

Reserve Study Transmittal Letter

Date: August 28, 2014
To: Debbie Wolf, Dollar Point Association, Inc.
From: Browning Reserve Group (BRG)

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

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

1. Where do I find the recommended reserve contribution for next year's budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$115,092** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$9,591.00 /Lot/month @ 1**. For any other funding related issues, if any, see *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."*

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

This is found for the 30-year term of the study in *Section IV, "30 Year Reserve Funding Plan, Including Fully Funded Balance and % Funded."* For the year for which the study was prepared, 2015, the Project is **101.4%** funded.

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

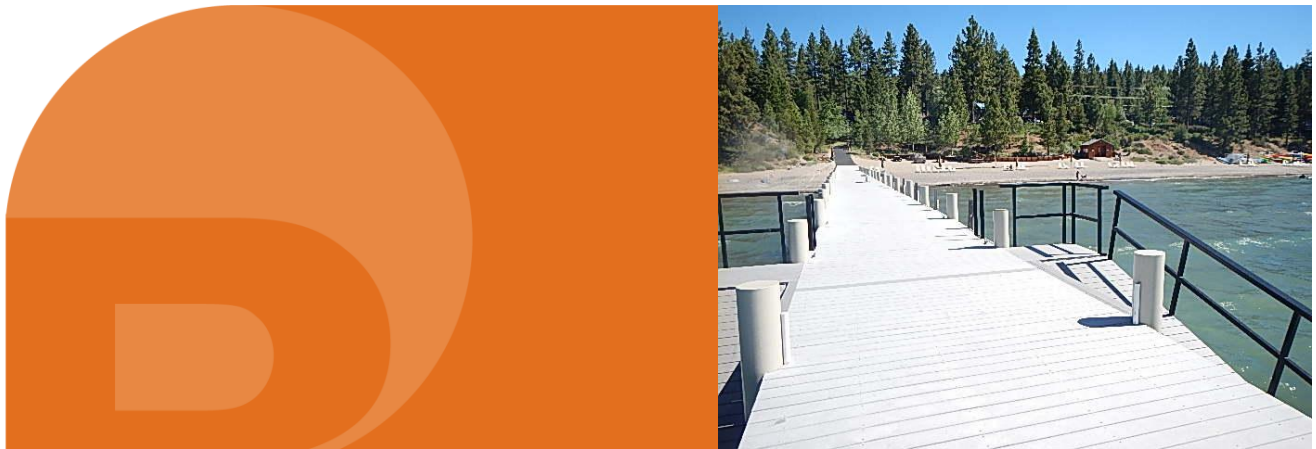
California statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Project's reserves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

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

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

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2014) the current fiscal year is dealt with in the study.

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



RESERVE STUDY

Update w/ Site Visit Review

Dollar Point Association, Inc.

First Draft

Published - August 28, 2014

Prepared for the 2015 Fiscal Year

Browning Reserve Group

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Dollar Point Association, Inc.

First Draft

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Dollar Point Association, Inc.

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Member Distribution Materials

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

Section Report

California: Member Summary

Section III: 30 Year Reserve Funding Plan *Cash Flow Method {c}*

Dollar Point Association, Inc.

First Draft

Published - August 28, 2014

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Reserve Study Summary

A Reserve Study was conducted of Dollar Point Association, Inc. (the "**Project**"). An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

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

Dollar Point Association, Inc. is a Nonprofit Corporation.

Physical Inspection

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

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

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

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

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

Summary of Reserves

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

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

- 1. The Expenditure Forecast of the following Reserve Study identifies the major components which the Project is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:
 - a. Its current estimated replacement cost;**
 - b. Its estimated useful life; and**
 - c. Its estimated remaining useful life.****
- 2. It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$511,163.
 - [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, 2015 is estimated to be \$518,364, constituting 101.4% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**
- 4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$115,092 [*\$9,591.00 per month (average)*] for the fiscal year ending December 31, 2015 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.**

Funding Assessment

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

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

Percent Funded Status

Based on paragraphs 1 - 3 above, the Project is 101.4% funded. The following scale can be used as a measure to determine the association's financial picture whereas the lower the percentage, the higher the likelihood of the Project requiring additional funding, or other large increases to the reserve contribution in the future.



Methodology

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

Funding Goals

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

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

Limitations

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

Compliance

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

Supplemental Disclosures

General:

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

Personnel Credentials:

BRG is a licensed general building contractor in California and the owner, Robert W. Browning, 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 Project's situation.

Reliance on Client Data:

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

Scope:

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

Reserve Balance:

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

Reserve Projects:

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

Component Quantities:

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



Browning Reserve Group



Section II
 Dollar Point Association, Inc.
30 Year Expense Forecast - Detailed
 First Draft
 Prepared for the 2015 Fiscal Year

Reserve Component	Current Replacement		Life Useful /		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
	Cost	Remaining																	
01000 - Paving																			
100 - Asphalt: Sealing 4,000 Sq. Ft. Upper Recreation Parking	1,120	3	1		1,148				1,236			1,331			1,434				1,544
110 - Asphalt: Ongoing Repairs 4,000 Sq. Ft. Upper Recreation Parking (3%)	420	3	1		430				464			499			538				579
120 - Asphalt: Petromat Overlay 4,000 Sq. Ft. Upper Recreation Parking	9,600	15	7									11,411							
124 - Striping Upper Recreation Parking	300	3	1		308				331			357			384				414
130 - Asphalt: Sealing 8,850 Sq. Ft. Lower Tennis Ct Parking	2,478	3	1		2,540				2,735			2,946			3,172				3,416
150 - Asphalt: Ongoing Repairs 8,850 Sq. Ft. Lower Tennis Ct Parking (3%)	929	3	1		952				1,026			1,105			1,190				1,281
160 - Asphalt: Petromat Overlay 8,850 Sq. Ft. Lower Tennis Ct Parking	21,240	15	7									25,248							
164 - Striping Lower Tennis Ct Parking	350	3	1		359				386			416			448				482
170 - Asphalt: Sealing 2,247 Sq. Ft. Beach Access Walkway	517	6	0	517						599								695	
180 - Asphalt: Ongoing Repairs 2,247 Sq. Ft. Beach Access Walkway	1,500	6	0	1,500						1,740								2,017	
190 - Asphalt: Major Repairs 2,247 Sq. Ft. Beach Access Walkway	12,359	10	10												15,820				
191 - Asphalt: Major Repairs Beach Access Walkway (2014 Only)[nr:1]	6,800	1	0	6,800															
800 - Miscellaneous Lower Parking Space Car Stops	845	20	0	845															
Total 01000 - Paving	58,458				9,662	5,737			6,178		2,339	43,312			22,985			2,712	7,716
02000 - Concrete																			
220 - Walkways 173 Sq. Ft. Beach Restroom Steps	3,460	25	18																
360 - Stamped 8,002 Sq. Ft. Pool Deck & Walkways (2%)	2,500	5	1		2,562					2,899								3,280	
370 - Stained 8,002 Sq. Ft. Pool Deck & Walkways	20,005	15	7									23,780							
390 - Pavers 348 Sq. Ft. Lower Tennis Court Walkways (20%)	835	5	3				899						1,018						1,151
Total 02000 - Concrete	26,800				2,562		899			2,899	23,780	1,018			3,280			1,151	
03000 - Painting: Exterior																			
120 - Surface Restoration 1,626 Sq. Ft. Upper Recreation Trellises	2,602	3	2		2,733			2,943				3,170			3,414				3,676

Reserve Component	Current Replacement		Life Useful /	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
	Cost	Remaining																
124 - Surface Restoration Pier Pylons	1,000	6	0	1,000						1,160						1,345		
150 - Stain 4,020 Sq. Ft. Upper Recreation Fencing	5,628	3	2			5,913			6,368			6,857			7,384			7,952
160 - Stain 2,540 Sq. Ft. Pool & Shower Buildings	3,556	3	2			3,736			4,023			4,333			4,666			5,025
170 - Stain 640 Sq. Ft. Beach Restroom Building	896	3	2			941			1,014			1,092			1,176			1,266
450 - Wood Fencing 10,296 Sq. Ft. Upper Recreation N & E Perimeter	14,414	3	2			15,144			16,309			17,563			18,913			20,367
Total 03000 - Painting: Exterior	28,096			1,000		28,468			30,657	1,160		33,014			35,552	1,345		38,286
04000 - Structural Repairs																		
200 - Wood: Siding & Trim 2,540 Sq. Ft. Pool & Shower Buildings	29,210	24	18															
210 - Wood: Siding & Trim 640 Sq. Ft. Beach Restroom Building	7,360	16	10											9,421				
300 - Trellis 813 Sq. Ft. Upper Recreation	32,520	20	16															
820 - Dock 3,000 Sq. Ft. Pier Decking	66,000	22	8									80,415						
824 - Dock 390 Sq. Ft. Pier Catwalk Decking	8,580	22	21															
828 - Dock [2] Pier Catwalk Structures	43,460	30	29															
829 - Dock [2] Pier Catwalk Structures (2014 Only)[nr:1]	8,460	1	0	8,460														
830 - Dock 3,000 Sq. Ft. Pier Walkway Structural	99,000	30	22															
910 - Miscellaneous Recreation Shed	1,615	25	22															
Total 04000 - Structural Repairs	296,205			8,460								80,415		9,421				
05000 - Roofing																		
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings	10,800	25	19															
680 - Pitched: Metal 2 Squares- Beach Restroom Building	2,400	30	24															
Total 05000 - Roofing	13,200																	
08000 - Rehab																		
220 - Bathrooms 2 Pool Building	6,700	15	9										8,367					
230 - Restrooms 2 Beach Restrooms	5,520	15	9										6,894					
231 - Restrooms Beach Restrooms (2014 Only)[nr:1]	1,208	1	0	1,208														
Total 08000 - Rehab	13,428			1,208									15,261					
11000 - Gate Equipment																		
738 - Card Reader 4 Upper & Lower Recreation Area (25%)	1,655	3	2			1,739			1,872			2,016			2,172			2,338
Total 11000 - Gate Equipment	1,655					1,739			1,872			2,016			2,172			2,338

Reserve Component	Current Replacement		Life Useful /		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
	Cost																		
12000 - Pool																			
110 - Resurface 248 Lin. Ft. Pool	105,000	10	1		107,625											137,769			
410 - Lifeguard Chair Pool	3,500	20	10												4,480				
700 - Equipment: Replacement Pool (50%)	8,058	5	3				8,677						9,817						11,107
720 - Heater 2 Pool	10,770	8	5						12,185										14,847
750 - Cover Pool- Summer Cover	3,770	8	5						4,265										5,197
754 - Cover Pool- Winter Cover	5,650	8	6							6,552									7,983
910 - Miscellaneous PA & Intercom	1,500	10	0	1,500											1,920				
920 - Lane Ropes Pool Lane Rope Markers	1,700	8	5						1,923										2,343
924 - Miscellaneous Pool Lane Rope Reel	2,100	18	8										2,559						
928 - Miscellaneous Pool Cover Reel	3,500	18	8										4,264						
990 - Miscellaneous Pool Chemical Room Doors	2,500	18	16																
Total 12000 - Pool	148,048			1,500	107,625		8,677		18,374	6,552		16,640		6,400	137,769			33,494	7,983
14000 - Recreation																			
900 - Miscellaneous Ping Pong Table	700	8	7									832							
Total 14000 - Recreation	700											832							
17000 - Tennis Court																			
100 - Reseal 19,488 Sq. Ft. [3] Upper Tennis Courts	17,000	4	0	17,000				18,765					20,713						22,863
110 - Reseal 15,128 Sq. Ft. [2] Lower Tennis Courts	13,192	4	0	13,192				14,561					16,073						17,741
200 - Repair 19,588 Sq. Ft. Upper Tennis Courts (1%)	6,464	4	0	6,464				7,135					7,876						8,693
214 - Repair 15,128 Sq. Ft. Lower Tennis Courts	21,179	4	4					23,378					25,805						28,484
215 - Repair Lower Tennis Courts (2014 Only)[nr:1]	3,260	1	0	3,260															
500 - Resurface 19,488 Sq. Ft. [3] Upper Tennis Courts	42,874	15	10												54,882				
510 - Resurface 15,128 Sq. Ft. [2] Lower Tennis Courts	33,282	20	16																
700 - Screen Upper Tennis Courts	3,500	6	2			3,677							4,264						4,945
704 - Screen 3,672 Sq. Ft. Lower Tennis Courts	2,650	6	5						2,998							3,477			
Total 17000 - Tennis Court	143,400			39,916		3,677		63,839	2,998			74,731		54,882	3,477	77,781			4,945
18000 - Landscaping																			
104 - Irrigation: Controllers 5 Recreation Areas (20%)	350	5	2			368						416							471

Reserve Component	Current Replacement		Life Useful /		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
	Cost																		
200 - Irrigation: Valves 36 Recreation Areas (22%)	2,400	3	2			2,522				2,715			2,924			3,149			3,391
300 - Irrigation: Backflow Preventors 4 Recreation Areas (25%)	700	5	3				754						853					965	
420 - General Repairs/Upgrades Recreation Areas	10,770	1	1		11,039	11,315	11,598	11,888	12,185	12,490	12,802	13,122	13,450	13,787	14,131	14,484	14,847	15,218	
490 - Bark Replacement Recreation Areas	1,985	1	1		2,035	2,085	2,138	2,191	2,246	2,302	2,360	2,419	2,479	2,541	2,604	2,670	2,736	2,805	
500 - Tree Maintenance Tree Maintenance & Defensible Space	3,000	1	1		3,075	3,152	3,231	3,311	3,394	3,479	3,566	3,655	3,747	3,840	3,936	4,035	4,136	4,239	
530 - Plant Replacement Recreation Areas	2,760	1	1		2,829	2,900	2,972	3,047	3,123	3,201	3,281	3,363	3,447	3,533	3,621	3,712	3,805	3,900	
Total 18000 - Landscaping	21,965				18,978	22,342	20,692	20,437	23,663	21,472	22,425	26,336	23,123	23,701	27,442	25,371	26,488	29,552	
19000 - Fencing																			
100 - Chain Link: 4' 120 Lin. Ft. Upper & Lower Tennis Courts	1,440	25	11													1,889			
110 - Chain Link: 6' 312 Lin. Ft. North Beach Perimeter	4,056	25	14																5,731
130 - Chain Link: 10' 649 Lin. Ft. Upper Tennis Courts	14,927	25	5					16,889											
140 - Chain Link: 10' 492 Lin. Ft. Lower Tennis Courts	11,316	25	2			11,889													
340 - Wood: 6' 335 Lin. Ft. Upper Recreation Perimeter	17,420	18	10											22,299					
344 - Wood: 6' 858 Lin. Ft. Upper Recreation Perimeter	44,616	18	13															61,504	
350 - Wood: Repair Beach Walkway Entry Fence/Gate	2,205	18	13															3,040	
Total 19000 - Fencing	95,980					11,889		16,889						22,299	1,889		64,543	5,731	
19500 - Retaining Wall																			
120 - Wood 53 Lin. Ft. Beach	3,498	20	6						4,057										
122 - Wood: 1' 130 Lin. Ft. Upper Parking	19,500	25	3				20,999												
140 - Wood: 3' 113 Lin. Ft. Beach	8,200	22	0	8,200															
Total 19500 - Retaining Wall	31,198			8,200			20,999		4,057										
20000 - Lighting																			
214 - Entry Lighting 6 Observation Drive Monument	1,890	20	3				2,035												
Total 20000 - Lighting	1,890						2,035												
21000 - Signage																			
792 - Monument 2 Observation Drive Entrance	8,830	25	11													11,586			
Total 21000 - Signage	8,830															11,586			
23000 - Mechanical Equipment																			
600 - Water Heater Behind Shower Building	1,985	12	4					2,191											
604 - Water Heater Beach Restrooms	600	18	10											768					

Reserve Component	Current			2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
	Replacement Cost	Life Remaining	Useful /															
608 - Water Heater	880	12	4					971										
2 Pool Building Bathrooms																		
Total 23000 - Mechanical Equipment	3,465							3,162						768				
25000 - Flooring																		
200 - Carpeting	910	5	2			956					1,082							1,224
26 Sq. Yds. Pool Building Office																		
400 - Tile	7,733	15	7								9,192							
703 Sq. Ft. Pool Building Bathrooms																		
Total 25000 - Flooring	8,643					956					10,274							1,224
26000 - Outdoor Equipment																		
100 - Tot Lot: Play Equipment	16,000	18	11															20,993
Upper Recreation																		
200 - Pedestal Grill BBQ	550	4	3				592				654							722
4 Upper Recreation & Beach (25%)																		
210 - Barbecue	6,460	10	5						7,309									
Beach Masonry BBQ																		
280 - Picnic Tables	3,300	6	2			3,467						4,021						4,663
15 Upper Recreation & Beach (33%)																		
306 - Benches	4,620	8	1		4,736								5,770					
14 Upper Recreation & Beach (50%)																		
840 - Shade Structure	5,472	15	6							6,346								
456 Sq. Ft. Lower Tennis Canvas Shade Cover																		
900 - Miscellaneous	2,320	18	10											2,970				
116 Lin. Ft. Bocce Ball Court Borders																		
902 - Miscellaneous	2,000	15	1		2,050													
Horseshoe Backstops																		
904 - Miscellaneous	3,500	10	0	3,500										4,480				
2 Paddle Boat Racks																		
906 - Miscellaneous	1,110	10	9										1,386					
Kayak Boat Racks																		
Total 26000 - Outdoor Equipment	45,332			3,500	6,786	3,467	592		7,309	6,346	654	4,021	7,156	7,450	21,715			4,663
30000 - Miscellaneous																		
880 - Boat	4,000	8	4					4,415										5,380
Beach- Dinghy																		
881 - Boat	715	1	0	715														
Beach- Dinghy (2014 Only)[nr:1]																		
884 - Boat	9,000	10	4					9,934										12,717
Beach- Boston Whaler																		
888 - Boat	3,500	10	4					3,863										4,945
Beach -Boston Whaler Motor																		
910 - Security System	3,230	6	3				3,478						4,034					
Beach Web Cam																		
990 - Miscellaneous	10,000	10	9										12,489					
Beach & Pier Maintenance																		
991 - Miscellaneous	880	1	0	880														
Beach & Pier- (2014 Only)[nr:1]																		
994 - Miscellaneous	15,750	25	8									19,190						
63 Lake Buoys																		
999 - Miscellaneous	3,527	1	0	3,527														
Lake Buoy Chains/Heads/Attachment (2014 Only)[nr:1]																		

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
			Total 30000 - Miscellaneous	50,602		5,122			3,478	18,213				19,190	16,522		
Total Expenditures Inflated @ 2.50%			78,567	141,688	72,537	57,374	111,830	101,762	44,824	101,276	257,380	62,062	147,907	244,883	113,813	133,393	111,161
Total Current Replacement Cost	997,894																

Reserve Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
01000 - Paving															
100 - Asphalt: Sealing 4,000 Sq. Ft. Upper Recreation Parking		1,663			1,790			1,928			2,076				2,236
110 - Asphalt: Ongoing Repairs 4,000 Sq. Ft. Upper Recreation Parking (3%)		623			671			723			779				839
120 - Asphalt: Petromat Overlay 4,000 Sq. Ft. Upper Recreation Parking								16,527							
124 - Striping Upper Recreation Parking		445			480			516			556				599
130 - Asphalt: Sealing 8,850 Sq. Ft. Lower Tennis Ct Parking		3,679			3,961			4,266			4,594				4,947
150 - Asphalt: Ongoing Repairs 8,850 Sq. Ft. Lower Tennis Ct Parking (3%)		1,379			1,486			1,600			1,723				1,855
160 - Asphalt: Petromat Overlay 8,850 Sq. Ft. Lower Tennis Ct Parking								36,566							
164 - Striping Lower Tennis Ct Parking		520			560			603			649				699
170 - Asphalt: Sealing 2,247 Sq. Ft. Beach Access Walkway				806						935					
180 - Asphalt: Ongoing Repairs 2,247 Sq. Ft. Beach Access Walkway				2,339						2,713					
190 - Asphalt: Major Repairs 2,247 Sq. Ft. Beach Access Walkway						20,251									
191 - Asphalt: Major Repairs Beach Access Walkway (2014 Only)[nr:1]															
800 - Miscellaneous Lower Parking Space Car Stops						1,385									
Total 01000 - Paving		8,309		3,146	8,948	21,635		62,729		3,648	10,377				11,175
02000 - Concrete															
220 - Walkways 173 Sq. Ft. Beach Restroom Steps				5,396											
360 - Stamped 8,002 Sq. Ft. Pool Deck & Walkways (2%)		3,711					4,199					4,751			
370 - Stained 8,002 Sq. Ft. Pool Deck & Walkways								34,440							
390 - Pavers 348 Sq. Ft. Lower Tennis Court Walkways (20%)				1,303					1,474						1,667
Total 02000 - Concrete		3,711		6,699			4,199	34,440	1,474			4,751			1,667
03000 - Painting: Exterior															
120 - Surface Restoration 1,626 Sq. Ft. Upper Recreation Trellises			3,959			4,263			4,591			4,944			5,324
124 - Surface Restoration Pier Pylons				1,560						1,809					
150 - Stain 4,020 Sq. Ft. Upper Recreation Fencing			8,564			9,222			9,931			10,695			11,517
160 - Stain 2,540 Sq. Ft. Pool & Shower Buildings			5,411			5,827			6,275			6,757			7,277
170 - Stain 640 Sq. Ft. Beach Restroom Building			1,363			1,468			1,581			1,703			1,834

Reserve Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
450 - Wood Fencing 10,296 Sq. Ft. Upper Recreation N & E Perimeter			21,933			23,620			25,436			27,392			29,498
Total 03000 - Painting: Exterior			41,230	1,560		44,400			47,814	1,809		51,490			55,449
04000 - Structural Repairs															
200 - Wood: Siding & Trim 2,540 Sq. Ft. Pool & Shower Buildings				45,558											
210 - Wood: Siding & Trim 640 Sq. Ft. Beach Restroom Building											13,986				
300 - Trellis 813 Sq. Ft. Upper Recreation		48,276													
820 - Dock 3,000 Sq. Ft. Pier Decking															
824 - Dock 390 Sq. Ft. Pier Catwalk Decking							14,411								
828 - Dock [2] Pier Catwalk Structures															88,937
829 - Dock [2] Pier Catwalk Structures (2014 Only)[nr:1]															
830 - Dock 3,000 Sq. Ft. Pier Walkway Structural								170,436							
910 - Miscellaneous Recreation Shed								2,780							
Total 04000 - Structural Repairs		48,276		45,558			14,411	173,216				13,986			88,937
05000 - Roofing															
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings					17,265										
680 - Pitched: Metal 2 Squares- Beach Restroom Building										4,341					
Total 05000 - Roofing					17,265					4,341					
08000 - Rehab															
220 - Bathrooms 2 Pool Building										12,118					
230 - Restrooms 2 Beach Restrooms										9,984					
231 - Restrooms Beach Restrooms (2014 Only)[nr:1]															
Total 08000 - Rehab										22,103					
11000 - Gate Equipment															
738 - Card Reader 4 Upper & Lower Recreation Area (25%)			2,518			2,712			2,920			3,145			3,387
Total 11000 - Gate Equipment			2,518			2,712			2,920			3,145			3,387
12000 - Pool															
110 - Resurface 248 Lin. Ft. Pool								176,356							
410 - Lifeguard Chair Pool															
700 - Equipment: Replacement Pool (50%)				12,567					14,218					16,087	

Reserve Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
720 - Heater 2 Pool							18,089								22,040
750 - Cover Pool- Summer Cover							6,332								7,715
754 - Cover Pool- Winter Cover								9,727							
910 - Miscellaneous PA & Intercom						2,458									
920 - Lane Ropes Pool Lane Rope Markers							2,855								3,479
924 - Miscellaneous Pool Lane Rope Reel												3,991			
928 - Miscellaneous Pool Cover Reel												6,651			
990 - Miscellaneous Pool Chemical Room Doors		3,711													
Total 12000 - Pool		3,711		12,567		2,458	203,633	9,727	14,218			10,642		16,087	33,234
14000 - Recreation															
900 - Miscellaneous Ping Pong Table	1,014								1,235						
Total 14000 - Recreation	1,014								1,235						
17000 - Tennis Court															
100 - Reseal 19,488 Sq. Ft. [3] Upper Tennis Courts		25,237				27,856				30,748				33,940	
110 - Reseal 15,128 Sq. Ft. [2] Lower Tennis Courts		19,583				21,616				23,860				26,337	
200 - Repair 19,588 Sq. Ft. Upper Tennis Courts (1%)		9,596				10,592				11,692				12,905	
214 - Repair 15,128 Sq. Ft. Lower Tennis Courts		31,441				34,705				38,307				42,284	
215 - Repair Lower Tennis Courts (2014 Only)[nr:1]															
500 - Resurface 19,488 Sq. Ft. [3] Upper Tennis Courts											79,485				
510 - Resurface 15,128 Sq. Ft. [2] Lower Tennis Courts		49,407													
700 - Screen Upper Tennis Courts						5,735								6,651	
704 - Screen 3,672 Sq. Ft. Lower Tennis Courts			4,032						4,676						5,423
Total 17000 - Tennis Court		135,263	4,032			100,504			4,676	104,607	79,485	6,651		115,467	5,423
18000 - Landscaping															
104 - Irrigation: Controllers 5 Recreation Areas (20%)			533					603					682		
200 - Irrigation: Valves 36 Recreation Areas (22%)			3,652			3,933			4,235			4,561			4,911
300 - Irrigation: Backflow Preventors 4 Recreation Areas (25%)				1,092					1,235					1,398	
420 - General Repairs/Upgrades Recreation Areas	15,598	15,988	16,388	16,798	17,217	17,648	18,089	18,541	19,005	19,480	19,967	20,466	20,978	21,502	22,040
490 - Bark Replacement Recreation Areas	2,875	2,947	3,020	3,096	3,173	3,253	3,334	3,417	3,503	3,590	3,680	3,772	3,866	3,963	4,062

Reserve Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
500 - Tree Maintenance Tree Maintenance & Defensible Space	4,345	4,454	4,565	4,679	4,796	4,916	5,039	5,165	5,294	5,426	5,562	5,701	5,843	5,989	6,139
530 - Plant Replacement Recreation Areas	3,997	4,097	4,200	4,305	4,412	4,523	4,636	4,752	4,870	4,992	5,117	5,245	5,376	5,510	5,648
Total 18000 - Landscaping	26,815	27,486	32,357	29,969	29,599	34,272	31,097	32,477	38,142	33,489	34,326	39,745	36,745	38,363	42,801
19000 - Fencing															
100 - Chain Link: 4' 120 Lin. Ft. Upper & Lower Tennis Courts															
110 - Chain Link: 6' 312 Lin. Ft. North Beach Perimeter															
130 - Chain Link: 10' 649 Lin. Ft. Upper Tennis Courts															
140 - Chain Link: 10' 492 Lin. Ft. Lower Tennis Courts													22,041		
340 - Wood: 6' 335 Lin. Ft. Upper Recreation Perimeter														34,779	
344 - Wood: 6' 858 Lin. Ft. Upper Recreation Perimeter															
350 - Wood: Repair Beach Walkway Entry Fence/Gate															
Total 19000 - Fencing													22,041	34,779	
19500 - Retaining Wall															
120 - Wood 53 Lin. Ft. Beach												6,647			
122 - Wood: 1' 130 Lin. Ft. Upper Parking														38,932	
140 - Wood: 3' 113 Lin. Ft. Beach								14,117							
Total 19500 - Retaining Wall								14,117				6,647		38,932	
20000 - Lighting															
214 - Entry Lighting 6 Observation Drive Monument									3,335						
Total 20000 - Lighting									3,335						
21000 - Signage															
792 - Monument 2 Observation Drive Entrance															
Total 21000 - Signage															
23000 - Mechanical Equipment															
600 - Water Heater Behind Shower Building		2,947													3,963
604 - Water Heater Beach Restrooms															1,198
608 - Water Heater 2 Pool Building Bathrooms			1,306												1,757
Total 23000 - Mechanical Equipment		4,253													6,918
25000 - Flooring															
200 - Carpeting 26 Sq. Yds. Pool Building Office				1,385				1,567						1,772	

Reserve Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
400 - Tile 703 Sq. Ft. Pool Building Bathrooms								13,313							
Total 25000 - Flooring			1,385					14,880					1,772		
26000 - Outdoor Equipment															
100 - Tot Lot: Play Equipment Upper Recreation															32,743
200 - Pedestal Grill BBQ 4 Upper Recreation & Beach (25%)	797				879				971				1,071		
210 - Barbecue Beach Masonry BBQ	9,356										11,976				
280 - Picnic Tables 15 Upper Recreation & Beach (33%)						5,407						6,271			
306 - Benches 14 Upper Recreation & Beach (50%)			7,030								8,565				
840 - Shade Structure 456 Sq. Ft. Lower Tennis Canvas Shade Cover							9,191								
900 - Miscellaneous 116 Lin. Ft. Bocce Ball Court Borders														4,632	
902 - Miscellaneous Horseshoe Backstops		2,969													
904 - Miscellaneous 2 Paddle Boat Racks						5,735									
906 - Miscellaneous Kayak Boat Racks					1,775										2,272
Total 26000 - Outdoor Equipment	10,153	2,969	7,030		2,654	11,143	9,191		971		20,542	6,271	1,071	4,632	35,014
30000 - Miscellaneous															
880 - Boat Beach- Dinghy						6,554								7,986	
881 - Boat Beach- Dinghy (2014 Only)[nr:1]															
884 - Boat Beach- Boston Whaler										16,279					
888 - Boat Beach -Boston Whaler Motor										6,331					
910 - Security System Beach Web Cam	4,678						5,425						6,291		
990 - Miscellaneous Beach & Pier Maintenance					15,987										20,464
991 - Miscellaneous Beach & Pier- (2014 Only)[nr:1]															
994 - Miscellaneous 63 Lake Buoys															
999 - Miscellaneous Lake Buoy Chains/Heads/Attachment (2014 Only)[nr:1]															
Total 30000 - Miscellaneous	4,678				15,987	6,554	5,425			22,609			6,291	7,986	20,464
Total Expenditures Inflated @ 2.50%	42,660	233,978	88,552	99,498	74,453	223,678	267,955	341,586	114,786	192,605	144,730	143,328	67,922	276,005	284,708

30 Year Reserve Funding Plan Cash Flow Method

First Draft

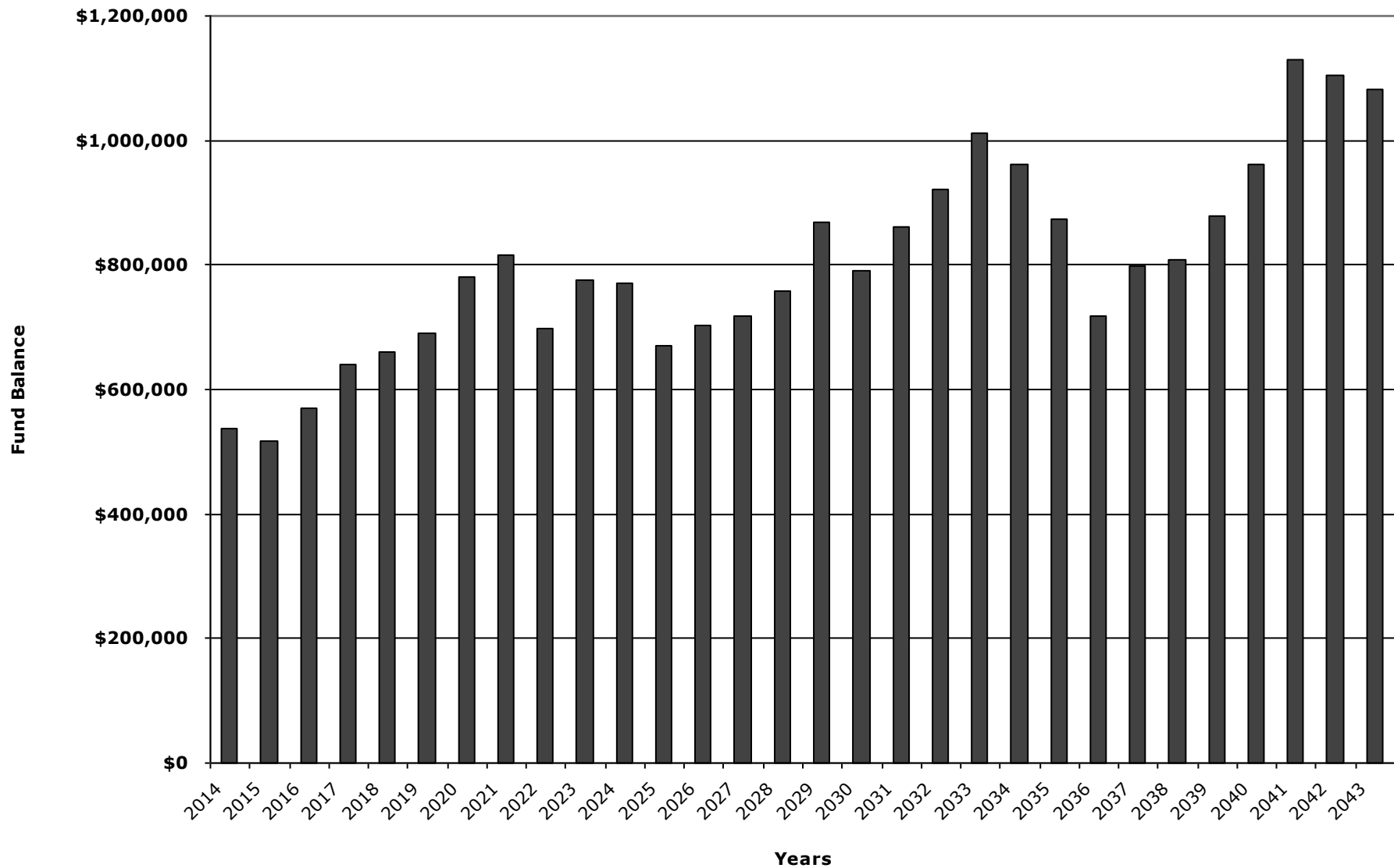
Prepared for the 2015 Fiscal Year

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Beginning Balance	494,599	537,103	518,364	570,752	640,968	659,166	689,598	779,698	816,147	697,771
Inflated Expenditures @ 2.5%	78,567	141,688	72,537	57,374	111,830	101,762	44,824	101,276	257,380	62,062
Reserve Contribution	113,391	115,092	116,818	118,570	120,349	122,154	123,986	125,846	127,734	129,650
<i>Lot/month @ 1</i>	9,449.25	9,591.00	9,734.83	9,880.83	10,029.08	10,179.50	10,332.17	10,487.17	10,644.50	10,804.17
<i>Percentage Increase</i>		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%	7,680	7,857	8,108	9,020	9,678	10,040	10,938	11,880	11,270	10,973
Ending Balance	537,103	518,364	570,752	640,968	659,166	689,598	779,698	816,147	697,771	776,332

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Beginning Balance	776,332	771,543	670,968	702,955	717,745	757,235	868,443	790,708	860,497	922,514
Inflated Expenditures @ 2.5%	147,907	244,883	113,813	133,393	111,161	42,660	233,978	88,552	99,498	74,453
Reserve Contribution	131,595	133,569	135,573	137,607	139,671	141,766	143,892	146,050	148,241	150,465
<i>Lot/month @ 1</i>	10,966.25	11,130.75	11,297.75	11,467.25	11,639.25	11,813.83	11,991.00	12,170.83	12,353.42	12,538.75
<i>Percentage Increase</i>	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%	11,523	10,738	10,228	10,576	10,980	12,102	12,351	12,292	13,273	14,408
Ending Balance	771,543	670,968	702,955	717,745	757,235	868,443	790,708	860,497	922,514	1,012,934

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Beginning Balance	1,012,934	961,945	873,540	717,983	797,368	808,754	878,219	960,297	1,130,242	1,104,292
Inflated Expenditures @ 2.5%	223,678	267,955	341,586	114,786	192,605	144,730	143,328	67,922	276,005	284,708
Reserve Contribution	157,988	165,887	174,181	182,890	192,035	201,637	211,719	222,305	233,420	245,091
<i>Lot/month @ 1</i>	13,165.67	13,823.92	14,515.08	15,240.83	16,002.92	16,803.08	17,643.25	18,525.42	19,451.67	20,424.25
<i>Percentage Increase</i>	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	14,701	13,664	11,848	11,281	11,956	12,558	13,686	15,562	16,634	16,267
Ending Balance	961,945	873,540	717,983	797,368	808,754	878,219	960,297	1,130,242	1,104,292	1,080,941

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

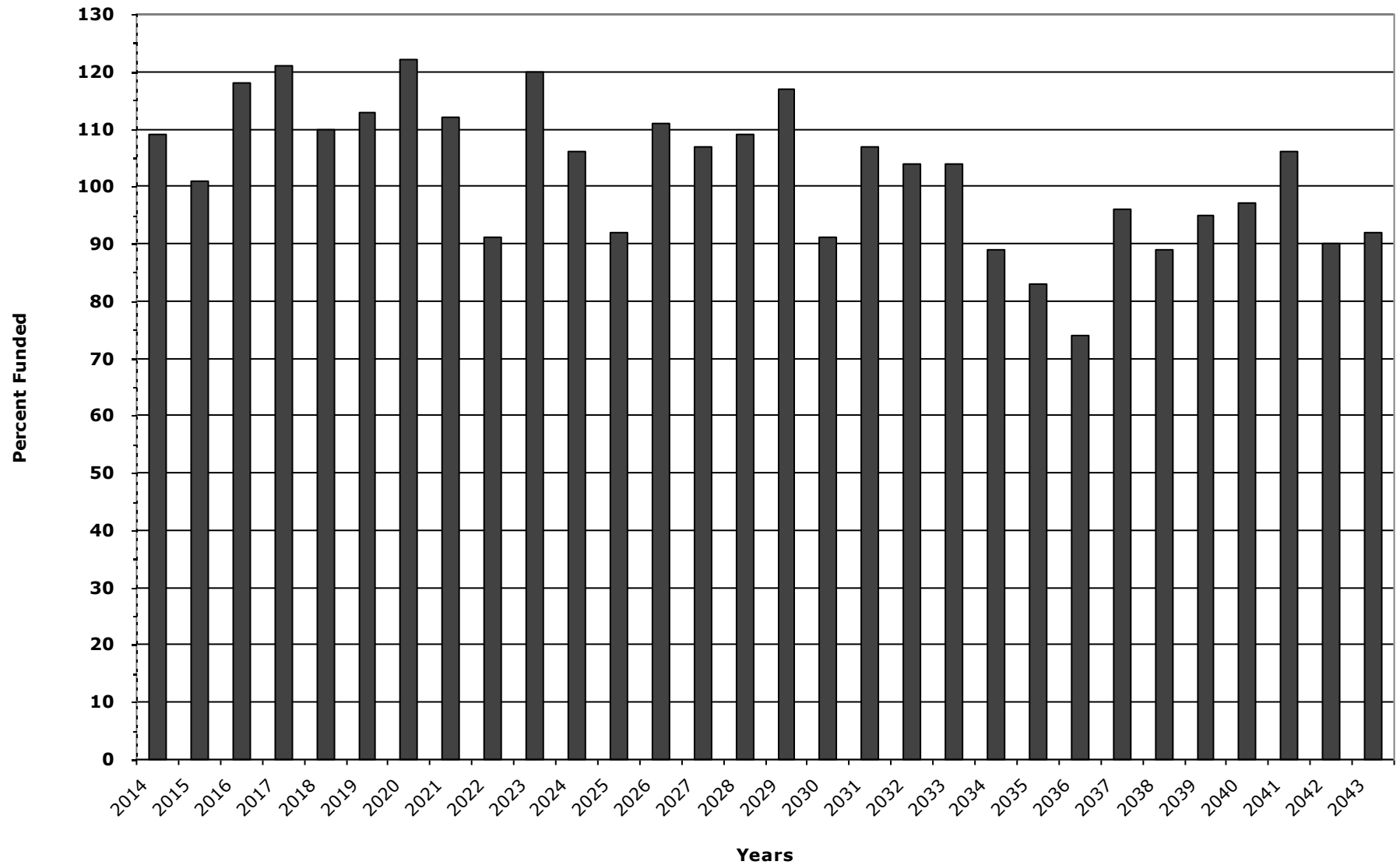


30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded

First Draft

Prepared for the 2015 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2014	494,599	490,990	109.4%	78,567	113,391	0	7,680	537,103
2015	537,103	511,163	101.4%	141,688	115,092	0	7,857	518,364
2016	518,364	484,709	117.8%	72,537	116,818	0	8,108	570,752
2017	570,752	531,123	120.7%	57,374	118,570	0	9,020	640,968
2018	640,968	596,955	110.4%	111,830	120,349	0	9,678	659,166
2019	659,166	611,401	112.8%	101,762	122,154	0	10,040	689,598
2020	689,598	639,380	121.9%	44,824	123,986	0	10,938	779,698
2021	779,698	729,346	111.9%	101,276	125,846	0	11,880	816,147
2022	816,147	766,695	91.0%	257,380	127,734	0	11,270	697,771
2023	697,771	648,045	119.8%	62,062	129,650	0	10,973	776,332
2024	776,332	729,780	105.7%	147,907	131,595	0	11,523	771,543
2025	771,543	728,796	92.1%	244,883	133,569	0	10,738	670,968
2026	670,968	631,696	111.3%	113,813	135,573	0	10,228	702,955
2027	702,955	669,907	107.1%	133,393	137,607	0	10,576	717,745
2028	717,745	692,481	109.4%	111,161	139,671	0	10,980	757,235
2029	757,235	741,970	117.0%	42,660	141,766	0	12,102	868,443
2030	868,443	866,564	91.2%	233,978	143,892	0	12,351	790,708
2031	790,708	801,916	107.3%	88,552	146,050	0	12,292	860,497
2032	860,497	888,551	103.8%	99,498	148,241	0	13,273	922,514
2033	922,514	970,066	104.4%	74,453	150,465	0	14,408	1,012,934
2034	1,012,934	1,083,323	88.8%	223,678	157,988	0	14,701	961,945
2035	961,945	1,050,588	83.1%	267,955	165,887	0	13,664	873,540
2036	873,540	975,886	73.6%	341,586	174,181	0	11,848	717,983
2037	717,983	828,188	96.3%	114,786	182,890	0	11,281	797,368
2038	797,368	913,719	88.5%	192,605	192,035	0	11,956	808,754
2039	808,754	926,185	94.8%	144,730	201,637	0	12,558	878,219
2040	878,219	992,711	96.7%	143,328	211,719	0	13,686	960,297
2041	960,297	1,067,131	105.9%	67,922	222,305	0	15,562	1,130,242
2042	1,130,242	1,225,614	90.1%	276,005	233,420	0	16,634	1,104,292
2043	1,104,292	1,179,810	91.6%	284,708	245,091	0	16,267	1,080,941



<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>2014 Fully Funded Balance</i>	<i>2015 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2015 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving									
100 - Asphalt: Sealing 4,000 Sq. Ft. Upper Recreation Parking	1,120	3	1	1,148	383	747	1,148	0.36%	418
110 - Asphalt: Ongoing Repairs 4,000 Sq. Ft. Upper Recreation Parking (3%)	420	3	1	431	144	280	431	0.14%	157
120 - Asphalt: Petromat Overlay 4,000 Sq. Ft. Upper Recreation Parking	9,600	15	7	11,411	761	5,120	5,904	0.72%	831
124 - Striping Upper Recreation Parking	300	3	1	308	103	200	308	0.10%	112
130 - Asphalt: Sealing 8,850 Sq. Ft. Lower Tennis Ct Parking	2,478	3	1	2,540	847	1,652	2,540	0.80%	925
150 - Asphalt: Ongoing Repairs 8,850 Sq. Ft. Lower Tennis Ct Parking (3%)	929	3	1	952	317	620	952	0.30%	347
160 - Asphalt: Petromat Overlay 8,850 Sq. Ft. Lower Tennis Ct Parking	21,240	15	7	25,248	1,683	11,328	13,063	1.60%	1,839
164 - Striping Lower Tennis Ct Parking	350	3	1	359	120	233	359	0.11%	131
170 - Asphalt: Sealing 2,247 Sq. Ft. Beach Access Walkway	517	6	0	517	86	517	88	0.08%	94
180 - Asphalt: Ongoing Repairs 2,247 Sq. Ft. Beach Access Walkway	1,500	6	0	1,500	250	1,500	256	0.24%	273
190 - Asphalt: Major Repairs 2,247 Sq. Ft. Beach Access Walkway	12,359	10	10	15,820	1,438	1,124	1,267	1.36%	1,571
191 - Asphalt: Major Repairs Beach Access Walkway (2014 Only)[nr:1]	6,800	1	0	0	0	6,800	0	0.00%	0
800 - Miscellaneous Lower Parking Space Car Stops	845	20	0	845	42	845	43	0.04%	46
Sub-total [01000 - Paving]	58,458			61,078	6,173	30,965	26,358	5.86%	6,743

<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>2014 Fully Funded Balance</i>	<i>2015 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2015 Line Item Contribution based on Cash Flow Method</i>
02000 - Concrete									
220 - Walkways 173 Sq. Ft. Beach Restroom Steps	3,460	25	18	5,396	216	969	1,135	0.20%	236
360 - Stamped 8,002 Sq. Ft. Pool Deck & Walkways (2%)	2,500	5	1	2,562	512	2,000	2,562	0.49%	560
370 - Stained 8,002 Sq. Ft. Pool Deck & Walkways	20,005	15	7	23,780	1,585	10,669	12,303	1.50%	1,732
390 - Pavers 348 Sq. Ft. Lower Tennis Court Walkways (20%)	835	5	3	899	180	334	514	0.17%	196
Sub-total [02000 - Concrete]	26,800			32,638	2,494	13,972	16,514	2.37%	2,724
03000 - Painting: Exterior									
120 - Surface Restoration 1,626 Sq. Ft. Upper Recreation Trellises	2,602	3	2	2,733	911	867	1,778	0.86%	995
124 - Surface Restoration Pier Pylons	1,000	6	0	1,000	167	1,000	171	0.16%	182
150 - Stain 4,020 Sq. Ft. Upper Recreation Fencing	5,628	3	2	5,913	1,971	1,876	3,846	1.87%	2,153
160 - Stain 2,540 Sq. Ft. Pool & Shower Buildings	3,556	3	2	3,736	1,245	1,185	2,430	1.18%	1,360
170 - Stain 640 Sq. Ft. Beach Restroom Building	896	3	2	941	314	299	612	0.30%	343
450 - Wood Fencing 10,296 Sq. Ft. Upper Recreation N & E Perimeter	14,414	3	2	15,144	5,048	4,805	9,850	4.79%	5,514
Sub-total [03000 - Painting: Exterior]	28,096			29,468	9,656	10,032	18,686	9.16%	10,548

<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>2014 Fully Funded Balance</i>	<i>2015 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2015 Line Item Contribution based on Cash Flow Method</i>
04000 - Structural Repairs									
200 - Wood: Siding & Trim 2,540 Sq. Ft. Pool & Shower Buildings	29,210	24	18	45,558	1,898	7,303	8,733	1.80%	2,074
210 - Wood: Siding & Trim 640 Sq. Ft. Beach Restroom Building	7,360	16	10	9,421	589	2,760	3,301	0.56%	643
300 - Trellis 813 Sq. Ft. Upper Recreation	32,520	20	16	48,276	2,414	6,504	8,333	2.29%	2,637
820 - Dock 3,000 Sq. Ft. Pier Decking	66,000	22	8	80,415	3,655	42,000	46,125	3.47%	3,993
824 - Dock 390 Sq. Ft. Pier Catwalk Decking	8,580	22	21	14,411	655	390	800	0.62%	716
828 - Dock [2] Pier Catwalk Structures	43,460	30	29	88,937	2,965	1,449	2,970	2.81%	3,238
829 - Dock [2] Pier Catwalk Structures (2014 Only)[nr:1]	8,460	1	0	0	0	8,460	0	0.00%	0
830 - Dock 3,000 Sq. Ft. Pier Walkway Structural	99,000	30	22	170,436	5,681	26,400	30,443	5.39%	6,206
910 - Miscellaneous Recreation Shed	1,615	25	22	2,780	111	194	265	0.11%	121
Sub-total [04000 - Structural Repairs]	296,205			460,233	17,968	95,459	100,968	17.05%	19,627
05000 - Roofing									
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings	10,800	25	19	17,265	691	2,592	3,100	0.66%	754
680 - Pitched: Metal 2 Squares- Beach Restroom Building	2,400	30	24	4,341	145	480	574	0.14%	158
Sub-total [05000 - Roofing]	13,200			21,606	835	3,072	3,674	0.79%	912
08000 - Rehab									
220 - Bathrooms 2 Pool Building	6,700	15	9	8,367	558	2,680	3,205	0.53%	609
230 - Restrooms 2 Beach Restrooms	5,520	15	9	6,894	460	2,208	2,640	0.44%	502
231 - Restrooms Beach Restrooms (2014 Only)[nr:1]	1,208	1	0	0	0	1,208	0	0.00%	0
Sub-total [08000 - Rehab]	13,428			15,261	1,017	6,096	5,845	0.97%	1,111
11000 - Gate Equipment									
738 - Card Reader 4 Upper & Lower Recreation Area (25%)	1,655	3	2	1,739	580	552	1,131	0.55%	633

<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>2014 Fully Funded Balance</i>	<i>2015 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2015 Line Item Contribution based on Cash Flow Method</i>
12000 - Pool									
110 - Resurface 248 Lin. Ft. Pool	105,000	10	1	107,625	10,763	94,500	107,625	10.21%	11,756
410 - Lifeguard Chair Pool	3,500	20	10	4,480	224	1,750	1,973	0.21%	245
700 - Equipment: Replacement Pool (50%)	8,058	5	3	8,677	1,735	3,223	4,955	1.65%	1,896
720 - Heater 2 Pool	10,770	8	5	12,185	1,523	4,039	5,520	1.45%	1,664
750 - Cover Pool- Summer Cover	3,770	8	5	4,265	533	1,414	1,932	0.51%	582
754 - Cover Pool- Winter Cover	5,650	8	6	6,552	819	1,413	2,172	0.78%	895
910 - Miscellaneous PA & Intercom	1,500	10	0	1,500	150	1,500	154	0.14%	164
920 - Lane Ropes Pool Lane Rope Markers	1,700	8	5	1,923	240	638	871	0.23%	263
924 - Miscellaneous Pool Lane Rope Reel	2,100	18	8	2,559	142	1,167	1,315	0.13%	155
928 - Miscellaneous Pool Cover Reel	3,500	18	8	4,264	237	1,944	2,192	0.22%	259
990 - Miscellaneous Pool Chemical Room Doors	2,500	18	16	3,711	206	278	427	0.20%	225
Sub-total [12000 - Pool]	148,048			157,743	16,573	111,864	129,137	15.73%	18,103
14000 - Recreation									
900 - Miscellaneous Ping Pong Table	700	8	7	832	104	88	179	0.10%	114

<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>2014 Fully Funded Balance</i>	<i>2015 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2015 Line Item Contribution based on Cash Flow Method</i>
17000 - Tennis Court									
100 - Reseal 19,488 Sq. Ft. [3] Upper Tennis Courts	17,000	4	0	17,000	4,250	17,000	4,356	4.03%	4,642
110 - Reseal 15,128 Sq. Ft. [2] Lower Tennis Courts	13,192	4	0	13,192	3,298	13,192	3,380	3.13%	3,602
200 - Repair 19,588 Sq. Ft. Upper Tennis Courts (1%)	6,464	4	0	6,464	1,616	6,464	1,656	1.53%	1,765
214 - Repair 15,128 Sq. Ft. Lower Tennis Courts	21,179	4	4	23,378	4,676	4,236	5,427	4.44%	5,107
215 - Repair Lower Tennis Courts (2014 Only)[nr:1]	3,260	1	0	0	0	3,260	0	0.00%	0
500 - Resurface 19,488 Sq. Ft. [3] Upper Tennis Courts	42,874	15	10	54,882	3,659	14,291	17,578	3.47%	3,997
510 - Resurface 15,128 Sq. Ft. [2] Lower Tennis Courts	33,282	20	16	49,407	2,470	6,656	8,528	2.34%	2,698
700 - Screen Upper Tennis Courts	3,500	6	2	3,677	613	2,333	2,990	0.58%	669
704 - Screen 3,672 Sq. Ft. Lower Tennis Courts	2,650	6	5	2,998	500	442	905	0.47%	546
Sub-total [17000 - Tennis Court]	143,400			170,998	21,081	67,874	44,822	20.01%	23,028
18000 - Landscaping									
104 - Irrigation: Controllers 5 Recreation Areas (20%)	350	5	2	368	74	210	287	0.07%	80
200 - Irrigation: Valves 36 Recreation Areas (22%)	2,400	3	2	2,522	841	800	1,640	0.80%	918
300 - Irrigation: Backflow Preventors 4 Recreation Areas (25%)	700	5	3	754	151	280	431	0.14%	165
420 - General Repairs/Upgrades Recreation Areas	10,770	1	1	11,039	5,520	5,385	11,039	5.24%	6,029
490 - Bark Replacement Recreation Areas	1,985	1	1	2,035	1,017	993	2,035	0.97%	1,111
500 - Tree Maintenance Tree Maintenance & Defensible Space	3,000	1	1	3,075	1,538	1,500	3,075	1.46%	1,679
530 - Plant Replacement Recreation Areas	2,760	1	1	2,829	1,415	1,380	2,829	1.34%	1,545
Sub-total [18000 - Landscaping]	21,965			22,621	10,554	10,548	21,335	10.02%	11,528

<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>2014 Fully Funded Balance</i>	<i>2015 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2015 Line Item Contribution based on Cash Flow Method</i>
19000 - Fencing									
100 - Chain Link: 4' 120 Lin. Ft. Upper & Lower Tennis Courts	1,440	25	11	1,889	76	806	886	0.07%	83
110 - Chain Link: 6' 312 Lin. Ft. North Beach Perimeter	4,056	25	14	5,731	229	1,785	1,996	0.22%	250
130 - Chain Link: 10' 649 Lin. Ft. Upper Tennis Courts	14,927	25	5	16,889	676	11,942	12,852	0.64%	738
140 - Chain Link: 10' 492 Lin. Ft. Lower Tennis Courts	11,316	25	2	11,889	476	10,411	11,135	0.45%	519
340 - Wood: 6' 335 Lin. Ft. Upper Recreation Perimeter	17,420	18	10	22,299	1,239	7,742	8,928	1.18%	1,353
344 - Wood: 6' 858 Lin. Ft. Upper Recreation Perimeter	44,616	18	13	61,504	3,417	12,393	15,244	3.24%	3,732
350 - Wood: Repair Beach Walkway Entry Fence/Gate	2,205	18	13	3,040	169	613	753	0.16%	184
Sub-total [19000 - Fencing]	95,980			123,240	6,280	45,691	51,793	5.96%	6,860
19500 - Retaining Wall									
120 - Wood 53 Lin. Ft. Beach	3,498	20	6	4,057	203	2,449	2,689	0.19%	222
122 - Wood: 1' 130 Lin. Ft. Upper Parking	19,500	25	3	20,999	840	17,160	18,389	0.80%	918
140 - Wood: 3' 113 Lin. Ft. Beach	8,200	22	0	8,200	373	8,200	382	0.35%	407
Sub-total [19500 - Retaining Wall]	31,198			33,256	1,416	27,809	21,460	1.34%	1,546
20000 - Lighting									
214 - Entry Lighting 6 Observation Drive Monument	1,890	20	3	2,035	102	1,607	1,744	0.10%	111
21000 - Signage									
792 - Monument 2 Observation Drive Entrance	8,830	25	11	11,586	463	4,945	5,430	0.44%	506
23000 - Mechanical Equipment									
600 - Water Heater Behind Shower Building	1,985	12	4	2,191	183	1,323	1,526	0.17%	199
604 - Water Heater Beach Restrooms	600	18	10	768	43	267	308	0.04%	47
608 - Water Heater 2 Pool Building Bathrooms	880	12	4	971	81	587	677	0.08%	88
Sub-total [23000 - Mechanical Equipment]	3,465			3,930	306	2,177	2,510	0.29%	334

<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>2014 Fully Funded Balance</i>	<i>2015 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2015 Line Item Contribution based on Cash Flow Method</i>
25000 - Flooring									
200 - Carpeting 26 Sq. Yds. Pool Building Office	910	5	2	956	191	546	746	0.18%	209
400 - Tile 703 Sq. Ft. Pool Building Bathrooms	7,733	15	7	9,192	613	4,124	4,756	0.58%	669
Sub-total [25000 - Flooring]	8,643			10,148	804	4,670	5,502	0.76%	878
26000 - Outdoor Equipment									
100 - Tot Lot: Play Equipment Upper Recreation	16,000	18	11	20,993	1,166	6,222	7,289	1.11%	1,274
200 - Pedestal Grill BBQ 4 Upper Recreation & Beach (25%)	550	4	3	592	148	138	282	0.14%	162
210 - Barbecue Beach Masonry BBQ	6,460	10	5	7,309	731	3,230	3,973	0.69%	798
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	3,300	6	2	3,467	578	2,200	2,819	0.55%	631
306 - Benches 14 Upper Recreation & Beach (50%)	4,620	8	1	4,736	592	4,043	4,736	0.56%	647
840 - Shade Structure 456 Sq. Ft. Lower Tennis Canvas Shade Cover	5,472	15	6	6,346	423	3,283	3,739	0.40%	462
900 - Miscellaneous 116 Lin. Ft. Bocce Ball Court Borders	2,320	18	10	2,970	165	1,031	1,189	0.16%	180
902 - Miscellaneous Horseshoe Backstops	2,000	15	1	2,050	137	1,867	2,050	0.13%	149
904 - Miscellaneous 2 Paddle Boat Racks	3,500	10	0	3,500	350	3,500	359	0.33%	382
906 - Miscellaneous Kayak Boat Racks	1,110	10	9	1,386	139	111	228	0.13%	151
Sub-total [26000 - Outdoor Equipment]	45,332			53,349	4,428	25,624	26,662	4.20%	4,837

<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>2014 Fully Funded Balance</i>	<i>2015 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2015 Line Item Contribution based on Cash Flow Method</i>
30000 - Miscellaneous									
880 - Boat Beach- Dinghy	4,000	8	4	4,415	552	2,000	2,563	0.52%	603
881 - Boat Beach- Dinghy (2014 Only)[nr:1]	715	1	0	0	0	715	0	0.00%	0
884 - Boat Beach- Boston Whaler	9,000	10	4	9,934	993	5,400	6,458	0.94%	1,085
888 - Boat Beach -Boston Whaler Motor	3,500	10	4	3,863	386	2,100	2,511	0.37%	422
910 - Security System Beach Web Cam	3,230	6	3	3,478	580	1,615	2,207	0.55%	633
990 - Miscellaneous Beach & Pier Maintenance	10,000	10	9	12,489	1,249	1,000	2,050	1.19%	1,364
991 - Miscellaneous Beach & Pier- (2014 Only)[nr:1]	880	1	0	0	0	880	0	0.00%	0
994 - Miscellaneous 63 Lake Buoys	15,750	25	8	19,190	768	10,710	11,624	0.73%	838
999 - Miscellaneous Lake Buoy Chains/Heads/Attachment (2014 Only)[nr:1]	3,527	1	0	0	0	3,527	0	0.00%	0
Sub-total [30000 - Miscellaneous]	50,602			53,370	4,528	27,947	27,412	4.30%	4,946
Totals	997,894			1,265,131	105,362	490,990	511,163	100.00%	115,092
						[A]	[B]		
						[EndBal]	[EndBal]		
Percent Funded						109%	101%		

01000 - Paving

<p>100 - Asphalt: Sealing 4,000 Sq. Ft. Upper Recreation Parking</p>	<p>Useful Life 3 Remaining Life 1 Quantity 4,000 Unit of Measure Square Feet Cost /SqFt \$0.280 % Included 100.00% Total Cost/Study \$1,120 Replacement Year 2015 Future Cost \$1,148</p>
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Summary

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.



<p>110 - Asphalt: Ongoing Repairs 4,000 Sq. Ft. Upper Recreation Parking (3%)</p>	<p>Useful Life 3 Remaining Life 1 Quantity 4,000 Unit of Measure Square Feet Cost /SqFt \$3.50 Qty * \$/SqFt \$14,000 % Included 3.00% Total Cost/Study \$420 Replacement Year 2015 Future Cost \$431</p>
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Summary

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



01000 - Paving

120 - Asphalt: Petromat Overlay	Useful Life 15	Remaining Life 7
4,000 Sq. Ft. Upper Recreation Parking	Quantity 4,000	Unit of Measure Square Feet
	Cost /SqFt \$2.40	
	% Included 100.00%	Total Cost/Study \$9,600
Summary	Replacement Year 2021	Future Cost \$11,411

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.

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



124 - Striping	Useful Life 3	Remaining Life 1
Upper Recreation Parking	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$300	
	% Included 100.00%	Total Cost/Study \$300
Summary	Replacement Year 2015	Future Cost \$308

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

2014- \$300 was expended for striping.

01000 - Paving

130 - 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 \$0.280		
	% Included 100.00%	Total Cost/Study \$2,478	
Summary	Replacement Year 2015	Future Cost \$2,540	

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.

2014- \$350 was expended for striping.



150 - Asphalt: Ongoing Repairs	Useful Life 3	Remaining Life 1	
8,850 Sq. Ft. Lower Tennis Ct Parking (3%)	Quantity 8,850	Unit of Measure Square Feet	
	Cost /SqFt \$3.50	Qty * \$/SqFt \$30,975	
	% Included 3.00%	Total Cost/Study \$929	
Summary	Replacement Year 2015	Future Cost \$952	

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



01000 - Paving

160 - Asphalt: Petromat Overlay	Useful Life 15	Remaining Life 7
8,850 Sq. Ft. Lower Tennis Ct Parking	Quantity 8,850	Unit of Measure Square Feet
	Cost /SqFt \$2.40	
	% Included 100.00%	Total Cost/Study \$21,240
Summary	Replacement Year 2021	Future Cost \$25,248

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.



164 - Striping	Useful Life 3	Remaining Life 1
Lower Tennis Ct Parking	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$350	
	% Included 100.00%	Total Cost/Study \$350
Summary	Replacement Year 2015	Future Cost \$359

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

2014- \$350 was expended for striping.

01000 - Paving

170 - Asphalt: Sealing	Useful Life 6	Remaining Life 0	
2,247 Sq. Ft. Beach Access Walkway	Quantity 2,247	Unit of Measure Square Feet	
	Cost /SqFt \$0.230		
	% Included 100.00%	Total Cost/Study \$517	
Summary	Replacement Year 2014	Future Cost \$517	

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.

2014- \$500 was expended.



180 - Asphalt: Ongoing Repairs	Useful Life 6	Remaining Life 0	
2,247 Sq. Ft. Beach Access Walkway	Quantity 2,247	Unit of Measure Square Feet	
	Cost /SqFt \$0.668		
	% Included 100.00%	Total Cost/Study \$1,500	
Summary	Replacement Year 2014	Future Cost \$1,500	

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

2014- \$1,500 was expended for crack fill and repair broken edges to alleviate abrupt elevation changes.



01000 - Paving

190 - 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 \$5.50		
	% Included 100.00%	Total Cost/Study \$12,359	
Summary	Replacement Year 2024	Future Cost \$15,820	

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

2014- \$6,800 was expended to reinforce driveway to pier.

2011- Per client, the entire surface will be repaired/replaced at one time instead of periodic partial repair/replace.



191 - Asphalt: Major Repairs	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Beach Access Walkway (2014 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$6,800		
	% Included 100.00%	Total Cost/Study \$6,800	
Summary	Replacement Year 2014	Future Cost \$6,800	

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

2014- \$6,800 was expended to reinforce pier access driveway.

01000 - Paving

800 - Miscellaneous	Useful Life 20	Remaining Life 0	
Lower Parking Space Car Stops	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$845		
	% Included 100.00%	Total Cost/Study \$845	
Summary	Replacement Year 2014	Future Cost \$845	

This is to replace the parking lot pole timber car stops.

2014- All car stops replaced.



02000 - Concrete

220 - Walkways	Useful Life 25	Remaining Life 18	
173 Sq. Ft. Beach Restroom Steps	Quantity 173	Unit of Measure Square Feet	
	Cost /SqFt \$20.00		
	% Included 100.00%	Total Cost/Study \$3,460	
Summary	Replacement Year 2032	Future Cost \$5,396	

This is to replace the beach restroom steps.



02000 - Concrete

360 - Stamped	Useful Life 5	Remaining Life 1	
8,002 Sq. Ft. Pool Deck & Walkways (2%)	Quantity 8,002	Unit of Measure	Square Feet
	Cost /SqFt \$20.00	Qty * \$/SqFt	\$160,040
	% Included 1.56%	Total Cost/Study	\$2,500
Summary	Replacement Year 2015	Future Cost	\$2,562

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

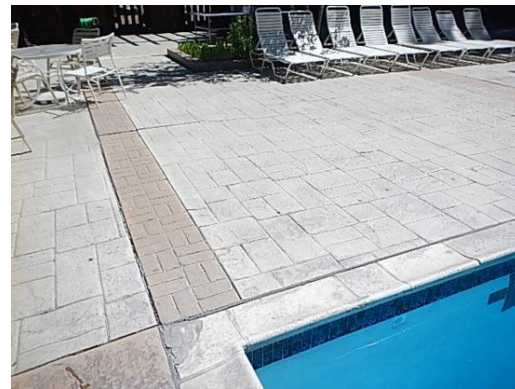
In 2014, major abrupt elevation changes at the north end of the pool.

2012- \$6,845 was expended for paver repairs.



370 - Stained	Useful Life 15	Remaining Life 7	
8,002 Sq. Ft. Pool Deck & Walkways	Quantity 8,002	Unit of Measure	Square Feet
	Cost /SqFt \$2.50	Total Cost/Study	\$20,005
	% Included 100.00%	Future Cost	\$23,780
Summary	Replacement Year 2021		

This is to repair and replace the stained concrete finish.



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 \$12.00	Qty * \$/SqFt	\$4,176
	% Included 20.00%	Total Cost/Study	\$835
Summary	Replacement Year 2017	Future Cost	\$899

This is to maintain the concrete pavers.

02000 - Concrete

03000 - Painting: Exterior

120 - Surface Restoration	Useful Life 3	Remaining Life 2
1,626 Sq. Ft. Upper Recreation Trellises	Quantity 1,626	Unit of Measure Square Feet
	Cost /SqFt \$1.60	
	% Included 100.00%	Total Cost/Study \$2,602
Summary	Replacement Year 2016	Future Cost \$2,733

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'

2013- \$18,397 was expended for an overall staining project.



124 - Surface Restoration	Useful Life 6	Remaining Life 0
Pier Pylons	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,000	
	% Included 100.00%	Total Cost/Study \$1,000
Summary	Replacement Year 2014	Future Cost \$1,000

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

2014- \$1,000 was expended.



03000 - Painting: Exterior

150 - Stain	Useful Life 3	Remaining Life 2	
4,020 Sq. Ft. Upper Recreation Fencing	Quantity 4,020	Unit of Measure	Square Feet
	Cost /SqFt \$1.40		
	% Included 100.00%	Total Cost/Study	\$5,628
Summary	Replacement Year 2016	Future Cost	\$5,913

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

west & north perimeter- 335 linear feet.

2014- \$1,763 was expended for staining the main entry fence, post and trellis.
 2011- \$1,624 was expended to seal the north and west exposures.
 2009- stained.

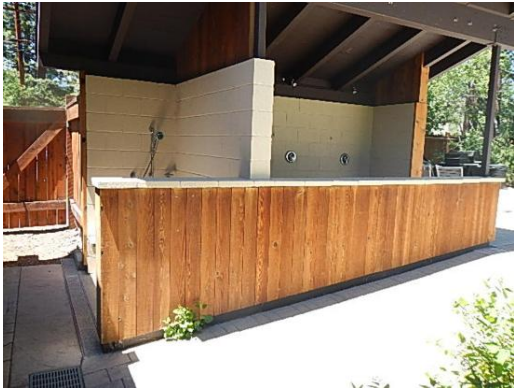


160 - Stain	Useful Life 3	Remaining Life 2	
2,540 Sq. Ft. Pool & Shower Buildings	Quantity 2,540	Unit of Measure	Square Feet
	Cost /SqFt \$1.40		
	% Included 100.00%	Total Cost/Study	\$3,556
Summary	Replacement Year 2016	Future Cost	\$3,736

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

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

2013- Touch up was completed.
 2008- stained



03000 - Painting: Exterior

170 - Stain	Useful Life 3	Remaining Life 2	
640 Sq. Ft. Beach Restroom Building	Quantity 640	Unit of Measure Square Feet	
	Cost /SqFt \$1.40		
	% Included 100.00%	Total Cost/Study \$896	
Summary	Replacement Year 2016	Future Cost \$941	

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

2013- \$18,397 was expended for an overall staining project.
 2008- stained



450 - Wood Fencing	Useful Life 3	Remaining Life 2	
10,296 Sq. Ft. Upper Recreation N & E Perimeter	Quantity 10,296	Unit of Measure Square Feet	
	Cost /SqFt \$1.40		
	% Included 100.00%	Total Cost/Study \$14,414	
Summary	Replacement Year 2016	Future Cost \$15,144	

This is to prepare and paint the wood fencing.

2013- \$18,397 expended for an overall staining project.
 2010- 858 lf was painted.



04000 - Structural Repairs

200 - Wood: Siding & Trim	Useful Life 24	Remaining Life 18
2,540 Sq. Ft. Pool & Shower Buildings	Quantity 2,540	Unit of Measure Square Feet
	Cost /SqFt \$11.50	
	% Included 100.00%	Total Cost/Study \$29,210
Summary	Replacement Year 2032	Future Cost \$45,558

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

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

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



210 - Wood: Siding & Trim	Useful Life 16	Remaining Life 10
640 Sq. Ft. Beach Restroom Building	Quantity 640	Unit of Measure Square Feet
	Cost /SqFt \$11.50	
	% Included 100.00%	Total Cost/Study \$7,360
Summary	Replacement Year 2024	Future Cost \$9,421

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.

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



04000 - Structural Repairs

300 - Trellis	Useful Life 20	Remaining Life 16
813 Sq. Ft. Upper Recreation	Quantity 813	Unit of Measure Square Feet
	Cost /SqFt \$40.00	
	% Included 100.00%	Total Cost/Study \$32,520
Summary	Replacement Year 2030	Future Cost \$48,276

This is to repair, replace and maintain the trellis.

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

2010- The trellises were renovated.



820 - Dock	Useful Life 22	Remaining Life 8
3,000 Sq. Ft. Pier Decking	Quantity 3,000	Unit of Measure Square Feet
	Cost /SqFt \$22.00	
	% Included 100.00%	Total Cost/Study \$66,000
Summary	Replacement Year 2022	Future Cost \$80,415

This is to replace the Trex decking.

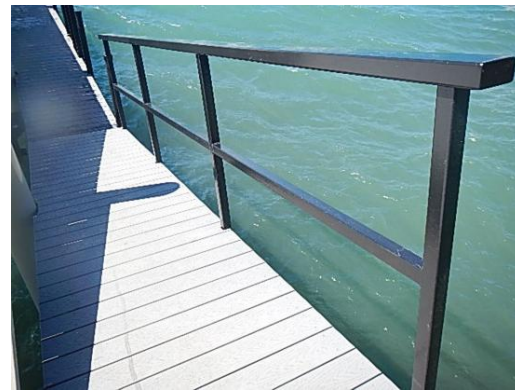
2014- BRG increased the remaining life from 2016 to 2022.



04000 - Structural Repairs

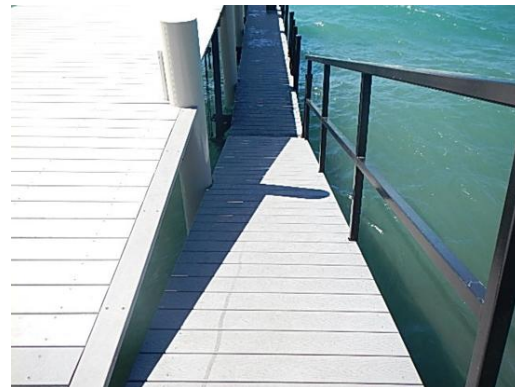
824 - Dock	Useful Life 22	Remaining Life 21
390 Sq. Ft. Pier Catwalk Decking	Quantity 390	Unit of Measure Square Feet
	Cost /SqFt \$22.00	
	% Included 100.00%	Total Cost/Study \$8,580
Summary	Replacement Year 2035	Future Cost \$14,411

This is to replace the pier catwalk
 2013- Trex decking completed.



828 - Dock	Useful Life 30	Remaining Life 29
[2] Pier Catwalk Structures	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$43,460	
	% Included 100.00%	Total Cost/Study \$43,460
Summary	Replacement Year 2043	Future Cost \$88,937

This is to replace the pier catwalks built in 2013.
 Trex deck surface- 390 sf
 2013/2014- \$43,460 was expended to build catwalks.



04000 - Structural Repairs

829 - Dock	Useful Life 1	Remaining Life 0	Treatment [nr:1]
[2] Pier Catwalk Structures (2014 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$8,460		
	% Included 100.00%	Total Cost/Study \$8,460	
Summary	Replacement Year 2014	Future Cost \$8,460	

2014- \$8,460 was expended for 2013 work.
 2013- \$35,000 was expended (\$43,460 total) to build the catwalks.

830 - Dock	Useful Life 30	Remaining Life 22	
3,000 Sq. Ft. Pier Walkway Structural	Quantity 3,000	Unit of Measure Square Feet	
	Cost /SqFt \$33.00		
	% Included 100.00%	Total Cost/Study \$99,000	
Summary	Replacement Year 2036	Future Cost \$170,436	

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

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



04000 - Structural Repairs

910 - Miscellaneous	Useful Life 25	Remaining Life 22
Recreation Shed	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,615	
	% Included 100.00%	Total Cost/Study \$1,615
Summary	Replacement Year 2036	Future Cost \$2,780

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

2011- \$1,500 was expended.



05000 - Roofing

440 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 19
24 Squares- Pool & Shower Buildings	Quantity 24	Unit of Measure Squares
	Cost /Sqrs \$450	
	% Included 100.00%	Total Cost/Study \$10,800
Summary	Replacement Year 2033	Future Cost \$17,265

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.

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



05000 - Roofing

680 - Pitched: Metal	Useful Life 30	Remaining Life 24
2 Squares- Beach Restroom Building	Quantity 2	Unit of Measure Squares
	Cost /Sqrs \$1,200	
	% Included 100.00%	Total Cost/Study \$2,400
Summary	Replacement Year 2038	Future Cost \$4,341

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



08000 - Rehab

220 - Bathrooms	Useful Life 15	Remaining Life 9
2 Pool Building	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,350	
	% Included 100.00%	Total Cost/Study \$6,700
Summary	Replacement Year 2023	Future Cost \$8,367

This is to rehab and redecorate the restrooms and includes items such as partitions, fixtures, lighting, etc. Tile is addressed in an additional component. Client input will further define this component.

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

2006- \$300.000 was expended for a minor overall rehab project.



08000 - Rehab

230 - Restrooms	Useful Life 15	Remaining Life 9	
2 Beach Restrooms	Quantity 2	Unit of Measure	Items
	Cost /Itm \$2,760		
	% Included 100.00%	Total Cost/Study	\$5,520
Summary	Replacement Year 2023	Future Cost	\$6,894

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

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

2014- \$1,208 was expended for 3 new toilets.
 2006- \$300.00 was expended for an overall rehab project.



231 - Restrooms	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Beach Restrooms (2014 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,208		
	% Included 100.00%	Total Cost/Study	\$1,208
Summary	Replacement Year 2014	Future Cost	\$1,208

2014- \$1,208 was expended for 3 new toilets.

11000 - Gate Equipment

738 - Card Reader	Useful Life 3	Remaining Life 2	
4 Upper & Lower Recreation Area (25%)	Quantity 4	Unit of Measure	Items
	Cost /Itm \$1,655	Qty * \$/Itm	\$6,620
	% Included 25.00%	Total Cost/Study	\$1,655
Summary	Replacement Year 2016	Future Cost	\$1,739

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

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

2010- One card reader was replaced.



12000 - Pool

110 - Resurface	Useful Life 10	Remaining Life 1	
248 Lin. Ft. Pool	Quantity 248	Unit of Measure	Linear Feet
	Cost /l.f. \$423		
	% Included 100.00%	Total Cost/Study	\$105,000
Summary	Replacement Year 2015	Future Cost	\$107,625

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

water line tile- 248 lf
 lane tile- 345 lf

2014- Information provided to the Dollar Pointe board September 19, 2013 by Truckee River Tub Company indicates that the pool has bottom cracking. The cost will exceed \$100,000 for resurfacing and crack repair. and should be completed within 2-3 years from 2/25/2013. A client provided updated cost, scope of work and time frame for repair will further define this component.

2007- The pool was resurfaced and retiled.

2000- \$42,000 was expended for resurfacing and repair.



410 - Lifeguard Chair	Useful Life 20	Remaining Life 10	
Pool	Quantity 1	Unit of Measure	Items
	Cost /itm \$3,500		
	% Included 100.00%	Total Cost/Study	\$3,500
Summary	Replacement Year 2024	Future Cost	\$4,480

This is to replace the stainless steel frame lifeguard chair.



12000 - Pool

700 - Equipment: Replacement Pool (50%)	Useful Life 5 Quantity 1 Cost /LS \$16,115 % Included 50.00%	Remaining Life 3 Unit of Measure Lump Sum Qty * \$/LS \$16,115 Total Cost/Study \$8,058
Summary	Replacement Year 2017	Future Cost \$8,677

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 (2-replaced in 2006)
- 1- Chemtrol controller
- 2- Stenner pumps model 45MS
- 2- chemical vats (installed in 2012 for \$850)
- 1- exhaust fan (installed 2012 for \$875)
- 1- chemical Injection and monitoring system (installed 2012 for \$3,300)
- Assorted- valves, pipes, fittings, controls, lights, etc.

2013- \$1,239 was expended for VGB anti entrapment grate replacement.
 2012/2013- \$10,775 was expended for a new chemical system and room addition.



720 - Heater 2 Pool	Useful Life 8 Quantity 2 Cost /Itm \$5,385 % Included 100.00%	Remaining Life 5 Unit of Measure Items Total Cost/Study \$10,770 Future Cost \$12,185
Summary	Replacement Year 2019	

This is to replace the Raypak pool heaters.

2011- \$10,000 was expended for new heaters.



12000 - Pool

750 - Cover	Useful Life 8	Remaining Life 5	
Pool- Summer Cover	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,770	
	% Included	100.00%	Total Cost/Study \$3,770
Summary	Replacement Year	2019	Future Cost \$4,265

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

2011- \$3,500 was expended for the summer pool cover.

754 - Cover	Useful Life 8	Remaining Life 6	
Pool- Winter Cover	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,650	
	% Included	100.00%	Total Cost/Study \$5,650
Summary	Replacement Year	2020	Future Cost \$6,552

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

2014- \$5,616 expended to purchase in 2012 per client.

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	2014	Future Cost \$1,500

This is for the pool area PA and intercom.

2014- \$1,500 was expended to place in service.

12000 - Pool

920 - Lane Ropes	Useful Life 8	Remaining Life 5	
Pool Lane Rope Markers	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,700		
	% Included 100.00%	Total Cost/Study \$1,700	
Summary	Replacement Year 2019	Future Cost \$1,923	

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

2014- \$1,640 expended to purchase the 3 lane ropes in 2012 per client. Added as a component of the reserve study.



924 - Miscellaneous	Useful Life 18	Remaining Life 8	
Pool Lane Rope Reel	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,100		
	% Included 100.00%	Total Cost/Study \$2,100	
Summary	Replacement Year 2022	Future Cost \$2,559	

This is to replace the lane rope reel.



12000 - Pool

928 - Miscellaneous	Useful Life 18	Remaining Life 8	
Pool Cover Reel	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,500	
	% Included	100.00%	Total Cost/Study \$3,500
Summary	Replacement Year	2022	Future Cost \$4,264

This is to replace the pool cover reel.



990 - Miscellaneous	Useful Life 18	Remaining Life 16	
Pool Chemical Room Doors	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,500	
	% Included	100.00%	Total Cost/Study \$2,500
Summary	Replacement Year	2030	Future Cost \$3,711

This is to replace the fire rated doors.

14000 - Recreation

900 - Miscellaneous	Useful Life 8	Remaining Life 7	
Ping Pong Table	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$700	
	% Included	100.00%	Total Cost/Study \$700
Summary	Replacement Year	2021	Future Cost \$832

This is to replace the ping pong table.



17000 - Tennis Court

100 - Reseal	Useful Life 4	Remaining Life 0	
19,488 Sq. Ft. [3] Upper Tennis Courts	Quantity 19,488	Unit of Measure Square Feet	
	Cost /SqFt \$0.872		
	% Included 100.00%	Total Cost/Study \$17,000	
Summary	Replacement Year 2014	Future Cost \$17,000	

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

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

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

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



17000 - Tennis Court

110 - Reseal	Useful Life 4	Remaining Life 0	
15,128 Sq. Ft. [2] Lower Tennis Courts	Quantity 15,128	Unit of Measure Square Feet	
	Cost /SqFt \$0.872		
	% Included 100.00%	Total Cost/Study \$13,192	
Summary	Replacement Year 2014	Future Cost \$13,192	

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

2010- \$12,000 was expended. Per client, utilize 4 year seal/stripe life and 20 year resurface life.



200 - Repair	Useful Life 4	Remaining Life 0	
19,588 Sq. Ft. Upper Tennis Courts (1%)	Quantity 19,588	Unit of Measure Square Feet	
	Cost /SqFt \$33.00	Qty * \$/SqFt \$646,404	
	% Included 1.00%	Total Cost/Study \$6,464	
Summary	Replacement Year 2014	Future Cost \$6,464	

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

In 2014, a major crack through the center of the court was observed.



17000 - Tennis Court

214 - Repair	Useful Life 4	Remaining Life 4	
15,128 Sq. Ft. Lower Tennis Courts	Quantity 15,128	Unit of Measure Square Feet	
	Cost /SqFt \$1.40		
	% Included 100.00%	Total Cost/Study \$21,179	
Summary	Replacement Year 2018	Future Cost \$23,378	

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

2014- \$3,260 was expended to repair crack.

215 - Repair	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Lower Tennis Courts (2014 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$3,260		
	% Included 100.00%	Total Cost/Study \$3,260	
Summary	Replacement Year 2014	Future Cost \$3,260	

2014- \$3,260 was expended to repair crack.

500 - Resurface	Useful Life 15	Remaining Life 10	
19,488 Sq. Ft. [3] Upper Tennis Courts	Quantity 19,488	Unit of Measure Square Feet	
	Cost /SqFt \$2.20		
	% Included 100.00%	Total Cost/Study \$42,874	
Summary	Replacement Year 2024	Future Cost \$54,882	

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

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



17000 - Tennis Court

510 - Resurface	Useful Life 20	Remaining Life 16	
15,128 Sq. Ft. [2] Lower Tennis Courts	Quantity 15,128	Unit of Measure Square Feet	
	Cost /SqFt \$2.20		
	% Included 100.00%	Total Cost/Study \$33,282	
Summary	Replacement Year 2030	Future Cost \$49,407	

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

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



700 - Screen	Useful Life 6	Remaining Life 2	
Upper Tennis Courts	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$3,500		
	% Included 100.00%	Total Cost/Study \$3,500	
Summary	Replacement Year 2016	Future Cost \$3,677	

This is to replace the 3,307 sf court perimeter windscreen.

2014- Per client, cost, useful and remaining life provided. Added as a reserve study component.

704 - Screen	Useful Life 6	Remaining Life 5	
3,672 Sq. Ft. Lower Tennis Courts	Quantity 3,672	Unit of Measure Square Feet	
	Cost /SqFt \$0.722		
	% Included 100.00%	Total Cost/Study \$2,650	
Summary	Replacement Year 2019	Future Cost \$2,998	

This is to replace court perimeter windscreen.

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

2014- Per client, cost, useful and remaining life provided. Added as a reserve study component.

18000 - Landscaping

104 - Irrigation: Controllers	Useful Life 5	Remaining Life 2	
5 Recreation Areas (20%)	Quantity 5	Unit of Measure	Items
	Cost /Itm \$350	Qty * \$/Itm	\$1,750
	% Included 20.00%	Total Cost/Study	\$350
Summary	Replacement Year 2016	Future Cost	\$368

This is to replace the irrigation controllers.

2014- Cost, quantity and schedule provided by Peak Landscape Inc. Added as a reserve study component.



200 - Irrigation: Valves	Useful Life 3	Remaining Life 2	
36 Recreation Areas (22%)	Quantity 36	Unit of Measure	Items
	Cost /Itm \$300	Qty * \$/Itm	\$10,800
	% Included 22.22%	Total Cost/Study	\$2,400
Summary	Replacement Year 2016	Future Cost	\$2,522

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

2014- Cost and quantity provided by Peak Landscape Inc. Added as a reserve study component.

18000 - Landscaping

300 - Irrigation: Backflow Preventors	Useful Life 5	Remaining Life 3	
4 Recreation Areas (25%)	Quantity 4	Unit of Measure Items	
	Cost /Itm \$700	Qty * \$/Itm \$2,800	
	% Included 25.00%	Total Cost/Study \$700	
Summary	Replacement Year 2017	Future Cost \$754	

This is to replace the backflow prevention valves.

2014- Quantity provided by Peak Landscape Inc. Added as a reserve study component.



420 - General Repairs/Upgrades	Useful Life 1	Remaining Life 1	
Recreation Areas	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$10,770		
	% Included 100.00%	Total Cost/Study \$10,770	
Summary	Replacement Year 2015	Future Cost \$11,039	

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



18000 - Landscaping

490 - Bark Replacement	Useful Life 1	Remaining Life 1	
Recreation Areas	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,985	
	% Included	100.00%	Total Cost/Study \$1,985
Summary	Replacement Year	2015	Future Cost \$2,035

This is to replenish landscape bark or wood mulch.



500 - Tree Maintenance	Useful Life 1	Remaining Life 1	
Tree Maintenance & Defensible Space	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,000	
	% Included	100.00%	Total Cost/Study \$3,000
Summary	Replacement Year	2015	Future Cost \$3,075

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

2014- Cost and schedule provided by Peak Landscape Inc. Added as a reserve study component.



530 - Plant Replacement	Useful Life 1	Remaining Life 1	
Recreation Areas	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,760	
	% Included	100.00%	Total Cost/Study \$2,760
Summary	Replacement Year	2015	Future Cost \$2,829

This is to replace landscape plant stock as needed.

19000 - Fencing

100 - Chain Link: 4'	Useful Life 25	Remaining Life 11
120 Lin. Ft. Upper & Lower Tennis Courts	Quantity 120	Unit of Measure Linear Feet
	Cost /l.f. \$12.00	
	% Included 100.00%	Total Cost/Study \$1,440
Summary	Replacement Year 2025	Future Cost \$1,889

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



110 - Chain Link: 6'	Useful Life 25	Remaining Life 14
312 Lin. Ft. North Beach Perimeter	Quantity 312	Unit of Measure Linear Feet
	Cost /l.f. \$13.00	
	% Included 100.00%	Total Cost/Study \$4,056
Summary	Replacement Year 2028	Future Cost \$5,731

This is to replace the 6' chain link fencing.



19000 - Fencing

130 - Chain Link: 10'	Useful Life 25	Remaining Life 5	
649 Lin. Ft. Upper Tennis Courts	Quantity 649	Unit of Measure	Linear Feet
	Cost /l.f. \$23.00		
	% Included 100.00%	Total Cost/Study	\$14,927
Summary	Replacement Year 2019	Future Cost	\$16,889

This is to replace the 10' chain link fencing.

1994- \$25,000 was expended for replacement per client provided information in 2011.



140 - Chain Link: 10'	Useful Life 25	Remaining Life 2	
492 Lin. Ft. Lower Tennis Courts	Quantity 492	Unit of Measure	Linear Feet
	Cost /l.f. \$23.00		
	% Included 100.00%	Total Cost/Study	\$11,316
Summary	Replacement Year 2016	Future Cost	\$11,889

This is to replace the 10' chain link fencing.

1991- Approximate placed in service date per client provided information in 2011.

340 - Wood: 6'	Useful Life 18	Remaining Life 10	
335 Lin. Ft. Upper Recreation Perimeter	Quantity 335	Unit of Measure	Linear Feet
	Cost /l.f. \$52.00		
	% Included 100.00%	Total Cost/Study	\$17,420
Summary	Replacement Year 2024	Future Cost	\$22,299

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

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

19000 - Fencing

344 - Wood: 6'	Useful Life 18	Remaining Life 13	
858 Lin. Ft. Upper Recreation Perimeter	Quantity 858	Unit of Measure Linear Feet	
	Cost /l.f. \$52.00		
	% Included 100.00%	Total Cost/Study \$44,616	
Summary	Replacement Year 2027	Future Cost \$61,504	

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

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



350 - Wood: Repair	Useful Life 18	Remaining Life 13	
Beach Walkway Entry Fence/Gate	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,205		
	% Included 100.00%	Total Cost/Study \$2,205	
Summary	Replacement Year 2027	Future Cost \$3,040	

This is to repair and replace the wood fencing.

2011- \$2,000 was expended.



19500 - Retaining Wall

120 - Wood	Useful Life 20	Remaining Life 6	
53 Lin. Ft. Beach	Quantity 53	Unit of Measure	Linear Feet
	Cost /l.f. \$66.00		
	% Included 100.00%	Total Cost/Study	\$3,498
Summary	Replacement Year 2020	Future Cost	\$4,057

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

2' 43 lf
 3' 10 lf

122 - Wood: 1'	Useful Life 25	Remaining Life 3	
130 Lin. Ft. Upper Parking	Quantity 130	Unit of Measure	Linear Feet
	Cost /l.f. \$150		
	% Included 100.00%	Total Cost/Study	\$19,500
Summary	Replacement Year 2017	Future Cost	\$20,999

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

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



19500 - Retaining Wall

140 - Wood: 3'	Useful Life 22	Remaining Life 0
113 Lin. Ft. Beach	Quantity 113	Unit of Measure Linear Feet
	Cost /l.f. \$72.57	
	% Included 100.00%	Total Cost/Study \$8,200
Summary	Replacement Year 2014	Future Cost \$8,200

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

2014- \$8,200 was expended for complete rehab of the retaining wall system.



20000 - Lighting

214 - Entry Lighting	Useful Life 20	Remaining Life 3
6 Observation Drive Monument	Quantity 6	Unit of Measure Items
	Cost /Itm \$315	
	% Included 100.00%	Total Cost/Study \$1,890
Summary	Replacement Year 2017	Future Cost \$2,035

This is to replace entry light fixtures.



21000 - Signage

792 - Monument	Useful Life 25	Remaining Life 11	
2 Observation Drive Entrance	Quantity 2	Unit of Measure Lump Sum	
	Cost /LS \$4,415		
	% Included 100.00%	Total Cost/Study \$8,830	
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 4	
Behind Shower Building	Quantity 1	Unit of Measure Items	
	Cost /Itm \$1,985		
	% Included 100.00%	Total Cost/Study \$1,985	
Summary	Replacement Year 2018	Future Cost \$2,191	

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



23000 - Mechanical Equipment

604 - Water Heater	Useful Life 18	Remaining Life 10
Beach Restrooms	Quantity 1	Unit of Measure Items
	Cost /Itm \$600	
	% Included 100.00%	Total Cost/Study \$600
Summary	Replacement Year 2024	Future Cost \$768

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



608 - Water Heater	Useful Life 12	Remaining Life 4
2 Pool Building Bathrooms	Quantity 2	Unit of Measure Items
	Cost /Itm \$440	
	% Included 100.00%	Total Cost/Study \$880
Summary	Replacement Year 2018	Future Cost \$971

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



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 \$35.00	
	% Included 100.00%	Total Cost/Study \$910
Summary	Replacement Year 2016	Future Cost \$956

This is to replace the carpeting.

2014- Deferred from 2014 to 2016 per client.
 2008- Replaced. Life estimate, per client (2011).



400 - Tile	Useful Life 15	Remaining Life 7
703 Sq. Ft. Pool Building Bathrooms	Quantity 703	Unit of Measure Square Feet
	Cost /SqFt \$11.00	
	% Included 100.00%	Total Cost/Study \$7,733
Summary	Replacement Year 2021	Future Cost \$9,192

This is to replace the tile flooring.



26000 - Outdoor Equipment

100 - Tot Lot: Play Equipment	Useful Life 18	Remaining Life 11	
Upper Recreation	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$16,000		
	% Included 100.00%	Total Cost/Study \$16,000	
Summary	Replacement Year 2025	Future Cost \$20,993	

This is to replace the tot lot play equipment.



200 - Pedestal Grill BBQ	Useful Life 4	Remaining Life 3	
4 Upper Recreation & Beach (25%)	Quantity 4	Unit of Measure Items	
	Cost /Itm \$550	Qty * \$/Itm \$2,200	
	% Included 25.00%	Total Cost/Study \$550	
Summary	Replacement Year 2017	Future Cost \$592	

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



26000 - Outdoor Equipment

210 - Barbecue	Useful Life 10	Remaining Life 5	
Beach Masonry BBQ	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,460		
	% Included 100.00%	Total Cost/Study	\$6,460
Summary	Replacement Year 2019	Future Cost	\$7,309

This is to replace and maintain the masonry barbecue.

2009- \$6,000 was expended for replacement.



280 - Picnic Tables	Useful Life 6	Remaining Life 2	
15 Upper Recreation & Beach (33%)	Quantity 15	Unit of Measure	Items
	Cost /Itm \$660	Qty * \$/Itm	\$9,900
	% Included 33.33%	Total Cost/Study	\$3,300
Summary	Replacement Year 2016	Future Cost	\$3,467

This is to replace the wood picnic tables.



26000 - Outdoor Equipment

306 - Benches	Useful Life 8	Remaining Life 1	
14 Upper Recreation & Beach (50%)	Quantity 14	Unit of Measure Items	
	Cost /Itm \$660	Qty * \$/Itm \$9,240	
	% Included 50.00%	Total Cost/Study \$4,620	
Summary	Replacement Year 2015	Future Cost \$4,736	

This is to replace the benches.

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



840 - Shade Structure	Useful Life 15	Remaining Life 6	
456 Sq. Ft. Lower Tennis Canvas Shade Cover	Quantity 456	Unit of Measure Square Feet	
	Cost /SqFt \$12.00		
	% Included 100.00%	Total Cost/Study \$5,472	
Summary	Replacement Year 2020	Future Cost \$6,346	

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

2014- Costing was provided by Tahoe Canvas.



26000 - Outdoor Equipment

900 - Miscellaneous	Useful Life 18	Remaining Life 10	
116 Lin. Ft. Bocce Ball Court Borders	Quantity 116	Unit of Measure Linear Feet	
	Cost /l.f. \$20.00		
	% Included 100.00%	Total Cost/Study \$2,320	
Summary	Replacement Year 2024	Future Cost \$2,970	

This is to replace the bocce court trex boarders.

2014- Added as a reserve study component.



902 - Miscellaneous	Useful Life 15	Remaining Life 1	
Horseshoe Backstops	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,000		
	% Included 100.00%	Total Cost/Study \$2,000	
Summary	Replacement Year 2015	Future Cost \$2,050	

This is to replace the backstops.

2014- Cost, useful and remaining life per client. Added as a reserve study component.



26000 - Outdoor Equipment

904 - Miscellaneous	Useful Life	10	Remaining Life	0
2 Paddle Boat Racks	Quantity	2	Unit of Measure	Items
	Cost /Itm	\$1,750		
	% Included	100.00%	Total Cost/Study	\$3,500
Summary	Replacement Year	2014	Future Cost	\$3,500

This is to replace the boat racks.

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



906 - Miscellaneous	Useful Life	10	Remaining Life	9
Kayak Boat Racks	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$1,110		
	% Included	100.00%	Total Cost/Study	\$1,110
Summary	Replacement Year	2023	Future Cost	\$1,386

This is to maintain the 8 kayak boat racks.

2014- \$1,110 was expended for repairs. Added as a reserve study component.

30000 - Miscellaneous

880 - Boat	Useful Life 8	Remaining Life 4	
Beach- Dinghy	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,000		
	% Included 100.00%	Total Cost/Study	\$4,000
Summary	Replacement Year 2018	Future Cost	\$4,415

This is to replace the Dinghy boat.

2014- \$715 was expended to replace. The cost and remaining life indicated is anticipated for the next dinghy per client.



881 - Boat	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Beach- Dinghy (2014 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$715		
	% Included 100.00%	Total Cost/Study	\$715
Summary	Replacement Year 2014	Future Cost	\$715

2014- \$715 was expended to replace.

884 - Boat	Useful Life 10	Remaining Life 4	
Beach- Boston Whaler	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,000		
	% Included 100.00%	Total Cost/Study	\$9,000
Summary	Replacement Year 2018	Future Cost	\$9,934

This is to replace the Boston Whaler and trailer.

2014- Cost, useful and remaining life per client. Added as a reserve study component.



30000 - Miscellaneous

888 - Boat	Useful Life 10	Remaining Life 4	
Beach -Boston Whaler Motor	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,500		
	% Included 100.00%	Total Cost/Study	\$3,500
Summary	Replacement Year 2018	Future Cost	\$3,863

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

2014- Added as a reserve study component.



910 - Security System	Useful Life 6	Remaining Life 3	
Beach Web Cam	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,230		
	% Included 100.00%	Total Cost/Study	\$3,230
Summary	Replacement Year 2017	Future Cost	\$3,478

This is for the security system.

2011- \$3,000 was expended.



30000 - Miscellaneous

990 - Miscellaneous	Useful Life 10	Remaining Life 9	
Beach & Pier Maintenance	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$10,000	
	% Included	100.00%	Total Cost/Study \$10,000
Summary	Replacement Year	2023	Future Cost \$12,489

This is for undesignated beach and pier maintenance.

2014- \$880 was expended to replace two joists on pier.
 2013/2014- \$43,460 was expended to build catwalks.

991 - Miscellaneous	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Beach & Pier- (2014 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$880	
	% Included	100.00%	Total Cost/Study \$880
Summary	Replacement Year	2014	Future Cost \$880

2014- \$880 was expended to replace two joists.

994 - Miscellaneous	Useful Life 25	Remaining Life 8	
63 Lake Buoys	Quantity 63	Unit of Measure	Items
	Cost /Itm	\$250	
	% Included	100.00%	Total Cost/Study \$15,750
Summary	Replacement Year	2022	Future Cost \$19,190

This is to replace the buoys.

2014- \$3,527 expended for heads, chain, shackles, re-attach, etc. Refer to All Mountain Marine invoice dated 5/14/2014. Cost, useful and remaining life per client. Added as a reserve study component.

999 - Miscellaneous	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Lake Buoy Chains/Heads/Attachment (2014 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,527	
	% Included	100.00%	Total Cost/Study \$3,527
Summary	Replacement Year	2014	Future Cost \$3,527

This is to maintain the 63 head buoy field. A client provided cost history exhibiting useful lives and cost to replace will further define this component.

2014- \$3,527 expended for heads, chain, shackles, re-attach, etc. Refer to All Mountain Marine invoice dated 5/14/2014. Added as a reserve study component.

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
01000 - Paving							
100 - Asphalt: Sealing	\$1,120	3	1	4,000	\$.28/SqFt		Upper Recreation Parking
110 - Asphalt: Ongoing Repairs	\$420	3	1	4,000	\$3.50/SqFt (3%)		Upper Recreation Parking
120 - Asphalt: Petromat Overlay	\$9,600	15	7	4,000	\$2.40/SqFt		Upper Recreation Parking
124 - Striping	\$300	3	1	1	\$300/LS		Upper Recreation Parking
130 - Asphalt: Sealing	\$2,478	3	1	8,850	\$.28/SqFt		Lower Tennis Ct Parking
150 - Asphalt: Ongoing Repairs	\$929	3	1	8,850	\$3.50/SqFt (3%)		Lower Tennis Ct Parking
160 - Asphalt: Petromat Overlay	\$21,240	15	7	8,850	\$2.40/SqFt		Lower Tennis Ct Parking
164 - Striping	\$350	3	1	1	\$350/LS		Lower Tennis Ct Parking
170 - Asphalt: Sealing	\$517	6	0	2,247	\$.23/SqFt		Beach Access Walkway
180 - Asphalt: Ongoing Repairs	\$1,500	6	0	2,247	\$.67/SqFt		Beach Access Walkway
190 - Asphalt: Major Repairs	\$12,359	10	10	2,247	\$5.50/SqFt		Beach Access Walkway
191 - Asphalt: Major Repairs	\$6,800	1	0	1	\$6,800/LS [nr:1]		Beach Access Walkway (2014 Only)
800 - Miscellaneous	\$845	20	0	1	\$845/LS		Lower Parking Space Car Stops
02000 - Concrete							
220 - Walkways	\$3,460	25	18	173	\$20.00/SqFt		Beach Restroom Steps
360 - Stamped	\$2,500	5	1	8,002	\$20.00/SqFt (2%)		Pool Deck & Walkways
370 - Stained	\$20,005	15	7	8,002	\$2.50/SqFt		Pool Deck & Walkways
390 - Pavers	\$835	5	3	348	\$12.00/SqFt (20%)		Lower Tennis Court Walkways
03000 - Painting: Exterior							
120 - Surface Restoration	\$2,602	3	2	1,626	\$1.60/SqFt		Upper Recreation Trellises
124 - Surface Restoration	\$1,000	6	0	1	\$1,000/LS		Pier Pylons
150 - Stain	\$5,628	3	2	4,020	\$1.40/SqFt		Upper Recreation Fencing
160 - Stain	\$3,556	3	2	2,540	\$1.40/SqFt		Pool & Shower Buildings
170 - Stain	\$896	3	2	640	\$1.40/SqFt		Beach Restroom Building
450 - Wood Fencing	\$14,414	3	2	10,296	\$1.40/SqFt		Upper Recreation N & E Perimeter
04000 - Structural Repairs							
200 - Wood: Siding & Trim	\$29,210	24	18	2,540	\$11.50/SqFt		Pool & Shower Buildings
210 - Wood: Siding & Trim	\$7,360	16	10	640	\$11.50/SqFt		Beach Restroom Building

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
04000 - Structural Repairs							
300 - Trellis	\$32,520	20	16	813	\$40.00/SqFt		Upper Recreation
820 - Dock	\$66,000	22	8	3,000	\$22.00/SqFt		Pier Decking
824 - Dock	\$8,580	22	21	390	\$22.00/SqFt		Pier Catwalk Decking
828 - Dock	\$43,460	30	29	1	\$43,460/LS		[2] Pier Catwalk Structures
829 - Dock	\$8,460	1	0	1	\$8,460/LS	[nr:1]	[2] Pier Catwalk Structures (2014 Only)
830 - Dock	\$99,000	30	22	3,000	\$33.00/SqFt		Pier Walkway Structural
910 - Miscellaneous	\$1,615	25	22	1	\$1,615/LS		Recreation Shed
05000 - Roofing							
440 - Pitched: Dimensional Composition	\$10,800	25	19	24	\$450/Sqrs		Pool & Shower Buildings
680 - Pitched: Metal	\$2,400	30	24	2	\$1,200/Sqrs		Beach Restroom Building
08000 - Rehab							
220 - Bathrooms	\$6,700	15	9	2	\$3,350/Itm		Pool Building
230 - Restrooms	\$5,520	15	9	2	\$2,760/Itm		Beach Restrooms
231 - Restrooms	\$1,208	1	0	1	\$1,208/LS	[nr:1]	Beach Restrooms (2014 Only)
11000 - Gate Equipment							
738 - Card Reader	\$1,655	3	2	4	\$1,655/Itm	(25%)	Upper & Lower Recreation Area
12000 - Pool							
110 - Resurface	\$105,000	10	1	248	\$423/l.f.		Pool
410 - Lifeguard Chair	\$3,500	20	10	1	\$3,500/Itm		Pool
700 - Equipment: Replacement	\$8,058	5	3	1	\$16,115/LS	(50%)	Pool
720 - Heater	\$10,770	8	5	2	\$5,385/Itm		Pool
750 - Cover	\$3,770	8	5	1	\$3,770/LS		Pool- Summer Cover
754 - Cover	\$5,650	8	6	1	\$5,650/LS		Pool- Winter Cover
910 - Miscellaneous	\$1,500	10	0	1	\$1,500/LS		PA & Intercom
920 - Lane Ropes	\$1,700	8	5	1	\$1,700/LS		Pool Lane Rope Markers
924 - Miscellaneous	\$2,100	18	8	1	\$2,100/LS		Pool Lane Rope Reel
928 - Miscellaneous	\$3,500	18	8	1	\$3,500/LS		Pool Cover Reel
990 - Miscellaneous	\$2,500	18	16	1	\$2,500/LS		Pool Chemical Room Doors
14000 - Recreation							
900 - Miscellaneous	\$700	8	7	1	\$700/Itm		Ping Pong Table
17000 - Tennis Court							
100 - Reseal	\$17,000	4	0	19,488	\$.87/SqFt		[3] Upper Tennis Courts
110 - Reseal	\$13,192	4	0	15,128	\$.87/SqFt		[2] Lower Tennis Courts

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
17000 - Tennis Court							
200 - Repair	\$6,464	4	0	19,588	\$33.00/SqFt	(1%)	Upper Tennis Courts
214 - Repair	\$21,179	4	4	15,128	\$1.40/SqFt		Lower Tennis Courts
215 - Repair	\$3,260	1	0	1	\$3,260/LS	[nr:1]	Lower Tennis Courts (2014 Only)
500 - Resurface	\$42,874	15	10	19,488	\$2.20/SqFt		[3] Upper Tennis Courts
510 - Resurface	\$33,282	20	16	15,128	\$2.20/SqFt		[2] Lower Tennis Courts
700 - Screen	\$3,500	6	2	1	\$3,500/LS		Upper Tennis Courts
704 - Screen	\$2,650	6	5	3,672	\$.72/SqFt		Lower Tennis Courts
18000 - Landscaping							
104 - Irrigation: Controllers	\$350	5	2	5	\$350/Itm	(20%)	Recreation Areas
200 - Irrigation: Valves	\$2,400	3	2	36	\$300/Itm	(22%)	Recreation Areas
300 - Irrigation: Backflow Preventors	\$700	5	3	4	\$700/Itm	(25%)	Recreation Areas
420 - General Repairs/Upgrades	\$10,770	1	1	1	\$10,770/LS		Recreation Areas
490 - Bark Replacement	\$1,985	1	1	1	\$1,985/LS		Recreation Areas
500 - Tree Maintenance	\$3,000	1	1	1	\$3,000/LS		Tree Maintenance & Defensible Space
530 - Plant Replacement	\$2,760	1	1	1	\$2,760/LS		Recreation Areas
19000 - Fencing							
100 - Chain Link: 4'	\$1,440	25	11	120	\$12.00/l.f.		Upper & Lower Tennis Courts
110 - Chain Link: 6'	\$4,056	25	14	312	\$13.00/l.f.		North Beach Perimeter
130 - Chain Link: 10'	\$14,927	25	5	649	\$23.00/l.f.		Upper Tennis Courts
140 - Chain Link: 10'	\$11,316	25	2	492	\$23.00/l.f.		Lower Tennis Courts
340 - Wood: 6'	\$17,420	18	10	335	\$52.00/l.f.		Upper Recreation Perimeter
344 - Wood: 6'	\$44,616	18	13	858	\$52.00/l.f.		Upper Recreation Perimeter
350 - Wood: Repair	\$2,205	18	13	1	\$2,205/LS		Beach Walkway Entry Fence/Gate
19500 - Retaining Wall							
120 - Wood	\$3,498	20	6	53	\$66.00/l.f.		Beach
122 - Wood: 1'	\$19,500	25	3	130	\$150/l.f.		Upper Parking
140 - Wood: 3'	\$8,200	22	0	113	\$72.57/l.f.		Beach
20000 - Lighting							
214 - Entry Lighting	\$1,890	20	3	6	\$315/Itm		Observation Drive Monument
21000 - Signage							
792 - Monument	\$8,830	25	11	2	\$4,415/LS		Observation Drive Entrance
23000 - Mechanical Equipment							
600 - Water Heater	\$1,985	12	4	1	\$1,985/Itm		Behind Shower Building
604 - Water Heater	\$600	18	10	1	\$600/Itm		Beach Restrooms

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
23000 - Mechanical Equipment							
608 - Water Heater	\$880	12	4	2	\$440/Itm		Pool Building Bathrooms
25000 - Flooring							
200 - Carpeting	\$910	5	2	26	\$35.00/SqYd		Pool Building Office
400 - Tile	\$7,733	15	7	703	\$11.00/SqFt		Pool Building Bathrooms
26000 - Outdoor Equipment							
100 - Tot Lot: Play Equipment	\$16,000	18	11	1	\$16,000/LS		Upper Recreation
200 - Pedestal Grill BBQ	\$550	4	3	4	\$550/Itm (25%)		Upper Recreation & Beach
210 - Barbecue	\$6,460	10	5	1	\$6,460/Itm		Beach Masonry BBQ
280 - Picnic Tables	\$3,300	6	2	15	\$660/Itm (33%)		Upper Recreation & Beach
306 - Benches	\$4,620	8	1	14	\$660/Itm (50%)		Upper Recreation & Beach
840 - Shade Structure	\$5,472	15	6	456	\$12.00/SqFt		Lower Tennis Canvas Shade Cover
900 - Miscellaneous	\$2,320	18	10	116	\$20.00/l.f.		Bocce Ball Court Borders
902 - Miscellaneous	\$2,000	15	1	1	\$2,000/LS		Horseshoe Backstops
904 - Miscellaneous	\$3,500	10	0	2	\$1,750/Itm		Paddle Boat Racks
906 - Miscellaneous	\$1,110	10	9	1	\$1,110/LS		Kayak Boat Racks
30000 - Miscellaneous							
880 - Boat	\$4,000	8	4	1	\$4,000/Itm		Beach- Dinghy
881 - Boat	\$715	1	0	1	\$715/LS [nr:1]		Beach- Dinghy (2014 Only)
884 - Boat	\$9,000	10	4	1	\$9,000/Itm		Beach- Boston Whaler
888 - Boat	\$3,500	10	4	1	\$3,500/Itm		Beach -Boston Whaler Motor
910 - Security System	\$3,230	6	3	1	\$3,230/LS		Beach Web Cam
990 - Miscellaneous	\$10,000	10	9	1	\$10,000/LS		Beach & Pier Maintenance
991 - Miscellaneous	\$880	1	0	1	\$880/LS [nr:1]		Beach & Pier- (2014 Only)
994 - Miscellaneous	\$15,750	25	8	63	\$250/Itm		Lake Buoys
999 - Miscellaneous	\$3,527	1	0	1	\$3,527/LS [nr:1]		Lake Buoy Chains/Heads/Attachment (2014 Only)

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2014			
01000 - Paving			
170 - Asphalt: Sealing 2,247 Sq. Ft. Beach Access Walkway	6	517	
180 - Asphalt: Ongoing Repairs 2,247 Sq. Ft. Beach Access Walkway	6	1,500	
191 - Asphalt: Major Repairs Beach Access Walkway (2014 Only)[nr:1]	1	6,800	
800 - Miscellaneous Lower Parking Space Car Stops	20	845	
Total 01000 - Paving:		9,662	9,662
03000 - Painting: Exterior			
124 - Surface Restoration Pier Pylons	6	1,000	
04000 - Structural Repairs			
829 - Dock [2] Pier Catwalk Structures (2014 Only)[nr:1]	1	8,460	
08000 - Rehab			
231 - Restrooms Beach Restrooms (2014 Only)[nr:1]	1	1,208	
12000 - Pool			
910 - Miscellaneous PA & Intercom	10	1,500	
17000 - Tennis Court			
100 - Reseal 19,488 Sq. Ft. [3] Upper Tennis Courts	4	17,000	
110 - Reseal 15,128 Sq. Ft. [2] Lower Tennis Courts	4	13,192	
200 - Repair 19,588 Sq. Ft. Upper Tennis Courts (1%)	4	6,464	
215 - Repair Lower Tennis Courts (2014 Only)[nr:1]	1	3,260	
Total 17000 - Tennis Court:		39,916	39,916
19500 - Retaining Wall			
140 - Wood: 3' 113 Lin. Ft. Beach	22	8,200	
26000 - Outdoor Equipment			
904 - Miscellaneous 2 Paddle Boat Racks	10	3,500	
30000 - Miscellaneous			
881 - Boat Beach- Dinghy (2014 Only)[nr:1]	1	715	
991 - Miscellaneous Beach & Pier- (2014 Only)[nr:1]	1	880	
999 - Miscellaneous Lake Buoy Chains/Heads/Attachment (2014 Only)[nr:1]	1	3,527	
Total 30000 - Miscellaneous:		5,122	5,122

Reserve Component

Life Useful Current Replacement Cost Forecast Inflated Cost @ 2.50%

2014

Total 2014: 78,568

2015

01000 - Paving

100 - Asphalt: Sealing 4,000 Sq. Ft. Upper Recreation Parking	3	1,120	1,148
110 - Asphalt: Ongoing Repairs 4,000 Sq. Ft. Upper Recreation Parking (3%)	3	420	431
124 - Striping Upper Recreation Parking	3	300	308
130 - Asphalt: Sealing 8,850 Sq. Ft. Lower Tennis Ct Parking	3	2,478	2,540
150 - Asphalt: Ongoing Repairs 8,850 Sq. Ft. Lower Tennis Ct Parking (3%)	3	929	952
164 - Striping Lower Tennis Ct Parking	3	350	359

Total 01000 - Paving: 5,597 5,738

02000 - Concrete

360 - Stamped 8,002 Sq. Ft. Pool Deck & Walkways (2%)	5	2,500	2,562
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12000 - Pool

110 - Resurface 248 Lin. Ft. Pool	10	105,000	107,625
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18000 - Landscaping

420 - General Repairs/Upgrades Recreation Areas	1	10,770	11,039
490 - Bark Replacement Recreation Areas	1	1,985	2,035
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,000	3,075
530 - Plant Replacement Recreation Areas	1	2,760	2,829

Total 18000 - Landscaping: 18,515 18,978

26000 - Outdoor Equipment

306 - Benches 14 Upper Recreation & Beach (50%)	8	4,620	4,736
902 - Miscellaneous Horseshoe Backstops	15	2,000	2,050

Total 26000 - Outdoor Equipment: 6,620 6,786

Total 2015: 138,232 141,689

2016

03000 - Painting: Exterior

120 - Surface Restoration 1,626 Sq. Ft. Upper Recreation Trellises	3	2,602	2,733
150 - Stain 4,020 Sq. Ft. Upper Recreation Fencing	3	5,628	5,913
160 - Stain 2,540 Sq. Ft. Pool & Shower Buildings	3	3,556	3,736

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2016			
03000 - Painting: Exterior			
170 - Stain 640 Sq. Ft. Beach Restroom Building	3	896	941
450 - Wood Fencing 10,296 Sq. Ft. Upper Recreation N & E Perimeter	3	14,414	15,144
Total 03000 - Painting: Exterior:		27,096	28,467
11000 - Gate Equipment			
738 - Card Reader 4 Upper & Lower Recreation Area (25%)	3	1,655	1,739
17000 - Tennis Court			
700 - Screen Upper Tennis Courts	6	3,500	3,677
18000 - Landscaping			
104 - Irrigation: Controllers 5 Recreation Areas (20%)	5	350	368
200 - Irrigation: Valves 36 Recreation Areas (22%)	3	2,400	2,522
420 - General Repairs/Upgrades Recreation Areas	1	10,770	11,315
490 - Bark Replacement Recreation Areas	1	1,985	2,085
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,000	3,152
530 - Plant Replacement Recreation Areas	1	2,760	2,900
Total 18000 - Landscaping:		21,265	22,342
19000 - Fencing			
140 - Chain Link: 10' 492 Lin. Ft. Lower Tennis Courts	25	11,316	11,889
25000 - Flooring			
200 - Carpeting 26 Sq. Yds. Pool Building Office	5	910	956
26000 - Outdoor Equipment			
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	6	3,300	3,467
Total 2016:		69,042	72,537
2017			
02000 - Concrete			
390 - Pavers 348 Sq. Ft. Lower Tennis Court Walkways (20%)	5	835	899
12000 - Pool			
700 - Equipment: Replacement Pool (50%)	5	8,058	8,677
18000 - Landscaping			
300 - Irrigation: Backflow Preventors 4 Recreation Areas (25%)	5	700	754
420 - General Repairs/Upgrades Recreation Areas	1	10,770	11,598
490 - Bark Replacement Recreation Areas	1	1,985	2,138

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2017			
18000 - Landscaping			
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,000	3,231
530 - Plant Replacement Recreation Areas	1	2,760	2,972
Total 18000 - Landscaping:		19,215	20,693
19500 - Retaining Wall			
122 - Wood: 1' 130 Lin. Ft. Upper Parking	25	19,500	20,999
20000 - Lighting			
214 - Entry Lighting 6 Observation Drive Monument	20	1,890	2,035
26000 - Outdoor Equipment			
200 - Pedestal Grill BBQ 4 Upper Recreation & Beach (25%)	4	550	592
30000 - Miscellaneous			
910 - Security System Beach Web Cam	6	3,230	3,478
Total 2017:		53,278	57,373
2018			
01000 - Paving			
100 - Asphalt: Sealing 4,000 Sq. Ft. Upper Recreation Parking	3	1,120	1,236
110 - Asphalt: Ongoing Repairs 4,000 Sq. Ft. Upper Recreation Parking (3%)	3	420	464
124 - Striping Upper Recreation Parking	3	300	331
130 - Asphalt: Sealing 8,850 Sq. Ft. Lower Tennis Ct Parking	3	2,478	2,735
150 - Asphalt: Ongoing Repairs 8,850 Sq. Ft. Lower Tennis Ct Parking (3%)	3	929	1,026
164 - Striping Lower Tennis Ct Parking	3	350	386
Total 01000 - Paving:		5,597	6,178
17000 - Tennis Court			
100 - Reseal 19,488 Sq. Ft. [3] Upper Tennis Courts	4	17,000	18,765
110 - Reseal 15,128 Sq. Ft. [2] Lower Tennis Courts	4	13,192	14,561
200 - Repair 19,588 Sq. Ft. Upper Tennis Courts (1%)	4	6,464	7,135
214 - Repair 15,128 Sq. Ft. Lower Tennis Courts	4	21,179	23,378
Total 17000 - Tennis Court:		57,835	63,839
18000 - Landscaping			
420 - General Repairs/Upgrades Recreation Areas	1	10,770	11,888
490 - Bark Replacement Recreation Areas	1	1,985	2,191

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2018			
18000 - Landscaping			
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,000	3,311
530 - Plant Replacement Recreation Areas	1	2,760	3,047
Total 18000 - Landscaping:		18,515	20,437
23000 - Mechanical Equipment			
600 - Water Heater Behind Shower Building	12	1,985	2,191
608 - Water Heater 2 Pool Building Bathrooms	12	880	971
Total 23000 - Mechanical Equipment:		2,865	3,162
30000 - Miscellaneous			
880 - Boat Beach- Dinghy	8	4,000	4,415
884 - Boat Beach- Boston Whaler	10	9,000	9,934
888 - Boat Beach -Boston Whaler Motor	10	3,500	3,863
Total 30000 - Miscellaneous:		16,500	18,212
Total 2018:		101,312	111,828

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

Browning Reserve Group ("BRG") prepared a reserve study for the Project during the 2014 fiscal year. This was done to help determine the Project's reserve contribution for the next fiscal year (2015) and future fiscal years. In addition, BRG prepared reserve fund disclosures for distribution to the Project members.

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

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

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2014 and is the Project's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, December 31, 2013. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$494,599 is being used which ties to the last completed audit or review of the Project's financial statements. BRG then re-builds the first year of the study, in this case 2014, and estimates an ending reserve fund balance. Again, see Section III and the 2014 ending reserve balance estimate of \$537,103.

"Re-building" the first year of the study as mentioned above simply means using the 2014 adopted budget for the 2014 reserve contribution. Finally, the 2014 reserve expenses both actual and projected are estimated.

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

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

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

Please see Section V - Reserve Fund Balance Forecast.

Browning Reserve Group

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2014 Fully Funded Balance</i>	<i>2015 Fully Funded Balance</i>	<i>2015 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving						
100 - Asphalt: Sealing 4,000 Sq. Ft. Upper Recreation Parking	1,120	3	1	747	1,148	418
110 - Asphalt: Ongoing Repairs 4,000 Sq. Ft. Upper Recreation Parking (3%)	420	3	1	280	431	157
120 - Asphalt: Petromat Overlay 4,000 Sq. Ft. Upper Recreation Parking	9,600	15	7	5,120	5,904	831
124 - Striping Upper Recreation Parking	300	3	1	200	308	112
130 - Asphalt: Sealing 8,850 Sq. Ft. Lower Tennis Ct Parking	2,478	3	1	1,652	2,540	925
150 - Asphalt: Ongoing Repairs 8,850 Sq. Ft. Lower Tennis Ct Parking (3%)	929	3	1	620	952	347
160 - Asphalt: Petromat Overlay 8,850 Sq. Ft. Lower Tennis Ct Parking	21,240	15	7	11,328	13,063	1,839
164 - Striping Lower Tennis Ct Parking	350	3	1	233	359	131
170 - Asphalt: Sealing 2,247 Sq. Ft. Beach Access Walkway	517	6	0	517	88	94
180 - Asphalt: Ongoing Repairs 2,247 Sq. Ft. Beach Access Walkway	1,500	6	0	1,500	256	273
190 - Asphalt: Major Repairs 2,247 Sq. Ft. Beach Access Walkway	12,359	10	10	1,124	1,267	1,571
191 - Asphalt: Major Repairs Beach Access Walkway (2014 Only)[nr:1]	6,800	1	0	6,800	0	0
800 - Miscellaneous Lower Parking Space Car Stops	845	20	0	845	43	46
02000 - Concrete						
220 - Walkways 173 Sq. Ft. Beach Restroom Steps	3,460	25	18	969	1,135	236
360 - Stamped 8,002 Sq. Ft. Pool Deck & Walkways (2%)	2,500	5	1	2,000	2,562	560
370 - Stained 8,002 Sq. Ft. Pool Deck & Walkways	20,005	15	7	10,669	12,303	1,732
390 - Pavers 348 Sq. Ft. Lower Tennis Court Walkways (20%)	835	5	3	334	514	196
03000 - Painting: Exterior						
120 - Surface Restoration 1,626 Sq. Ft. Upper Recreation Trellises	2,602	3	2	867	1,778	995
124 - Surface Restoration Pier Pylons	1,000	6	0	1,000	171	182
150 - Stain 4,020 Sq. Ft. Upper Recreation Fencing	5,628	3	2	1,876	3,846	2,153
160 - Stain 2,540 Sq. Ft. Pool & Shower Buildings	3,556	3	2	1,185	2,430	1,360
170 - Stain 640 Sq. Ft. Beach Restroom Building	896	3	2	299	612	343
450 - Wood Fencing 10,296 Sq. Ft. Upper Recreation N & E Perimeter	14,414	3	2	4,805	9,850	5,514
04000 - Structural Repairs						
200 - Wood: Siding & Trim 2,540 Sq. Ft. Pool & Shower Buildings	29,210	24	18	7,303	8,733	2,074
210 - Wood: Siding & Trim 640 Sq. Ft. Beach Restroom Building	7,360	16	10	2,760	3,301	643

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2014 Fully Funded Balance	2015 Fully Funded Balance	2015 Line Item Contribution based on Cash Flow Method
04000 - Structural Repairs						
300 - Trellis 813 Sq. Ft. Upper Recreation	32,520	20	16	6,504	8,333	2,637
820 - Dock 3,000 Sq. Ft. Pier Decking	66,000	22	8	42,000	46,125	3,993
824 - Dock 390 Sq. Ft. Pier Catwalk Decking	8,580	22	21	390	800	716
828 - Dock [2] Pier Catwalk Structures	43,460	30	29	1,449	2,970	3,238
829 - Dock [2] Pier Catwalk Structures (2014 Only)[nr:1]	8,460	1	0	8,460	0	0
830 - Dock 3,000 Sq. Ft. Pier Walkway Structural	99,000	30	22	26,400	30,443	6,206
910 - Miscellaneous Recreation Shed	1,615	25	22	194	265	121
05000 - Roofing						
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings	10,800	25	19	2,592	3,100	754
680 - Pitched: Metal 2 Squares- Beach Restroom Building	2,400	30	24	480	574	158
08000 - Rehab						
220 - Bathrooms 2 Pool Building	6,700	15	9	2,680	3,205	609
230 - Restrooms 2 Beach Restrooms	5,520	15	9	2,208	2,640	502
231 - Restrooms Beach Restrooms (2014 Only)[nr:1]	1,208	1	0	1,208	0	0
11000 - Gate Equipment						
738 - Card Reader 4 Upper & Lower Recreation Area (25%)	1,655	3	2	552	1,131	633
12000 - Pool						
110 - Resurface 248 Lin. Ft. Pool	105,000	10	1	94,500	107,625	11,756
410 - Lifeguard Chair Pool	3,500	20	10	1,750	1,973	245
700 - Equipment: Replacement Pool (50%)	8,058	5	3	3,223	4,955	1,896
720 - Heater 2 Pool	10,770	8	5	4,039	5,520	1,664
750 - Cover Pool- Summer Cover	3,770	8	5	1,414	1,932	582
754 - Cover Pool- Winter Cover	5,650	8	6	1,413	2,172	895
910 - Miscellaneous PA & Intercom	1,500	10	0	1,500	154	164
920 - Lane Ropes Pool Lane Rope Markers	1,700	8	5	638	871	263
924 - Miscellaneous Pool Lane Rope Reel	2,100	18	8	1,167	1,315	155
928 - Miscellaneous Pool Cover Reel	3,500	18	8	1,944	2,192	259
990 - Miscellaneous Pool Chemical Room Doors	2,500	18	16	278	427	225
14000 - Recreation						
900 - Miscellaneous Ping Pong Table	700	8	7	88	179	114
17000 - Tennis Court						
100 - Reseal 19,488 Sq. Ft. [3] Upper Tennis Courts	17,000	4	0	17,000	4,356	4,642
110 - Reseal 15,128 Sq. Ft. [2] Lower Tennis Courts	13,192	4	0	13,192	3,380	3,602
200 - Repair 19,588 Sq. Ft. Upper Tennis Courts (1%)	6,464	4	0	6,464	1,656	1,765

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2014 Fully Funded Balance	2015 Fully Funded Balance	2015 Line Item Contribution based on Cash Flow Method
17000 - Tennis Court						
214 - Repair 15,128 Sq. Ft. Lower Tennis Courts	21,179	4	4	4,236	5,427	5,107
215 - Repair Lower Tennis Courts (2014 Only)[nr:1]	3,260	1	0	3,260	0	0
500 - Resurface 19,488 Sq. Ft. [3] Upper Tennis Courts	42,874	15	10	14,291	17,578	3,997
510 - Resurface 15,128 Sq. Ft. [2] Lower Tennis Courts	33,282	20	16	6,656	8,528	2,698
700 - Screen Upper Tennis Courts	3,500	6	2	2,333	2,990	669
704 - Screen 3,672 Sq. Ft. Lower Tennis Courts	2,650	6	5	442	905	546
18000 - Landscaping						
104 - Irrigation: Controllers 5 Recreation Areas (20%)	350	5	2	210	287	80
200 - Irrigation: Valves 36 Recreation Areas (22%)	2,400	3	2	800	1,640	918
300 - Irrigation: Backflow Preventors 4 Recreation Areas (25%)	700	5	3	280	431	165
420 - General Repairs/Upgrades Recreation Areas	10,770	1	1	5,385	11,039	6,029
490 - Bark Replacement Recreation Areas	1,985	1	1	993	2,035	1,111
500 - Tree Maintenance Tree Maintenance & Defensible Space	3,000	1	1	1,500	3,075	1,679
530 - Plant Replacement Recreation Areas	2,760	1	1	1,380	2,829	1,545
19000 - Fencing						
100 - Chain Link: 4' 120 Lin. Ft. Upper & Lower Tennis Courts	1,440	25	11	806	886	83
110 - Chain Link: 6' 312 Lin. Ft. North Beach Perimeter	4,056	25	14	1,785	1,996	250
130 - Chain Link: 10' 649 Lin. Ft. Upper Tennis Courts	14,927	25	5	11,942	12,852	738
140 - Chain Link: 10' 492 Lin. Ft. Lower Tennis Courts	11,316	25	2	10,411	11,135	519
340 - Wood: 6' 335 Lin. Ft. Upper Recreation Perimeter	17,420	18	10	7,742	8,928	1,353
344 - Wood: 6' 858 Lin. Ft. Upper Recreation Perimeter	44,616	18	13	12,393	15,244	3,732
350 - Wood: Repair Beach Walkway Entry Fence/Gate	2,205	18	13	613	753	184
19500 - Retaining Wall						
120 - Wood 53 Lin. Ft. Beach	3,498	20	6	2,449	2,689	222
122 - Wood: 1' 130 Lin. Ft. Upper Parking	19,500	25	3	17,160	18,389	918
140 - Wood: 3' 113 Lin. Ft. Beach	8,200	22	0	8,200	382	407
20000 - Lighting						
214 - Entry Lighting 6 Observation Drive Monument	1,890	20	3	1,607	1,744	111
21000 - Signage						
792 - Monument 2 Observation Drive Entrance	8,830	25	11	4,945	5,430	506
23000 - Mechanical Equipment						
600 - Water Heater Behind Shower Building	1,985	12	4	1,323	1,526	199
604 - Water Heater Beach Restrooms	600	18	10	267	308	47
608 - Water Heater 2 Pool Building Bathrooms	880	12	4	587	677	88

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2014 Fully Funded Balance	2015 Fully Funded Balance	2015 Line Item Contribution based on Cash Flow Method
25000 - Flooring						
200 - Carpeting 26 Sq. Yds. Pool Building Office	910	5	2	546	746	209
400 - Tile 703 Sq. Ft. Pool Building Bathrooms	7,733	15	7	4,124	4,756	669
26000 - Outdoor Equipment						
100 - Tot Lot: Play Equipment Upper Recreation	16,000	18	11	6,222	7,289	1,274
200 - Pedestal Grill BBQ 4 Upper Recreation & Beach (25%)	550	4	3	138	282	162
210 - Barbecue Beach Masonry BBQ	6,460	10	5	3,230	3,973	798
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	3,300	6	2	2,200	2,819	631
306 - Benches 14 Upper Recreation & Beach (50%)	4,620	8	1	4,043	4,736	647
840 - Shade Structure 456 Sq. Ft. Lower Tennis Canvas Shade Cover	5,472	15	6	3,283	3,739	462
900 - Miscellaneous 116 Lin. Ft. Bocce Ball Court Borders	2,320	18	10	1,031	1,189	180
902 - Miscellaneous Horseshoe Backstops	2,000	15	1	1,867	2,050	149
904 - Miscellaneous 2 Paddle Boat Racks	3,500	10	0	3,500	359	382
906 - Miscellaneous Kayak Boat Racks	1,110	10	9	111	228	151
30000 - Miscellaneous						
880 - Boat Beach- Dinghy	4,000	8	4	2,000	2,563	603
881 - Boat Beach- Dinghy (2014 Only)[nr:1]	715	1	0	715	0	0
884 - Boat Beach- Boston Whaler	9,000	10	4	5,400	6,458	1,085
888 - Boat Beach -Boston Whaler Motor	3,500	10	4	2,100	2,511	422
910 - Security System Beach Web Cam	3,230	6	3	1,615	2,207	633
990 - Miscellaneous Beach & Pier Maintenance	10,000	10	9	1,000	2,050	1,364
991 - Miscellaneous Beach & Pier- (2014 Only)[nr:1]	880	1	0	880	0	0
994 - Miscellaneous 63 Lake Buoys	15,750	25	8	10,710	11,624	838
999 - Miscellaneous Lake Buoy Chains/Heads/Attachment (2014 Only)[nr:1]	3,527	1	0	3,527	0	0
Totals	997,894			[A] 490,990	[B] 511,163	115,092
				[EndBal] [A]	[EndBal] [B]	
Percent Funded				109%	101%	

Terms & Definitions CAI

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

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

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

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

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

CURRENT REPLACEMENT COST: See "Replacement Cost."

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

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

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

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

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

or

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

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

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

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

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

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

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

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

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

FUNDING PRINCIPLES:

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

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

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

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

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

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

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

RESERVE PROVIDER: An individual that prepares Reserve Studies.

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

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

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

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

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

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

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

Terms & Definitions BRG

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

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

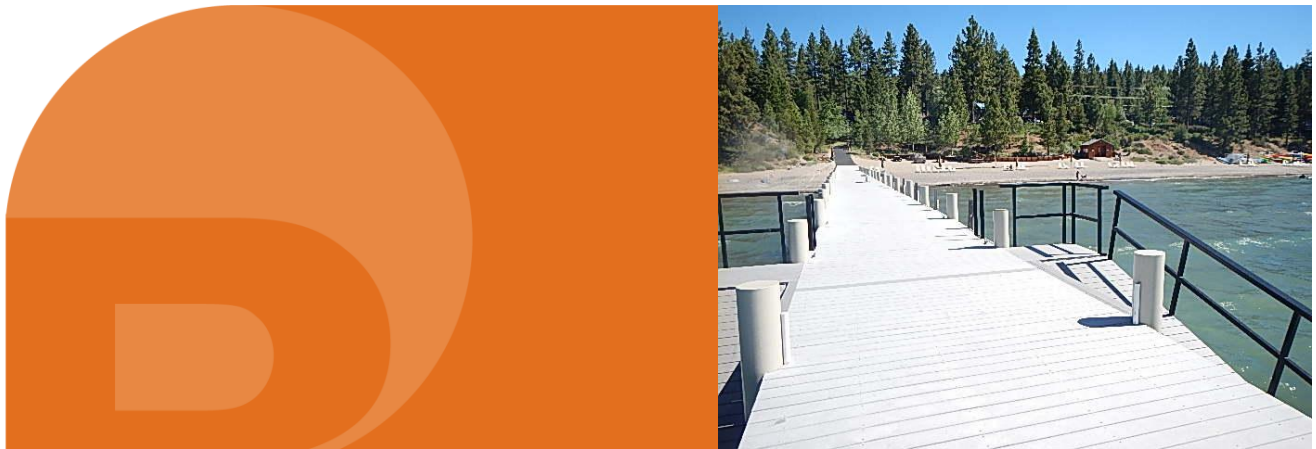
SE-2 (SPREAD EVENLY OVER 2 YEARS): This signifies the major component, when replaced is spread evenly over 2 or more years. For example if a component will be replaced in year 8 of the study, and there is a SE-2, then the component will be replaced over 2 years, year 8 and year 9. Although the component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

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

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

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

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



RESERVE STUDY

Member Distribution Materials

Dollar Point Association, Inc.

Update w/ Site Visit Review

First Draft

Published - August 28, 2014

Prepared for the 2015 Fiscal Year

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<i>Section III: 30 Year Reserve Funding Plan</i>	<i>Cash Flow Method {c}</i>	3

August 28, 2014

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

Browning Reserve Group prepared this Update w/ Site Visit Review for the January 1, 2015 - December 31, 2015 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.

<i>Reserve Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2014 Fully Funded Balance</i>	<i>2015 Fully Funded Balance</i>	<i>2015 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving	58,458	1-20	0-10	30,965	26,358	6,743
02000 - Concrete	26,800	5-25	1-18	13,972	16,514	2,724
03000 - Painting: Exterior	28,096	3-6	0-2	10,032	18,686	10,548
04000 - Structural Repairs	296,205	1-30	0-29	95,459	100,968	19,627
05000 - Roofing	13,200	25-30	19-24	3,072	3,674	912
08000 - Rehab	13,428	1-15	0-9	6,096	5,845	1,111
11000 - Gate Equipment	1,655	3-3	2-2	552	1,131	633
12000 - Pool	148,048	5-20	0-16	111,864	129,137	18,103
14000 - Recreation	700	8-8	7-7	88	179	114
17000 - Tennis Court	143,400	1-20	0-16	67,874	44,822	23,028
18000 - Landscaping	21,965	1-5	1-3	10,548	21,335	11,528
19000 - Fencing	95,980	18-25	2-14	45,691	51,793	6,860
19500 - Retaining Wall	31,198	20-25	0-6	27,809	21,460	1,546
20000 - Lighting	1,890	20-20	3-3	1,607	1,744	111
21000 - Signage	8,830	25-25	11-11	4,945	5,430	506
23000 - Mechanical Equipment	3,465	12-18	4-10	2,177	2,510	334
25000 - Flooring	8,643	5-15	2-7	4,670	5,502	878
26000 - Outdoor Equipment	45,332	4-18	0-11	25,624	26,662	4,837
30000 - Miscellaneous	50,602	1-25	0-9	27,947	27,412	4,946
Totals	\$997,894			\$490,990	\$511,163	\$115,092
Estimated Ending Balance				\$537,103	\$518,364	\$9,591.00
Percent Funded				109.4%	101.4%	/Lot/month @ 1

30 Year Reserve Funding Plan Cash Flow Method

First Draft

Prepared for the 2015 Fiscal Year

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Beginning Balance	494,599	537,103	518,364	570,752	640,968	659,166	689,598	779,698	816,147	697,771
Inflated Expenditures @ 2.5%	78,567	141,688	72,537	57,374	111,830	101,762	44,824	101,276	257,380	62,062
Reserve Contribution	113,391	115,092	116,818	118,570	120,349	122,154	123,986	125,846	127,734	129,650
<i>Lot/month @ 1</i>	9,449.25	9,591.00	9,734.83	9,880.83	10,029.08	10,179.50	10,332.17	10,487.17	10,644.50	10,804.17
<i>Percentage Increase</i>		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%	7,680	7,857	8,108	9,020	9,678	10,040	10,938	11,880	11,270	10,973
Ending Balance	537,103	518,364	570,752	640,968	659,166	689,598	779,698	816,147	697,771	776,332

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Beginning Balance	776,332	771,543	670,968	702,955	717,745	757,235	868,443	790,708	860,497	922,514
Inflated Expenditures @ 2.5%	147,907	244,883	113,813	133,393	111,161	42,660	233,978	88,552	99,498	74,453
Reserve Contribution	131,595	133,569	135,573	137,607	139,671	141,766	143,892	146,050	148,241	150,465
<i>Lot/month @ 1</i>	10,966.25	11,130.75	11,297.75	11,467.25	11,639.25	11,813.83	11,991.00	12,170.83	12,353.42	12,538.75
<i>Percentage Increase</i>	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%	11,523	10,738	10,228	10,576	10,980	12,102	12,351	12,292	13,273	14,408
Ending Balance	771,543	670,968	702,955	717,745	757,235	868,443	790,708	860,497	922,514	1,012,934

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Beginning Balance	1,012,934	961,945	873,540	717,983	797,368	808,754	878,219	960,297	1,130,242	1,104,292
Inflated Expenditures @ 2.5%	223,678	267,955	341,586	114,786	192,605	144,730	143,328	67,922	276,005	284,708
Reserve Contribution	157,988	165,887	174,181	182,890	192,035	201,637	211,719	222,305	233,420	245,091
<i>Lot/month @ 1</i>	13,165.67	13,823.92	14,515.08	15,240.83	16,002.92	16,803.08	17,643.25	18,525.42	19,451.67	20,424.25
<i>Percentage Increase</i>	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	14,701	13,664	11,848	11,281	11,956	12,558	13,686	15,562	16,634	16,267
Ending Balance	961,945	873,540	717,983	797,368	808,754	878,219	960,297	1,130,242	1,104,292	1,080,941