

## 2022 Operating Budget and Other Information

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

- The **2022 Operating Budget**, identifying the estimated revenue and expenses for 2022.
- 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 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.

### 2022 OPERATING BUDGET

<b>DUES OF</b>	<b>\$1,100</b>
<b>MEMBERSHIP OF</b>	<b>533</b>
<b>REVENUE</b>	
Coupon Book Income	\$1,000
Dues	\$586,300
Initiation/Transfer Fees	\$50,000
Buoy/Rack Income less refunds	\$247,000
Other Income	\$7,000
XFR to Capital Reserve	\$0
XFR to Replacement reserve	(\$135,670)
<b>TOTAL REVENUE (less Allocations to Reserves)</b>	<b>\$755,630</b>

<b>EXPENSES</b>	
<b>Operations</b>	
Employee Payroll/ W.C./Healthcare	\$357,600
Security Contract	\$3,400
Tennis Pro Contract	\$8,000
<b>Maintenance/Operations</b>	
Landscaping	\$67,000
Recreation Area Repairs	\$1,000
Tennis Repairs & Supplies	\$1,500
Pier/Beach/Buoy/Boat	\$15,000
Gov. Fees (TRPA,SLC,DMV)	\$9,000
Pool	\$25,000
HO Activities/Meeting Expense	\$30,330
Insurance	\$72,000
Legal Fees	\$25,000
Office Expenses	\$15,000
Newsletter/Mailings	\$11,000
Accounting	\$20,000
Firewise	\$10,000
Recreation Supplies	\$2,500
Employee Expense	\$5,000
Swim Lesson/Water Aerobics	\$5,500
Webmaster	\$4,800
TLOA Membership	\$1,000
Property Tax	\$5,000
<b>Utilities</b>	
Electricity	\$21,500
Telephone	\$4,000
Natural Gas	\$5,000
Water & Sewer	\$20,000
Waste Disposal	\$8,000
<b>Contingency Amount</b>	<b>\$0</b>
<b>TOTAL EXPENSES</b>	<b>\$755,630</b>
<b>NET REVENUE/EXPENSES</b>	<b>\$0</b>

### CAPITAL RESERVE

<b>Beginning Balance 1/1/21</b>	<b>\$284,347</b>
<b>2021 Additions</b>	<b>\$8,263</b>
<b>2021 Expenses</b>	<b>(\$6,737)</b>
<b>2021 Interest</b>	<b>\$78</b>
<b>Projected Balance as of 12/31/21</b>	<b>\$292,610</b>

### REPLACEMENT RESERVE

<b>Beginning Balance as of 1/1/2021</b>	<b>\$727,437</b>
<b>2021 Additions</b>	<b>\$74,275</b>
<b>2021 Expenses</b>	<b>(\$61,394)</b>
<b>2021 Interest</b>	<b>\$16</b>
<b>Projected Balance as of 12/31/21</b>	<b>\$801,728</b>

### Summary of the 2020 Reserve Study

Component	Remaining Estimated Useful Lives (years)	Future Estimated Replacement Cost
Paving	0-17	\$87,989
Roofs	13-18	\$15,380
Fencing	1-12	\$22,389
Amenities	0-25	\$86,776
Buildings int./ext.	0-18	\$51,037
Equipment & misc.	0-17	\$28,688
<b>Totals:</b>	<b>Total of 76 Items</b>	<b>\$292,259</b>

### 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 15<sup>th</sup> annually and shall be delinquent on March 31<sup>st</sup> annually.

#### All members should note:

1. The initiation fee to join the Dollar Point Association is currently \$25,000.
2. Annual membership dues are \$1,100.00 per year. Membership cards are deactivated if dues have not been paid in full by March 31<sup>st</sup>. Dues that have not been paid in full by December 31<sup>st</sup> 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.

