

2021 Operating Budget and Other Information

As required by the By Laws of the Association, below are:

- The **2021 Operating Budget**, identifying the estimated revenue and expenses for 2021.
- A forecast of the **Capital Reserve**, which funds are used to construct new physical assets, both large and small, or to add operational infrastructure for new association services.
- A forecast of the **Replacement Reserve**, which funds are needed to replace existing association assets estimated in a 30-year reserve replacement study completed in 2011, updated in 2020. The estimated useful life of major asset classes and estimated future replacement costs are presented in a table below. The entire study is available for review at the association's office, 170 Observation Dr., Tahoe City, CA. 96145.

2021 OPERATING BUDGET

| | |
|---|--------------------|
| DUES OF | \$980 |
| MEMBERSHIP OF | 532 |
| REVENUE | |
| Coupon Book Income | \$10,000 |
| Dues | \$521,360 |
| Initiation/Transfer Fees | \$42,000 |
| Buoy/Rack Income less refunds | \$259,060 |
| Other Income | \$1,000 |
| XFR to Capital Reserve | (\$15,000) |
| XFR to Replacement reserve | (\$137,892) |
| TOTAL REVENUE (less Allocations to Reserves) | \$682,950 |

| | |
|-------------------------------|------------------|
| EXPENSES | |
| Staff | |
| Office & Maintenance | \$141,000 |
| Pool, Beach, Pier | \$190,000 |
| Tennis Pro Contract | \$8,000 |
| Maintenance/Operations | |
| Landscaping | \$60,000 |
| Recreation Area Repairs | \$500 |
| Tennis Repairs & Supplies | \$500 |
| Pier/Beach/Buoy/Boat | \$15,000 |
| Gov. Fees (TRPA,SLC,DMV) | \$5,000 |
| Pool | \$30,000 |
| HO Activities/Annual Mtg. | \$15,000 |
| Insurance | \$27,000 |
| Legal Fees | \$55,000 |
| Office Expenses | \$20,000 |
| Newsletter/Mailings | \$9,000 |
| Firewise | \$12,000 |
| Accounting | \$6,000 |
| Taxes, Fees, Licenses | \$5,000 |
| Professional Fees | \$500 |
| Maintenance Supplies | \$3,000 |
| Webmaster | \$3,000 |
| Security Contract | \$5,000 |
| Miscellaneous | \$1,500 |
| Utilities | |
| Electricity | \$8,000 |
| Telephone | \$5,000 |
| Natural Gas | \$6,000 |
| Water & Sewer | \$20,000 |
| Waste Disposal | \$8,000 |
| Contingency Amount | \$10,000 |
| TOTAL EXPENSES | \$684,022 |
| NET REVENUE/EXPENSES | (\$1,050) |

CAPITAL RESERVE

| | |
|---|------------------|
| Projected Balance as of 12/31/20 | \$281,418 |
| 2020 Additions (and interest) | \$7,486 |
| Total | \$289,904 |
| Less forecast 2021 charges: | \$0 |
| Forecast Balance 12/31/21 | \$303,904 |

REPLACEMENT RESERVE

| | |
|---|--------------------|
| Projected Balance as of 12/31/20 | \$864,649 |
| 2020 Additions (and interest) | \$103,502 |
| Total | \$968,151 |
| Less forecast 2021 charges: Tennis Courts, Landscaping, Play Equipment and Miscellaneous | (\$135,670) |
| Forecast Balance 12/31/21 | \$832,481 |

Summary of the 2020 Reserve Study

| Component | Remaining Estimated Useful Lives (years) | Future Estimated Replacement Cost |
|---------------------|--|-----------------------------------|
| Paving | 0-18 | \$87,989 |
| Roofs | 14-19 | \$15,380 |
| Fencing | 1-13 | \$155,078 |
| Amenities | 0-26 | \$508,080 |
| Buildings int./ext. | 0-19 | \$105,454 |
| Equipment & misc. | 0-17 | \$193,148 |
| Totals: | Total of 76 Items | \$1,065,129 |

By Laws Articles 11.1 and 11.2 Initiation Fees and Dues

The Board of Directors shall fix the initiation fee from time-to-time, which shall be payable with any application for membership.

The Board of Directors shall fix the amount of membership annual dues, which include the amounts set aside for the reserves. Annual dues shall be payable February 15th annually and shall be delinquent on March 31st annually.

All members should note:

1. The initiation fee to join the Dollar Point Association is currently \$25,000.
2. Annual membership dues are \$980.00 per year. Membership cards are deactivated if dues have not been paid in full by March 31st. Dues that have not been paid in full by December 31st will be considered delinquent and result in the immediate loss of membership, and an initiation fee will have to be paid to rejoin the Association.
3. The transfer fee for membership is \$2,500 (plus \$50 document fee) upon the sale or transfer of a lot or home by a DPA member. Each membership belongs to the lot; thus a transfer fee will be charged if a member wishes to transfer the membership from one lot to another. If a member transfers ownership of a lot or a home to son(s) and or daughter(s), the name on the membership can be transferred to the same individual(s) without a transfer charge.

