



DOLLAR POINT ASSOCIATION, INC.

RESERVE STUDY

Full Study



Final

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Prepared for the 2012 Fiscal Year

BROWNING RESERVE GROUP

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Final

DOLLAR POINT ASSOCIATION, INC.

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DOLLAR POINT ASSOCIATION, INC.
Member Distribution Materials

The following Reserve Study sections should be provided to each member.

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Reserve Study

Full Study

Prepared for the 2012 Fiscal Year

Dollar Point Association, Inc.

Reserve Study Summary

A Reserve Study was conducted of Dollar Point Association, Inc. (the "**Association**"). A **Full Study** includes an on-site review upon where the following tasks are performed:

- development of a reserve component inventory;
- 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 ("**BRG**") conducted a physical inspection of the Association. The inspection encompassed those major components that the Association 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. Association 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 Association to provide an accurate Beginning Reserve Balance.

The status of the Association'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 Association 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 \$329,104.**
 - **[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, 2012 is estimated to be \$339,492, constituting 103.2% 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 \$95,850 [*\$7,987.50 per month (average)*] for the fiscal year ending December 31, 2012 (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 Association is 103.2% 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 Association 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 Association'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 Association which could result in actual or perceived conflicts of interest.

Personnel Credentials:

BRG is a licensed general building contractor in California and the owner, Sample for Review, holds the Reserve Specialist designation from the Community Associations Institute.

Completeness:

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

Reliance on Client Data:

Information provided by the official representative of the Association 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 Association'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.



Browning Reserve Group



Dollar Point Association, Inc.

Section II

Final

30 Year Expense Forecast - Detailed

Prepared for the 2012 Fiscal Year

Reserve Component	Current		Life	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
	Replacement	Cost																
01000 - Paving																		
100 - Asphalt: Sealing {4,000 Sq. Ft. Upper Recreation Parking}	1,025	3	1		1,051			1,131			1,218			1,312				1,413
110 - Asphalt: Sealing {8,850 Sq. Ft. Lower Tennis Ct Parking}	2,268	3	1		2,325			2,503			2,696			2,903				3,126
200 - Asphalt: Ongoing Repairs {4,000 Sq. Ft. Upper Recreation Parking (3%)}	400	3	3				430			464			499				538	
210 - Asphalt: Ongoing Repairs {8,850 Sq. Ft. Lower Tennis Ct Parking (3%)}	884	3	3				952			1,026			1,105				1,189	
300 - Asphalt: Petromat Overlay {4,000 Sq. Ft. Upper Recreation Parking}	9,000	15	10											11,521				
310 - Asphalt: Petromat Overlay {8,850 Sq. Ft. Lower Tennis Ct Parking}	19,913	15	10											25,490				
400 - Asphalt: Major Repairs {2,247 Sq. Ft. Beach Access Walkway}	11,516	10	10											14,741				
Total 01000 - Paving	45,005				3,375		1,383	3,635		1,489	3,914		1,604	55,967		1,727	4,539	
02000 - Concrete																		
360 - Stamped {8,002 Sq. Ft. Pool Deck & Walkways (2%)}	2,000	5	0	2,000					2,263					2,560				
370 - Stained {8,002 Sq. Ft. Pool Deck & Walkways}	18,455	15	10											23,623				
390 - Pavers {348 Sq. Ft. Lower Tennis Court Walkways (20%)}	856	5	3				922					1,043						1,180
Total 02000 - Concrete	21,311			2,000			922		2,263			1,043		26,184			1,180	
03000 - Painting: Exterior																		
120 - Surface Restoration {1,626 Sq. Ft. Upper Recreation Trellises}	2,083	3	1		2,135			2,300			2,476			2,667				2,872
150 - Stain {4,020 Sq. Ft. Upper Recreation Fencing}	4,120	3	1		4,224			4,548			4,898			5,275				5,680
160 - Stain {2,540 Sq. Ft. Pool & Shower Buildings}	3,124	4	1		3,202				3,535				3,902					4,307
170 - Stain {640 Sq. Ft. Beach Restroom Building}	787	4	1		807				891				983					1,085
400 - Wrought Iron {104 Lin. Ft. East Beach Perimeter Fencing}	959	4	3				1,033				1,140				1,259			
450 - Wood Fencing {10,296 Sq. Ft. Upper Recreation N & E Perimeter}	8,443	5	4					9,319					10,544					11,929
Total 03000 - Painting: Exterior	19,517				10,368		1,033	16,167	4,425		8,515		15,429	7,941	1,259		13,944	11,929
04000 - Structural Repairs																		
200 - Wood: Siding & Trim {2,540 Sq. Ft. Pool & Shower Buildings}	27,337	24	21															
210 - Wood: Siding & Trim {640 Sq. Ft. Beach Restroom Building}	6,888	16	13															9,495

30 Year Expense Forecast - Detailed

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Reserve Component	Current		Life		Prepared for the 2012 Fiscal Year														
	Replacement	Useful /	Cost	Remaining	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
300 - Trellis {813 Sq. Ft. Upper Recreation}	29,166	20	5							32,999									
820 - Dock {3,000 Sq. Ft. Pier Decking}	61,500	20	5							69,582									
830 - Dock {3,000 Sq. Ft. Pier Walkway Structural}	92,250	30	25																
910 - Miscellaneous {Recreation Shed}	1,500	20	0	1,500															
Total 04000 - Structural Repairs	218,641			1,500						102,581									9,495
05000 - Roofing																			
440 - Pitched: Dimensional Composition {24 Squares- Pool & Shower Buildings}	9,840	25	22																
680 - Pitched: Metal {2 Squares- Beach Restroom Building}	1,230	30	25																
Total 05000 - Roofing	11,070																		
08000 - Rehab																			
220 - Bathrooms {2 Pool Building}	6,150	15	10																7,873
230 - Restrooms {2 Beach Restrooms}	5,125	15	10																6,560
Total 08000 - Rehab	11,275																		14,433
11000 - Gate Equipment																			
738 - Card Reader {4 Upper & Lower Recreation Area}	6,150	10	5							6,958									
Total 11000 - Gate Equipment	6,150									6,958									
12000 - Pool																			
110 - Resurface {248 Lin. Ft. Pool}	35,000	5	1	35,875						40,589									45,923
410 - Lifeguard Chair {Pool}	3,280	20	13																4,522
700 - Equipment: Replacement {Pool (50%)}	7,482	5	4					8,259					9,345						10,573
720 - Heater {2 Pool}	10,000	8	0	10,000								12,184							
750 - Cover {Pool}	3,500	8	0	3,500								4,264							
910 - Miscellaneous {PA & Intercom}	1,500	10	0	1,500										1,920					
920 - Miscellaneous {Pool Lane Markers}	1,700	8	0	1,700									2,071						
Total 12000 - Pool	62,462			16,700	35,875			8,259		40,589		18,520	9,345	1,920	45,923			4,522	10,573
17000 - Tennis Court																			
100 - Reseal {19,488 Sq. Ft. [3] Upper Tennis Courts}	15,458	4	7									18,375							20,283
110 - Reseal {15,128 Sq. Ft. [2] Lower Tennis Courts}	12,000	4	3				12,923					14,264							15,745
200 - Repair {3 Upper Tennis Courts}	1,500	20	11																1,968
204 - Repair {3 Upper Tennis Courts}	1,500	20	19																
210 - Repair {2 Lower Tennis Courts}	1,000	20	7									1,189							
214 - Repair {2 Lower Tennis Courts}	1,000	20	15																
500 - Resurface {19,488 Sq. Ft. [3] Upper Tennis Courts}	37,236	20	3				40,099												
510 - Resurface {15,128 Sq. Ft. [2] Lower Tennis Courts}	28,905	20	19																

30 Year Expense Forecast - Detailed

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Reserve Component	Current Replacement Cost		Life Useful / Remaining		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total 17000 - Tennis Court	98,599							53,021				33,828				37,996			
18000 - Landscaping																			
420 - General Repairs/Upgrades {Upper & Lower Recreation Areas}	10,000	1	0		10,000	10,250	10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130
490 - Bark Replacement {Recreation Areas}	1,845	1	1			1,891	1,938	1,987	2,037	2,087	2,140	2,193	2,248	2,304	2,362	2,421	2,481	2,543	2,607
530 - Plant Replacement {Recreation Areas}	2,562	1	1			2,627	2,692	2,760	2,829	2,899	2,972	3,046	3,122	3,200	3,280	3,362	3,446	3,532	3,621
Total 18000 - Landscaping	14,407				10,000	14,768	15,137	15,515	15,903	16,301	16,708	17,126	17,554	17,993	18,443	18,904	19,376	19,861	20,357
19000 - Fencing																			
100 - Chain Link: 4' {120 Lin. Ft. Upper & Lower Tennis Courts}	1,353	25	14																1,912
110 - Chain Link: 6' {312 Lin. Ft. North Beach Perimeter}	3,838	25	17																
130 - Chain Link: 10' {649 Lin. Ft. Upper Tennis Courts}	14,022	25	8										17,085						
140 - Chain Link: 10' {492 Lin. Ft. Lower Tennis Courts}	10,630	25	5						12,027										
230 - Wrought Iron: 6' {104 Lin. Ft. East Beach Perimeter}	6,150	30	29																
340 - Wood: 6' {335 Lin. Ft. Upper Recreation Perimeter}	16,482	18	13																22,721
344 - Wood: 6' {858 Lin. Ft. Upper Recreation Perimeter}	39,575	18	10											50,660					
350 - Wood: Repair {Beach Fence}	2,050	18	16																
351 - Wood: Repair {Beach Fence (2011 Only)}	2,000	1	0		2,000														
Total 19000 - Fencing	96,101				2,000				12,027				17,085		50,660			22,721	1,912
19500 - Retaining Wall																			
120 - Wood: 2' {43 Lin. Ft. Beach}	2,644	20	9											3,303					
140 - Wood: 3' {126 Lin. Ft. Beach}	10,978	20	14																15,511
Total 19500 - Retaining Wall	13,622													3,303					15,511
20000 - Lighting																			
214 - Entry Lighting {6 Observation Drive Monument}	1,753	20	3					1,888											
Total 20000 - Lighting	1,753							1,888											
21000 - Signage																			
792 - Monument {2 Observation Drive Entrance}	8,200	25	14																11,586
Total 21000 - Signage	8,200																		11,586
23000 - Mechanical Equipment																			
600 - Water Heater {Shower Building}	1,845	12	7									2,193							
610 - Water Heater {2 Pool Building Bathrooms}	820	12	7									975							
Total 23000 - Mechanical Equipment	2,665											3,168							
25000 - Flooring																			

30 Year Expense Forecast - Detailed

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Reserve Component	Current Replacement		Life Useful /		Prepared for the 2012 Fiscal Year													
	Cost	Remaining	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
200 - Carpeting {26 Sq. Yds. Pool Building Office}	853	5	2		896					1,014							1,147	
400 - Tile {703 Sq. Ft. Pool Building Bathrooms}	7,206	15	10										9,224					
Total 25000 - Flooring	8,059				896					1,014			9,224				1,147	
26000 - Outdoor Equipment																		
100 - Tot Lot: Play Equipment {Upper Recreation}	10,250	18	14														14,483	
200 - Pedestal Grill BBQ {4 Upper Recreation & Beach (25%)}	500	2	2		525		552		580		609		640		672		706	
210 - Barbecue {Beach Masonry BBQ}	6,000	10	8								7,310							
280 - Picnic Tables {15 Upper Recreation & Beach (33%)}	3,075	6	5					3,479						4,035				
306 - Benches {14 Upper Recreation & Beach (50%)}	4,305	8	4			4,752										5,790		
Total 26000 - Outdoor Equipment	24,130				525		5,304	3,479	580		7,920		640	4,035	6,462		15,189	
30000 - Miscellaneous																		
910 - Security System {Video}	3,000	6	0	3,000					3,479							4,035		
990 - Miscellaneous {Beach & Pier Various}	7,000	10	0	7,000									8,961					
Total 30000 - Miscellaneous	10,000			10,000					3,479				8,961			4,035		
Total Expenditures Inflated @ 2.50%				42,200	64,386	16,558	73,762	49,268	148,034	62,846	67,565	62,122	47,673	194,372	108,116	32,747	76,261	87,058
Total Current Replacement Cost		672,968																

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Reserve Component	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
01000 - Paving															
100 - Asphalt: Sealing {4,000 Sq. Ft. Upper Recreation Parking}		1,522			1,639			1,765			1,900				2,046
110 - Asphalt: Sealing {8,850 Sq. Ft. Lower Tennis Ct Parking}		3,367			3,625			3,904			4,204				4,528
200 - Asphalt: Ongoing Repairs {4,000 Sq. Ft. Upper Recreation Parking (3%)}		579		623			671			723			779		
210 - Asphalt: Ongoing Repairs {8,850 Sq. Ft. Lower Tennis Ct Parking (3%)}		1,281		1,379			1,486			1,600			1,723		
300 - Asphalt: Petromat Overlay {4,000 Sq. Ft. Upper Recreation Parking}											16,685				
310 - Asphalt: Petromat Overlay {8,850 Sq. Ft. Lower Tennis Ct Parking}											36,917				
400 - Asphalt: Major Repairs {2,247 Sq. Ft. Beach Access Walkway}						18,870									
Total 01000 - Paving		1,860	4,888	2,003	5,264	18,870	2,157	5,669		2,323	59,707		2,501	6,574	
02000 - Concrete															
360 - Stamped {8,002 Sq. Ft. Pool Deck & Walkways (2%)}		2,897				3,277					3,708				
370 - Stained {8,002 Sq. Ft. Pool Deck & Walkways}											34,214				
390 - Pavers {348 Sq. Ft. Lower Tennis Court Walkways (20%)}				1,335					1,511					1,709	
Total 02000 - Concrete		2,897		1,335		3,277			1,511		37,922			1,709	
03000 - Painting: Exterior															
120 - Surface Restoration {1,626 Sq. Ft. Upper Recreation Trellises}		3,093			3,330			3,587			3,862				4,159
150 - Stain {4,020 Sq. Ft. Upper Recreation Fencing}		6,117			6,587			7,094			7,639				8,227
160 - Stain {2,540 Sq. Ft. Pool & Shower Buildings}			4,754				5,247				5,792				6,393
170 - Stain {640 Sq. Ft. Beach Restroom Building}			1,198				1,322				1,459				1,611
400 - Wrought Iron {104 Lin. Ft. East Beach Perimeter Fencing}		1,389			1,534				1,693				1,869		
450 - Wood Fencing {10,296 Sq. Ft. Upper Recreation N & E Perimeter}					13,497					15,271					17,277
Total 03000 - Painting: Exterior		1,389	9,210	5,952	24,948		6,570	10,680	1,693	15,271	18,753		1,869	12,386	25,282
04000 - Structural Repairs															
200 - Wood: Siding & Trim {2,540 Sq. Ft. Pool & Shower Buildings}							45,914								
210 - Wood: Siding & Trim {640 Sq. Ft. Beach Restroom Building}															14,096
300 - Trellis {813 Sq. Ft. Upper Recreation}											54,073				
820 - Dock {3,000 Sq. Ft. Pier Decking}											114,018				
830 - Dock {3,000 Sq. Ft. Pier Walkway Structural}											171,026				
910 - Miscellaneous {Recreation Shed}						2,458									
Total 04000 - Structural Repairs						2,458	45,914				339,117				14,096

30 Year Expense Forecast - Detailed

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Reserve Component	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
05000 - Roofing															
440 - Pitched: Dimensional Composition {24 Squares- Pool & Shower Buildings}								16,940							
680 - Pitched: Metal {2 Squares- Beach Restroom Building}											2,280				
Total 05000 - Roofing								16,940			2,280				
08000 - Rehab															
220 - Bathrooms {2 Pool Building}											11,402				
230 - Restrooms {2 Beach Restrooms}											9,501				
Total 08000 - Rehab											20,903				
11000 - Gate Equipment															
738 - Card Reader {4 Upper & Lower Recreation Area}	8,907										11,402				
Total 11000 - Gate Equipment	8,907										11,402				
12000 - Pool															
110 - Resurface {248 Lin. Ft. Pool}		51,958					58,785					66,510			
410 - Lifeguard Chair {Pool}															
700 - Equipment: Replacement {Pool (50%)}					11,962					13,534					15,312
720 - Heater {2 Pool}		14,845								18,087					
750 - Cover {Pool}		5,196								6,331					
910 - Miscellaneous {PA & Intercom}						2,458									
920 - Miscellaneous {Pool Lane Markers}		2,524								3,075					
Total 12000 - Pool		74,522			11,962	2,458	58,785			41,026		66,510			15,312
17000 - Tennis Court															
100 - Reseal {19,488 Sq. Ft. [3] Upper Tennis Courts}	22,388				24,713				27,278				30,110		
110 - Reseal {15,128 Sq. Ft. [2] Lower Tennis Courts}	17,380				19,184				21,175				23,374		
200 - Repair {3 Upper Tennis Courts}															
204 - Repair {3 Upper Tennis Courts}					2,398										
210 - Repair {2 Lower Tennis Courts}													1,948		
214 - Repair {2 Lower Tennis Courts}	1,448														
500 - Resurface {19,488 Sq. Ft. [3] Upper Tennis Courts}									65,706						
510 - Resurface {15,128 Sq. Ft. [2] Lower Tennis Courts}					46,209										
Total 17000 - Tennis Court	41,216				92,503				114,160				55,431		
18000 - Landscaping															
420 - General Repairs/Upgrades {Upper & Lower Recreation Areas}	14,483	14,845	15,216	15,597	15,987	16,386	16,796	17,216	17,646	18,087	18,539	19,003	19,478	19,965	20,464
490 - Bark Replacement {Recreation Areas}	2,672	2,739	2,807	2,878	2,950	3,023	3,099	3,176	3,256	3,337	3,421	3,506	3,594	3,684	3,776
530 - Plant Replacement {Recreation Areas}	3,711	3,804	3,899	3,997	4,097	4,199	4,304	4,412	4,522	4,635	4,751	4,869	4,991	5,116	5,244

30 Year Expense Forecast - Detailed

Final

Prepared for the 2012 Fiscal Year

Reserve Component	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Total 18000 - Landscaping	20,866	21,388	21,923	22,471	23,033	23,608	24,199	24,804	25,424	26,059	26,711	27,378	28,063	28,765	29,484
19000 - Fencing															
100 - Chain Link: 4' {120 Lin. Ft. Upper & Lower Tennis Courts}															
110 - Chain Link: 6' {312 Lin. Ft. North Beach Perimeter}			5,839												
130 - Chain Link: 10' {649 Lin. Ft. Upper Tennis Courts}															
140 - Chain Link: 10' {492 Lin. Ft. Lower Tennis Courts}															
230 - Wrought Iron: 6' {104 Lin. Ft. East Beach Perimeter}															12,585
340 - Wood: 6' {335 Lin. Ft. Upper Recreation Perimeter}															
344 - Wood: 6' {858 Lin. Ft. Upper Recreation Perimeter}														79,012	
350 - Wood: Repair {Beach Fence}		3,043													
351 - Wood: Repair {Beach Fence (2011 Only)}															
Total 19000 - Fencing		3,043	5,839											79,012	12,585
19500 - Retaining Wall															
120 - Wood: 2' {43 Lin. Ft. Beach}															5,412
140 - Wood: 3' {126 Lin. Ft. Beach}															
Total 19500 - Retaining Wall															5,412
20000 - Lighting															
214 - Entry Lighting {6 Observation Drive Monument}									3,093						
Total 20000 - Lighting									3,093						
21000 - Signage															
792 - Monument {2 Observation Drive Entrance}															
Total 21000 - Signage															
23000 - Mechanical Equipment															
600 - Water Heater {Shower Building}					2,950										
610 - Water Heater {2 Pool Building Bathrooms}					1,311										
Total 23000 - Mechanical Equipment					4,260										
25000 - Flooring															
200 - Carpeting {26 Sq. Yds. Pool Building Office}			1,298				1,468						1,661		
400 - Tile {703 Sq. Ft. Pool Building Bathrooms}										13,359					
Total 25000 - Flooring			1,298				1,468			13,359			1,661		
26000 - Outdoor Equipment															
100 - Tot Lot: Play Equipment {Upper Recreation}															

30 Year Expense Forecast - Detailed

Final

Prepared for the 2012 Fiscal Year

Reserve Component	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
200 - Pedestal Grill BBQ {4 Upper Recreation & Beach (25%)}		742		780		819		861		904		950		998	
210 - Barbecue {Beach Masonry BBQ}				9,358										11,979	
280 - Picnic Tables {15 Upper Recreation & Beach (33%)}			4,679						5,426						6,293
306 - Benches {14 Upper Recreation & Beach (50%)}						7,054								8,595	
Total 26000 - Outdoor Equipment		742	4,679	10,138		7,874		861	5,426	904		950		21,572	6,293
30000 - Miscellaneous															
910 - Security System {Video}				4,679						5,426					
990 - Miscellaneous {Beach & Pier Various}						11,470									
Total 30000 - Miscellaneous				4,679		11,470				5,426					
Total Expenditures Inflated @ 2.50%	77,136	113,793	39,690	40,626	161,971	70,015	137,625	60,422	151,306	91,010	530,153	94,839	89,526	150,018	108,463



Dollar Point Association, Inc.

Section III

Final

30 Year Reserve Funding Plan

Cash Flow Method

Prepared for the 2012 Fiscal Year

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Beginning Balance	245,508	303,243	339,492	425,919	457,480	515,685	476,770	524,636	570,026	623,165
Inflated Expenditures @ 2.5%	42,200	64,386	16,558	73,762	49,268	148,034	62,846	67,565	62,122	47,673
Reserve Contribution	95,850	95,850	97,288	98,747	100,228	101,731	103,257	104,806	106,378	107,974
Association/month @ 1	7,987.50	7,987.50	8,107.33	8,228.92	8,352.33	8,477.58	8,604.75	8,733.83	8,864.83	8,997.83
Percentage Increase		0.0%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	4,085	4,785	5,698	6,576	7,244	7,388	7,455	8,149	8,882	9,800
Ending Balance	303,243	339,492	425,919	457,480	515,685	476,770	524,636	570,026	623,165	693,266

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Beginning Balance	693,266	618,251	630,670	720,891	770,331	811,367	864,774	883,833	979,649	1,077,799
Inflated Expenditures @ 2.5%	194,372	108,116	32,747	76,261	87,058	77,136	113,793	39,690	40,626	161,971
Reserve Contribution	109,594	111,238	112,907	114,601	116,320	118,065	119,836	121,634	123,459	125,311
Association/month @ 1	9,132.83	9,269.83	9,408.92	9,550.08	9,693.33	9,838.75	9,986.33	10,136.17	10,288.25	10,442.58
Percentage Increase	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	9,763	9,297	10,061	11,101	11,774	12,477	13,017	13,872	15,316	15,892
Ending Balance	618,251	630,670	720,891	770,331	811,367	864,774	883,833	979,649	1,077,799	1,057,031

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Beginning Balance	1,057,031	1,128,722	1,133,499	1,216,256	1,208,816	1,262,139	873,952	918,522	969,113	959,518
Inflated Expenditures @ 2.5%	70,015	137,625	60,422	151,306	91,010	530,153	94,839	89,526	150,018	108,463
Reserve Contribution	125,436	125,561	125,687	125,813	125,939	126,065	126,065	126,065	126,065	126,065
Association/month @ 1	10,453.00	10,463.42	10,473.92	10,484.42	10,494.92	10,505.42	10,505.42	10,505.42	10,505.42	10,505.42
Percentage Increase	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	16,271	16,840	17,492	18,053	18,394	15,901	13,343	14,052	14,357	14,525
Ending Balance	1,128,722	1,133,499	1,216,256	1,208,816	1,262,139	873,952	918,522	969,113	959,518	991,645



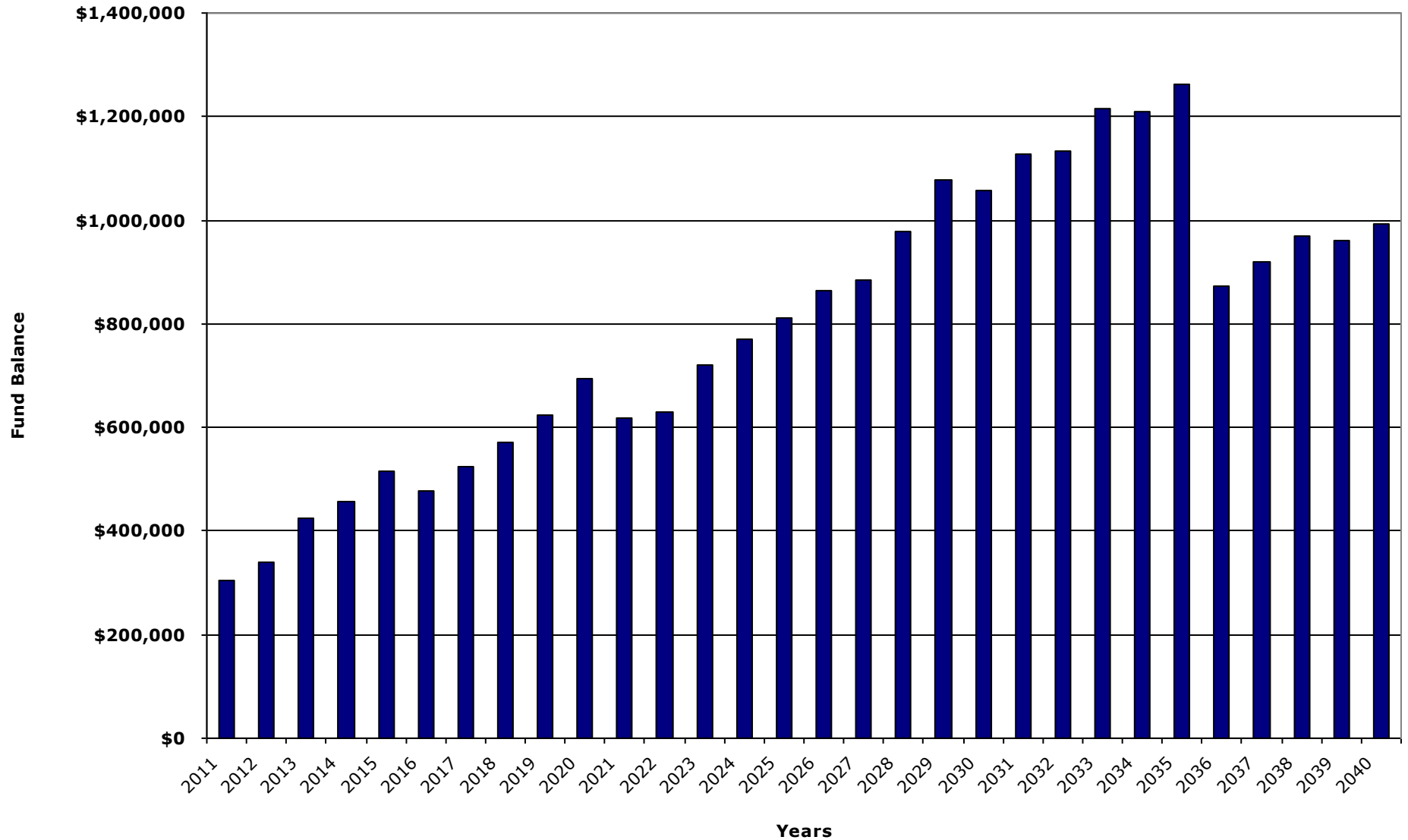
Dollar Point Association, Inc.

Section III-a

Final

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

Prepared for the 2012 Fiscal Year





Dollar Point Association, Inc.

Section IV

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

Final

Prepared for the 2012 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2011	245,508	302,363	100.3%	42,200	95,850	0	4,085	303,243
2012	303,243	329,104	103.2%	64,386	95,850	0	4,785	339,492
2013	339,492	339,358	125.5%	16,558	97,288	0	5,698	425,919
2014	425,919	400,751	114.2%	73,762	98,747	0	6,576	457,480
2015	457,480	407,076	126.7%	49,268	100,228	0	7,244	515,685
2016	515,685	443,962	107.4%	148,034	101,731	0	7,388	476,770
2017	476,770	382,465	137.2%	62,846	103,257	0	7,455	524,636
2018	524,636	408,727	139.5%	67,565	104,806	0	8,149	570,026
2019	570,026	432,836	144.0%	62,122	106,378	0	8,882	623,165
2020	623,165	465,206	149.0%	47,673	107,974	0	9,800	693,266
2021	693,266	515,326	120.0%	194,372	109,594	0	9,763	618,251
2022	618,251	418,516	150.7%	108,116	111,238	0	9,297	630,670
2023	630,670	409,936	175.9%	32,747	112,907	0	10,061	720,891
2024	720,891	480,689	160.3%	76,261	114,601	0	11,101	770,331
2025	770,331	510,961	158.8%	87,058	116,320	0	11,774	811,367
2026	811,367	533,334	162.1%	77,136	118,065	0	12,477	864,774
2027	864,774	568,907	155.4%	113,793	119,836	0	13,017	883,833
2028	883,833	570,328	171.8%	39,690	121,634	0	13,872	979,649
2029	979,649	650,337	165.7%	40,626	123,459	0	15,316	1,077,799
2030	1,077,799	734,047	144.0%	161,971	125,311	0	15,892	1,057,031
2031	1,057,031	698,199	161.7%	70,015	125,436	0	16,271	1,128,722
2032	1,128,722	758,505	149.4%	137,625	125,561	0	16,840	1,133,499
2033	1,133,499	753,884	161.3%	60,422	125,687	0	17,492	1,216,256
2034	1,216,256	831,217	145.4%	151,306	125,813	0	18,053	1,208,816
2035	1,208,816	820,338	153.9%	91,010	125,939	0	18,394	1,262,139
2036	1,262,139	874,077	100.0%	530,153	126,065	0	15,901	873,952
2037	873,952	482,199	190.5%	94,839	126,065	0	13,343	918,522
2038	918,522	529,964	182.9%	89,526	126,065	0	14,052	969,113
2039	969,113	587,692	163.3%	150,018	126,065	0	14,357	959,518
2040	959,518	588,265	168.6%	108,463	126,065	0	14,525	991,645



Dollar Point Association, Inc.

Section V

Reserve Fund Balance Forecast Component Method

Final

Prepared for the 2012 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2011 Fully Funded Balance	2012 Fully Funded Balance	% Per Year Straight Line	2012 Line Item Contribution based on Cash Flow Method
01000 - Paving									
100 - Asphalt: Sealing {4,000 Sq. Ft. Upper Recreation Parking}	1,025	3	1	1,051	350	683	1,051	0.47%	449
110 - Asphalt: Sealing {8,850 Sq. Ft. Lower Tennis Ct Parking}	2,268	3	1	2,325	775	1,512	2,325	1.04%	992
200 - Asphalt: Ongoing Repairs {4,000 Sq. Ft. Upper Recreation Parking (3%)}	400	3	3	430	108	100	137	0.14%	138
210 - Asphalt: Ongoing Repairs {8,850 Sq. Ft. Lower Tennis Ct Parking (3%)}	884	3	3	952	238	221	302	0.32%	305
300 - Asphalt: Petromat Overlay {4,000 Sq. Ft. Upper Recreation Parking}	9,000	15	10	11,521	768	3,000	3,690	1.03%	984
310 - Asphalt: Petromat Overlay {8,850 Sq. Ft. Lower Tennis Ct Parking}	19,913	15	10	25,490	1,699	6,638	8,164	2.27%	2,176
400 - Asphalt: Major Repairs {2,247 Sq. Ft. Beach Access Walkway}	11,516	10	10	14,741	1,340	1,047	1,180	1.79%	1,716
Sub-total [01000 - Paving]	45,005			56,510	5,278	13,201	16,848	7.05%	6,760
02000 - Concrete									
360 - Stamped {8,002 Sq. Ft. Pool Deck & Walkways (2%)}	2,000	5	0	2,000	400	2,000	410	0.53%	512
370 - Stained {8,002 Sq. Ft. Pool Deck & Walkways}	18,455	15	10	23,623	1,575	6,152	7,566	2.10%	2,017
390 - Pavers {348 Sq. Ft. Lower Tennis Court Walkways (20%)}	856	5	3	922	184	342	526	0.25%	236
Sub-total [02000 - Concrete]	21,311			26,545	2,159	8,494	8,503	2.89%	2,765
03000 - Painting: Exterior									
120 - Surface Restoration {1,626 Sq. Ft. Upper Recreation Trellises}	2,083	3	1	2,135	712	1,389	2,135	0.95%	912
150 - Stain {4,020 Sq. Ft. Upper Recreation Fencing}	4,120	3	1	4,224	1,408	2,747	4,224	1.88%	1,803
160 - Stain {2,540 Sq. Ft. Pool & Shower Buildings}	3,124	4	1	3,202	801	2,343	3,202	1.07%	1,025
170 - Stain {640 Sq. Ft. Beach Restroom Building}	787	4	1	807	202	590	807	0.27%	258
400 - Wrought Iron {104 Lin. Ft. East Beach Perimeter Fencing}	959	4	3	1,033	258	240	492	0.35%	331
450 - Wood Fencing {10,296 Sq. Ft. Upper Recreation N & E Perimeter}	8,443	5	4	9,319	1,864	1,689	3,462	2.49%	2,387
Sub-total [03000 - Painting: Exterior]	19,517			20,720	5,244	8,998	14,321	7.01%	6,716
04000 - Structural Repairs									

Reserve Fund Balance Forecast
Component Method

Final
 Prepared for the 2012 Fiscal Year

<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>2011 Fully Funded Balance</i>	<i>2012 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2012 Line Item Contribution based on Cash Flow Method</i>
200 - Wood: Siding & Trim {2,540 Sq. Ft. Pool & Shower Buildings}	27,337	24	21	45,914	1,913	3,417	4,670	2.56%	2,450
210 - Wood: Siding & Trim {640 Sq. Ft. Beach Restroom Building}	6,888	16	13	9,495	593	1,292	1,765	0.79%	760
300 - Trellis {813 Sq. Ft. Upper Recreation}	29,166	20	5	32,999	1,650	21,875	23,916	2.20%	2,113
820 - Dock {3,000 Sq. Ft. Pier Decking}	61,500	20	5	69,582	3,479	46,125	50,430	4.65%	4,456
830 - Dock {3,000 Sq. Ft. Pier Walkway Structural}	92,250	30	25	171,026	5,701	15,375	18,911	7.62%	7,301
910 - Miscellaneous {Recreation Shed}	1,500	20	0	1,500	75	1,500	77	0.10%	96
Sub-total [04000 - Structural Repairs]	218,641			330,517	13,411	89,583	99,770	17.92%	17,176
05000 - Roofing									
440 - Pitched: Dimensional Composition {24 Squares- Pool & Shower Buildings}	9,840	25	22	16,940	678	1,181	1,614	0.91%	868
680 - Pitched: Metal {2 Squares- Beach Restroom Building}	1,230	30	25	2,280	76	205	252	0.10%	97
Sub-total [05000 - Roofing]	11,070			19,221	754	1,386	1,866	1.01%	965
08000 - Rehab									
220 - Bathrooms {2 Pool Building}	6,150	15	10	7,873	525	2,050	2,522	0.70%	672
230 - Restrooms {2 Beach Restrooms}	5,125	15	10	6,560	437	1,708	2,101	0.58%	560
Sub-total [08000 - Rehab]	11,275			14,433	962	3,758	4,623	1.29%	1,232
11000 - Gate Equipment									
738 - Card Reader {4 Upper & Lower Recreation Area}	6,150	10	5	6,958	696	3,075	3,782	0.93%	891
12000 - Pool									
110 - Resurface {248 Lin. Ft. Pool}	35,000	5	1	35,875	7,175	28,000	35,875	9.59%	9,189
410 - Lifeguard Chair {Pool}	3,280	20	13	4,522	226	1,148	1,345	0.30%	290
700 - Equipment: Replacement {Pool (50%)}	7,482	5	4	8,259	1,652	1,497	3,068	2.21%	2,116
720 - Heater {2 Pool}	10,000	8	0	10,000	1,250	10,000	1,281	1.67%	1,601
750 - Cover {Pool}	3,500	8	0	3,500	438	3,500	448	0.58%	560
910 - Miscellaneous {PA & Intercom}	1,500	10	0	1,500	150	1,500	154	0.20%	192
920 - Miscellaneous {Pool Lane Markers}	1,700	8	0	1,700	213	1,700	218	0.28%	272
Sub-total [12000 - Pool]	62,462			65,356	11,103	47,345	42,389	14.84%	14,220
17000 - Tennis Court									
100 - Reseal {19,488 Sq. Ft. [3] Upper Tennis Courts}	15,458	4	7	18,375	2,297	1,932	2,264	3.07%	2,942

Reserve Fund Balance Forecast
Component Method

Final

Prepared for the 2012 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2011 Fully Funded Balance	2012 Fully Funded Balance	% Per Year Straight Line	2012 Line Item Contribution based on Cash Flow Method
110 - Reseal {15,128 Sq. Ft. [2] Lower Tennis Courts}	12,000	4	3	12,923	3,231	3,000	6,150	4.32%	4,138
200 - Repair {3 Upper Tennis Courts}	1,500	20	11	1,968	98	675	769	0.13%	126
204 - Repair {3 Upper Tennis Courts}	1,500	20	19	2,398	120	75	154	0.16%	154
210 - Repair {2 Lower Tennis Courts}	1,000	20	7	1,189	59	650	718	0.08%	76
214 - Repair {2 Lower Tennis Courts}	1,000	20	15	1,448	72	250	308	0.10%	93
500 - Resurface {19,488 Sq. Ft. [3] Upper Tennis Courts}	37,236	20	3	40,099	2,005	31,650	34,350	2.68%	2,568
510 - Resurface {15,128 Sq. Ft. [2] Lower Tennis Courts}	28,905	20	19	46,209	2,310	1,445	2,963	3.09%	2,959
Sub-total [17000 - Tennis Court]	98,599			124,609	10,193	39,678	47,674	13.62%	13,055
18000 - Landscaping									
420 - General Repairs/Upgrades {Upper & Lower Recreation Areas}	10,000	1	0	10,000	10,000	10,000	10,250	13.36%	12,807
490 - Bark Replacement {Recreation Areas}	1,845	1	1	1,891	946	923	1,891	1.26%	1,211
530 - Plant Replacement {Recreation Areas}	2,562	1	1	2,627	1,313	1,281	2,627	1.75%	1,682
Sub-total [18000 - Landscaping]	14,407			14,518	12,259	12,204	14,768	16.38%	15,700
19000 - Fencing									
100 - Chain Link: 4' {120 Lin. Ft. Upper & Lower Tennis Courts}	1,353	25	14	1,912	76	595	666	0.10%	98
110 - Chain Link: 6' {312 Lin. Ft. North Beach Perimeter}	3,838	25	17	5,839	234	1,228	1,416	0.31%	299
130 - Chain Link: 10' {649 Lin. Ft. Upper Tennis Courts}	14,022	25	8	17,085	683	9,535	10,349	0.91%	875
140 - Chain Link: 10' {492 Lin. Ft. Lower Tennis Courts}	10,630	25	5	12,027	481	8,504	9,153	0.64%	616
230 - Wrought Iron: 6' {104 Lin. Ft. East Beach Perimeter}	6,150	30	29	12,585	420	205	420	0.56%	537
340 - Wood: 6' {335 Lin. Ft. Upper Recreation Perimeter}	16,482	18	13	22,721	1,262	4,578	5,631	1.69%	1,617
344 - Wood: 6' {858 Lin. Ft. Upper Recreation Perimeter}	39,575	18	10	50,660	2,814	17,589	20,282	3.76%	3,604
350 - Wood: Repair {Beach Fence}	2,050	18	16	3,043	169	228	350	0.23%	217
351 - Wood: Repair {Beach Fence (2011 Only)}[nr:1]	2,000	1	0	0	0	2,000	0	0.00%	0
Sub-total [19000 - Fencing]	96,101			125,872	6,140	44,463	48,267	8.20%	7,863
19500 - Retaining Wall									
120 - Wood: 2' {43 Lin. Ft. Beach}	2,644	20	9	3,303	165	1,454	1,626	0.22%	211
140 - Wood: 3' {126 Lin. Ft. Beach}	10,978	20	14	15,511	776	3,293	3,938	1.04%	993
Sub-total [19500 - Retaining Wall]	13,622			18,814	941	4,748	5,565	1.26%	1,205
20000 - Lighting									
214 - Entry Lighting {6 Observation Drive Monument}	1,753	20	3	1,888	94	1,490	1,617	0.13%	121

Reserve Fund Balance Forecast
Component Method

Final
 Prepared for the 2012 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2011 Fully Funded Balance	2012 Fully Funded Balance	% Per Year Straight Line	2012 Line Item Contribution based on Cash Flow Method
21000 - Signage									
792 - Monument {2 Observation Drive Entrance}	8,200	25	14	11,586	463	3,608	4,034	0.62%	594
23000 - Mechanical Equipment									
600 - Water Heater {Shower Building}	1,845	12	7	2,193	183	769	946	0.24%	234
610 - Water Heater {2 Pool Building Bathrooms}	820	12	7	975	81	342	420	0.11%	104
Sub-total [23000 - Mechanical Equipment]	2,665			3,168	264	1,110	1,366	0.35%	338
25000 - Flooring									
200 - Carpeting {26 Sq. Yds. Pool Building Office}	853	5	2	896	179	512	699	0.24%	229
400 - Tile {703 Sq. Ft. Pool Building Bathrooms}	7,206	15	10	9,224	615	2,402	2,954	0.82%	788
Sub-total [25000 - Flooring]	8,059			10,120	794	2,914	3,654	1.06%	1,017
26000 - Outdoor Equipment									
100 - Tot Lot: Play Equipment {Upper Recreation}	10,250	18	14	14,483	805	2,278	2,918	1.08%	1,030
200 - Pedestal Grill BBQ {4 Upper Recreation & Beach (25%)}	500	2	2	525	175	167	256	0.23%	224
210 - Barbecue {Beach Masonry BBQ}	6,000	10	8	7,310	731	1,200	1,845	0.98%	936
280 - Picnic Tables {15 Upper Recreation & Beach (33%)}	3,075	6	5	3,479	580	512	1,051	0.77%	743
306 - Benches {14 Upper Recreation & Beach (50%)}	4,305	8	4	4,752	594	2,153	2,758	0.79%	761
Sub-total [26000 - Outdoor Equipment]	24,130			30,550	2,885	6,309	8,828	3.85%	3,694
30000 - Miscellaneous									
910 - Security System {Video}	3,000	6	0	3,000	500	3,000	513	0.67%	640
990 - Miscellaneous {Beach & Pier Various}	7,000	10	0	7,000	700	7,000	718	0.94%	897
Sub-total [30000 - Miscellaneous]	10,000			10,000	1,200	10,000	1,230	1.60%	1,537
Totals	672,968			891,384	74,841	302,363	329,104	100.00%	95,850
						[A] [EndBal]	[B] [EndBal]		
Percent Funded						100%	103%		

Component Listing Included Components

Prepared for the 2012 Fiscal Year

01000 - Paving

100 - Asphalt: Sealing	Useful Life 3	Remaining Life 1
4,000 Sq. Ft. Upper Recreation Parking	Quantity 4,000	Unit of Measure Square Feet
	Cost /SqFt \$0.256	
	% Included 100.00%	Total Cost/Study \$1,025
Summary	Replacement Year 2012	Future Cost \$1,051

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.



110 - Asphalt: Sealing	Useful Life 3	Remaining Life 1
8,850 Sq. Ft. Lower Tennis Ct Parking	Quantity 8,850	Unit of Measure Square Feet
	Cost /SqFt \$0.256	
	% Included 100.00%	Total Cost/Study \$2,268
Summary	Replacement Year 2012	Future Cost \$2,325

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. The lower court tennis parking area is located in two sections with one adjacent to the courts and the other along the lake shore side of the cul-de-sac.



Component Listing
Included Components

01000 - Paving

200 - Asphalt: Ongoing Repairs	Useful Life 3	Remaining Life 3
4,000 Sq. Ft. Upper Recreation Parking (3%)	Quantity 4,000	Unit of Measure Square Feet
	Cost /SqFt \$3.33	Qty * \$/SqFt \$13,325
	% Included 3.00%	Total Cost/Study \$400
Summary	Replacement Year 2014	Future Cost \$430

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Annual crackfill may be necessary.

In 2010, due to the condition of the paving, the repairs are deferred to 2014.



210 - Asphalt: Ongoing Repairs	Useful Life 3	Remaining Life 3
8,850 Sq. Ft. Lower Tennis Ct Parking (3%)	Quantity 8,850	Unit of Measure Square Feet
	Cost /SqFt \$3.33	Qty * \$/SqFt \$29,482
	% Included 3.00%	Total Cost/Study \$884
Summary	Replacement Year 2014	Future Cost \$952

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Annual crackfill may be necessary.

300 - Asphalt: Petromat Overlay	Useful Life 15	Remaining Life 10
4,000 Sq. Ft. Upper Recreation Parking	Quantity 4,000	Unit of Measure Square Feet
	Cost /SqFt \$2.25	
	% Included 100.00%	Total Cost/Study \$9,000
Summary	Replacement Year 2021	Future Cost \$11,521

This is to apply a Petromat overlay on top of the existing asphalt surface along with 2" of new hot asphalt. Generally this includes edge grinding and utility box extensions. Life reduced from 20 to 15 years per client 4/11/2011 input regarding snow removal, garbage trucks, heavy usage, etc.



Component Listing
Included Components

01000 - Paving

310 - Asphalt: Petromat Overlay	Useful Life 15	Remaining Life 10
8,850 Sq. Ft. Lower Tennis Ct Parking	Quantity 8,850	Unit of Measure Square Feet
	Cost /SqFt \$2.25	
	% Included 100.00%	Total Cost/Study \$19,913
Summary	Replacement Year 2021	Future Cost \$25,490

This is to apply a Petromat overlay on top of the existing asphalt surface along with 2" of new hot asphalt. Generally this includes edge grinding and utility box extensions.

400 - Asphalt: Major Repairs	Useful Life 10	Remaining Life 10
2,247 Sq. Ft. Beach Access Walkway	Quantity 2,247	Unit of Measure Square Feet
	Cost /SqFt \$5.12	
	% Included 100.00%	Total Cost/Study \$11,516
Summary	Replacement Year 2021	Future Cost \$14,741

This is for major excavation, recompaction and installation of new hot asphalt to selected areas. Per the client (2/16/2011) the entire surface will be repaired/replaced at one time instead of periodic partial repair/replace.

In 2010, the paving appears to be in good condition. There is some edge cracking (per client 2/16/2011).

02000 - Concrete

360 - Stamped	Useful Life 5	Remaining Life 0
8,002 Sq. Ft. Pool Deck & Walkways (2%)	Quantity 8,002	Unit of Measure Square Feet
	Cost /SqFt \$16.00	Qty * \$/SqFt \$128,032
	% Included 1.56%	Total Cost/Study \$2,000
Summary	Replacement Year 2011	Future Cost \$2,000

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

In 2010, there were major trips at the north end of the pool. \$2,000 anticipated expenditure for entrance pavers in 2011.

Concrete uplifted by tree root system creating a "trip"



370 - Stained	Useful Life 15	Remaining Life 10
8,002 Sq. Ft. Pool Deck & Walkways	Quantity 8,002	Unit of Measure Square Feet
	Cost /SqFt \$2.31	
	% Included 100.00%	Total Cost/Study \$18,455
Summary	Replacement Year 2021	Future Cost \$23,623

This is to repair and replace the stained concrete finish.

Per client, work was done in 2006.

Component Listing
Included Components

02000 - Concrete

390 - Pavers	Useful Life 5	Remaining Life 3
348 Sq. Ft. Lower Tennis Court Walkways (20%)	Quantity 348	Unit of Measure Square Feet
	Cost /SqFt \$12.30	Qty * \$/SqFt \$4,280
	% Included 20.00%	Total Cost/Study \$856
Summary	Replacement Year 2014	Future Cost \$922

This is to maintain concrete pavers.

03000 - Painting: Exterior

120 - Surface Restoration	Useful Life 3	Remaining Life 1
1,626 Sq. Ft. Upper Recreation Trellises	Quantity 1,626	Unit of Measure Square Feet
	Cost /SqFt \$1.28	
	% Included 100.00%	Total Cost/Study \$2,083
Summary	Replacement Year 2012	Future Cost \$2,135

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



Component Listing
Included Components

03000 - Painting: Exterior

150 - Stain	Useful Life 3	Remaining Life 1
4,020 Sq. Ft. Upper Recreation Fencing	Quantity 4,020	Unit of Measure Square Feet
	Cost /SqFt \$1.02	
	% Included 100.00%	Total Cost/Study \$4,120
Summary	Replacement Year 2012	Future Cost \$4,224

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

335 linear feet- west & north perimeter

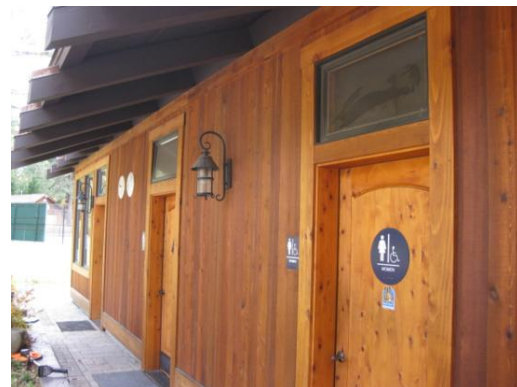
2009-last stained



160 - Stain	Useful Life 4	Remaining Life 1
2,540 Sq. Ft. Pool & Shower Buildings	Quantity 2,540	Unit of Measure Square Feet
	Cost /SqFt \$1.23	
	% Included 100.00%	Total Cost/Study \$3,124
Summary	Replacement Year 2012	Future Cost \$3,202

This is to prepare, power wash, sand, scrape, caulk and paint with a premium full body stain. Per client (2/15/2011) last stained in 2008.

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



Component Listing
Included Components

03000 - Painting: Exterior

170 - Stain	Useful Life 4	Remaining Life 1
640 Sq. Ft. Beach Restroom Building	Quantity 640	Unit of Measure Square Feet
	Cost /SqFt \$1.23	
	% Included 100.00%	Total Cost/Study \$787
Summary	Replacement Year 2012	Future Cost \$807

This is to prepare, power wash, sand, scrape, caulk and paint with a premium full body stain. Per client (2/15/2011) last stained in 2008.

400 - Wrought Iron	Useful Life 4	Remaining Life 3
104 Lin. Ft. East Beach Perimeter Fencing	Quantity 104	Unit of Measure Linear Feet
	Cost /l.f. \$9.22	
	% Included 100.00%	Total Cost/Study \$959
Summary	Replacement Year 2014	Future Cost \$1,033

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron.



450 - Wood Fencing	Useful Life 5	Remaining Life 4
10,296 Sq. Ft. Upper Recreation N & E Perimeter	Quantity 10,296	Unit of Measure Square Feet
	Cost /SqFt \$0.820	
	% Included 100.00%	Total Cost/Study \$8,443
Summary	Replacement Year 2015	Future Cost \$9,319

This is to prepare and paint the wood fencing.

858 linear feet painted in 2010



Component Listing
Included Components

04000 - Structural Repairs

200 - Wood: Siding & Trim	Useful Life 24	Remaining Life 21
2,540 Sq. Ft. Pool & Shower Buildings	Quantity 2,540	Unit of Measure Square Feet
	Cost /SqFt \$10.76	
	% Included 100.00%	Total Cost/Study \$27,337
Summary	Replacement Year 2032	Future Cost \$45,914

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.

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

per client (2/15/2011) the buildings were built in late 60's or early 70's and rehabbed for over \$300k in 2008.



210 - Wood: Siding & Trim	Useful Life 16	Remaining Life 13
640 Sq. Ft. Beach Restroom Building	Quantity 640	Unit of Measure Square Feet
	Cost /SqFt \$10.76	
	% Included 100.00%	Total Cost/Study \$6,888
Summary	Replacement Year 2024	Future Cost \$9,495

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. This building is very exposed with little natural protection from the elements.

per client (2/15/2011) the buildings were built in late 60's or early 70's and rehabbed for over \$300k in 2008.

Component Listing
Included Components

04000 - Structural Repairs

300 - Trellis	Useful Life 20	Remaining Life 5
813 Sq. Ft. Upper Recreation	Quantity 813	Unit of Measure Square Feet
	Cost /SqFt \$35.87	
	% Included 100.00%	Total Cost/Study \$29,166
Summary	Replacement Year 2016	Future Cost \$32,999

This is to repair, replace and maintain the trellis. The trellis was renovated in 2010.

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



820 - Dock	Useful Life 20	Remaining Life 5
3,000 Sq. Ft. Pier Decking	Quantity 3,000	Unit of Measure Square Feet
	Cost /SqFt \$20.50	
	% Included 100.00%	Total Cost/Study \$61,500
Summary	Replacement Year 2016	Future Cost \$69,582

This is to replace the Trex decking.



Component Listing
Included Components

04000 - Structural Repairs

830 - Dock	Useful Life 30	Remaining Life 25
3,000 Sq. Ft. Pier Walkway Structural	Quantity 3,000	Unit of Measure Square Feet
	Cost /SqFt \$30.75	
	% Included 100.00%	Total Cost/Study \$92,250
Summary	Replacement Year 2036	Future Cost \$171,026

This is to replace the support structure for the decking. The structure is estimated to have been installed in roughly 1995.

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



910 - Miscellaneous	Useful Life 20	Remaining Life 0
Recreation Shed	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,500	
	% Included 100.00%	Total Cost/Study \$1,500
Summary	Replacement Year 2011	Future Cost \$1,500

This is for the \$1,500 anticipated for the pool area recreation shed/storage at pool in 2011.

Component Listing
Included Components

05000 - Roofing

440 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 22
24 Squares- Pool & Shower Buildings	Quantity 24	Unit of Measure Squares
	Cost /Sqrs \$410	
	% Included 100.00%	Total Cost/Study \$9,840
Summary	Replacement Year 2033	Future Cost \$16,940

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

per client- building rehab done for over \$300k in 2008.



680 - Pitched: Metal	Useful Life 30	Remaining Life 25
2 Squares- Beach Restroom Building	Quantity 2	Unit of Measure Squares
	Cost /Sqrs \$615	
	% Included 100.00%	Total Cost/Study \$1,230
Summary	Replacement Year 2036	Future Cost \$2,280

This is to replace the metal roofing system. With proper maintenance, this component's life may be extended.

Component Listing

Included Components

Final
Prepared for the 2012 Fiscal Year

08000 - Rehab

220 - Bathrooms	Useful Life 15	Remaining Life 10
2 Pool Building	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,075	
	% Included 100.00%	Total Cost/Study \$6,150
Summary	Replacement Year 2021	Future Cost \$7,873

This is to rehab and redecorate the restrooms. Includes items such as partitions, fixtures, lighting, tile, etc. Association input will further define this component. Last rehabbed in 2008.

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



230 - Restrooms	Useful Life 15	Remaining Life 10
2 Beach Restrooms	Quantity 2	Unit of Measure Items
	Cost /Itm \$2,562	
	% Included 100.00%	Total Cost/Study \$5,125
Summary	Replacement Year 2021	Future Cost \$6,560

This is to rehab and redecorate the restrooms. Includes items such as partitions, fixtures, lighting, tile, etc. Association input will further define this component. Last rehabbed in 2008.

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



Component Listing
Included Components

11000 - Gate Equipment

738 - Card Reader	Useful Life 10	Remaining Life 5
4 Upper & Lower Recreation Area	Quantity 4	Unit of Measure Items
	Cost /Itm \$1,537	
	% Included 100.00%	Total Cost/Study \$6,150
Summary	Replacement Year 2016	Future Cost \$6,958

This is to replace the card readers. One card reader was replaced in 2010.

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



12000 - Pool

110 - Resurface	Useful Life 5	Remaining Life 1
248 Lin. Ft. Pool	Quantity 248	Unit of Measure Linear Feet
	Cost /l.f. \$141	
	% Included 100.00%	Total Cost/Study \$35,000
Summary	Replacement Year 2012	Future Cost \$35,875

This is to resurface the pool and replace lane (5 lanes) and water line tile. Includes start-up costs. The pool was completely covered for this inspection. Per client, resurfaced and repaired for \$42,000 in 2000 and resurfaced/retilled in 2007. Cost and life estimates per client (2/15/2011).

410 - Lifeguard Chair	Useful Life 20	Remaining Life 13
Pool	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,280	
	% Included 100.00%	Total Cost/Study \$3,280
Summary	Replacement Year 2024	Future Cost \$4,522

This is to replace the stainless steel frame lifeguard chair.



Component Listing
Included Components

12000 - Pool

700 - Equipment: Replacement Pool (50%)	Useful Life 5 Quantity 1 Cost /LS \$14,965 % Included 50.00%	Remaining Life 4 Unit of Measure Lump Sum Qty * \$/LS \$14,965 Total Cost/Study \$7,482
Summary	Replacement Year 2015	Future Cost \$8,259

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

- 4- 3 HP Pentair variable speed pump motors
- 3- sand filters (replaced in 2006)
- Assorted- valves, pipes, fittings, controls, lights, etc.



720 - Heater 2 Pool	Useful Life 8 Quantity 2 Cost /Itm \$5,000 % Included 100.00%	Remaining Life 0 Unit of Measure Items Total Cost/Study \$10,000
Summary	Replacement Year 2011	Future Cost \$10,000

This is to replace the Pentair pool heaters. Per client (2011), Raypak heaters will be installed for \$5,000 each.



750 - Cover Pool	Useful Life 8 Quantity 1 Cost /LS \$3,500 % Included 100.00%	Remaining Life 0 Unit of Measure Lump Sum Total Cost/Study \$3,500
Summary	Replacement Year 2011	Future Cost \$3,500

This is to replace the pool covers. The cover should be properly cleaned and stored during non-use to ensure maximum life. Per client, the pool cover will be replaced for \$3,500 in 2011.

Component Listing
Included Components

12000 - Pool

910 - Miscellaneous	Useful Life 10	Remaining Life 0
PA & Intercom	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,500	
	% Included 100.00%	Total Cost/Study \$1,500
Summary	Replacement Year 2011	Future Cost \$1,500

This is for the pool area PA and intercom. \$1,500 is anticipated in 2011.

920 - Miscellaneous	Useful Life 8	Remaining Life 0
Pool Lane Markers	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,700	
	% Included 100.00%	Total Cost/Study \$1,700
Summary	Replacement Year 2011	Future Cost \$1,700

This is to replace the lane markers. Per client, the lane markers will be replaced for \$1,700 in 2011.

17000 - Tennis Court

100 - Reseal	Useful Life 4	Remaining Life 7
19,488 Sq. Ft. [3] Upper Tennis Courts	Quantity 19,488	Unit of Measure Square Feet
	Cost /SqFt \$0.793	
	% Included 100.00%	Total Cost/Study \$15,458
Summary	Replacement Year 2018	Future Cost \$18,375

This is to reseal and re-stripe three 112 x 58 tennis courts. Per client, tennis courts were sealed in 2009. Per client direction (2/18/2011), utilize 4 year seal/stripe life and 20 year resurface life.



110 - Reseal	Useful Life 4	Remaining Life 3
15,128 Sq. Ft. [2] Lower Tennis Courts	Quantity 15,128	Unit of Measure Square Feet
	Cost /SqFt \$0.793	
	% Included 100.00%	Total Cost/Study \$12,000
Summary	Replacement Year 2014	Future Cost \$12,923

This is to reseal and re-stripe two 62 x 122 tennis courts. Last sealed for \$12,000 in 2010. Per client direction (2/18/2011), utilize 4 year seal/stripe life and 20 year resurface life.

200 - Repair	Useful Life 20	Remaining Life 11
3 Upper Tennis Courts	Quantity 3	Unit of Measure Lump Sum
	Cost /LS \$500	
	% Included 100.00%	Total Cost/Study \$1,500
Summary	Replacement Year 2022	Future Cost \$1,968

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

Component Listing
Included Components

17000 - Tennis Court

204 - Repair	Useful Life 20	Remaining Life 19
3 Upper Tennis Courts	Quantity 3	Unit of Measure Lump Sum
	Cost /LS \$500	
	% Included 100.00%	Total Cost/Study \$1,500
Summary	Replacement Year 2030	Future Cost \$2,398

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

210 - Repair	Useful Life 20	Remaining Life 7
2 Lower Tennis Courts	Quantity 2	Unit of Measure Lump Sum
	Cost /LS \$500	
	% Included 100.00%	Total Cost/Study \$1,000
Summary	Replacement Year 2018	Future Cost \$1,189

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

214 - Repair	Useful Life 20	Remaining Life 15
2 Lower Tennis Courts	Quantity 2	Unit of Measure Lump Sum
	Cost /LS \$500	
	% Included 100.00%	Total Cost/Study \$1,000
Summary	Replacement Year 2026	Future Cost \$1,448

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

500 - Resurface	Useful Life 20	Remaining Life 3
19,488 Sq. Ft. [3] Upper Tennis Courts	Quantity 19,488	Unit of Measure Square Feet
	Cost /SqFt \$1.91	
	% Included 100.00%	Total Cost/Study \$37,236
Summary	Replacement Year 2014	Future Cost \$40,099

This is to resurface three 112 x 58 tennis courts utilizing a Petromat overlay, color coat and striping. Per client, tennis courts were resurfaced in 2009 (per client 4/11/2011 the last resurface was 1994 and not 2009). Per client direction (2/18/2011), utilize 4 year seal/stripe life and 20 year resurface life. \$1.91/sf estimate based on lower court work performed in 2009/2010.



Component Listing
Included Components

17000 - Tennis Court

510 - Resurface	Useful Life 20	Remaining Life 19
15,128 Sq. Ft. [2] Lower Tennis Courts	Quantity 15,128	Unit of Measure Square Feet
	Cost /SqFt \$1.91	
	% Included 100.00%	Total Cost/Study \$28,905
Summary	Replacement Year 2030	Future Cost \$46,209

This is to resurface two 62 x 122 tennis courts utilizing a Petromat overlay, color coat and striping. Per client (4/11/2011), these courts were resurfaced for \$28,200 in 2009/2010. Per client direction (2/18/2011), utilize 4 year seal/stripe life and 20 year resurface life.



18000 - Landscaping

420 - General Repairs/Upgrades	Useful Life 1	Remaining Life 0
Upper & Lower Recreation Areas	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$10,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2011	Future Cost \$10,000

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



490 - Bark Replacement	Useful Life 1	Remaining Life 1
Recreation Areas	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,845	
	% Included 100.00%	Total Cost/Study \$1,845
Summary	Replacement Year 2012	Future Cost \$1,891

This is to replenish landscape bark or wood mulch. Information per Peak Landscape (2010).

Component Listing
Included Components

18000 - Landscaping

530 - Plant Replacement	Useful Life 1	Remaining Life 1
Recreation Areas	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,562	
	% Included 100.00%	Total Cost/Study \$2,562
Summary	Replacement Year 2012	Future Cost \$2,627

This is to replace landscape plant stock as needed. Information per Peak Landscape (2010).

19000 - Fencing

100 - Chain Link: 4'	Useful Life 25	Remaining Life 14
120 Lin. Ft. Upper & Lower Tennis Courts	Quantity 120	Unit of Measure Linear Feet
	Cost /l.f. \$11.27	
	% Included 100.00%	Total Cost/Study \$1,353
Summary	Replacement Year 2025	Future Cost \$1,912

This is to replace the 4' chain link fencing.
upper & lower tennis courts- 60 linear feet each



110 - Chain Link: 6'	Useful Life 25	Remaining Life 17
312 Lin. Ft. North Beach Perimeter	Quantity 312	Unit of Measure Linear Feet
	Cost /l.f. \$12.30	
	% Included 100.00%	Total Cost/Study \$3,838
Summary	Replacement Year 2028	Future Cost \$5,839

This is to replace the 6' chain link fencing.



Component Listing
Included Components

19000 - Fencing

130 - Chain Link: 10'	Useful Life 25	Remaining Life 8
649 Lin. Ft. Upper Tennis Courts	Quantity 649	Unit of Measure Linear Feet
	Cost /l.f. \$21.61	
	% Included 100.00%	Total Cost/Study \$14,022
Summary	Replacement Year 2019	Future Cost \$17,085

This is to replace the 10' chain link fencing. Per client, the upper/lower court fencing was repaired/replaced for \$25,000 in 2009. Per client 3/11/2011 input, the upper court fencing was replaced in 1994 and not 2009.



140 - Chain Link: 10'	Useful Life 25	Remaining Life 5
492 Lin. Ft. Lower Tennis Courts	Quantity 492	Unit of Measure Linear Feet
	Cost /l.f. \$21.61	
	% Included 100.00%	Total Cost/Study \$10,630
Summary	Replacement Year 2016	Future Cost \$12,027

This is to replace the 10' chain link fencing. Per client, the upper/lower court fencing was repaired/replaced for \$25,000 in 2009. Per client 3/11/2011 input, the lower court fencing is at least 20 years old (1991 or older).

230 - Wrought Iron: 6'	Useful Life 30	Remaining Life 29
104 Lin. Ft. East Beach Perimeter	Quantity 104	Unit of Measure Linear Feet
	Cost /l.f. \$59.13	
	% Included 100.00%	Total Cost/Study \$6,150
Summary	Replacement Year 2040	Future Cost \$12,585

This is to replace the 6' wrought iron fencing and 15 wood posts. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component. Per client, fence was installed for \$6,000 in 2010.



Component Listing
Included Components

19000 - Fencing

340 - Wood: 6'	Useful Life 18	Remaining Life 13
335 Lin. Ft. Upper Recreation Perimeter	Quantity 335	Unit of Measure Linear Feet
	Cost /l.f. \$49.20	
	% Included 100.00%	Total Cost/Study \$16,482
Summary	Replacement Year 2024	Future Cost \$22,721

This is to replace the 6' stained wood fencing including discarded fence material removal and disposal. Per client, fence was installed with the rehab done in 2006.



344 - Wood: 6'	Useful Life 18	Remaining Life 10
858 Lin. Ft. Upper Recreation Perimeter	Quantity 858	Unit of Measure Linear Feet
	Cost /l.f. \$46.12	
	% Included 100.00%	Total Cost/Study \$39,575
Summary	Replacement Year 2021	Future Cost \$50,660

This is to replace the 6' painted wood fencing including discarded fence material removal and disposal. The fence was built in 1994 and rebuilt without replacing the posts in 2009/2010.



350 - Wood: Repair	Useful Life 18	Remaining Life 16
Beach Fence	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,050	
	% Included 100.00%	Total Cost/Study \$2,050
Summary	Replacement Year 2027	Future Cost \$3,043

This is to repair and replace the wood fencing.

\$2,000 anticipated expenditure in 2011.

Component Listing
Included Components

19000 - Fencing

351 - Wood: Repair	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Beach Fence (2011 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,000		
	% Included 100.00%	Total Cost/Study \$2,000	
Summary	Replacement Year 2011	Future Cost \$2,000	

This is for the \$2,000 anticipated expenditure in 2011.

19500 - Retaining Wall

120 - Wood: 2'	Useful Life 20	Remaining Life 9	
43 Lin. Ft. Beach	Quantity 43	Unit of Measure Linear Feet	
	Cost /l.f. \$61.50		
	% Included 100.00%	Total Cost/Study \$2,644	
Summary	Replacement Year 2020	Future Cost \$3,303	

This is to repair and replace the 2' retaining wall.

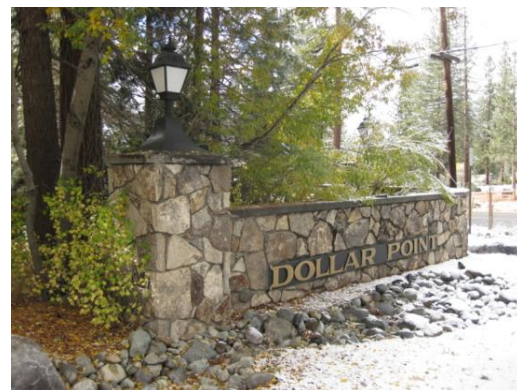
140 - Wood: 3'	Useful Life 20	Remaining Life 14	
126 Lin. Ft. Beach	Quantity 126	Unit of Measure Linear Feet	
	Cost /l.f. \$87.12		
	% Included 100.00%	Total Cost/Study \$10,978	
Summary	Replacement Year 2025	Future Cost \$15,511	

This is to repair and replace the 3' retaining wall. Walls over 3' in height require engineering.

20000 - Lighting

214 - Entry Lighting	Useful Life 20	Remaining Life 3	
6 Observation Drive Monument	Quantity 6	Unit of Measure Items	
	Cost /Itm \$292		
	% Included 100.00%	Total Cost/Study \$1,753	
Summary	Replacement Year 2014	Future Cost \$1,888	

This is to replace entry light fixtures.



Component Listing
Included Components

21000 - Signage

792 - Monument	Useful Life 25	Remaining Life 14
2 Observation Drive Entrance	Quantity 2	Unit of Measure Lump Sum
	Cost /LS \$4,100	
	% Included 100.00%	Total Cost/Study \$8,200
Summary	Replacement Year 2025	Future Cost \$11,586

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



23000 - Mechanical Equipment

600 - Water Heater	Useful Life 12	Remaining Life 7
Shower Building	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,845	
	% Included 100.00%	Total Cost/Study \$1,845
Summary	Replacement Year 2018	Future Cost \$2,193

This is to replace the Rinnai R98 on demand water heater.



610 - Water Heater	Useful Life 12	Remaining Life 7
2 Pool Building Bathrooms	Quantity 2	Unit of Measure Items
	Cost /Itm \$410	
	% Included 100.00%	Total Cost/Study \$820
Summary	Replacement Year 2018	Future Cost \$975

This is to replace the under sink on demand water heaters.

Component Listing

Included Components

Final
Prepared for the 2012 Fiscal Year

25000 - Flooring

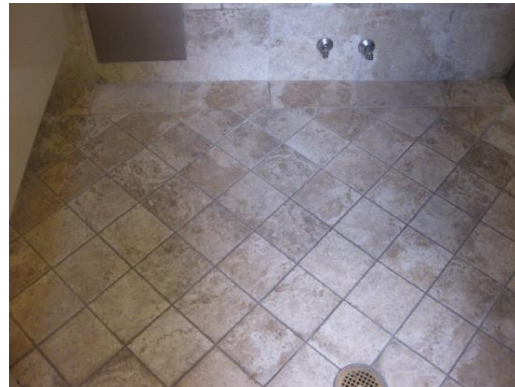
200 - Carpeting	Useful Life 5	Remaining Life 2
26 Sq. Yds. Pool Building Office	Quantity 26	Unit of Measure Square Yard
	Cost /SqYd \$32.80	
	% Included 100.00%	Total Cost/Study \$853
Summary	Replacement Year 2013	Future Cost \$896

This is to replace the carpeting. Last replaced in 2008. Life estimate per client (2/15/2011).



400 - Tile	Useful Life 15	Remaining Life 10
703 Sq. Ft. Pool Building Bathrooms	Quantity 703	Unit of Measure Square Feet
	Cost /SqFt \$10.25	
	% Included 100.00%	Total Cost/Study \$7,206
Summary	Replacement Year 2021	Future Cost \$9,224

This is to replace the tile flooring.



Component Listing
Included Components

26000 - Outdoor Equipment

100 - Tot Lot: Play Equipment	Useful Life 18	Remaining Life 14
Upper Recreation	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$10,250	
	% Included 100.00%	Total Cost/Study \$10,250
Summary	Replacement Year 2025	Future Cost \$14,483

This is to replace the tot lot play equipment. The association may be adding additional equipment in 2011. Association input will further define this component.



200 - Pedestal Grill BBQ	Useful Life 2	Remaining Life 2
4 Upper Recreation & Beach (25%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$500	Qty * \$/Itm \$2,000
	% Included 25.00%	Total Cost/Study \$500
Summary	Replacement Year 2013	Future Cost \$525

This is to replace the pedestal grill BBQ's. Includes shipping, installation and upgrade to higher standard model with a fire safety cover.

210 - Barbecue	Useful Life 10	Remaining Life 8
Beach Masonry BBQ	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,000	
	% Included 100.00%	Total Cost/Study \$6,000
Summary	Replacement Year 2019	Future Cost \$7,310

This is to replace and maintain the masonry barbecue. Last replaced for \$6,000 in 2009.

Component Listing
Included Components

26000 - Outdoor Equipment

280 - Picnic Tables	Useful Life 6	Remaining Life 5
15 Upper Recreation & Beach (33%)	Quantity 15	Unit of Measure Items
	Cost /Itm \$615	Qty * \$/Itm \$9,225
	% Included 33.33%	Total Cost/Study \$3,075
Summary	Replacement Year 2016	Future Cost \$3,479

This is to replace the wood picnic tables.



306 - Benches	Useful Life 8	Remaining Life 4
14 Upper Recreation & Beach (50%)	Quantity 14	Unit of Measure Items
	Cost /Itm \$615	Qty * \$/Itm \$8,610
	% Included 50.00%	Total Cost/Study \$4,305
Summary	Replacement Year 2015	Future Cost \$4,752

This is to replace the benches.

5- wood
 4- Trex
 5- wood & metal



30000 - Miscellaneous

910 - Security System	Useful Life 6	Remaining Life 0
Video	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$3,000	
	% Included 100.00%	Total Cost/Study \$3,000
Summary	Replacement Year 2011	Future Cost \$3,000

This is for the security system. \$3,000 was expended in 2011.

Component Listing
Included Components

Final
Prepared for the 2012 Fiscal Year

30000 - Miscellaneous

990 - Miscellaneous	Useful Life 10	Remaining Life 0
Beach & Pier Various	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$7,000	
	% Included 100.00%	Total Cost/Study \$7,000
Summary	Replacement Year 2011	Future Cost \$7,000

This is for the various beach and pier expenditures. Association input will further define this component. \$7,000 is anticipated during 2011.



Dollar Point Association, Inc.

Section VII

Final

Component Tabular Listing

Included Components

Prepared for the 2012 Fiscal Year

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
01000 - Paving							
100 - Asphalt: Sealing	\$1,025	3	1	4,000	\$.26/SqFt		Upper Recreation Parking
110 - Asphalt: Sealing	\$2,268	3	1	8,850	\$.26/SqFt		Lower Tennis Ct Parking
200 - Asphalt: Ongoing Repairs	\$400	3	3	4,000	\$3.33/SqFt (3%)		Upper Recreation Parking
210 - Asphalt: Ongoing Repairs	\$884	3	3	8,850	\$3.33/SqFt (3%)		Lower Tennis Ct Parking
300 - Asphalt: Petromat Overlay	\$9,000	15	10	4,000	\$2.25/SqFt		Upper Recreation Parking
310 - Asphalt: Petromat Overlay	\$19,913	15	10	8,850	\$2.25/SqFt		Lower Tennis Ct Parking
400 - Asphalt: Major Repairs	\$11,516	10	10	2,247	\$5.12/SqFt		Beach Access Walkway
02000 - Concrete							
360 - Stamped	\$2,000	5	0	8,002	\$16.00/SqFt (2%)		Pool Deck & Walkways
370 - Stained	\$18,455	15	10	8,002	\$2.31/SqFt		Pool Deck & Walkways
390 - Pavers	\$856	5	3	348	\$12.30/SqFt (20%)		Lower Tennis Court Walkways
03000 - Painting: Exterior							
120 - Surface Restoration	\$2,083	3	1	1,626	\$1.28/SqFt		Upper Recreation Trellises
150 - Stain	\$4,120	3	1	4,020	\$1.02/SqFt		Upper Recreation Fencing
160 - Stain	\$3,124	4	1	2,540	\$1.23/SqFt		Pool & Shower Buildings
170 - Stain	\$787	4	1	640	\$1.23/SqFt		Beach Restroom Building
400 - Wrought Iron	\$959	4	3	104	\$9.22/l.f.		East Beach Perimeter Fencing
450 - Wood Fencing	\$8,443	5	4	10,296	\$.82/SqFt		Upper Recreation N & E Perimeter
04000 - Structural Repairs							
200 - Wood: Siding & Trim	\$27,337	24	21	2,540	\$10.76/SqFt		Pool & Shower Buildings
210 - Wood: Siding & Trim	\$6,888	16	13	640	\$10.76/SqFt		Beach Restroom Building

Component Tabular Listing

Included Components

Final

Prepared for the 2012 Fiscal Year

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
04000 - Structural Repairs							
300 - Trellis	\$29,166	20	5	813	\$35.87/SqFt		Upper Recreation
820 - Dock	\$61,500	20	5	3,000	\$20.50/SqFt		Pier Decking
830 - Dock	\$92,250	30	25	3,000	\$30.75/SqFt		Pier Walkway Structural
910 - Miscellaneous	\$1,500	20	0	1	\$1,500/LS		Recreation Shed
05000 - Roofing							
440 - Pitched: Dimensional Composition	\$9,840	25	22	24	\$410/Sqrs		Pool & Shower Buildings
680 - Pitched: Metal	\$1,230	30	25	2	\$615/Sqrs		Beach Restroom Building
08000 - Rehab							
220 - Bathrooms	\$6,150	15	10	2	\$3,075/Itm		Pool Building
230 - Restrooms	\$5,125	15	10	2	\$2,562/Itm		Beach Restrooms
11000 - Gate Equipment							
738 - Card Reader	\$6,150	10	5	4	\$1,537/Itm		Upper & Lower Recreation Area
12000 - Pool							
110 - Resurface	\$35,000	5	1	248	\$141/l.f.		Pool
410 - Lifeguard Chair	\$3,280	20	13	1	\$3,280/Itm		Pool
700 - Equipment: Replacement	\$7,482	5	4	1	\$14,965/LS (50%)		Pool
720 - Heater	\$10,000	8	0	2	\$5,000/Itm		Pool
750 - Cover	\$3,500	8	0	1	\$3,500/LS		Pool
910 - Miscellaneous	\$1,500	10	0	1	\$1,500/LS		PA & Intercom
920 - Miscellaneous	\$1,700	8	0	1	\$1,700/LS		Pool Lane Markers
17000 - Tennis Court							
100 - Reseal	\$15,458	4	7	19,488	\$.79/SqFt		[3] Upper Tennis Courts
110 - Reseal	\$12,000	4	3	15,128	\$.79/SqFt		[2] Lower Tennis Courts

Component Tabular Listing
Included Components

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
17000 - Tennis Court							
200 - Repair	\$1,500	20	11	3	\$500/LS		Upper Tennis Courts
204 - Repair	\$1,500	20	19	3	\$500/LS		Upper Tennis Courts
210 - Repair	\$1,000	20	7	2	\$500/LS		Lower Tennis Courts
214 - Repair	\$1,000	20	15	2	\$500/LS		Lower Tennis Courts
500 - Resurface	\$37,236	20	3	19,488	\$1.91/SqFt		[3] Upper Tennis Courts
510 - Resurface	\$28,905	20	19	15,128	\$1.91/SqFt		[2] Lower Tennis Courts
18000 - Landscaping							
420 - General Repairs/Upgrades	\$10,000	1	0	1	\$10,000/LS		Upper & Lower Recreation Areas
490 - Bark Replacement	\$1,845	1	1	1	\$1,845/LS		Recreation Areas
530 - Plant Replacement	\$2,562	1	1	1	\$2,562/LS		Recreation Areas
19000 - Fencing							
100 - Chain Link: 4'	\$1,353	25	14	120	\$11.27/l.f.		Upper & Lower Tennis Courts
110 - Chain Link: 6'	\$3,838	25	17	312	\$12.30/l.f.		North Beach Perimeter
130 - Chain Link: 10'	\$14,022	25	8	649	\$21.61/l.f.		Upper Tennis Courts
140 - Chain Link: 10'	\$10,630	25	5	492	\$21.61/l.f.		Lower Tennis Courts
230 - Wrought Iron: 6'	\$6,150	30	29	104	\$59.13/l.f.		East Beach Perimeter
340 - Wood: 6'	\$16,482	18	13	335	\$49.20/l.f.		Upper Recreation Perimeter
344 - Wood: 6'	\$39,575	18	10	858	\$46.12/l.f.		Upper Recreation Perimeter
350 - Wood: Repair	\$2,050	18	16	1	\$2,050/LS		Beach Fence
351 - Wood: Repair	\$2,000	1	0	1	\$2,000/LS [nr:1]		Beach Fence (2011 Only)
19500 - Retaining Wall							
120 - Wood: 2'	\$2,644	20	9	43	\$61.50/l.f.		Beach
140 - Wood: 3'	\$10,978	20	14	126	\$87.12/l.f.		Beach

Component Tabular Listing

Included Components

Final

Prepared for the 2012 Fiscal Year

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
20000 - Lighting							
214 - Entry Lighting	\$1,753	20	3	6	\$292/Itm		Observation Drive Monument
21000 - Signage							
792 - Monument	\$8,200	25	14	2	\$4,100/LS		Observation Drive Entrance
23000 - Mechanical Equipment							
600 - Water Heater	\$1,845	12	7	1	\$1,845/Itm		Shower Building
610 - Water Heater	\$820	12	7	2	\$410/Itm		Pool Building Bathrooms
25000 - Flooring							
200 - Carpeting	\$853	5	2	26	\$32.80/SqYd		Pool Building Office
400 - Tile	\$7,206	15	10	703	\$10.25/SqFt		Pool Building Bathrooms
26000 - Outdoor Equipment							
100 - Tot Lot: Play Equipment	\$10,250	18	14	1	\$10,250/LS		Upper Recreation
200 - Pedestal Grill BBQ	\$500	2	2	4	\$500/Itm (25%)		Upper Recreation & Beach
210 - Barbecue	\$6,000	10	8	1	\$6,000/Itm		Beach Masonry BBQ
280 - Picnic Tables	\$3,075	6	5	15	\$615/Itm (33%)		Upper Recreation & Beach
306 - Benches	\$4,305	8	4	14	\$615/Itm (50%)		Upper Recreation & Beach
30000 - Miscellaneous							
910 - Security System	\$3,000	6	0	1	\$3,000/LS		Video
990 - Miscellaneous	\$7,000	10	0	1	\$7,000/LS		Beach & Pier Various



Dollar Point Association, Inc.

Section VII-a

Final

Expenditures by Year For 3 Years

Prepared for the 2012 Fiscal Year

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2011			
<i>02000 - Concrete</i>			
360 - Stamped {8,002 Sq. Ft. Pool Deck & Walkways (2%)}	5	2,000	
<i>04000 - Structural Repairs</i>			
910 - Miscellaneous {Recreation Shed}	20	1,500	
<i>12000 - Pool</i>			
720 - Heater {2 Pool}	8	10,000	
750 - Cover {Pool}	8	3,500	
910 - Miscellaneous {PA & Intercom}	10	1,500	
920 - Miscellaneous {Pool Lane Markers}	8	1,700	
Total 12000 - Pool:		16,700	16,700
<i>18000 - Landscaping</i>			
420 - General Repairs/Upgrades {Upper & Lower Recreation Areas}	1	10,000	
<i>19000 - Fencing</i>			
351 - Wood: Repair {Beach Fence (2011 Only)}[nr:1]	1	2,000	
<i>30000 - Miscellaneous</i>			
910 - Security System {Video}	6	3,000	
990 - Miscellaneous {Beach & Pier Various}	10	7,000	
Total 30000 - Miscellaneous:		10,000	10,000
Total 2011:		42,200	
2012			
<i>01000 - Paving</i>			
100 - Asphalt: Sealing {4,000 Sq. Ft. Upper Recreation Parking}	3	1,025	1,051
110 - Asphalt: Sealing {8,850 Sq. Ft. Lower Tennis Ct Parking}	3	2,268	2,325
Total 01000 - Paving:		3,293	3,376
<i>03000 - Painting: Exterior</i>			
120 - Surface Restoration {1,626 Sq. Ft. Upper Recreation Trellises}	3	2,083	2,135
150 - Stain {4,020 Sq. Ft. Upper Recreation Fencing}	3	4,120	4,224
160 - Stain {2,540 Sq. Ft. Pool & Shower Buildings}	4	3,124	3,202
170 - Stain {640 Sq. Ft. Beach Restroom Building}	4	787	807

Expenditures by Year
For 3 Years

Final

Prepared for the 2012 Fiscal Year

Reserve Component

Life Useful Current Replacement Cost Forecast Inflated Cost @ 2.50%

2012

03000 - Painting: Exterior

Total 03000 - Painting: Exterior: 10,114 10,368

12000 - Pool

110 - Resurface {248 Lin. Ft. Pool} 5 35,000 35,875

18000 - Landscaping

420 - General Repairs/Upgrades {Upper & Lower Recreation Areas} 1 10,000 10,250

490 - Bark Replacement {Recreation Areas} 1 1,845 1,891

530 - Plant Replacement {Recreation Areas} 1 2,562 2,627

Total 18000 - Landscaping: 14,407 14,768

Total 2012: 62,814 64,387

2013

18000 - Landscaping

420 - General Repairs/Upgrades {Upper & Lower Recreation Areas} 1 10,000 10,506

490 - Bark Replacement {Recreation Areas} 1 1,845 1,938

530 - Plant Replacement {Recreation Areas} 1 2,562 2,692

Total 18000 - Landscaping: 14,407 15,136

25000 - Flooring

200 - Carpeting {26 Sq. Yds. Pool Building Office} 5 853 896

26000 - Outdoor Equipment

200 - Pedestal Grill BBQ {4 Upper Recreation & Beach (25%)} 2 500 525

Total 2013: 15,760 16,557



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

Browning Reserve Group ("BRG") prepared a reserve study for the Association during the 2011 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2012) and future fiscal years. In addition, BRG prepared reserve fund disclosures for distribution to the Association members.

This Reserve Study is a Full Study. A **Full Study** includes an on-site review upon where the following tasks are performed:

- development of a reserve component inventory;
- 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 2011 and is the Association's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, December 31, 2010. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$245,508 is being used which ties to the last completed audit or review of the Association's financial statements. BRG then re-builds the first year of the study, in this case 2011, and estimates an ending reserve fund balance. Again, see Section III and the 2011 ending reserve balance estimate of \$303,243.

"Re-building" the first year of the study as mentioned above simply means using the 2011 adopted budget for the 2011 reserve contribution. Finally, the 2011 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 Association'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 information on the next page/s, here are the calculations:

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

Please see Section V - Reserve Fund Balance Forecast.

Browning Reserve Group



Dollar Point Association, Inc.

Schedule of Supplementary Information for Auditor

Component Method

*Final
Prepared for the 2012 Fiscal Year*

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2011 Fully Funded Balance</i>	<i>2012 Fully Funded Balance</i>	<i>2012 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving						
100 - Asphalt: Sealing {4,000 Sq. Ft. Upper Recreation Parking}	1,025	3	1	683	1,051	449
110 - Asphalt: Sealing {8,850 Sq. Ft. Lower Tennis Ct Parking}	2,268	3	1	1,512	2,325	992
200 - Asphalt: Ongoing Repairs {4,000 Sq. Ft. Upper Recreation Parking (3%)}	400	3	3	100	137	138
210 - Asphalt: Ongoing Repairs {8,850 Sq. Ft. Lower Tennis Ct Parking (3%)}	884	3	3	221	302	305
300 - Asphalt: Petromat Overlay {4,000 Sq. Ft. Upper Recreation Parking}	9,000	15	10	3,000	3,690	984
310 - Asphalt: Petromat Overlay {8,850 Sq. Ft. Lower Tennis Ct Parking}	19,913	15	10	6,638	8,164	2,176
400 - Asphalt: Major Repairs {2,247 Sq. Ft. Beach Access Walkway}	11,516	10	10	1,047	1,180	1,716
02000 - Concrete						
360 - Stamped {8,002 Sq. Ft. Pool Deck & Walkways (2%)}	2,000	5	0	2,000	410	512
370 - Stained {8,002 Sq. Ft. Pool Deck & Walkways}	18,455	15	10	6,152	7,566	2,017
390 - Pavers {348 Sq. Ft. Lower Tennis Court Walkways (20%)}	856	5	3	342	526	236
03000 - Painting: Exterior						
120 - Surface Restoration {1,626 Sq. Ft. Upper Recreation Trellises}	2,083	3	1	1,389	2,135	912
150 - Stain {4,020 Sq. Ft. Upper Recreation Fencing}	4,120	3	1	2,747	4,224	1,803
160 - Stain {2,540 Sq. Ft. Pool & Shower Buildings}	3,124	4	1	2,343	3,202	1,025
170 - Stain {640 Sq. Ft. Beach Restroom Building}	787	4	1	590	807	258
400 - Wrought Iron {104 Lin. Ft. East Beach Perimeter Fencing}	959	4	3	240	492	331
450 - Wood Fencing {10,296 Sq. Ft. Upper Recreation N & E Perimeter}	8,443	5	4	1,689	3,462	2,387
04000 - Structural Repairs						
200 - Wood: Siding & Trim {2,540 Sq. Ft. Pool & Shower Buildings}	27,337	24	21	3,417	4,670	2,450
210 - Wood: Siding & Trim {640 Sq. Ft. Beach Restroom Building}	6,888	16	13	1,292	1,765	760
300 - Trellis {813 Sq. Ft. Upper Recreation}	29,166	20	5	21,875	23,916	2,113
820 - Dock {3,000 Sq. Ft. Pier Decking}	61,500	20	5	46,125	50,430	4,456
830 - Dock {3,000 Sq. Ft. Pier Walkway Structural}	92,250	30	25	15,375	18,911	7,301
910 - Miscellaneous {Recreation Shed}	1,500	20	0	1,500	77	96

Dollar Point Association, Inc.

Schedule of Supplementary Information for Auditor

Component Method

*Final
Prepared for the 2012 Fiscal Year*

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2011 Fully Funded Balance</i>	<i>2012 Fully Funded Balance</i>	<i>2012 Line Item Contribution based on Cash Flow Method</i>
05000 - Roofing						
440 - Pitched: Dimensional Composition {24 Squares- Pool & Shower Buildings}	9,840	25	22	1,181	1,614	868
680 - Pitched: Metal {2 Squares- Beach Restroom Building}	1,230	30	25	205	252	97
08000 - Rehab						
220 - Bathrooms {2 Pool Building}	6,150	15	10	2,050	2,522	672
230 - Restrooms {2 Beach Restrooms}	5,125	15	10	1,708	2,101	560
11000 - Gate Equipment						
738 - Card Reader {4 Upper & Lower Recreation Area}	6,150	10	5	3,075	3,782	891
12000 - Pool						
110 - Resurface {248 Lin. Ft. Pool}	35,000	5	1	28,000	35,875	9,189
410 - Lifeguard Chair {Pool}	3,280	20	13	1,148	1,345	290
700 - Equipment: Replacement {Pool (50%)}	7,482	5	4	1,497	3,068	2,116
720 - Heater {2 Pool}	10,000	8	0	10,000	1,281	1,601
750 - Cover {Pool}	3,500	8	0	3,500	448	560
910 - Miscellaneous {PA & Intercom}	1,500	10	0	1,500	154	192
920 - Miscellaneous {Pool Lane Markers}	1,700	8	0	1,700	218	272
17000 - Tennis Court						
100 - Reseal {19,488 Sq. Ft. [3] Upper Tennis Courts}	15,458	4	7	1,932	2,264	2,942
110 - Reseal {15,128 Sq. Ft. [2] Lower Tennis Courts}	12,000	4	3	3,000	6,150	4,138
200 - Repair {3 Upper Tennis Courts}	1,500	20	11	675	769	126
204 - Repair {3 Upper Tennis Courts}	1,500	20	19	75	154	154
210 - Repair {2 Lower Tennis Courts}	1,000	20	7	650	718	76
214 - Repair {2 Lower Tennis Courts}	1,000	20	15	250	308	93
500 - Resurface {19,488 Sq. Ft. [3] Upper Tennis Courts}	37,236	20	3	31,650	34,350	2,568
510 - Resurface {15,128 Sq. Ft. [2] Lower Tennis Courts}	28,905	20	19	1,445	2,963	2,959
18000 - Landscaping						
420 - General Repairs/Upgrades {Upper & Lower Recreation Areas}	10,000	1	0	10,000	10,250	12,807
490 - Bark Replacement {Recreation Areas}	1,845	1	1	923	1,891	1,211
530 - Plant Replacement {Recreation Areas}	2,562	1	1	1,281	2,627	1,682
19000 - Fencing						
100 - Chain Link: 4' {120 Lin. Ft. Upper & Lower Tennis Courts}	1,353	25	14	595	666	98
110 - Chain Link: 6' {312 Lin. Ft. North Beach Perimeter}	3,838	25	17	1,228	1,416	299
130 - Chain Link: 10' {649 Lin. Ft. Upper Tennis Courts}	14,022	25	8	9,535	10,349	875
140 - Chain Link: 10' {492 Lin. Ft. Lower Tennis Courts}	10,630	25	5	8,504	9,153	616
230 - Wrought Iron: 6' {104 Lin. Ft. East Beach Perimeter}	6,150	30	29	205	420	537
340 - Wood: 6' {335 Lin. Ft. Upper Recreation Perimeter}	16,482	18	13	4,578	5,631	1,617
344 - Wood: 6' {858 Lin. Ft. Upper Recreation Perimeter}	39,575	18	10	17,589	20,282	3,604

Dollar Point Association, Inc.

Schedule of Supplementary Information for Auditor

Component Method

Final
Prepared for the 2012 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2011 Fully Funded Balance	2012 Fully Funded Balance	2012 Line Item Contribution based on Cash Flow Method
19000 - Fencing						
350 - Wood: Repair {Beach Fence}	2,050	18	16	228	350	217
351 - Wood: Repair {Beach Fence (2011 Only)}[nr:1]	2,000	1	0	2,000	0	0
19500 - Retaining Wall						
120 - Wood: 2' {43 Lin. Ft. Beach}	2,644	20	9	1,454	1,626	211
140 - Wood: 3' {126 Lin. Ft. Beach}	10,978	20	14	3,293	3,938	993
20000 - Lighting						
214 - Entry Lighting {6 Observation Drive Monument}	1,753	20	3	1,490	1,617	121
21000 - Signage						
792 - Monument {2 Observation Drive Entrance}	8,200	25	14	3,608	4,034	594
23000 - Mechanical Equipment						
600 - Water Heater {Shower Building}	1,845	12	7	769	946	234
610 - Water Heater {2 Pool Building Bathrooms}	820	12	7	342	420	104
25000 - Flooring						
200 - Carpeting {26 Sq. Yds. Pool Building Office}	853	5	2	512	699	229
400 - Tile {703 Sq. Ft. Pool Building Bathrooms}	7,206	15	10	2,402	2,954	788
26000 - Outdoor Equipment						
100 - Tot Lot: Play Equipment {Upper Recreation}	10,250	18	14	2,278	2,918	1,030
200 - Pedestal Grill BBQ {4 Upper Recreation & Beach (25%)}	500	2	2	167	256	224
210 - Barbecue {Beach Masonry BBQ}	6,000	10	8	1,200	1,845	936
280 - Picnic Tables {15 Upper Recreation & Beach (33%)}	3,075	6	5	512	1,051	743
306 - Benches {14 Upper Recreation & Beach (50%)}	4,305	8	4	2,153	2,758	761
30000 - Miscellaneous						
910 - Security System {Video}	3,000	6	0	3,000	513	640
990 - Miscellaneous {Beach & Pier Various}	7,000	10	0	7,000	718	897
Totals	672,968			[A] 302,363	[B] 329,104	95,850
				[EndBal] [A]	[EndBal] [B]	
Percent Funded				100.29%	103%	



Terms & Definitions

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.



BROWNING RESERVE GROUP

March 21, 2011

Dollar Point Association, Inc.

Final

California Homeowner Summary

The intention of the Reserve Study is to forecast the Association'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 prepared this Full Study for the January 1, 2012 - December 31, 2012 fiscal 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.

Member Summary

Prepared for the 2012 Fiscal Year
Dollar Point Association, Inc.

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2011 Fully Funded Balance	2012 Fully Funded Balance	2012 Line Item Contribution based on Cash Flow Method
01000 - Paving	45,005	3-15	1-10	13,201	16,848	6,760
02000 - Concrete	21,311	5-15	0-10	8,494	8,503	2,765
03000 - Painting: Exterior	19,517	3-5	1-4	8,998	14,321	6,716
04000 - Structural Repairs	218,641	16-30	0-25	89,583	99,770	17,176
05000 - Roofing	11,070	25-30	22-25	1,386	1,866	965
08000 - Rehab	11,275	15-15	10-10	3,758	4,623	1,232
11000 - Gate Equipment	6,150	10-10	5-5	3,075	3,782	891
12000 - Pool	62,462	5-20	0-13	47,345	42,389	14,220
17000 - Tennis Court	98,599	4-20	3-19	39,678	47,674	13,055
18000 - Landscaping	14,407	1-1	0-1	12,204	14,768	15,700
19000 - Fencing	96,101	1-30	0-29	44,463	48,267	7,863
19500 - Retaining Wall	13,622	20-20	9-14	4,748	5,565	1,205
20000 - Lighting	1,753	20-20	3-3	1,490	1,617	121
21000 - Signage	8,200	25-25	14-14	3,608	4,034	594
23000 - Mechanical Equipment	2,665	12-12	7-7	1,110	1,366	338
25000 - Flooring	8,059	5-15	2-10	2,914	3,654	1,017
26000 - Outdoor Equipment	24,130	2-18	2-14	6,309	8,828	3,694
30000 - Miscellaneous	10,000	6-10	0-0	10,000	1,230	1,537
Totals	\$672,968			\$302,363	\$329,104	\$95,850
Estimated Ending Balance				\$303,243	\$339,492	\$7,987.50
Percent Funded				100.3%	103.2%	/Association/month @ 1