping</b>							
104 - Irrigation: Controlllers	\$458	5	3	5	\$458/Itm (20%)		Recreation Area Controlllers
200 - Irrigation: Valves	\$3,164	3	1	36	\$396/Itm (22%)		Recreation Area Valves
201 - Irrigation: Valves	\$83	2	0	1	\$83.00/LS [nr:1]		Recreation Area Valves (2023 Only)
300 - Irrigation: Backflow Preventors	\$921	5	1	4	\$921/Itm (25%)		Recreation Area Backflows
420 - General Repairs/Upgrades	\$10,233	1	1	1	\$10,233/LS		Recreation Areas
490 - Bark Replacement	\$3,000	1	1	1	\$3,000/LS		Recreation Areas
500 - Tree Maintenance	\$3,500	1	1	1	\$3,500/LS		Tree Maintenance & Defensible Space
501 - Tree Maintenance	\$5,965	2	0	1	\$5,965/LS [nr:1]		Tree Maintenance & Defensible Space (2023 Only)
530 - Plant Replacement	\$11,284	1	1	1	\$11,284/LS		Recreation Areas
531 - Plant Replacement	\$524	2	0	1	\$524/LS [nr:1]		Recreation Areas (2023 Only)
<b>18500 - Lakes / Ponds</b>							
994 - Miscellaneous	\$21,302	25	1	65	\$328/Itm		Lake Buoys
<b>19000 - Fencing</b>							
100 - Chain Link: 4'	\$1,749	25	2	120	\$14.58/l.f.		Upper & Lower Tennis Courts
110 - Chain Link: 6'	\$5,289	25	5	312	\$16.95/l.f.		Beach North Perimeter
130 - Chain Link: 10'	\$18,335	25	15	649	\$28.25/l.f.		Upper Tennis Courts
131 - Chain Link: 10'	\$3,400	2	0	1	\$3,400/LS [nr:1]		Upper Tennis Courts (2023 Only)
140 - Chain Link: 10'	\$13,900	25	1	492	\$28.25/l.f.		Lower Tennis Courts
340 - Wood: 6'	\$22,714	18	9	335	\$67.80/l.f.		Upper Recreation Perimeter
344 - Wood: 6'	\$58,176	18	4	858	\$67.80/l.f.		Upper Recreation Perimeter
350 - Wood: Repair	\$2,887	18	4	1	\$2,887/LS		Beach Walkway Entry Fence/Gate
<b>19500 - Retaining Wall</b>							
120 - Wood	\$6,588	20	1	53	\$124/l.f.		Beach
124 - Wood: 2'	\$6,148	20	15	64	\$96.06/l.f.		Tot Lot Perimeter
130 - Wood: 1'	\$25,415	25	1	130	\$196/l.f.		Upper Parking
140 - Wood: 3'	\$14,047	22	14	113	\$124/l.f.		Beach

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>20000 - Lighting</b>							
214 - Entry Lighting	\$2,475	20	1	6	\$412/Itm		Observation Drive Monument
<b>21000 - Signage</b>							
792 - Monument	\$11,572	25	2	2	\$5,786/LS		Observation Drive Entrance
<b>23000 - Mechanical Equipment</b>							
600 - Water Heater	\$3,068	12	8	1	\$3,068/Itm		Behind Shower Building
604 - Water Heater	\$785	18	1	1	\$785/Itm		Beach Restrooms
608 - Water Heater	\$1,141	12	1	2	\$571/Itm		Pool Building Bathrooms
710 - Boiler	\$70,126	10	6	1	\$70,126/Itm		Pool House & Pool Heating
<b>24600 - Safety / Access</b>							
738 - Card Readers	\$2,730	3	2	5	\$2,730/Itm (20%)		Upper & Lower Recreation Area
910 - Video Monitoring System	\$4,232	6	1	1	\$4,232/LS		Beach Web Cam
920 - Cameras	\$2,949	6	3	6	\$492/Itm		Cameras
<b>25000 - Flooring</b>							
200 - Vinyl	\$1,028	15	9	26	\$39.55/SqYd		Pool Building Office
400 - Tile	\$10,328	15	1	703	\$14.69/SqFt		Pool Building Bathrooms
<b>26000 - Outdoor Equipment</b>							
100 - Tot Lot: Play Equipment	\$64,289	18	13	1	\$64,289/LS		Upper Recreation
210 - Barbecue	\$8,464	10	1	1	\$8,464/Itm		Beach Masonry BBQ
280 - Picnic Tables	\$4,322	8	1	15	\$864/Itm (33%)		Upper Recreation & Beach
306 - Benches	\$6,051	8	1	14	\$864/Itm (50%)		Upper Recreation & Beach
840 - Shade Structure	\$6,699	15	1	456	\$14.69/SqFt		Lower Tennis Canvas Shade Cover
900 - Miscellaneous	\$2,884	18	1	116	\$24.86/l.f.		Bocce Ball Court Borders
908 - Miscellaneous	\$4,588	10	1	2	\$2,294/Itm		Paddle Boat Racks
912 - Miscellaneous	\$1,446	10	1	8	\$181/Itm		Kayak Boat Racks
<b>30000 - Miscellaneous</b>							
880 - Boat	\$1,187	8	4	1	\$1,187/Itm		Beach- Dinghy
884 - Boat	\$23,093	10	5	1	\$23,093/Itm		Pier- Boston Whaler
888 - Boat Motor	\$4,848	10	5	1	\$4,848/Itm		Pier- Boston Whaler Motor
990 - Miscellaneous	\$13,103	10	2	1	\$13,103/LS		Beach & Pier Maintenance

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
<b>17000 - Tennis Court</b>							
200 - Repair	\$8,470	3	3	1	\$8,470/LS		Upper Tennis Courts
214 - Repair	\$4,272	3	3	1	\$4,272/LS		Lower Tennis Courts

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
<b>2023</b>			
<b>01000 - Paving</b>			
100 - Asphalt: Sealing 12,850 sf Upper & Lower Rec Parking	3	5,400	
111 - Asphalt: Ongoing Repairs Upper & Lower Rec Parking (2023 Only)[nr:1]	2	675	
124 - Striping Upper & Lower Rec Parking	3	1,950	
170 - Asphalt: Sealing 2,247 sf Beach Access Walkway	6	415	
181 - Asphalt: Ongoing Repairs Beach Access Walkway (2023 Only)[nr:1]	2	670	
190 - Asphalt: Major Repairs 2,247 sf Beach Access Walkway	10	16,200	
800 - Parking Bumpers Lower Parking Bumpers	20	2,200	
804 - Parking Bumpers Upper Parking Bumpers	20	2,250	
Total 01000 - Paving:		29,760	29,760
<b>03000 - Painting: Exterior</b>			
124 - Surface Restoration Pier Pylons	6	700	
161 - Stain Pool & Shower Buildings (2023 Only)[nr:1]	2	1,300	
170 - Stain 640 sf Beach Restroom Building	3	700	
Total 03000 - Painting: Exterior:		2,700	2,700
<b>12000 - Pool</b>			
711 - Chemical System Pool (2023 Only)[nr:1]	2	3,442	
<b>18000 - Landscaping</b>			
201 - Irrigation: Valves Recreation Area Valves (2023 Only)[nr:1]	2	83	
501 - Tree Maintenance Tree Maintenance & Defensible Space (2023 Only)[nr:1]	2	5,965	
531 - Plant Replacement Recreation Areas (2023 Only)[nr:1]	2	524	
Total 18000 - Landscaping:		6,572	6,572
<b>19000 - Fencing</b>			
131 - Chain Link: 10' Upper Tennis Courts (2023 Only)[nr:1]	2	3,400	
Total 2023:		45,874	

**2024**

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2024</b>			
<b>02000 - Concrete</b>			
360 - Stamped 8,002 sf Pool Deck & Walkways (2%)	5	2,825	2,896
370 - Stained 8,002 sf Pool Deck & Walkways	15	26,224	26,880
390 - Pavers 348 sf Lower Tennis Court Walkways (20%)	5	1,015	1,040
Total 02000 - Concrete:		30,064	30,816
<b>03000 - Painting: Exterior</b>			
120 - Surface Restoration 1,626 sf [4] Upper Recreation Trellises	3	3,399	3,484
150 - Stain 4,020 sf Upper Recreation Fencing	3	7,269	7,450
450 - Wood Fencing 10,296 sf Upper Recreation N & E Perimeter	3	24,823	25,444
Total 03000 - Painting: Exterior:		35,491	36,378
<b>08000 - Rehab</b>			
220 - Bathrooms 2 Pool Building	15	8,758	8,977
230 - Restrooms 2 Beach Restrooms	15	7,232	7,413
Total 08000 - Rehab:		15,990	16,390
<b>12000 - Pool</b>			
410 - Furniture: Lifeguard Chair Pool	20	4,582	4,697
750 - Cover 2,660 sf Pool- Summer Cover	6	9,739	9,983
910 - Miscellaneous Intercom & Sound	10	1,966	2,015
924 - Storage Reel Pool Lane Rope Reel	18	2,746	2,815
928 - Storage Reel Pool Cover Reel	18	4,577	4,691
Total 12000 - Pool:		23,610	24,201
<b>17000 - Tennis Court</b>			
100 - Reseal 19,488 sf [3] Upper Tennis Courts	4	28,591	29,305
700 - Screen 3,307 sf Upper Tennis Courts	6	2,803	2,873
704 - Screen 3,672 sf Lower Tennis Courts	6	3,112	3,190
Total 17000 - Tennis Court:		34,506	35,368
<b>18000 - Landscaping</b>			
200 - Irrigation: Valves 36 Recreation Area Valves (22%)	3	3,164	3,243
300 - Irrigation: Backflow Preventors 4 Recreation Area Backflows (25%)	5	921	944
420 - General Repairs/Upgrades Recreation Areas	1	10,233	10,489

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
<b>2024</b>			
<b>18000 - Landscaping</b>			
490 - Bark Replacement Recreation Areas	1	3,000	3,075
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,500	3,588
530 - Plant Replacement Recreation Areas	1	11,284	11,566
Total 18000 - Landscaping:		32,102	32,905
<b>18500 - Lakes / Ponds</b>			
994 - Miscellaneous 65 Lake Buoys	25	21,302	21,834
<b>19000 - Fencing</b>			
140 - Chain Link: 10' 492 lf Lower Tennis Courts	25	13,900	14,247
<b>19500 - Retaining Wall</b>			
120 - Wood 53 lf Beach	20	6,588	6,753
130 - Wood: 1' 130 lf Upper Parking	25	25,415	26,051
Total 19500 - Retaining Wall:		32,003	32,804
<b>20000 - Lighting</b>			
214 - Entry Lighting 6 Observation Drive Monument	20	2,475	2,537
<b>23000 - Mechanical Equipment</b>			
604 - Water Heater Beach Restrooms	18	785	805
608 - Water Heater 2 Pool Building Bathrooms	12	1,141	1,170
Total 23000 - Mechanical Equipment:		1,926	1,975
<b>24600 - Safety / Access</b>			
910 - Video Monitoring System Beach Web Cam	6	4,232	4,338
<b>25000 - Flooring</b>			
400 - Tile 703 sf Pool Building Bathrooms	15	10,328	10,586
<b>26000 - Outdoor Equipment</b>			
210 - Barbecue Beach Masonry BBQ	10	8,464	8,676
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	8	4,322	4,431
306 - Benches 14 Upper Recreation & Beach (50%)	8	6,051	6,203
840 - Shade Structure 456 sf Lower Tennis Canvas Shade Cover	15	6,699	6,866
900 - Miscellaneous 116 lf Bocce Ball Court Borders	18	2,884	2,956
908 - Miscellaneous 2 Paddle Boat Racks	10	4,588	4,703
912 - Miscellaneous 8 Kayak Boat Racks	10	1,446	1,483
Total 26000 - Outdoor Equipment:		34,454	35,318

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2024</b>			
Total 2024:		292,383	299,697
<b>2025</b>			
<b>12000 - Pool</b>			
110 - Resurface 248 lf Pool	10	42,038	44,167
700 - Equipment: Replacement Pool (50%)	5	10,171	10,685
Total 12000 - Pool:		52,209	54,852
<b>18000 - Landscaping</b>			
420 - General Repairs/Upgrades Recreation Areas	1	10,233	10,751
490 - Bark Replacement Recreation Areas	1	3,000	3,152
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,500	3,677
530 - Plant Replacement Recreation Areas	1	11,284	11,855
Total 18000 - Landscaping:		28,017	29,435
<b>19000 - Fencing</b>			
100 - Chain Link: 4' 120 lf Upper & Lower Tennis Courts	25	1,749	1,838
<b>21000 - Signage</b>			
792 - Monument 2 Observation Drive Entrance	25	11,572	12,158
<b>24600 - Safety / Access</b>			
738 - Card Readers 5 Upper & Lower Recreation Area (20%)	3	2,730	2,868
<b>30000 - Miscellaneous</b>			
990 - Miscellaneous Beach & Pier Maintenance	10	13,103	13,766
Total 2025:		109,380	114,917
<b>2026</b>			
<b>01000 - Paving</b>			
100 - Asphalt: Sealing 12,850 sf Upper & Lower Rec Parking	3	5,400	5,815
110 - Asphalt: Ongoing Repairs 12,850 sf Upper & Lower Rec Parking (3%)	3	1,759	1,895
120 - Asphalt: Major Repairs 12,850 sf Upper & Lower Rec Parking	15	72,607	78,189
124 - Striping Upper & Lower Rec Parking	3	1,950	2,100
Total 01000 - Paving:		81,716	87,999
<b>03000 - Painting: Exterior</b>			
160 - Stain 2,540 sf Pool & Shower Buildings	3	7,606	8,191
170 - Stain 640 sf Beach Restroom Building	3	700	754
Total 03000 - Painting: Exterior:		8,306	8,945



<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
<b>2026</b>			
<b>12000 - Pool</b>			
400 - ADA Chair Lift Pool	10	6,085	6,553
704 - Equipment: Replacement Pool Vacuum	8	5,650	6,085
710 - Chemical System Pool	5	5,000	5,384
Total 12000 - Pool:		16,735	18,022
<b>14000 - Recreation</b>			
900 - Game Table Ping Pong Table	8	633	681
<b>17000 - Tennis Court</b>			
110 - Reseal 15,128 sf [2] Lower Tennis Courts	4	25,782	27,764
<b>18000 - Landscaping</b>			
104 - Irrigation: Controllers 5 Recreation Area Controllers (20%)	5	458	493
420 - General Repairs/Upgrades Recreation Areas	1	10,233	11,020
490 - Bark Replacement Recreation Areas	1	3,000	3,231
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,500	3,769
530 - Plant Replacement Recreation Areas	1	11,284	12,151
Total 18000 - Landscaping:		28,475	30,664
<b>24600 - Safety / Access</b>			
920 - Cameras 6 Cameras	6	2,949	3,176
Total 2026:		164,596	177,251
<b>2027</b>			
<b>03000 - Painting: Exterior</b>			
120 - Surface Restoration 1,626 sf [4] Upper Recreation Trellises	3	3,399	3,752
150 - Stain 4,020 sf Upper Recreation Fencing	3	7,269	8,023
450 - Wood Fencing 10,296 sf Upper Recreation N & E Perimeter	3	24,823	27,400
Total 03000 - Painting: Exterior:		35,491	39,175
<b>18000 - Landscaping</b>			
200 - Irrigation: Valves 36 Recreation Area Valves (22%)	3	3,164	3,493
420 - General Repairs/Upgrades Recreation Areas	1	10,233	11,295
490 - Bark Replacement Recreation Areas	1	3,000	3,311
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,500	3,863
530 - Plant Replacement Recreation Areas	1	11,284	12,455

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2027</b>			
<b>18000 - Landscaping</b>			
Total 18000 - Landscaping:		31,181	34,417
<b>19000 - Fencing</b>			
344 - Wood: 6' 858 lf Upper Recreation Perimeter	18	58,176	64,215
350 - Wood: Repair Beach Walkway Entry Fence/Gate	18	2,887	3,187
Total 19000 - Fencing:		61,063	67,402
<b>30000 - Miscellaneous</b>			
880 - Boat Beach- Dinghy	8	1,187	1,310
Total 2027:		128,922	142,304
<b>2028</b>			
<b>04000 - Structural Repairs</b>			
820 - Dock 3,000 sf Pier Decking	22	67,804	76,714
<b>17000 - Tennis Court</b>			
100 - Reseal 19,488 sf [3] Upper Tennis Courts	4	28,591	32,348
500 - Resurface 19,488 sf [3] Upper Tennis Courts	20	59,461	67,275
Total 17000 - Tennis Court:		88,052	99,623
<b>18000 - Landscaping</b>			
420 - General Repairs/Upgrades Recreation Areas	1	10,233	11,577
490 - Bark Replacement Recreation Areas	1	3,000	3,394
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,500	3,960
530 - Plant Replacement Recreation Areas	1	11,284	12,766
Total 18000 - Landscaping:		28,017	31,697
<b>19000 - Fencing</b>			
110 - Chain Link: 6' 312 lf Beach North Perimeter	25	5,289	5,984
<b>24600 - Safety / Access</b>			
738 - Card Readers 5 Upper & Lower Recreation Area (20%)	3	2,730	3,089
<b>30000 - Miscellaneous</b>			
884 - Boat Pier- Boston Whaler	10	23,093	26,127
888 - Boat Motor Pier- Boston Whaler Motor	10	4,848	5,485
Total 30000 - Miscellaneous:		27,941	31,612
Total 2028:		219,833	248,719
<b>2029</b>			

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2029</b>			
<b>01000 - Paving</b>			
100 - Asphalt: Sealing 12,850 sf Upper & Lower Rec Parking	3	5,400	6,262
110 - Asphalt: Ongoing Repairs 12,850 sf Upper & Lower Rec Parking (3%)	3	1,759	2,040
124 - Striping Upper & Lower Rec Parking	3	1,950	2,261
170 - Asphalt: Sealing 2,247 sf Beach Access Walkway	6	415	481
180 - Asphalt: Ongoing Repairs 2,247 sf Beach Access Walkway	6	1,955	2,267
Total 01000 - Paving:		11,479	13,311
<b>02000 - Concrete</b>			
360 - Stamped 8,002 sf Pool Deck & Walkways (2%)	5	2,825	3,276
390 - Pavers 348 sf Lower Tennis Court Walkways (20%)	5	1,015	1,177
Total 02000 - Concrete:		3,840	4,453
<b>03000 - Painting: Exterior</b>			
124 - Surface Restoration Pier Pylons	6	700	812
160 - Stain 2,540 sf Pool & Shower Buildings	3	7,606	8,821
170 - Stain 640 sf Beach Restroom Building	3	700	812
Total 03000 - Painting: Exterior:		9,006	10,445
<b>12000 - Pool</b>			
754 - Cover 2,660 sf Pool- Winter Cover	8	8,879	10,297
<b>18000 - Landscaping</b>			
300 - Irrigation: Backflow Preventors 4 Recreation Area Backflows (25%)	5	921	1,068
420 - General Repairs/Upgrades Recreation Areas	1	10,233	11,867
490 - Bark Replacement Recreation Areas	1	3,000	3,479
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,500	4,059
530 - Plant Replacement Recreation Areas	1	11,284	13,086
Total 18000 - Landscaping:		28,938	33,559
<b>23000 - Mechanical Equipment</b>			
710 - Boiler Pool House & Pool Heating	10	70,126	81,325
Total 2029:		132,268	153,390

**2030**

<b>03000 - Painting: Exterior</b>			
120 - Surface Restoration 1,626 sf [4] Upper Recreation Trellises	3	3,399	4,041

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2030</b>			
<b>03000 - Painting: Exterior</b>			
150 - Stain 4,020 sf Upper Recreation Fencing	3	7,269	8,640
450 - Wood Fencing 10,296 sf Upper Recreation N & E Perimeter	3	24,823	29,507
Total 03000 - Painting: Exterior:		35,491	42,188
<b>12000 - Pool</b>			
700 - Equipment: Replacement Pool (50%)	5	10,171	12,090
750 - Cover 2,660 sf Pool- Summer Cover	6	9,739	11,577
920 - Lane Ropes 4 Pool Lane Ropes	8	4,057	4,822
990 - Miscellaneous 2 Pool Chemical Room Doors	18	3,164	3,761
Total 12000 - Pool:		27,131	32,250
<b>17000 - Tennis Court</b>			
110 - Reseal 15,128 sf [2] Lower Tennis Courts	4	25,782	30,647
510 - Resurface 15,128 sf [2] Lower Tennis Courts	20	46,158	54,868
700 - Screen 3,307 sf Upper Tennis Courts	6	2,803	3,332
704 - Screen 3,672 sf Lower Tennis Courts	6	3,112	3,699
Total 17000 - Tennis Court:		77,855	92,546
<b>18000 - Landscaping</b>			
200 - Irrigation: Valves 36 Recreation Area Valves (22%)	3	3,164	3,761
420 - General Repairs/Upgrades Recreation Areas	1	10,233	12,163
490 - Bark Replacement Recreation Areas	1	3,000	3,566
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,500	4,160
530 - Plant Replacement Recreation Areas	1	11,284	13,413
Total 18000 - Landscaping:		31,181	37,063
<b>24600 - Safety / Access</b>			
910 - Video Monitoring System Beach Web Cam	6	4,232	5,031
Total 2030:		175,890	209,078

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This report is intended to assist the auditor while preparing the audit, review or compilation of Dollar Point Association, Inc.'s (the "Project") financial documents.

Browning Reserve Group, LLC ("BRG") prepared a reserve study for the Project during the 2023 fiscal year. This was done to help determine the Project's reserve contribution for the next fiscal year (2024) and future fiscal years. In addition, BRG prepared reserve fund disclosures for distribution to the Project members.

This Reserve Study is an Update w/ Site Visit Review. An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

- development of a reserve component inventory (verification only, not quantification);
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan. Please note, in order to complete these study tasks, one or more visits were conducted by BRG to Dollar Point Association, Inc..

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2023 and is the Project's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, December 31, 2022. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$1,084,980 is being used which ties to the last completed audit or review of the Project's financial statements. BRG then re-builds the first year of the study, in this case 2023, and estimates an ending reserve fund balance. Again, see Section III and the 2023 ending reserve balance estimate of \$1,193,923.

"Re-building" the first year of the study as mentioned above simply means using the 2023 adopted budget for the 2023 reserve contribution. Finally, the 2023 reserve expenses both actual and projected are estimated.

We find by using the above method a more accurate reserve study is possible because the beginning reserve fund balance ties directly to the Project's audited financial statement or, in the absence of an audit or review, the year end balance sheet. There is no need to rely on others for determining mid year reserve balances or estimating current year ending reserve balances. This approach forces all involved, to look at the current year's reserve fund activities so a more accurate ending reserve fund balance can be estimated.

With respect to the reserve component Percent Funded values on the next page(s), here are the calculations:

$$\text{FFB} = \text{Year Cost} \times \text{Year Effective Age} / \text{Useful Life}$$
$$\% \text{ Funded} = \text{Year Estimated Ending Reserve Balance} / \text{Year FFB}$$

Please see Section V - Reserve Fund Balance Forecast.

*Browning Reserve Group, LLC*

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2023 Fully Funded Balance</i>	<i>2024 Fully Funded Balance</i>	<i>2024 Line Item Contribution based on Cash Flow Method</i>
<b>01000 - Paving</b>						
100 - Asphalt: Sealing 12,850 sf Upper & Lower Rec Parking	5,400	3	0	5,400	1,845	1,872
110 - Asphalt: Ongoing Repairs 12,850 sf Upper & Lower Rec Parking (3%)	1,759	3	3	440	601	493
111 - Asphalt: Ongoing Repairs Upper & Lower Rec Parking (2023 Only)[nr:1]	675	2	0	675	0	0
120 - Asphalt: Major Repairs 12,850 sf Upper & Lower Rec Parking	72,607	15	3	58,085	64,499	5,421
124 - Striping Upper & Lower Rec Parking	1,950	3	0	1,950	666	676
170 - Asphalt: Sealing 2,247 sf Beach Access Walkway	415	6	0	415	71	72
180 - Asphalt: Ongoing Repairs 2,247 sf Beach Access Walkway	1,955	6	6	279	334	337
181 - Asphalt: Ongoing Repairs Beach Access Walkway (2023 Only)[nr:1]	670	2	0	670	0	0
190 - Asphalt: Major Repairs 2,247 sf Beach Access Walkway	16,200	10	0	16,200	1,661	1,685
800 - Parking Bumpers Lower Parking Bumpers	2,200	20	0	2,200	113	114
804 - Parking Bumpers Upper Parking Bumpers	2,250	20	0	2,250	115	117
<b>02000 - Concrete</b>						
220 - Walkways 173 sf Beach Restroom Steps	3,910	25	9	2,502	2,725	203
360 - Stamped 8,002 sf Pool Deck & Walkways (2%)	2,825	5	1	2,260	2,896	602
370 - Stained 8,002 sf Pool Deck & Walkways	26,224	15	1	24,476	26,880	1,864
390 - Pavers 348 sf Lower Tennis Court Walkways (20%)	1,015	5	1	812	1,040	216
<b>03000 - Painting: Exterior</b>						
120 - Surface Restoration 1,626 sf [4] Upper Recreation Trellises	3,399	3	1	2,266	3,484	1,208
124 - Surface Restoration Pier Pylons	700	6	0	700	120	121
150 - Stain 4,020 sf Upper Recreation Fencing	7,269	3	1	4,846	7,450	2,583
160 - Stain 2,540 sf Pool & Shower Buildings	7,606	3	3	1,902	2,599	2,130
161 - Stain Pool & Shower Buildings (2023 Only)[nr:1]	1,300	2	0	1,300	0	0
170 - Stain 640 sf Beach Restroom Building	700	3	0	700	239	243
450 - Wood Fencing 10,296 sf Upper Recreation N & E Perimeter	24,823	3	1	16,549	25,444	8,821
<b>04000 - Structural Repairs</b>						
200 - Wood: Siding & Trim 2,540 sf Pool & Shower Buildings	37,028	24	9	23,142	25,302	2,004
210 - Wood: Siding & Trim 640 sf Beach Restroom Building	10,125	25	10	6,075	6,642	539
300 - Trellis 813 sf [4] Upper Recreation	41,343	20	10	20,672	23,307	2,752

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
<b>04000 - Structural Repairs</b>						
820 - Dock 3,000 sf Pier Decking	67,804	22	5	52,394	56,863	3,627
824 - Dock 390 sf Pier Catwalk Decking	8,814	22	12	4,007	4,517	560
828 - Dock 2 Pier Catwalk Structures	56,955	30	20	18,985	21,406	3,235
830 - Dock 3,000 sf Pier Walkway Structural	128,827	30	13	73,002	79,229	6,157
910 - Building Maintenance Recreation Shed	2,113	25	13	1,014	1,126	121
914 - Building Maintenance Recreation Shed	3,204	25	20	641	788	218
<b>05000 - Roofing</b>						
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings	14,239	25	10	8,543	9,341	758
680 - Pitched: Metal 2 Squares- Beach Restroom Building	3,142	30	15	1,571	1,717	158
<b>08000 - Rehab</b>						
220 - Bathrooms 2 Pool Building	8,758	15	1	8,174	8,977	622
230 - Restrooms 2 Beach Restrooms	7,232	15	1	6,750	7,413	514
<b>12000 - Pool</b>						
110 - Resurface 248 lf Pool	42,038	10	2	33,631	38,780	4,593
400 - ADA Chair Lift Pool	6,085	10	3	4,260	4,990	682
410 - Furniture: Lifeguard Chair Pool	4,582	20	1	4,353	4,697	244
700 - Equipment: Replacement Pool (50%)	10,171	5	2	6,102	8,340	2,223
704 - Equipment: Replacement Pool Vacuum	5,650	8	3	3,531	4,344	791
710 - Chemical System Pool	5,000	5	3	2,000	3,075	1,120
711 - Chemical System Pool (2023 Only)[nr:1]	3,442	2	0	3,442	0	0
750 - Cover 2,660 sf Pool- Summer Cover	9,739	6	1	8,116	9,983	1,730
754 - Cover 2,660 sf Pool- Winter Cover	8,879	8	6	2,220	3,413	1,339
910 - Miscellaneous Intercom & Sound	1,966	10	1	1,770	2,015	210
920 - Lane Ropes 4 Pool Lane Ropes	4,057	8	7	507	1,040	627
924 - Storage Reel Pool Lane Rope Reel	2,746	18	1	2,594	2,815	163
928 - Storage Reel Pool Cover Reel	4,577	18	1	4,322	4,691	271
990 - Miscellaneous 2 Pool Chemical Room Doors	3,164	18	7	1,934	2,162	217
<b>14000 - Recreation</b>						
900 - Game Table Ping Pong Table	633	8	3	396	486	89
<b>17000 - Tennis Court</b>						
100 - Reseal 19,488 sf [3] Upper Tennis Courts	28,591	4	1	21,443	29,305	7,620
110 - Reseal 15,128 sf [2] Lower Tennis Courts	25,782	4	3	6,446	13,213	7,219
500 - Resurface 19,488 sf [3] Upper Tennis Courts	59,461	20	5	44,596	48,758	3,498
510 - Resurface	46,158	20	7	30,003	33,118	2,853



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
<b>17000 - Tennis Court</b>						
15,128 sf [2] Lower Tennis Courts						
700 - Screen 3,307 sf Upper Tennis Courts	2,803	6	1	2,336	2,873	498
704 - Screen 3,672 sf Lower Tennis Courts	3,112	6	1	2,594	3,190	553
900 - Miscellaneous 10 Court Rollers/Crank Sets	1,158	15	10	386	475	103
<b>17500 - Basketball / Sport Court</b>						
300 - Basketball Standard Upper Tennis Court Area	1,500	15	10	500	615	133
<b>18000 - Landscaping</b>						
104 - Irrigation: Controllers 5 Recreation Area Controllers (20%)	458	5	3	183	281	103
200 - Irrigation: Valves 36 Recreation Area Valves (22%)	3,164	3	1	2,109	3,243	1,124
201 - Irrigation: Valves Recreation Area Valves (2023 Only)[nr:1]	83	2	0	83	0	0
300 - Irrigation: Backflow Preventors 4 Recreation Area Backflows (25%)	921	5	1	737	944	196
420 - General Repairs/Upgrades Recreation Areas	10,233	1	1	5,116	10,489	5,454
490 - Bark Replacement Recreation Areas	3,000	1	1	1,500	3,075	1,599
500 - Tree Maintenance Tree Maintenance & Defensible Space	3,500	1	1	1,750	3,588	1,866
501 - Tree Maintenance Tree Maintenance & Defensible Space (2023 Only)[nr:1]	5,965	2	0	5,965	0	0
530 - Plant Replacement Recreation Areas	11,284	1	1	5,642	11,566	6,014
531 - Plant Replacement Recreation Areas (2023 Only)[nr:1]	524	2	0	524	0	0
<b>18500 - Lakes / Ponds</b>						
994 - Miscellaneous 65 Lake Buoys	21,302	25	1	20,450	21,834	908
<b>19000 - Fencing</b>						
100 - Chain Link: 4' 120 lf Upper & Lower Tennis Courts	1,749	25	2	1,609	1,721	76
110 - Chain Link: 6' 312 lf Beach North Perimeter	5,289	25	5	4,231	4,554	249
130 - Chain Link: 10' 649 lf Upper Tennis Courts	18,335	25	15	7,334	8,269	1,105
131 - Chain Link: 10' Upper Tennis Courts (2023 Only)[nr:1]	3,400	2	0	3,400	0	0
140 - Chain Link: 10' 492 lf Lower Tennis Courts	13,900	25	1	13,344	14,247	593
340 - Wood: 6' 335 lf Upper Recreation Perimeter	22,714	18	9	11,357	12,935	1,639
344 - Wood: 6' 858 lf Upper Recreation Perimeter	58,176	18	4	45,248	49,692	3,710
350 - Wood: Repair Beach Walkway Entry Fence/Gate	2,887	18	4	2,246	2,466	184
<b>19500 - Retaining Wall</b>						
120 - Wood 53 lf Beach	6,588	20	1	6,259	6,753	351
124 - Wood: 2' 64 lf Tot Lot Perimeter	6,148	20	15	1,537	1,890	463
130 - Wood: 1' 130 lf Upper Parking	25,415	25	1	24,399	26,051	1,084
140 - Wood: 3' 113 lf Beach	14,047	22	14	5,108	5,890	938

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
<b>20000 - Lighting</b>						
214 - Entry Lighting 6 Observation Drive Monument	2,475	20	1	2,351	2,537	132
<b>21000 - Signage</b>						
792 - Monument 2 Observation Drive Entrance	11,572	25	2	10,646	11,387	506
<b>23000 - Mechanical Equipment</b>						
600 - Water Heater Behind Shower Building	3,068	12	8	1,023	1,310	324
604 - Water Heater Beach Restrooms	785	18	1	742	805	47
608 - Water Heater 2 Pool Building Bathrooms	1,141	12	1	1,046	1,170	101
710 - Boiler Pool House & Pool Heating	70,126	10	6	28,050	35,940	8,458
<b>24600 - Safety / Access</b>						
738 - Card Readers 5 Upper & Lower Recreation Area (20%)	2,730	3	2	910	1,866	994
910 - Video Monitoring System Beach Web Cam	4,232	6	1	3,527	4,338	752
920 - Cameras 6 Cameras	2,949	6	3	1,475	2,015	551
<b>25000 - Flooring</b>						
200 - Vinyl 26 Sq. Yds. Pool Building Office	1,028	15	9	411	492	89
400 - Tile 703 sf Pool Building Bathrooms	10,328	15	1	9,639	10,586	734
<b>26000 - Outdoor Equipment</b>						
100 - Tot Lot: Play Equipment Upper Recreation	64,289	18	13	17,858	21,966	5,121
210 - Barbecue Beach Masonry BBQ	8,464	10	1	7,618	8,676	902
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	4,322	8	1	3,782	4,431	576
306 - Benches 14 Upper Recreation & Beach (50%)	6,051	8	1	5,295	6,203	806
840 - Shade Structure 456 sf Lower Tennis Canvas Shade Cover	6,699	15	1	6,252	6,866	476
900 - Miscellaneous 116 lf Bocce Ball Court Borders	2,884	18	1	2,724	2,956	171
908 - Miscellaneous 2 Paddle Boat Racks	4,588	10	1	4,129	4,703	489
912 - Miscellaneous 8 Kayak Boat Racks	1,446	10	1	1,302	1,483	154
<b>30000 - Miscellaneous</b>						
880 - Boat Beach- Dinghy	1,187	8	4	593	760	170
884 - Boat Pier- Boston Whaler	23,093	10	5	11,546	14,202	2,717
888 - Boat Motor Pier- Boston Whaler Motor	4,848	10	5	2,424	2,981	570
990 - Miscellaneous Beach & Pier Maintenance	13,103	10	2	10,482	12,088	1,432
<b>Totals</b>	<b>1,347,225</b>			<b>863,284</b>	<b>961,036</b>	<b>140,748</b>
				[A]	[B]	
				[EndBal]	[EndBal]	
				[A]	[B]	
<b>Percent Funded</b>				<b>138%</b>	<b>109%</b>	

## Terms & Definitions CAI

**CASH FLOW METHOD:** A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

**COMPONENT INVENTORY:** The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate representative(s) of the association or cooperative.

**COMPONENT METHOD:** A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method."

**COMPONENT:** The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

**CONDITION ASSESSMENT:** The task of evaluating the current condition of the component based on observed or reported characteristics.

**CURRENT REPLACEMENT COST:** See "Replacement Cost."

**DEFICIT:** An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

**EFFECTIVE AGE:** The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

**FINANCIAL ANALYSIS:** The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

**FULLY FUNDED BALANCE (FFB):** Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

or

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate})^{\text{Remaining Life}}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate})^{\text{Remaining Life}}]$$

**FULLY FUNDED: 100% Funded.** When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

**FUND STATUS:** The status of the reserve fund as compared to an established benchmark such as percent funding.

**FUNDING GOALS:** Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

**Baseline Funding:** Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

**Full Funding:** Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

**Statutory Funding:** Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.

**Threshold Funding:** Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

**FUNDING PLAN:** An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

**FUNDING PRINCIPLES:**

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

**LIFE AND VALUATION ESTIMATES:** The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

**PERCENT FUNDED:** The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the *actual (or projected)* Reserve Balance to the *Fully Funded Balance*, expressed as a percentage.

**PHYSICAL ANALYSIS:** The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

**REMAINING USEFUL LIFE (RUL):** Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

**REPLACEMENT COST:** The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

**RESERVE BALANCE:** Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts and Cash Reserves. Based upon information provided and not audited.

**RESERVE PROVIDER:** An individual that prepares Reserve Studies.

**RESERVE STUDY:** A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis.

**RESPONSIBLE CHARGE:** A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve study of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review;
4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

**SPECIAL ASSESSMENT:** An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

**SURPLUS:** An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See "Deficit."

**USEFUL LIFE (UL):** Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

*The above terms and definitions are from the Community Associations Institute (CAI) national standards.*

## Terms & Definitions BRG

Browning Reserve Group, LLC reserve studies use several terms that are unique to our reports. Our specialized systems have been developed to offer flexibility in many areas of our reporting. Please see below for definitions of abbreviations and symbols used in many of our reserve studies.

**NR-1 (LIMITED RECURRENCE, 1 TIME):** This signifies a major reserve component recurs for only a fixed number of cycles. Most often used to display a cost in a specific year only, NR-1 signifies the component only occurs one time. An NR-2 means the component will display for two cycles and so on. This makes it easy to enter one-time costs that pop up from time to time, or to display a cost that may be unique at one replacement date only.

**SE-2 (SPREAD EVENLY OVER 2 YEARS):** This signifies the major component, when replaced is spread evenly over 2 or more years. For example if a component will be replaced in year 8 of the study, and there is a SE-2, then the component will be replaced over 2 years, year 8 and year 9. Although the component is split over 2 or more years, each subsequent year will increase by the study's inflation factor. An SE-3 signifies the component is split over three years and so on.

**NSE-2 (SPREAD NON-EVENLY OVER 2 YEARS):** Similar to above, but the spread is not equal in each year. The spread is entered at a different amount for each year in the spread. The total of the spread will always equal 100% of the total replacement cost, excluding inflation.

**% (PERCENT TO INCLUDE):** This signifies that the component is being replaced at less than 100 percent of its replacement cost or quantity. Perhaps a component is replaced partially at each replacement year. Another example would be to do a small portion of the work at each replacement year. Oftentimes wood fencing is replaced over several cycles, and the study will display a percentage of the fence at each replacement cycle.

**DELAYED START (REMAINING LIFE GREATER THAN USEFUL):** In many instances a component's replacement cycle may not begin immediately, so the replacement cycle start is delayed. Delay is accomplished by setting the remaining life greater than the useful life.

**ZERO REMAINING LIFE:** Zero remaining life signifies that the component is replaced in the year which the study is prepared. All replacements are reflected in their replacement year, and the year in which the study is prepared is no different than any other year.



**RESERVE STUDY**

Member Distribution Materials

**Dollar Point Association, Inc.**

*Update w/ Site Visit Review*

Second Draft

Published - September 11, 2023

Prepared for the 2024 Fiscal Year

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September 11, 2023

The intention of the Reserve Study is to forecast the Project's ability to repair or replace major components as they wear out in future years. This is done utilizing the "Cash Flow Method." This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

Browning Reserve Group, LLC prepared this Update w/ Site Visit Review for the January 1, 2024 - December 31, 2024 fiscal year. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 1.50% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per year.

The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

### **Funding Assessment**

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.



<i>Reserve Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2023 Fully Funded Balance</i>	<i>2024 Fully Funded Balance</i>	<i>2024 Line Item Contribution based on Cash Flow Method</i>
<b>01000 - Paving</b>	<b>106,082</b>	<b>2-20</b>	<b>0-6</b>	<b>88,565</b>	<b>69,905</b>	<b>10,787</b>
<b>02000 - Concrete</b>	<b>33,974</b>	<b>5-25</b>	<b>1-9</b>	<b>30,050</b>	<b>33,541</b>	<b>2,885</b>
<b>03000 - Painting: Exterior</b>	<b>45,797</b>	<b>2-6</b>	<b>0-3</b>	<b>28,262</b>	<b>39,336</b>	<b>15,105</b>
<b>04000 - Structural Repairs</b>	<b>356,214</b>	<b>20-30</b>	<b>5-20</b>	<b>199,932</b>	<b>219,181</b>	<b>19,214</b>
<b>05000 - Roofing</b>	<b>17,380</b>	<b>25-30</b>	<b>10-15</b>	<b>10,114</b>	<b>11,058</b>	<b>916</b>
<b>08000 - Rehab</b>	<b>15,990</b>	<b>15-15</b>	<b>1-1</b>	<b>14,924</b>	<b>16,390</b>	<b>1,136</b>
<b>12000 - Pool</b>	<b>112,098</b>	<b>2-20</b>	<b>0-7</b>	<b>78,782</b>	<b>90,345</b>	<b>14,209</b>
<b>14000 - Recreation</b>	<b>633</b>	<b>8-8</b>	<b>3-3</b>	<b>396</b>	<b>486</b>	<b>89</b>
<b>17000 - Tennis Court</b>	<b>167,065</b>	<b>4-20</b>	<b>1-10</b>	<b>107,802</b>	<b>130,933</b>	<b>22,344</b>
<b>17500 - Basketball / Sport Court</b>	<b>1,500</b>	<b>15-15</b>	<b>10-10</b>	<b>500</b>	<b>615</b>	<b>133</b>
<b>18000 - Landscaping</b>	<b>39,131</b>	<b>1-5</b>	<b>0-3</b>	<b>23,610</b>	<b>33,186</b>	<b>16,356</b>
<b>18500 - Lakes / Ponds</b>	<b>21,302</b>	<b>25-25</b>	<b>1-1</b>	<b>20,450</b>	<b>21,834</b>	<b>908</b>
<b>19000 - Fencing</b>	<b>126,450</b>	<b>2-25</b>	<b>0-15</b>	<b>88,769</b>	<b>93,884</b>	<b>7,556</b>
<b>19500 - Retaining Wall</b>	<b>52,198</b>	<b>20-25</b>	<b>1-15</b>	<b>37,302</b>	<b>40,584</b>	<b>2,836</b>
<b>20000 - Lighting</b>	<b>2,475</b>	<b>20-20</b>	<b>1-1</b>	<b>2,351</b>	<b>2,537</b>	<b>132</b>
<b>21000 - Signage</b>	<b>11,572</b>	<b>25-25</b>	<b>2-2</b>	<b>10,646</b>	<b>11,387</b>	<b>506</b>
<b>23000 - Mechanical Equipment</b>	<b>75,121</b>	<b>10-18</b>	<b>1-8</b>	<b>30,861</b>	<b>39,225</b>	<b>8,930</b>
<b>24600 - Safety / Access</b>	<b>9,912</b>	<b>3-6</b>	<b>1-3</b>	<b>5,911</b>	<b>8,219</b>	<b>2,297</b>
<b>25000 - Flooring</b>	<b>11,356</b>	<b>15-15</b>	<b>1-9</b>	<b>10,050</b>	<b>11,078</b>	<b>823</b>
<b>26000 - Outdoor Equipment</b>	<b>98,745</b>	<b>8-18</b>	<b>1-13</b>	<b>48,960</b>	<b>57,283</b>	<b>8,695</b>
<b>30000 - Miscellaneous</b>	<b>42,230</b>	<b>8-10</b>	<b>2-5</b>	<b>25,046</b>	<b>30,031</b>	<b>4,890</b>
Totals	<b>\$1,347,225</b>			<b>\$863,284</b>	<b>\$961,036</b>	<b>\$140,748</b>
Estimated Ending Balance				<b>\$1,193,923</b>	<b>\$1,051,693</b>	<b>\$11,729.00</b>
Percent Funded				<b>138.3%</b>	<b>109.4%</b>	/Lot/month @ 1



*September 11, 2023*

Total Access **Memo**



**Section III**

Dollar Point Association, Inc.

**30 Year Reserve Funding Plan Cash Flow Method**

Second Draft

Prepared for the 2024 Fiscal Year

	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>
<b>Beginning Balance</b>	1,084,980	1,193,923	1,051,693	1,096,472	1,082,159	1,105,946	1,026,047	1,044,229	1,009,882	1,140,831
<b>Inflated Expenditures @ 2.5%</b>	45,874	299,695	114,917	177,252	142,305	248,719	153,391	209,078	47,849	189,860
<b>Reserve Contribution</b>	137,853	140,748	143,704	146,722	149,803	152,949	156,161	159,440	162,788	166,207
<i>Lot/month @ 1</i>	<i>11,487.75</i>	<i>11,729.00</i>	<i>11,975.33</i>	<i>12,226.83</i>	<i>12,483.58</i>	<i>12,745.75</i>	<i>13,013.42</i>	<i>13,286.67</i>	<i>13,565.67</i>	<i>13,850.58</i>
<i>Percentage Increase</i>		<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	16,965	16,717	15,991	16,218	16,289	15,871	15,411	15,291	16,010	16,935
<b>Ending Balance</b>	1,193,923	1,051,693	1,096,472	1,082,159	1,105,946	1,026,047	1,044,229	1,009,882	1,140,831	1,134,113

	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>
<b>Beginning Balance</b>	1,134,113	1,127,045	1,207,420	1,235,990	987,813	1,112,014	1,123,171	1,033,371	1,124,154	1,144,031
<b>Inflated Expenditures @ 2.5%</b>	193,597	110,264	166,518	445,346	75,837	193,762	298,088	121,549	197,401	207,209
<b>Reserve Contribution</b>	169,697	173,261	176,899	180,614	184,407	188,280	192,234	196,271	200,393	204,601
<i>Lot/month @ 1</i>	<i>14,141.42</i>	<i>14,438.42</i>	<i>14,741.58</i>	<i>15,051.17</i>	<i>15,367.25</i>	<i>15,690.00</i>	<i>16,019.50</i>	<i>16,355.92</i>	<i>16,699.42</i>	<i>17,050.08</i>
<i>Percentage Increase</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	16,832	17,378	18,189	16,554	15,631	16,639	16,054	16,061	16,885	17,141
<b>Ending Balance</b>	1,127,045	1,207,420	1,235,990	987,813	1,112,014	1,123,171	1,033,371	1,124,154	1,144,031	1,158,563

	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>
<b>Beginning Balance</b>	1,158,563	1,195,214	1,238,768	1,126,510	1,239,179	1,396,216	1,239,952	1,178,673	967,590	1,083,165
<b>Inflated Expenditures @ 2.5%</b>	189,769	187,850	347,629	127,279	89,587	407,661	315,923	468,669	146,375	121,428
<b>Reserve Contribution</b>	208,898	213,285	217,764	222,337	227,006	231,773	236,640	241,609	246,683	251,863
<i>Lot/month @ 1</i>	<i>17,408.17</i>	<i>17,773.75</i>	<i>18,147.00</i>	<i>18,528.08</i>	<i>18,917.17</i>	<i>19,314.42</i>	<i>19,720.00</i>	<i>20,134.08</i>	<i>20,556.92</i>	<i>20,988.58</i>
<i>Percentage Increase</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>	<i>2.1%</i>
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	17,522	18,119	17,608	17,611	19,618	19,624	18,005	15,977	15,266	17,226
<b>Ending Balance</b>	1,195,214	1,238,768	1,126,510	1,239,179	1,396,216	1,239,952	1,178,673	967,590	1,083,165	1,230,826