

## Reserve Study Transmittal Letter

Date: September 24, 2015  
To: Debbie Wolf, Dollar Point Association, Inc.  
From: Browning Reserve Group (BRG)

**Re: Dollar Point Association, Inc.; Update w/o 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."* **\$131,690** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$10,974.17 /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, 2016, the Project is **119.8%** 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.

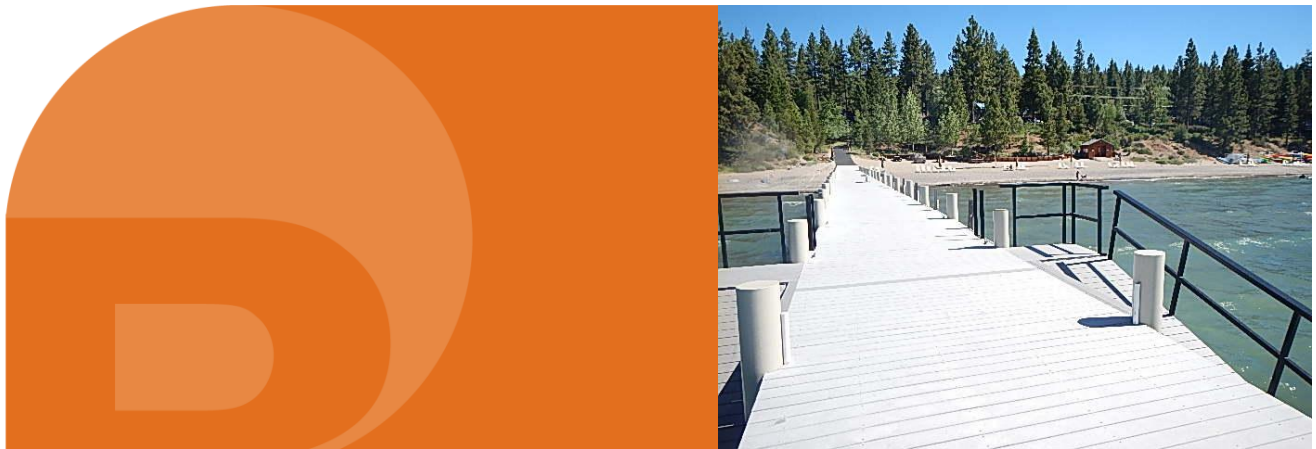
California statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Project's reserves 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, (2015) 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/o Site Visit Review

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

2015 Update

Published - September 24, 2015

Prepared for the 2016 Fiscal Year

#### **Browning Reserve Group**

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## Dollar Point Association, Inc.

2015 Update

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**Dollar Point Association, Inc.**  
2015 Update

**Member Distribution Materials**

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

*Section      Report*

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*California:* Member Summary

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

Dollar Point Association, Inc.

2015 Update

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## Reserve Study Summary

A Reserve Study was conducted of Dollar Point Association, Inc. (the "**Project**"). An **Update Without Site-Visit Review** is an update with no on-site visual observation upon where the following tasks are performed:

- life and valuation estimates;
- fund status;
- and a funding plan.

Dollar Point Association, Inc. is a Not Otherwise Classified with a total of 1 Lot.

Dollar Point Association, Inc. is a Nonprofit Corporation.

### 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 \$491,712.**
  - [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, 2016 is estimated to be \$588,864, constituting 119.8% 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 \$131,690 [*\$10,974.17 per month (average)*] for the fiscal year ending December 31, 2016 (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 119.8% 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*

Reserve Component	Current Replacement		Life Useful /		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
	Cost	Remaining																	
<b>01000 - Paving</b>																			
100 - Asphalt: Sealing 4,000 Sq. Ft. Upper Recreation Parking	1,148	3	1		1,177				1,267			1,365			1,470				1,583
110 - Asphalt: Ongoing Repairs 4,000 Sq. Ft. Upper Recreation Parking (3%)	430	3	1		441				475			512			551				593
120 - Asphalt: Petromat Overlay 4,000 Sq. Ft. Upper Recreation Parking	9,840	15	6								11,411								
124 - Striping Upper Recreation Parking	307	3	2				323			348			375			403			434
130 - Asphalt: Sealing 8,850 Sq. Ft. Lower Tennis Ct Parking	2,540	3	1		2,603				2,804			3,019			3,251				3,501
150 - Asphalt: Ongoing Repairs 8,850 Sq. Ft. Lower Tennis Ct Parking (3%)	952	3	1		976				1,051			1,132			1,219				1,313
160 - Asphalt: Petromat Overlay 8,850 Sq. Ft. Lower Tennis Ct Parking	21,771	15	6								25,248								
164 - Striping Lower Tennis Ct Parking	359	3	2				377			406			437			471			507
170 - Asphalt: Sealing 2,247 Sq. Ft. Beach Access Walkway	530	6	5							599						695			
180 - Asphalt: Ongoing Repairs 2,247 Sq. Ft. Beach Access Walkway	1,537	6	5							1,740						2,017			
190 - Asphalt: Major Repairs 2,247 Sq. Ft. Beach Access Walkway	12,667	10	9											15,820					
800 - Miscellaneous Lower Parking Space Car Stops	866	20	19																
<b>Total 01000 - Paving</b>	<b>52,949</b>				<b>5,198</b>	<b>700</b>			<b>5,597</b>	<b>3,093</b>	<b>36,659</b>	<b>6,028</b>	<b>812</b>	<b>15,820</b>	<b>6,491</b>	<b>3,587</b>		<b>6,990</b>	<b>941</b>
<b>02000 - Concrete</b>																			
220 - Walkways 173 Sq. Ft. Beach Restroom Steps	3,546	25	17																
360 - Stamped 8,002 Sq. Ft. Pool Deck & Walkways (2%)	2,562	5	1		2,627						2,972					3,362			
370 - Stained 8,002 Sq. Ft. Pool Deck & Walkways	20,505	15	6								23,780								
390 - Pavers 348 Sq. Ft. Lower Tennis Court Walkways (20%)	856	5	2				899					1,018						1,151	
<b>Total 02000 - Concrete</b>	<b>27,470</b>				<b>2,627</b>	<b>899</b>					<b>26,751</b>	<b>1,018</b>				<b>3,362</b>		<b>1,151</b>	
<b>03000 - Painting: Exterior</b>																			
120 - Surface Restoration 1,626 Sq. Ft. Upper Recreation Trellises	2,667	3	1		2,733				2,943			3,170			3,414				3,676
124 - Surface Restoration Pier Pylons	1,025	6	5							1,160						1,345			

Prepared for the 2016 Fiscal Year

Reserve Component	Current Replacement		Life Useful /		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
	Cost																		
150 - Stain 4,020 Sq. Ft. Upper Recreation Fencing	5,769	3	1			5,913			6,368			6,857			7,384				7,952
160 - Stain 2,540 Sq. Ft. Pool & Shower Buildings	3,645	3	1			3,736		4,023				4,333			4,666				5,025
170 - Stain 640 Sq. Ft. Beach Restroom Building	918	3	1			941		1,014				1,092			1,176				1,266
450 - Wood Fencing 10,296 Sq. Ft. Upper Recreation N & E Perimeter	14,775	3	1			15,144		16,309				17,563			18,913				20,367
<b>Total 03000 - Painting: Exterior</b>	<b>28,798</b>					<b>28,468</b>		<b>30,657</b>	<b>1,160</b>			<b>33,014</b>			<b>35,552</b>	<b>1,345</b>			<b>38,286</b>
<b>04000 - Structural Repairs</b>																			
200 - Wood: Siding & Trim 2,540 Sq. Ft. Pool & Shower Buildings	29,940	24	17																
210 - Wood: Siding & Trim 640 Sq. Ft. Beach Restroom Building	7,544	16	9											9,421					
300 - Trellis 813 Sq. Ft. Upper Recreation	33,333	20	15																
820 - Dock 3,000 Sq. Ft. Pier Decking	67,650	22	7									80,415							
824 - Dock 390 Sq. Ft. Pier Catwalk Decking	8,794	22	20																
828 - Dock [2] Pier Catwalk Structures	44,546	30	28																
830 - Dock 3,000 Sq. Ft. Pier Walkway Structural	101,475	30	21																
910 - Miscellaneous Recreation Shed	1,655	25	21																
<b>Total 04000 - Structural Repairs</b>	<b>294,939</b>											<b>80,415</b>		<b>9,421</b>					
<b>05000 - Roofing</b>																			
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings	11,070	25	18																
680 - Pitched: Metal 2 Squares- Beach Restroom Building	2,460	30	23																
<b>Total 05000 - Roofing</b>	<b>13,530</b>																		
<b>08000 - Rehab</b>																			
220 - Bathrooms 2 Pool Building	6,867	15	8											8,367					
230 - Restrooms 2 Beach Restrooms	5,658	15	8											6,894					
<b>Total 08000 - Rehab</b>	<b>12,525</b>													<b>15,261</b>					
<b>11000 - Gate Equipment</b>																			
738 - Card Reader 5 Upper & Lower Recreation Area (25%)	2,120	3	1			2,173		2,341				2,521			2,714				2,923
739 - Card Reader Card Reader (2015 Only)[nr:1]	12,204	1	0	12,204															
<b>Total 11000 - Gate Equipment</b>	<b>14,324</b>			<b>12,204</b>		<b>2,173</b>		<b>2,341</b>				<b>2,521</b>			<b>2,714</b>				<b>2,923</b>
<b>12000 - Pool</b>																			
110 - Resurface 248 Lin. Ft. Pool	112,275	10	0	112,275											143,721				
410 - Lifeguard Chair Pool	3,587	20	9											4,480					

Reserve Component	Current Replacement		Life Useful /		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
	Cost	Remaining																	
700 - Equipment: Replacement Pool (50%)	8,259	5	2				8,677					9,817						11,107	
720 - Heater 2 Pool	11,039	8	4					12,185										14,847	
750 - Cover Pool- Summer Cover	3,864	8	4					4,265										5,197	
754 - Cover Pool- Winter Cover	5,791	8	5						6,552									7,983	
910 - Miscellaneous PA & Intercom	1,537	10	9										1,920						
920 - Lane Ropes Pool Lane Rope Markers	1,742	8	4					1,923										2,343	
924 - Miscellaneous Pool Lane Rope Reel	2,152	18	7									2,559							
928 - Miscellaneous Pool Cover Reel	3,587	18	7									4,264							
990 - Miscellaneous Pool Chemical Room Doors	2,562	18	15																
<b>Total 12000 - Pool</b>	<b>156,399</b>				<b>112,275</b>		<b>8,677</b>		<b>18,374</b>	<b>6,552</b>		<b>16,640</b>		<b>6,400</b>	<b>143,721</b>			<b>33,494</b>	<b>7,983</b>
<b>14000 - Recreation</b>																			
900 - Miscellaneous Ping Pong Table	717	8	6								832								1,014
<b>Total 14000 - Recreation</b>	<b>717</b>										<b>832</b>								<b>1,014</b>
<b>17000 - Tennis Court</b>																			
100 - Reseal 19,488 Sq. Ft. [3] Upper Tennis Courts	17,425	4	3				18,765					20,713						22,863	
110 - Reseal 15,128 Sq. Ft. [2] Lower Tennis Courts	13,521	4	3				14,561					16,073						17,741	
200 - Repair 19,588 Sq. Ft. Upper Tennis Courts (1%)	6,626	4	3				7,135					7,876						8,693	
214 - Repair 15,128 Sq. Ft. Lower Tennis Courts	21,709	4	3				23,378					25,805						28,484	
500 - Resurface 19,488 Sq. Ft. [3] Upper Tennis Courts	43,945	15	9										54,882						
510 - Resurface 15,128 Sq. Ft. [2] Lower Tennis Courts	34,114	20	15																
700 - Screen Upper Tennis Courts	3,587	6	1		3,677							4,264						4,945	
701 - Screen Nets (2015 Only)[nr:1]	378	1	0	378															
704 - Screen 3,672 Sq. Ft. Lower Tennis Courts	2,716	6	4					2,998							3,477				
<b>Total 17000 - Tennis Court</b>	<b>144,022</b>				<b>378</b>	<b>3,677</b>	<b>63,839</b>	<b>2,998</b>			<b>74,731</b>	<b>54,882</b>	<b>3,477</b>	<b>77,781</b>				<b>4,945</b>	
<b>18000 - Landscaping</b>																			
104 - Irrigation: Controllers 5 Recreation Areas (20%)	359	5	1		368						416							471	
200 - Irrigation: Valves 36 Recreation Areas (22%)	2,460	3	1		2,521			2,715				2,924			3,149			3,391	
300 - Irrigation: Backflow Preventors 4 Recreation Areas (25%)	717	5	2			754						853						965	
420 - General Repairs/Upgrades Recreation Areas	11,039	1	0	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	15,598	

Prepared for the 2016 Fiscal Year

Reserve Component	Current Replacement		Life Useful /	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
	Cost																	
490 - Bark Replacement Recreation Areas	2,035	1	0	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	2,875
500 - Tree Maintenance Tree Maintenance & Defensible Space	3,075	1	0	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	4,345
530 - Plant Replacement Recreation Areas	2,829	1	0	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	3,997
<b>Total 18000 - Landscaping</b>	<b>22,514</b>			<b>18,978</b>	<b>22,342</b>	<b>20,692</b>	<b>20,437</b>	<b>23,663</b>	<b>21,472</b>	<b>22,425</b>	<b>26,336</b>	<b>23,123</b>	<b>23,701</b>	<b>27,442</b>	<b>25,371</b>	<b>26,488</b>	<b>29,552</b>	<b>26,815</b>
<b>19000 - Fencing</b>																		
100 - Chain Link: 4' 120 Lin. Ft. Upper & Lower Tennis Courts	1,476	25	10											1,889				
110 - Chain Link: 6' 312 Lin. Ft. North Beach Perimeter	4,157	25	13														5,731	
130 - Chain Link: 10' 649 Lin. Ft. Upper Tennis Courts	15,300	25	4				16,889											
140 - Chain Link: 10' 492 Lin. Ft. Lower Tennis Courts	11,599	25	1		11,889													
340 - Wood: 6' 335 Lin. Ft. Upper Recreation Perimeter	17,855	18	9										22,299					
344 - Wood: 6' 858 Lin. Ft. Upper Recreation Perimeter	45,731	18	12														61,504	
350 - Wood: Repair Beach Walkway Entry Fence/Gate	2,260	18	12														3,040	
<b>Total 19000 - Fencing</b>	<b>98,379</b>				<b>11,889</b>		<b>16,889</b>						<b>22,299</b>	<b>1,889</b>		<b>64,543</b>	<b>5,731</b>	
<b>19500 - Retaining Wall</b>																		
120 - Wood 53 Lin. Ft. Beach	3,585	20	5						4,057									
122 - Wood: 1' 130 Lin. Ft. Upper Parking	19,987	25	2			20,999												
140 - Wood: 3' 113 Lin. Ft. Beach	11,050	22	0	11,050														
<b>Total 19500 - Retaining Wall</b>	<b>34,623</b>			<b>11,050</b>		<b>20,999</b>			<b>4,057</b>									
<b>20000 - Lighting</b>																		
214 - Entry Lighting 6 Observation Drive Monument	1,937	20	2			2,035												
<b>Total 20000 - Lighting</b>	<b>1,937</b>					<b>2,035</b>												
<b>21000 - Signage</b>																		
792 - Monument 2 Observation Drive Entrance	9,051	25	10											11,586				
<b>Total 21000 - Signage</b>	<b>9,051</b>													<b>11,586</b>				
<b>23000 - Mechanical Equipment</b>																		
600 - Water Heater Behind Shower Building	2,035	12	3				2,191											
604 - Water Heater Beach Restrooms	615	18	9										768					
608 - Water Heater 2 Pool Building Bathrooms	902	12	3				971											
<b>Total 23000 - Mechanical Equipment</b>	<b>3,552</b>						<b>3,162</b>						<b>768</b>					
<b>25000 - Flooring</b>																		

Reserve Component	Current Replacement		Life Useful /		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
	Cost		Remaining																	
200 - Carpeting 26 Sq. Yds. Pool Building Office	933	5	1			956					1,082					1,224				
400 - Tile 703 Sq. Ft. Pool Building Bathrooms	7,926	15	6								9,192									
Total 25000 - Flooring	8,859					956					10,274					1,224				
<b>26000 - Outdoor Equipment</b>																				
100 - Tot Lot: Play Equipment Upper Recreation	16,400	18	10												20,993					
200 - Pedestal Grill BBQ 4 Upper Recreation & Beach (25%)	564	4	2			592					654				722				797	
210 - Barbecue Beach Masonry BBQ	6,621	10	4					7,309											9,356	
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	3,382	6	1			3,467						4,021							4,663	
306 - Benches 14 Upper Recreation & Beach (50%)	4,735	8	1			4,854								5,914						
840 - Shade Structure 456 Sq. Ft. Lower Tennis Canvas Shade Cover	5,609	15	5						6,346											
900 - Miscellaneous 116 Lin. Ft. Bocce Ball Court Borders	2,378	18	9											2,970						
902 - Miscellaneous Horseshoe Backstops	2,050	15	1			2,101														
904 - Miscellaneous 2 Paddle Boat Racks	3,587	10	9											4,480						
906 - Miscellaneous Kayak Boat Racks	1,138	10	8										1,386							
Total 26000 - Outdoor Equipment	46,465					10,422	592	7,309	6,346	654	4,021	1,386	13,364	21,715			4,663	10,153		
<b>30000 - Miscellaneous</b>																				
880 - Boat Beach- Dinghy	4,100	8	3				4,415									5,380				
884 - Boat Beach- Boston Whaler	9,225	10	3				9,934											12,717		
888 - Boat Beach -Boston Whaler Motor	5,197	10	0	5,197											6,653					
910 - Security System Beach Web Cam	3,311	6	4					3,654							4,238					
911 - Security System Upgrade (2015 Only)[nr:1]	651	1	0	651																
990 - Miscellaneous Beach & Pier Maintenance	10,250	10	10												13,121					
991 - Miscellaneous 2015 Only[nr:1]	8,700	1	0	8,700																
994 - Miscellaneous 63 Lake Buoys	16,144	25	7								19,190									
Total 30000 - Miscellaneous	57,577					14,548	14,350	3,654			19,190			24,012	5,380		12,717			
<b>Total Expenditures Inflated @ 2.50%</b>						169,433	87,751	54,596	101,788	111,482	42,679	97,595	263,912	40,582	146,656	278,600	118,050	125,677	113,791	38,923
Total Current Replacement Cost		1,028,632																		

Reserve Component	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
<b>01000 - Paving</b>															
100 - Asphalt: Sealing 4,000 Sq. Ft. Upper Recreation Parking		1,704			1,835			1,976			2,128			2,292	
110 - Asphalt: Ongoing Repairs 4,000 Sq. Ft. Upper Recreation Parking (3%)		639			688			741			798			859	
120 - Asphalt: Petromat Overlay 4,000 Sq. Ft. Upper Recreation Parking							16,527								
124 - Striping Upper Recreation Parking			468			504			543			584			629
130 - Asphalt: Sealing 8,850 Sq. Ft. Lower Tennis Ct Parking		3,771			4,060			4,373			4,709			5,071	
150 - Asphalt: Ongoing Repairs 8,850 Sq. Ft. Lower Tennis Ct Parking (3%)		1,414			1,523			1,640			1,766			1,902	
160 - Asphalt: Petromat Overlay 8,850 Sq. Ft. Lower Tennis Ct Parking							36,566								
164 - Striping Lower Tennis Ct Parking			546			588			633			682			734
170 - Asphalt: Sealing 2,247 Sq. Ft. Beach Access Walkway			806						935						1,084
180 - Asphalt: Ongoing Repairs 2,247 Sq. Ft. Beach Access Walkway			2,339						2,713						3,146
190 - Asphalt: Major Repairs 2,247 Sq. Ft. Beach Access Walkway					20,251										25,923
800 - Miscellaneous Lower Parking Space Car Stops					1,385										
Total 01000 - Paving		7,528	4,159		29,742	1,092	53,093	8,730	4,824		9,401	1,266		10,124	31,517
<b>02000 - Concrete</b>															
220 - Walkways 173 Sq. Ft. Beach Restroom Steps			5,396												
360 - Stamped 8,002 Sq. Ft. Pool Deck & Walkways (2%)		3,804					4,304					4,869			
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		3,804	6,699				38,744	1,474				4,869	1,667		
<b>03000 - Painting: Exterior</b>															
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						2,098
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	
450 - Wood Fencing 10,296 Sq. Ft. Upper Recreation N & E Perimeter		21,933			23,620			25,436			27,392			29,498	

Reserve Component	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Total 03000 - Painting: Exterior		41,230	1,560		44,400			47,814	1,809		51,490			55,449	2,098
<b>04000 - Structural Repairs</b>															
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															138,439
824 - Dock 390 Sq. Ft. Pier Catwalk Decking						14,411									
828 - Dock [2] Pier Catwalk Structures													88,937		
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	138,439
<b>05000 - Roofing</b>															
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						
<b>08000 - Rehab</b>															
220 - Bathrooms 2 Pool Building									12,118						
230 - Restrooms 2 Beach Restrooms										9,984					
Total 08000 - Rehab										22,103					
<b>11000 - Gate Equipment</b>															
738 - Card Reader 5 Upper & Lower Recreation Area (25%)		3,148			3,390			3,651			3,931			4,234	
739 - Card Reader Card Reader (2015 Only)[nr:1]															
Total 11000 - Gate Equipment		3,148			3,390			3,651			3,931			4,234	
<b>12000 - Pool</b>															
110 - Resurface 248 Lin. Ft. Pool						183,976									
410 - Lifeguard Chair Pool															7,341
700 - Equipment: Replacement Pool (50%)			12,567					14,218					16,087		
720 - Heater 2 Pool						18,089							22,040		
750 - Cover Pool- Summer Cover						6,332							7,715		
754 - Cover Pool- Winter Cover							9,727								11,851



Reserve Component	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
910 - Miscellaneous PA & Intercom					2,458										3,146
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														
<b>Total 12000 - Pool</b>	<b>3,711</b>		<b>12,567</b>		<b>2,458</b>	<b>211,252</b>	<b>9,727</b>	<b>14,218</b>			<b>10,642</b>		<b>16,087</b>	<b>33,234</b>	<b>22,339</b>
<b>14000 - Recreation</b>															
900 - Miscellaneous Ping Pong Table								1,235							
<b>Total 14000 - Recreation</b>								<b>1,235</b>							
<b>17000 - Tennis Court</b>															
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	
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				
701 - Screen Nets (2015 Only)[nr:1]															
704 - Screen 3,672 Sq. Ft. Lower Tennis Courts		4,032						4,676						5,423	
<b>Total 17000 - Tennis Court</b>	<b>135,263</b>	<b>4,032</b>			<b>100,504</b>			<b>4,676</b>	<b>104,607</b>	<b>79,485</b>	<b>6,651</b>		<b>115,467</b>	<b>5,423</b>	
<b>18000 - Landscaping</b>															
104 - Irrigation: Controlllers 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	15,988	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	22,591
490 - Bark Replacement Recreation Areas	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	4,164
500 - Tree Maintenance Tree Maintenance & Defensible Space	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	6,293
530 - Plant Replacement Recreation Areas	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	5,789
<b>Total 18000 - Landscaping</b>	<b>27,486</b>	<b>32,357</b>	<b>29,969</b>	<b>29,599</b>	<b>34,272</b>	<b>31,097</b>	<b>32,477</b>	<b>38,142</b>	<b>33,489</b>	<b>34,326</b>	<b>39,745</b>	<b>36,745</b>	<b>38,363</b>	<b>42,801</b>	<b>38,836</b>
<b>19000 - Fencing</b>															

<i>Reserve Component</i>	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
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															31,310
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		31,310
<b>19500 - Retaining Wall</b>															
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								19,023							
Total 19500 - Retaining Wall								19,023			6,647		38,932		
<b>20000 - Lighting</b>															
214 - Entry Lighting 6 Observation Drive Monument								3,335							
Total 20000 - Lighting								3,335							
<b>21000 - Signage</b>															
792 - Monument 2 Observation Drive Entrance															
Total 21000 - Signage															
<b>23000 - Mechanical Equipment</b>															
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	
<b>25000 - Flooring</b>															
200 - Carpeting 26 Sq. Yds. Pool Building Office		1,385					1,567					1,772			
400 - Tile 703 Sq. Ft. Pool Building Bathrooms							13,313								
Total 25000 - Flooring		1,385					14,880					1,772			
<b>26000 - Outdoor Equipment</b>															
100 - Tot Lot: Play Equipment Upper Recreation															32,743

Reserve Component	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
200 - Pedestal Grill BBQ 4 Upper Recreation & Beach (25%)				879				971				1,071			
210 - Barbecue Beach Masonry BBQ										11,976					
280 - Picnic Tables 15 Upper Recreation & Beach (33%)					5,407						6,271				
306 - Benches 14 Upper Recreation & Beach (50%)			7,206								8,779				
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		3,043													
904 - Miscellaneous 2 Paddle Boat Racks					5,735										7,341
906 - Miscellaneous Kayak Boat Racks				1,775										2,272	
<b>Total 26000 - Outdoor Equipment</b>		<b>3,043</b>	<b>7,206</b>	<b>2,654</b>	<b>11,143</b>	<b>9,191</b>		<b>971</b>		<b>11,976</b>	<b>15,050</b>	<b>1,071</b>	<b>4,632</b>	<b>35,014</b>	<b>7,341</b>
<b>30000 - Miscellaneous</b>															
880 - Boat Beach- Dinghy					6,554								7,986		
884 - Boat Beach- Boston Whaler									16,279						
888 - Boat Beach -Boston Whaler Motor						8,516									
910 - Security System Beach Web Cam		4,915						5,700						6,610	
911 - Security System Upgrade (2015 Only)[nr:1]															
990 - Miscellaneous Beach & Pier Maintenance						16,796									
991 - Miscellaneous 2015 Only[nr:1]															
994 - Miscellaneous 63 Lake Buoys															
<b>Total 30000 - Miscellaneous</b>		<b>4,915</b>			<b>6,554</b>	<b>25,312</b>		<b>5,700</b>	<b>16,279</b>				<b>7,986</b>	<b>6,610</b>	
<b>Total Expenditures Inflated @ 2.50%</b>	<b>218,989</b>	<b>101,442</b>	<b>107,717</b>	<b>49,518</b>	<b>232,463</b>	<b>292,354</b>	<b>322,137</b>	<b>148,969</b>	<b>187,450</b>	<b>125,788</b>	<b>157,544</b>	<b>67,766</b>	<b>264,830</b>	<b>281,825</b>	<b>271,881</b>

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

2015 Update

Prepared for the 2016 Fiscal Year

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Beginning Balance</b>	567,760	536,548	588,864	677,094	720,849	757,263	865,336	921,519	812,820	929,360
<b>Inflated Expenditures @ 2.5%</b>	169,433	87,751	54,596	101,788	111,482	42,679	97,595	263,912	40,582	146,656
<b>Reserve Contribution</b>	130,000	131,690	133,402	135,136	136,893	138,673	140,476	142,302	144,152	146,026
<i>Lot/month @ 1</i>	10,833.33	10,974.17	11,116.83	11,261.33	11,407.75	11,556.08	11,706.33	11,858.50	12,012.67	12,168.83
<i>Percentage Increase</i>		1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	8,221	8,378	9,424	10,407	11,003	12,079	13,302	12,911	12,969	13,936
<b>Ending Balance</b>	536,548	588,864	677,094	720,849	757,263	865,336	921,519	812,820	929,360	942,666

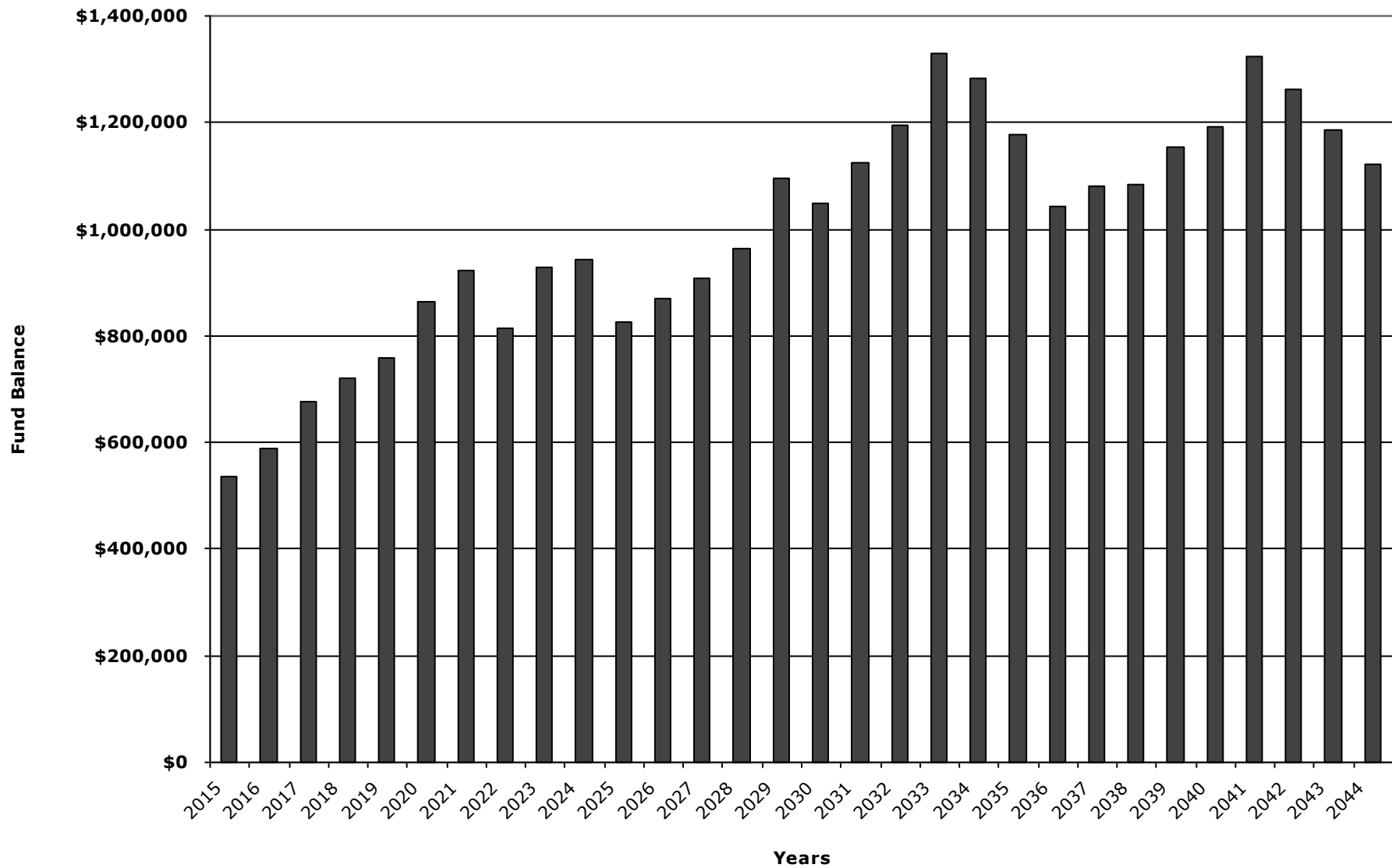
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
<b>Beginning Balance</b>	942,666	825,149	869,562	908,919	962,830	1,094,993	1,049,762	1,124,347	1,195,823	1,329,127
<b>Inflated Expenditures @ 2.5%</b>	278,600	118,050	125,677	113,791	38,923	218,989	101,442	107,717	49,518	232,463
<b>Reserve Contribution</b>	147,924	149,847	151,795	153,768	155,767	157,792	159,843	161,921	164,026	166,158
<i>Lot/month @ 1</i>	12,327.00	12,487.25	12,649.58	12,814.00	12,980.58	13,149.33	13,320.25	13,493.42	13,668.83	13,846.50
<i>Percentage Increase</i>	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	13,160	12,616	13,239	13,934	15,319	15,966	16,184	17,272	18,796	19,440
<b>Ending Balance</b>	825,149	869,562	908,919	962,830	1,094,993	1,049,762	1,124,347	1,195,823	1,329,127	1,282,262

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
<b>Beginning Balance</b>	1,282,262	1,176,529	1,041,409	1,080,962	1,084,601	1,152,711	1,192,170	1,325,024	1,263,710	1,186,766
<b>Inflated Expenditures @ 2.5%</b>	292,354	322,137	148,969	187,450	125,788	157,544	67,766	264,830	281,825	271,881
<b>Reserve Contribution</b>	168,318	170,506	172,723	174,968	177,243	179,547	181,881	184,245	186,640	189,066
<i>Lot/month @ 1</i>	14,026.50	14,208.83	14,393.58	14,580.67	14,770.25	14,962.25	15,156.75	15,353.75	15,553.33	15,755.50
<i>Percentage Increase</i>	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	18,304	16,511	15,799	16,121	16,655	17,456	18,738	19,271	18,242	17,180
<b>Ending Balance</b>	1,176,529	1,041,409	1,080,962	1,084,601	1,152,711	1,192,170	1,325,024	1,263,710	1,186,766	1,121,132

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

2015 Update

Prepared for the 2016 Fiscal Year



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

2015 Update

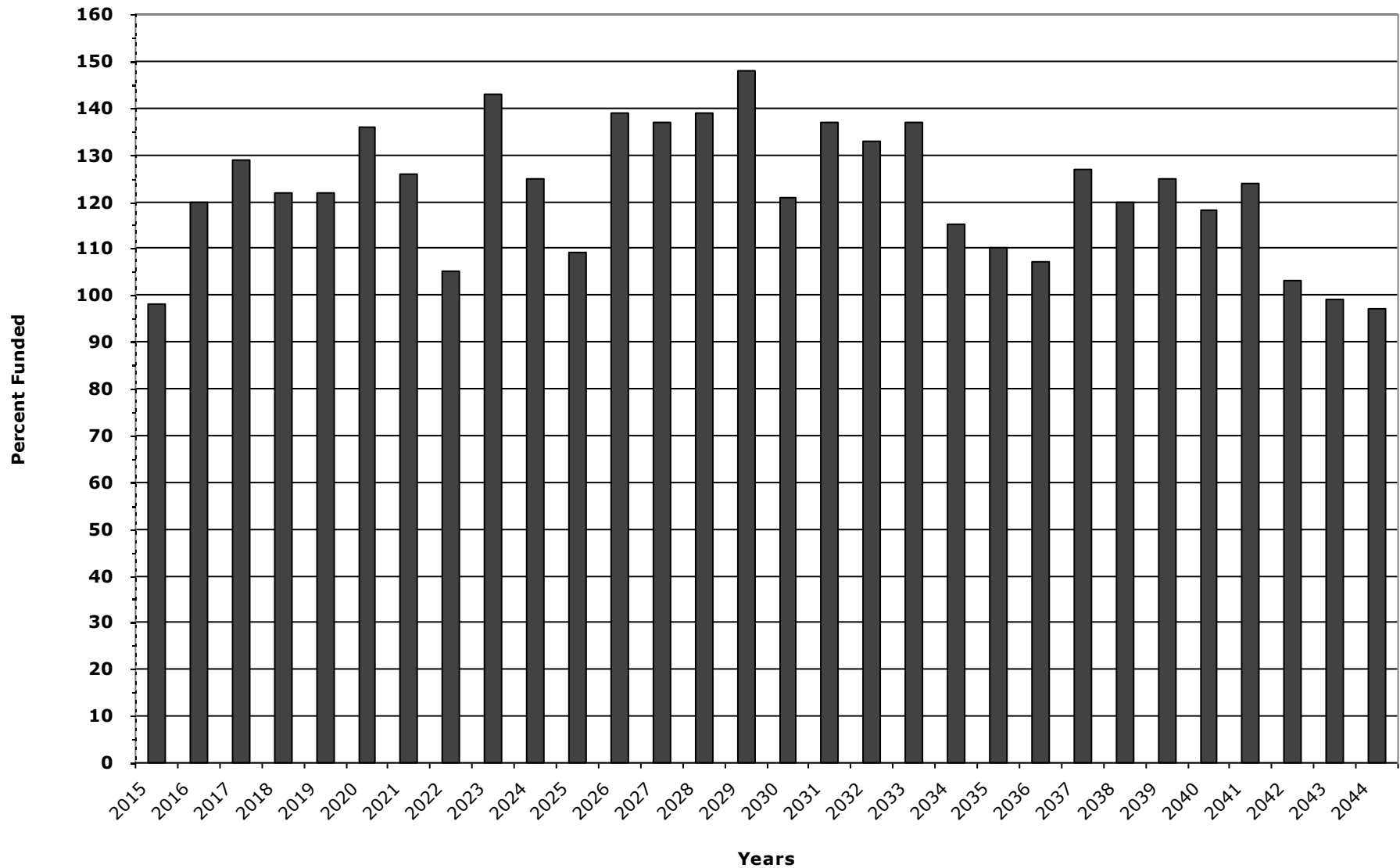
Prepared for the 2016 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2015	567,760	545,785	98.3%	169,433	130,000	0	8,221	536,548
2016	536,548	491,713	119.8%	87,751	131,690	0	8,378	588,864
2017	588,864	523,640	129.3%	54,596	133,402	0	9,424	677,094
2018	677,094	593,089	121.5%	101,788	135,136	0	10,407	720,849
2019	720,849	618,710	122.4%	111,482	136,893	0	11,003	757,263
2020	757,263	637,913	135.7%	42,679	138,673	0	12,079	865,336
2021	865,336	731,071	126.1%	97,595	140,476	0	13,302	921,519
2022	921,519	773,292	105.1%	263,912	142,302	0	12,911	812,820
2023	812,820	649,193	143.2%	40,582	144,152	0	12,969	929,360
2024	929,360	754,082	125.0%	146,656	146,026	0	13,936	942,666
2025	942,666	756,124	109.1%	278,600	147,924	0	13,160	825,149
2026	825,149	626,311	138.8%	118,050	149,847	0	12,616	869,562
2027	869,562	661,239	137.5%	125,677	151,795	0	13,239	908,919
2028	908,919	692,728	139.0%	113,791	153,768	0	13,934	962,830
2029	962,830	740,783	147.8%	38,923	155,767	0	15,319	1,094,993
2030	1,094,993	870,462	120.6%	218,989	157,792	0	15,966	1,049,762
2031	1,049,762	822,593	136.7%	101,442	159,843	0	16,184	1,124,347
2032	1,124,347	897,884	133.2%	107,717	161,921	0	17,272	1,195,823
2033	1,195,823	972,592	136.7%	49,518	164,026	0	18,796	1,329,127
2034	1,329,127	1,112,889	115.2%	232,463	166,158	0	19,440	1,282,262
2035	1,282,262	1,073,343	109.6%	292,354	168,318	0	18,304	1,176,529
2036	1,176,529	975,692	106.7%	322,137	170,506	0	16,511	1,041,409
2037	1,041,409	849,452	127.3%	148,969	172,723	0	15,799	1,080,962
2038	1,080,962	902,043	120.2%	187,450	174,968	0	16,121	1,084,601
2039	1,084,601	921,106	125.1%	125,788	177,243	0	16,655	1,152,711
2040	1,152,711	1,008,567	118.2%	157,544	179,547	0	17,456	1,192,170
2041	1,192,170	1,070,497	123.8%	67,766	181,881	0	18,738	1,325,024
2042	1,325,024	1,230,954	102.7%	264,830	184,245	0	19,271	1,263,710
2043	1,263,710	1,198,510	99.0%	281,825	186,640	0	18,242	1,186,766
2044	1,186,766	1,153,040	97.2%	271,881	189,066	0	17,180	1,121,132

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

2015 Update

Prepared for the 2016 Fiscal Year



**Reserve Fund Balance Forecast Component Method**

2015 Update

Prepared for the 2016 Fiscal Year

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2015 Fully Funded Balance</i>	<i>2016 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2016 Line Item Contribution based on Cash Flow Method</i>
<b>01000 - Paving</b>									
100 - Asphalt: Sealing 4,000 Sq. Ft. Upper Recreation Parking	1,148	3	1	1,177	392	765	1,177	0.33%	437
110 - Asphalt: Ongoing Repairs 4,000 Sq. Ft. Upper Recreation Parking (3%)	431	3	1	441	147	287	441	0.12%	164
120 - Asphalt: Petromat Overlay 4,000 Sq. Ft. Upper Recreation Parking	9,840	15	6	11,411	761	5,904	6,724	0.64%	847
124 - Striping Upper Recreation Parking	308	3	2	323	108	103	210	0.09%	120
130 - Asphalt: Sealing 8,850 Sq. Ft. Lower Tennis Ct Parking	2,540	3	1	2,603	868	1,693	2,603	0.73%	966
150 - Asphalt: Ongoing Repairs 8,850 Sq. Ft. Lower Tennis Ct Parking (3%)	952	3	1	976	325	635	976	0.28%	362
160 - Asphalt: Petromat Overlay 8,850 Sq. Ft. Lower Tennis Ct Parking	21,771	15	6	25,248	1,683	13,063	14,877	1.42%	1,874
164 - Striping Lower Tennis Ct Parking	359	3	2	377	126	120	245	0.11%	140
170 - Asphalt: Sealing 2,247 Sq. Ft. Beach Access Walkway	530	6	5	599	100	88	181	0.08%	111
180 - Asphalt: Ongoing Repairs 2,247 Sq. Ft. Beach Access Walkway	1,538	6	5	1,740	290	256	525	0.25%	323
190 - Asphalt: Major Repairs 2,247 Sq. Ft. Beach Access Walkway	12,667	10	9	15,820	1,582	1,267	2,597	1.34%	1,761
800 - Miscellaneous Lower Parking Space Car Stops	866	20	19	1,385	69	43	89	0.06%	77
Sub-total [01000 - Paving]	52,949			62,100	6,451	24,224	30,646	5.45%	7,181



<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>2015 Fully Funded Balance</i>	<i>2016 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2016 Line Item Contribution based on Cash Flow Method</i>
<b>02000 - Concrete</b>									
220 - Walkways 173 Sq. Ft. Beach Restroom Steps	3,546	25	17	5,396	216	1,135	1,309	0.18%	240
360 - Stamped 8,002 Sq. Ft. Pool Deck & Walkways (2%)	2,562	5	1	2,627	525	2,050	2,627	0.44%	585
370 - Stained 8,002 Sq. Ft. Pool Deck & Walkways	20,505	15	6	23,780	1,585	12,303	14,012	1.34%	1,765
390 - Pavers 348 Sq. Ft. Lower Tennis Court Walkways (20%)	856	5	2	899	180	514	702	0.15%	200
Sub-total [02000 - Concrete]	27,470			32,702	2,506	16,002	18,649	2.12%	2,790
<b>03000 - Painting: Exterior</b>									
120 - Surface Restoration 1,626 Sq. Ft. Upper Recreation Trellises	2,667	3	1	2,733	911	1,778	2,733	0.77%	1,014
124 - Surface Restoration Pier Pylons	1,025	6	5	1,160	193	171	350	0.16%	215
150 - Stain 4,020 Sq. Ft. Upper Recreation Fencing	5,769	3	1	5,913	1,971	3,846	5,913	1.67%	2,194
160 - Stain 2,540 Sq. Ft. Pool & Shower Buildings	3,645	3	1	3,736	1,245	2,430	3,736	1.05%	1,386
170 - Stain 640 Sq. Ft. Beach Restroom Building	918	3	1	941	314	612	941	0.27%	349
450 - Wood Fencing 10,296 Sq. Ft. Upper Recreation N & E Perimeter	14,775	3	1	15,144	5,048	9,850	15,144	4.27%	5,620
Sub-total [03000 - Painting: Exterior]	28,798			29,627	9,683	18,686	28,818	8.19%	10,779

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<b>04000 - Structural Repairs</b>									
200 - Wood: Siding & Trim 2,540 Sq. Ft. Pool & Shower Buildings	29,940	24	17	45,558	1,898	8,733	10,230	1.60%	2,113
210 - Wood: Siding & Trim 640 Sq. Ft. Beach Restroom Building	7,544	16	9	9,421	589	3,301	3,866	0.50%	656
300 - Trellis 813 Sq. Ft. Upper Recreation	33,333	20	15	48,276	2,414	8,333	10,250	2.04%	2,687
820 - Dock 3,000 Sq. Ft. Pier Decking	67,650	22	7	80,415	3,655	46,125	50,430	3.09%	4,069
824 - Dock 390 Sq. Ft. Pier Catwalk Decking	8,794	22	20	14,411	655	800	1,229	0.55%	729
828 - Dock [2] Pier Catwalk Structures	44,546	30	28	88,937	2,965	2,970	4,566	2.51%	3,300
830 - Dock 3,000 Sq. Ft. Pier Walkway Structural	101,475	30	21	170,436	5,681	30,443	34,671	4.80%	6,325
910 - Miscellaneous Recreation Shed	1,655	25	21	2,780	111	265	339	0.09%	124
Sub-total [04000 - Structural Repairs]	294,939			460,233	17,968	100,968	115,581	15.19%	20,003
<b>05000 - Roofing</b>									
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings	11,070	25	18	17,265	691	3,100	3,631	0.58%	769
680 - Pitched: Metal 2 Squares- Beach Restroom Building	2,460	30	23	4,341	145	574	672	0.12%	161
Sub-total [05000 - Roofing]	13,530			21,606	835	3,674	4,303	0.71%	930
<b>08000 - Rehab</b>									
220 - Bathrooms 2 Pool Building	6,867	15	8	8,367	558	3,205	3,754	0.47%	621
230 - Restrooms 2 Beach Restrooms	5,658	15	8	6,894	460	2,640	3,093	0.39%	512
Sub-total [08000 - Rehab]	12,525			15,261	1,017	5,845	6,847	0.86%	1,133
<b>11000 - Gate Equipment</b>									
738 - Card Reader 5 Upper & Lower Recreation Area (25%)	2,120	3	1	2,173	724	1,414	2,173	0.61%	807
739 - Card Reader Card Reader (2015 Only)[nr:1]	12,204	1	0	0	0	12,204	0	0.00%	0
Sub-total [11000 - Gate Equipment]	14,324			2,173	724	13,618	2,173	0.61%	807

<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>2015 Fully Funded Balance</i>	<i>2016 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2016 Line Item Contribution based on Cash Flow Method</i>
<b>12000 - Pool</b>									
110 - Resurface 248 Lin. Ft. Pool	112,275	10	0	112,275	11,228	112,275	11,508	9.49%	12,499
410 - Lifeguard Chair Pool	3,587	20	9	4,480	224	1,973	2,206	0.19%	249
700 - Equipment: Replacement Pool (50%)	8,259	5	2	8,677	1,735	4,955	6,772	1.47%	1,932
720 - Heater 2 Pool	11,039	8	4	12,185	1,523	5,520	7,072	1.29%	1,696
750 - Cover Pool- Summer Cover	3,864	8	4	4,265	533	1,932	2,476	0.45%	594
754 - Cover Pool- Winter Cover	5,791	8	5	6,552	819	2,172	2,968	0.69%	912
910 - Miscellaneous PA & Intercom	1,538	10	9	1,920	192	154	315	0.16%	214
920 - Lane Ropes Pool Lane Rope Markers	1,743	8	4	1,923	240	871	1,116	0.20%	268
924 - Miscellaneous Pool Lane Rope Reel	2,152	18	7	2,559	142	1,315	1,471	0.12%	158
928 - Miscellaneous Pool Cover Reel	3,587	18	7	4,264	237	2,192	2,451	0.20%	264
990 - Miscellaneous Pool Chemical Room Doors	2,562	18	15	3,711	206	427	584	0.17%	230
Sub-total [12000 - Pool]	156,399			162,813	17,080	133,787	38,940	14.44%	19,014
<b>14000 - Recreation</b>									
900 - Miscellaneous Ping Pong Table	718	8	6	832	104	179	276	0.09%	116

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<b>17000 - Tennis Court</b>									
100 - Reseal 19,488 Sq. Ft. [3] Upper Tennis Courts	17,425	4	3	18,765	4,691	4,356	8,930	3.97%	5,222
110 - Reseal 15,128 Sq. Ft. [2] Lower Tennis Courts	13,521	4	3	14,561	3,640	3,380	6,930	3.08%	4,053
200 - Repair 19,588 Sq. Ft. Upper Tennis Courts (1%)	6,626	4	3	7,135	1,784	1,656	3,396	1.51%	1,986
214 - Repair 15,128 Sq. Ft. Lower Tennis Courts	21,709	4	3	23,378	5,844	5,427	11,126	4.94%	6,506
500 - Resurface 19,488 Sq. Ft. [3] Upper Tennis Courts	43,945	15	9	54,882	3,659	17,578	21,021	3.09%	4,073
510 - Resurface 15,128 Sq. Ft. [2] Lower Tennis Courts	34,114	20	15	49,407	2,470	8,528	10,490	2.09%	2,750
700 - Screen Upper Tennis Courts	3,587	6	1	3,677	613	2,990	3,677	0.52%	682
701 - Screen Nets (2015 Only)[nr:1]	378	1	0	0	0	378	0	0.00%	0
704 - Screen 3,672 Sq. Ft. Lower Tennis Courts	2,716	6	4	2,998	500	905	1,392	0.42%	556
Sub-total [17000 - Tennis Court]	144,022			174,803	23,201	45,200	66,961	19.61%	25,829
<b>18000 - Landscaping</b>									
104 - Irrigation: Controllers 5 Recreation Areas (20%)	359	5	1	368	74	287	368	0.06%	82
200 - Irrigation: Valves 36 Recreation Areas (22%)	2,460	3	1	2,522	841	1,640	2,522	0.71%	936
300 - Irrigation: Backflow Preventors 4 Recreation Areas (25%)	718	5	2	754	151	431	588	0.13%	168
420 - General Repairs/Upgrades Recreation Areas	11,039	1	0	11,039	11,039	11,039	11,315	9.33%	12,289
490 - Bark Replacement Recreation Areas	2,035	1	0	2,035	2,035	2,035	2,085	1.72%	2,265
500 - Tree Maintenance Tree Maintenance & Defensible Space	3,075	1	0	3,075	3,075	3,075	3,152	2.60%	3,423
530 - Plant Replacement Recreation Areas	2,829	1	0	2,829	2,829	2,829	2,900	2.39%	3,149
Sub-total [18000 - Landscaping]	22,514			22,621	20,043	21,335	22,930	16.94%	22,313

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<b>19000 - Fencing</b>									
100 - Chain Link: 4' 120 Lin. Ft. Upper & Lower Tennis Courts	1,476	25	10	1,889	76	886	968	0.06%	84
110 - Chain Link: 6' 312 Lin. Ft. North Beach Perimeter	4,157	25	13	5,731	229	1,996	2,216	0.19%	255
130 - Chain Link: 10' 649 Lin. Ft. Upper Tennis Courts	15,300	25	4	16,889	676	12,852	13,801	0.57%	752
140 - Chain Link: 10' 492 Lin. Ft. Lower Tennis Courts	11,599	25	1	11,889	476	11,135	11,889	0.40%	529
340 - Wood: 6' 335 Lin. Ft. Upper Recreation Perimeter	17,855	18	9	22,299	1,239	8,928	10,168	1.05%	1,379
344 - Wood: 6' 858 Lin. Ft. Upper Recreation Perimeter	45,731	18	12	61,504	3,417	15,244	18,229	2.89%	3,804
350 - Wood: Repair Beach Walkway Entry Fence/Gate	2,260	18	12	3,040	169	753	901	0.14%	188
Sub-total [19000 - Fencing]	98,379			123,240	6,280	51,793	58,171	5.31%	6,992
<b>19500 - Retaining Wall</b>									
120 - Wood 53 Lin. Ft. Beach	3,585	20	5	4,057	203	2,689	2,940	0.17%	226
122 - Wood: 1' 130 Lin. Ft. Upper Parking	19,987	25	2	20,999	840	18,389	19,668	0.71%	935
140 - Wood: 3' 113 Lin. Ft. Beach	11,050	22	0	11,050	502	11,050	515	0.42%	559
Sub-total [19500 - Retaining Wall]	34,623			36,106	1,545	32,128	23,123	1.31%	1,720
<b>20000 - Lighting</b>									
214 - Entry Lighting 6 Observation Drive Monument	1,937	20	2	2,035	102	1,744	1,886	0.09%	113
<b>21000 - Signage</b>									
792 - Monument 2 Observation Drive Entrance	9,051	25	10	11,586	463	5,430	5,937	0.39%	516
<b>23000 - Mechanical Equipment</b>									
600 - Water Heater Behind Shower Building	2,035	12	3	2,191	183	1,526	1,738	0.15%	203
604 - Water Heater Beach Restrooms	615	18	9	768	43	308	350	0.04%	48
608 - Water Heater 2 Pool Building Bathrooms	902	12	3	971	81	677	770	0.07%	90
Sub-total [23000 - Mechanical Equipment]	3,552			3,930	306	2,510	2,859	0.26%	341

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<b>25000 - Flooring</b>									
200 - Carpeting 26 Sq. Yds. Pool Building Office	933	5	1	956	191	746	956	0.16%	213
400 - Tile 703 Sq. Ft. Pool Building Bathrooms	7,926	15	6	9,192	613	4,756	5,416	0.52%	682
Sub-total [25000 - Flooring]	8,859			10,148	804	5,502	6,372	0.68%	895
<b>26000 - Outdoor Equipment</b>									
100 - Tot Lot: Play Equipment Upper Recreation	16,400	18	10	20,993	1,166	7,289	8,405	0.99%	1,298
200 - Pedestal Grill BBQ 4 Upper Recreation & Beach (25%)	564	4	2	592	148	282	433	0.13%	165
210 - Barbecue Beach Masonry BBQ	6,621	10	4	7,309	731	3,973	4,751	0.62%	814
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	3,382	6	1	3,467	578	2,819	3,467	0.49%	643
306 - Benches 14 Upper Recreation & Beach (50%)	4,735	8	1	4,854	607	4,144	4,854	0.51%	675
840 - Shade Structure 456 Sq. Ft. Lower Tennis Canvas Shade Cover	5,609	15	5	6,346	423	3,739	4,216	0.36%	471
900 - Miscellaneous 116 Lin. Ft. Bocce Ball Court Borders	2,378	18	9	2,970	165	1,189	1,354	0.14%	184
902 - Miscellaneous Horseshoe Backstops	2,050	15	1	2,101	140	1,913	2,101	0.12%	156
904 - Miscellaneous 2 Paddle Boat Racks	3,587	10	9	4,480	448	359	735	0.38%	499
906 - Miscellaneous Kayak Boat Racks	1,138	10	8	1,386	139	228	350	0.12%	154
Sub-total [26000 - Outdoor Equipment]	46,465			54,499	4,545	25,934	30,667	3.84%	5,059

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<b>30000 - Miscellaneous</b>									
880 - Boat Beach- Dinghy	4,100	8	3	4,415	552	2,563	3,152	0.47%	614
884 - Boat Beach- Boston Whaler	9,225	10	3	9,934	993	6,458	7,565	0.84%	1,106
888 - Boat Beach -Boston Whaler Motor	5,197	10	0	5,197	520	5,197	533	0.44%	579
910 - Security System Beach Web Cam	3,311	6	4	3,654	609	1,104	1,697	0.51%	678
911 - Security System Upgrade (2015 Only)[nr:1]	651	1	0	0	0	651	0	0.00%	0
990 - Miscellaneous Beach & Pier Maintenance	10,250	10	10	13,121	1,193	932	1,051	1.01%	1,328
991 - Miscellaneous 2015 Only[nr:1]	8,700	1	0	0	0	8,700	0	0.00%	0
994 - Miscellaneous 63 Lake Buoys	16,144	25	7	19,190	768	11,624	12,576	0.65%	855
Sub-total [30000 - Miscellaneous]	57,577			55,512	4,635	37,227	26,572	3.92%	5,159
<b>Totals</b>	<b>1,028,632</b>			<b>1,281,829</b>	<b>118,293</b>	<b>545,785</b>	<b>491,712</b>	<b>100.00%</b>	<b>131,690</b>
						[A]	[B]		
						[EndBal]	[EndBal]		
						[A]	[B]		
<b>Percent Funded</b>						<b>98.31%</b>	<b>120%</b>		

**01000 - Paving**

100 - Asphalt: Sealing	Useful Life 3	Remaining Life 1
4,000 Sq. Ft. Upper Recreation Parking	Quantity 4,000	Unit of Measure Square Feet
	Cost /SqFt \$0.287	
	% Included 100.00%	Total Cost/Study \$1,148
Summary	Replacement Year 2016	Future Cost \$1,177

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

110 - Asphalt: Ongoing Repairs	Useful Life 3	Remaining Life 1
4,000 Sq. Ft. Upper Recreation Parking (3%)	Quantity 4,000	Unit of Measure Square Feet
	Cost /SqFt \$3.59	Qty * \$/SqFt \$14,350
	% Included 3.00%	Total Cost/Study \$430
Summary	Replacement Year 2016	Future Cost \$441

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

120 - Asphalt: Petromat Overlay	Useful Life 15	Remaining Life 6
4,000 Sq. Ft. Upper Recreation Parking	Quantity 4,000	Unit of Measure Square Feet
	Cost /SqFt \$2.46	
	% Included 100.00%	Total Cost/Study \$9,840
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 2
Upper Recreation Parking	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$307	
	% Included 100.00%	Total Cost/Study \$307
Summary	Replacement Year 2017	Future Cost \$323

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 \$0.287	
	% Included 100.00%	Total Cost/Study \$2,540
Summary	Replacement Year 2016	Future Cost \$2,603

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 \$3.59	Qty * \$/SqFt \$31,749
	% Included 3.00%	Total Cost/Study \$952
Summary	Replacement Year 2016	Future Cost \$976

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

160 - Asphalt: Petromat Overlay	Useful Life 15	Remaining Life 6
8,850 Sq. Ft. Lower Tennis Ct Parking	Quantity 8,850	Unit of Measure Square Feet
	Cost /SqFt \$2.46	
	% Included 100.00%	Total Cost/Study \$21,771
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 2
Lower Tennis Ct Parking	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$359	
	% Included 100.00%	Total Cost/Study \$359
Summary	Replacement Year 2017	Future Cost \$377

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

2014- \$350 was expended for striping.

170 - Asphalt: Sealing	Useful Life 6	Remaining Life 5
2,247 Sq. Ft. Beach Access Walkway	Quantity 2,247	Unit of Measure Square Feet
	Cost /SqFt \$0.236	
	% Included 100.00%	Total Cost/Study \$530
Summary	Replacement Year 2020	Future Cost \$599

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.

**01000 - Paving**

180 - Asphalt: Ongoing Repairs	Useful Life 6	Remaining Life 5
2,247 Sq. Ft. Beach Access Walkway	Quantity 2,247	Unit of Measure Square Feet
	Cost /SqFt \$0.684	
	% Included 100.00%	Total Cost/Study \$1,537
Summary	Replacement Year 2020	Future Cost \$1,740

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.

190 - Asphalt: Major Repairs	Useful Life 10	Remaining Life 9
2,247 Sq. Ft. Beach Access Walkway	Quantity 2,247	Unit of Measure Square Feet
	Cost /SqFt \$5.64	
	% Included 100.00%	Total Cost/Study \$12,667
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.

800 - Miscellaneous	Useful Life 20	Remaining Life 19
Lower Parking Space Car Stops	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$866	
	% Included 100.00%	Total Cost/Study \$866
Summary	Replacement Year 2034	Future Cost \$1,385

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 17
173 Sq. Ft. Beach Restroom Steps	Quantity 173	Unit of Measure Square Feet
	Cost /SqFt \$20.50	
	% Included 100.00%	Total Cost/Study \$3,546
Summary	Replacement Year 2032	Future Cost \$5,396

This is to replace the beach restroom steps.

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 \$20.50	Qty * \$/SqFt \$164,041
	% Included 1.56%	Total Cost/Study \$2,562
Summary	Replacement Year 2016	Future Cost \$2,627

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.

**02000 - Concrete**

370 - Stained	Useful Life 15	Remaining Life 6
8,002 Sq. Ft. Pool Deck & Walkways	Quantity 8,002	Unit of Measure Square Feet
	Cost /SqFt \$2.56	
	% Included 100.00%	Total Cost/Study \$20,505
Summary	Replacement Year 2021	Future Cost \$23,780

This is to repair and replace the stained concrete finish.

390 - Pavers	Useful Life 5	Remaining Life 2
348 Sq. Ft. Lower Tennis Court Walkways (20%)	Quantity 348	Unit of Measure Square Feet
	Cost /SqFt \$12.30	Qty * \$/SqFt \$4,280
	% Included 20.00%	Total Cost/Study \$856
Summary	Replacement Year 2017	Future Cost \$899

This is to maintain the concrete pavers.

**03000 - Painting: Exterior**

120 - Surface Restoration	Useful Life 3	Remaining Life 1
1,626 Sq. Ft. Upper Recreation Trellises	Quantity 1,626	Unit of Measure Square Feet
	Cost /SqFt \$1.64	
	% Included 100.00%	Total Cost/Study \$2,667
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 5
Pier Pylons	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,025	
	% Included 100.00%	Total Cost/Study \$1,025
Summary	Replacement Year 2020	Future Cost \$1,160

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 1	
4,020 Sq. Ft. Upper Recreation Fencing	Quantity 4,020	Unit of Measure	Square Feet
	Cost /SqFt \$1.43		
	% Included 100.00%	Total Cost/Study	\$5,769
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 1	
2,540 Sq. Ft. Pool & Shower Buildings	Quantity 2,540	Unit of Measure	Square Feet
	Cost /SqFt \$1.43		
	% Included 100.00%	Total Cost/Study	\$3,645
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

170 - Stain	Useful Life 3	Remaining Life 1	
640 Sq. Ft. Beach Restroom Building	Quantity 640	Unit of Measure	Square Feet
	Cost /SqFt \$1.43		
	% Included 100.00%	Total Cost/Study	\$918
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 1	
10,296 Sq. Ft. Upper Recreation N & E Perimeter	Quantity 10,296	Unit of Measure	Square Feet
	Cost /SqFt \$1.43		
	% Included 100.00%	Total Cost/Study	\$14,775
Summary	Replacement Year 2016	Future Cost	\$15,144

This is to prepare and paint the wood fencing.

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

**04000 - Structural Repairs**

200 - Wood: Siding & Trim	Useful Life 24	Remaining Life 17
2,540 Sq. Ft. Pool & Shower Buildings	Quantity 2,540	Unit of Measure Square Feet
	Cost /SqFt \$11.79	
	% Included 100.00%	Total Cost/Study \$29,940
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 9
640 Sq. Ft. Beach Restroom Building	Quantity 640	Unit of Measure Square Feet
	Cost /SqFt \$11.79	
	% Included 100.00%	Total Cost/Study \$7,544
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 was expended for an overall rehab project.

300 - Trellis	Useful Life 20	Remaining Life 15
813 Sq. Ft. Upper Recreation	Quantity 813	Unit of Measure Square Feet
	Cost /SqFt \$41.00	
	% Included 100.00%	Total Cost/Study \$33,333
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 7
3,000 Sq. Ft. Pier Decking	Quantity 3,000	Unit of Measure Square Feet
	Cost /SqFt \$22.55	
	% Included 100.00%	Total Cost/Study \$67,650
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 20	
390 Sq. Ft. Pier Catwalk Decking	Quantity 390	Unit of Measure Square Feet	
	Cost /SqFt \$22.55		
	% Included 100.00%	Total Cost/Study \$8,794	
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 28	
[2] Pier Catwalk Structures	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$44,546		
	% Included 100.00%	Total Cost/Study \$44,546	
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.

830 - Dock	Useful Life 30	Remaining Life 21	
3,000 Sq. Ft. Pier Walkway Structural	Quantity 3,000	Unit of Measure Square Feet	
	Cost /SqFt \$33.82		
	% Included 100.00%	Total Cost/Study \$101,475	
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.

910 - Miscellaneous	Useful Life 25	Remaining Life 21	
Recreation Shed	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,655		
	% Included 100.00%	Total Cost/Study \$1,655	
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 18
24 Squares- Pool & Shower Buildings	Quantity 24	Unit of Measure Squares
	Cost /Sqrs \$461	
	% Included 100.00%	Total Cost/Study \$11,070
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.

680 - Pitched: Metal	Useful Life 30	Remaining Life 23
2 Squares- Beach Restroom Building	Quantity 2	Unit of Measure Squares
	Cost /Sqrs \$1,230	
	% Included 100.00%	Total Cost/Study \$2,460
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 8
2 Pool Building	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,434	
	% Included 100.00%	Total Cost/Study \$6,867
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 was expended for a minor overall rehab project.

230 - Restrooms	Useful Life 15	Remaining Life 8
2 Beach Restrooms	Quantity 2	Unit of Measure Items
	Cost /Itm \$2,829	
	% Included 100.00%	Total Cost/Study \$5,658
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 was expended for an overall rehab project.

**11000 - Gate Equipment**

738 - Card Reader	Useful Life 3	Remaining Life 1	
5 Upper & Lower Recreation Area (25%)	Quantity 5	Unit of Measure Items	
	Cost /Itm \$1,696	Qty * \$/Itm \$8,482	
	% Included 25.00%	Total Cost/Study \$2,120	
Summary	Replacement Year 2016	Future Cost \$2,173	

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

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

2015- \$12,204 was expended to add another card reader, quantity changed from 4 to 5 per client.  
 2010- One card reader was replaced.

739 - Card Reader	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Card Reader (2015 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$12,204		
	% Included 100.00%	Total Cost/Study \$12,204	
Summary	Replacement Year 2015	Future Cost \$12,204	

This is for the \$12,204 was expended to add another card reader, quantity changed from 4 to 5 per client.

**12000 - Pool**

110 - Resurface	Useful Life 10	Remaining Life 0	
248 Lin. Ft. Pool	Quantity 248	Unit of Measure Linear Feet	
	Cost /l.f. \$453		
	% Included 100.00%	Total Cost/Study \$112,275	
Summary	Replacement Year 2015	Future Cost \$112,275	

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

2015- \$112,275 was expended.  
 2014- Information provided to the Dollar Pointe board September 19, 2013 by Truckee River Tub Company indicates that the pool 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 9	
Pool	Quantity 1	Unit of Measure Items	
	Cost /Itm \$3,587		
	% Included 100.00%	Total Cost/Study \$3,587	
Summary	Replacement Year 2024	Future Cost \$4,480	

This is to replace the stainless steel frame lifeguard chair.



**12000 - Pool**

700 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Pool (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$16,518	Qty * \$/LS	\$16,518
	% Included 50.00%	Total Cost/Study	\$8,259
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	Useful Life 8	Remaining Life 4	
2 Pool	Quantity 2	Unit of Measure	Items
	Cost /Itm \$5,520		
	% Included 100.00%	Total Cost/Study	\$11,039
Summary	Replacement Year 2019	Future Cost	\$12,185

This is to replace the Raypak pool heaters.

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

750 - Cover	Useful Life 8	Remaining Life 4	
Pool- Summer Cover	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,864		
	% Included 100.00%	Total Cost/Study	\$3,864
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 5	
Pool- Winter Cover	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$5,791		
	% Included 100.00%	Total Cost/Study	\$5,791
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 was expended to purchase in 2012 per client.

**12000 - Pool**

910 - Miscellaneous	Useful Life 10	Remaining Life 9	
PA & Intercom	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,537	
	% Included	100.00%	Total Cost/Study \$1,537
Summary	Replacement Year	2024	Future Cost \$1,920

This is for the pool area PA and intercom.

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

920 - Lane Ropes	Useful Life 8	Remaining Life 4	
Pool Lane Rope Markers	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,742	
	% Included	100.00%	Total Cost/Study \$1,742
Summary	Replacement Year	2019	Future Cost \$1,923

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

2014- \$1,640 was 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 7	
Pool Lane Rope Reel	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,152	
	% Included	100.00%	Total Cost/Study \$2,152
Summary	Replacement Year	2022	Future Cost \$2,559

This is to replace the lane rope reel.

928 - Miscellaneous	Useful Life 18	Remaining Life 7	
Pool Cover Reel	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,587	
	% Included	100.00%	Total Cost/Study \$3,587
Summary	Replacement Year	2022	Future Cost \$4,264

This is to replace the pool cover reel.

990 - Miscellaneous	Useful Life 18	Remaining Life 15	
Pool Chemical Room Doors	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,562	
	% Included	100.00%	Total Cost/Study \$2,562
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 6	
Ping Pong Table	Quantity 1	Unit of Measure	Items
	Cost /Itm \$717		
	% Included 100.00%	Total Cost/Study	\$717
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 3	
19,488 Sq. Ft. [3] Upper Tennis Courts	Quantity 19,488	Unit of Measure	Square Feet
	Cost /SqFt \$0.894		
	% Included 100.00%	Total Cost/Study	\$17,425
Summary	Replacement Year 2018	Future Cost	\$18,765

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.

110 - Reseal	Useful Life 4	Remaining Life 3	
15,128 Sq. Ft. [2] Lower Tennis Courts	Quantity 15,128	Unit of Measure	Square Feet
	Cost /SqFt \$0.894		
	% Included 100.00%	Total Cost/Study	\$13,521
Summary	Replacement Year 2018	Future Cost	\$14,561

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 3	
19,588 Sq. Ft. Upper Tennis Courts (1%)	Quantity 19,588	Unit of Measure	Square Feet
	Cost /SqFt \$33.82	Qty * \$/SqFt	\$662,564
	% Included 1.00%	Total Cost/Study	\$6,626
Summary	Replacement Year 2018	Future Cost	\$7,135

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 3	
15,128 Sq. Ft. Lower Tennis Courts	Quantity 15,128	Unit of Measure Square Feet	
	Cost /SqFt \$1.43		
	% Included 100.00%	Total Cost/Study \$21,709	
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.

500 - Resurface	Useful Life 15	Remaining Life 9	
19,488 Sq. Ft. [3] Upper Tennis Courts	Quantity 19,488	Unit of Measure Square Feet	
	Cost /SqFt \$2.25		
	% Included 100.00%	Total Cost/Study \$43,945	
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.

510 - Resurface	Useful Life 20	Remaining Life 15	
15,128 Sq. Ft. [2] Lower Tennis Courts	Quantity 15,128	Unit of Measure Square Feet	
	Cost /SqFt \$2.25		
	% Included 100.00%	Total Cost/Study \$34,114	
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 1	
Upper Tennis Courts	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$3,587		
	% Included 100.00%	Total Cost/Study \$3,587	
Summary	Replacement Year 2016	Future Cost \$3,677	

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

2015- \$378 was expended for two new tennis nets.

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

701 - Screen	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Nets (2015 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$378		
	% Included 100.00%	Total Cost/Study \$378	
Summary	Replacement Year 2015	Future Cost \$378	

This is for the \$378 expended for two new tennis nets.

**17000 - Tennis Court**

704 - Screen	Useful Life 6	Remaining Life 4	
3,672 Sq. Ft. Lower Tennis Courts	Quantity 3,672	Unit of Measure Square Feet	
	Cost /SqFt \$0.740		
	% Included 100.00%	Total Cost/Study \$2,716	
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 1	
5 Recreation Areas (20%)	Quantity 5	Unit of Measure Items	
	Cost /Itm \$359	Qty * \$/Itm \$1,794	
	% Included 20.00%	Total Cost/Study \$359	
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 1	
36 Recreation Areas (22%)	Quantity 36	Unit of Measure Items	
	Cost /Itm \$307	Qty * \$/Itm \$11,070	
	% Included 22.22%	Total Cost/Study \$2,460	
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.

300 - Irrigation: Backflow Preventors	Useful Life 5	Remaining Life 2	
4 Recreation Areas (25%)	Quantity 4	Unit of Measure Items	
	Cost /Itm \$717	Qty * \$/Itm \$2,870	
	% Included 25.00%	Total Cost/Study \$717	
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 0	
Recreation Areas	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$11,039		
	% Included 100.00%	Total Cost/Study \$11,039	
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 0	
Recreation Areas	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,035	
	% Included	100.00%	Total Cost/Study \$2,035
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 0	
Tree Maintenance & Defensible Space	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,075	
	% Included	100.00%	Total Cost/Study \$3,075
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 0	
Recreation Areas	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,829	
	% Included	100.00%	Total Cost/Study \$2,829
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 10	
120 Lin. Ft. Upper & Lower Tennis Courts	Quantity 120	Unit of Measure	Linear Feet
	Cost /l.f.	\$12.30	
	% Included	100.00%	Total Cost/Study \$1,476
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 13	
312 Lin. Ft. North Beach Perimeter	Quantity 312	Unit of Measure	Linear Feet
	Cost /l.f.	\$13.32	
	% Included	100.00%	Total Cost/Study \$4,157
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 4
649 Lin. Ft. Upper Tennis Courts	Quantity 649	Unit of Measure Linear Feet
	Cost /l.f. \$23.57	
	% Included 100.00%	Total Cost/Study \$15,300
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 1
492 Lin. Ft. Lower Tennis Courts	Quantity 492	Unit of Measure Linear Feet
	Cost /l.f. \$23.57	
	% Included 100.00%	Total Cost/Study \$11,599
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 9
335 Lin. Ft. Upper Recreation Perimeter	Quantity 335	Unit of Measure Linear Feet
	Cost /l.f. \$53.30	
	% Included 100.00%	Total Cost/Study \$17,855
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.

344 - Wood: 6'	Useful Life 18	Remaining Life 12
858 Lin. Ft. Upper Recreation Perimeter	Quantity 858	Unit of Measure Linear Feet
	Cost /l.f. \$53.30	
	% Included 100.00%	Total Cost/Study \$45,731
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 12
Beach Walkway Entry Fence/Gate	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,260	
	% Included 100.00%	Total Cost/Study \$2,260
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 5
53 Lin. Ft. Beach	Quantity 53	Unit of Measure Linear Feet
	Cost /l.f. \$67.65	
	% Included 100.00%	Total Cost/Study \$3,585
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 2
130 Lin. Ft. Upper Parking	Quantity 130	Unit of Measure Linear Feet
	Cost /l.f. \$154	
	% Included 100.00%	Total Cost/Study \$19,987
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.

140 - Wood: 3'	Useful Life 22	Remaining Life 0
113 Lin. Ft. Beach	Quantity 113	Unit of Measure Linear Feet
	Cost /l.f. \$97.79	
	% Included 100.00%	Total Cost/Study \$11,050
Summary	Replacement Year 2015	Future Cost \$11,050

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

2015- 11,050 was expended.  
 2014- \$8,200 anticipated for complete rehab of the retaining wall system.

**20000 - Lighting**

214 - Entry Lighting	Useful Life 20	Remaining Life 2
6 Observation Drive Monument	Quantity 6	Unit of Measure Items
	Cost /Itm \$323	
	% Included 100.00%	Total Cost/Study \$1,937
Summary	Replacement Year 2017	Future Cost \$2,035

This is to replace entry light fixtures.

**21000 - Signage**

792 - Monument	Useful Life 25	Remaining Life 10
2 Observation Drive Entrance	Quantity 2	Unit of Measure Lump Sum
	Cost /LS \$4,525	
	% Included 100.00%	Total Cost/Study \$9,051
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 Behind Shower Building	Useful Life 12 Quantity 1 Cost /Itm \$2,035 % Included 100.00%	Remaining Life 3 Unit of Measure Items Total Cost/Study \$2,035
Summary	Replacement Year 2018	Future Cost \$2,191
This is to replace the Rinnai R98 on demand water heater.		

604 - Water Heater Beach Restrooms	Useful Life 18 Quantity 1 Cost /Itm \$615 % Included 100.00%	Remaining Life 9 Unit of Measure Items Total Cost/Study \$615
Summary	Replacement Year 2024	Future Cost \$768
This is to replace the water heater. 2014- Added as a reserve study component.		

608 - Water Heater 2 Pool Building Bathrooms	Useful Life 12 Quantity 2 Cost /Itm \$451 % Included 100.00%	Remaining Life 3 Unit of Measure Items Total Cost/Study \$902
Summary	Replacement Year 2018	Future Cost \$971
This is to replace the under sink on demand water heaters.		

**25000 - Flooring**

200 - Carpeting 26 Sq. Yds. Pool Building Office	Useful Life 5 Quantity 26 Cost /SqYd \$35.87 % Included 100.00%	Remaining Life 1 Unit of Measure Square Yard Total Cost/Study \$933
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 703 Sq. Ft. Pool Building Bathrooms	Useful Life 15 Quantity 703 Cost /SqFt \$11.27 % Included 100.00%	Remaining Life 6 Unit of Measure Square Feet Total Cost/Study \$7,926
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 10	
Upper Recreation	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$16,400		
	% Included 100.00%	Total Cost/Study \$16,400	
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 2	
4 Upper Recreation & Beach (25%)	Quantity 4	Unit of Measure Items	
	Cost /Itm \$564	Qty * \$/Itm \$2,255	
	% Included 25.00%	Total Cost/Study \$564	
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.

210 - Barbecue	Useful Life 10	Remaining Life 4	
Beach Masonry BBQ	Quantity 1	Unit of Measure Items	
	Cost /Itm \$6,621		
	% Included 100.00%	Total Cost/Study \$6,621	
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 1	
15 Upper Recreation & Beach (33%)	Quantity 15	Unit of Measure Items	
	Cost /Itm \$676	Qty * \$/Itm \$10,147	
	% Included 33.33%	Total Cost/Study \$3,382	
Summary	Replacement Year 2016	Future Cost \$3,467	

This is to replace the wood picnic tables.

306 - Benches	Useful Life 8	Remaining Life 1	
14 Upper Recreation & Beach (50%)	Quantity 14	Unit of Measure Items	
	Cost /Itm \$676	Qty * \$/Itm \$9,471	
	% Included 50.00%	Total Cost/Study \$4,735	
Summary	Replacement Year 2016	Future Cost \$4,854	

This is to replace the benches.

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

**26000 - Outdoor Equipment**

840 - Shade Structure	Useful Life 15	Remaining Life 5	
456 Sq. Ft. Lower Tennis Canvas Shade Cover	Quantity 456	Unit of Measure Square Feet	
	Cost /SqFt \$12.30		
	% Included 100.00%	Total Cost/Study \$5,609	
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.

900 - Miscellaneous	Useful Life 18	Remaining Life 9	
116 Lin. Ft. Bocce Ball Court Borders	Quantity 116	Unit of Measure Linear Feet	
	Cost /l.f. \$20.50		
	% Included 100.00%	Total Cost/Study \$2,378	
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 \$2,050		
	% Included 100.00%	Total Cost/Study \$2,050	
Summary	Replacement Year 2016	Future Cost \$2,101	

This is to replace the backstops.

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

904 - Miscellaneous	Useful Life 10	Remaining Life 9	
2 Paddle Boat Racks	Quantity 2	Unit of Measure Items	
	Cost /Itm \$1,794		
	% Included 100.00%	Total Cost/Study \$3,587	
Summary	Replacement Year 2024	Future Cost \$4,480	

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 8	
Kayak Boat Racks	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,138		
	% Included 100.00%	Total Cost/Study \$1,138	
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 3	
Beach- Dinghy	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$4,100	
	% Included	100.00%	Total Cost/Study \$4,100
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.

884 - Boat	Useful Life 10	Remaining Life 3	
Beach- Boston Whaler	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$9,225	
	% Included	100.00%	Total Cost/Study \$9,225
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.

888 - Boat	Useful Life 10	Remaining Life 0	
Beach -Boston Whaler Motor	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$5,197	
	% Included	100.00%	Total Cost/Study \$5,197
Summary	Replacement Year	2015	Future Cost \$5,197

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

2015- \$5,197 was expended.  
 2014- Added as a reserve study component.

910 - Security System	Useful Life 6	Remaining Life 4	
Beach Web Cam	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,311	
	% Included	100.00%	Total Cost/Study \$3,311
Summary	Replacement Year	2019	Future Cost \$3,654

This is for the security system.

2015- \$651 was expended for Beach Web Cam upgrade.  
 2011- \$3,000 was expended.

911 - Security System	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Upgrade (2015 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$651	
	% Included	100.00%	Total Cost/Study \$651
Summary	Replacement Year	2015	Future Cost \$651

This is for the \$651 was expended for Beach Web Cam upgrade.

**30000 - Miscellaneous**

990 - Miscellaneous	Useful Life	10	Remaining Life	10	
Beach & Pier Maintenance	Quantity	1	Unit of Measure	Lump Sum	
	Cost /LS	\$10,250			
	% Included	100.00%	Total Cost/Study	\$10,250	
Summary	Replacement Year	2025	Future Cost	\$13,121	

This is for undesignated beach and pier maintenance.

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

991 - Miscellaneous	Useful Life	1	Remaining Life	0	Treatment [nr:1]
2015 Only	Quantity	1	Unit of Measure	Lump Sum	
	Cost /LS	\$8,700			
	% Included	100.00%	Total Cost/Study	\$8,700	
Summary	Replacement Year	2015	Future Cost	\$8,700	

This is for the \$8,700 expended for volleyball court upgrade, beach umbrellas and bases.

994 - Miscellaneous	Useful Life	25	Remaining Life	7	
63 Lake Buoys	Quantity	63	Unit of Measure	Items	
	Cost /Itm	\$256			
	% Included	100.00%	Total Cost/Study	\$16,144	
Summary	Replacement Year	2022	Future Cost	\$19,190	

This is to replace the buoys.

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

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
<b>01000 - Paving</b>							
100 - Asphalt: Sealing	\$1,148	3	1	4,000	\$.29/SqFt		Upper Recreation Parking
110 - Asphalt: Ongoing Repairs	\$430	3	1	4,000	\$3.59/SqFt (3%)		Upper Recreation Parking
120 - Asphalt: Petromat Overlay	\$9,840	15	6	4,000	\$2.46/SqFt		Upper Recreation Parking
124 - Striping	\$307	3	2	1	\$307/LS		Upper Recreation Parking
130 - Asphalt: Sealing	\$2,540	3	1	8,850	\$.29/SqFt		Lower Tennis Ct Parking
150 - Asphalt: Ongoing Repairs	\$952	3	1	8,850	\$3.59/SqFt (3%)		Lower Tennis Ct Parking
160 - Asphalt: Petromat Overlay	\$21,771	15	6	8,850	\$2.46/SqFt		Lower Tennis Ct Parking
164 - Striping	\$359	3	2	1	\$359/LS		Lower Tennis Ct Parking
170 - Asphalt: Sealing	\$530	6	5	2,247	\$.24/SqFt		Beach Access Walkway
180 - Asphalt: Ongoing Repairs	\$1,537	6	5	2,247	\$.68/SqFt		Beach Access Walkway
190 - Asphalt: Major Repairs	\$12,667	10	9	2,247	\$5.64/SqFt		Beach Access Walkway
800 - Miscellaneous	\$866	20	19	1	\$866/LS		Lower Parking Space Car Stops
<b>02000 - Concrete</b>							
220 - Walkways	\$3,546	25	17	173	\$20.50/SqFt		Beach Restroom Steps
360 - Stamped	\$2,562	5	1	8,002	\$20.50/SqFt (2%)		Pool Deck & Walkways
370 - Stained	\$20,505	15	6	8,002	\$2.56/SqFt		Pool Deck & Walkways
390 - Pavers	\$856	5	2	348	\$12.30/SqFt (20%)		Lower Tennis Court Walkways
<b>03000 - Painting: Exterior</b>							
120 - Surface Restoration	\$2,667	3	1	1,626	\$1.64/SqFt		Upper Recreation Trellises
124 - Surface Restoration	\$1,025	6	5	1	\$1,025/LS		Pier Pylons
150 - Stain	\$5,769	3	1	4,020	\$1.43/SqFt		Upper Recreation Fencing
160 - Stain	\$3,645	3	1	2,540	\$1.43/SqFt		Pool & Shower Buildings
170 - Stain	\$918	3	1	640	\$1.43/SqFt		Beach Restroom Building
450 - Wood Fencing	\$14,775	3	1	10,296	\$1.43/SqFt		Upper Recreation N & E Perimeter
<b>04000 - Structural Repairs</b>							
200 - Wood: Siding & Trim	\$29,940	24	17	2,540	\$11.79/SqFt		Pool & Shower Buildings
210 - Wood: Siding & Trim	\$7,544	16	9	640	\$11.79/SqFt		Beach Restroom Building
300 - Trellis	\$33,333	20	15	813	\$41.00/SqFt		Upper Recreation

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>04000 - Structural Repairs</b>							
820 - Dock	\$67,650	22	7	3,000	\$22.55/SqFt		Pier Decking
824 - Dock	\$8,794	22	20	390	\$22.55/SqFt		Pier Catwalk Decking
828 - Dock	\$44,546	30	28	1	\$44,546/LS		[2] Pier Catwalk Structures
830 - Dock	\$101,475	30	21	3,000	\$33.82/SqFt		Pier Walkway Structural
910 - Miscellaneous	\$1,655	25	21	1	\$1,655/LS		Recreation Shed
<b>05000 - Roofing</b>							
440 - Pitched: Dimensional Composition	\$11,070	25	18	24	\$461/Sqrs		Pool & Shower Buildings
680 - Pitched: Metal	\$2,460	30	23	2	\$1,230/Sqrs		Beach Restroom Building
<b>08000 - Rehab</b>							
220 - Bathrooms	\$6,867	15	8	2	\$3,434/Itm		Pool Building
230 - Restrooms	\$5,658	15	8	2	\$2,829/Itm		Beach Restrooms
<b>11000 - Gate Equipment</b>							
738 - Card Reader	\$2,120	3	1	5	\$1,696/Itm	(25%)	Upper & Lower Recreation Area
739 - Card Reader	\$12,204	1	0	1	\$12,204/LS	[nr:1]	Card Reader (2015 Only)
<b>12000 - Pool</b>							
110 - Resurface	\$112,275	10	0	248	\$453/l.f.		Pool
410 - Lifeguard Chair	\$3,587	20	9	1	\$3,587/Itm		Pool
700 - Equipment: Replacement	\$8,259	5	2	1	\$16,518/LS	(50%)	Pool
720 - Heater	\$11,039	8	4	2	\$5,520/Itm		Pool
750 - Cover	\$3,864	8	4	1	\$3,864/LS		Pool- Summer Cover
754 - Cover	\$5,791	8	5	1	\$5,791/LS		Pool- Winter Cover
910 - Miscellaneous	\$1,537	10	9	1	\$1,537/LS		PA & Intercom
920 - Lane Ropes	\$1,742	8	4	1	\$1,742/LS		Pool Lane Rope Markers
924 - Miscellaneous	\$2,152	18	7	1	\$2,152/LS		Pool Lane Rope Reel
928 - Miscellaneous	\$3,587	18	7	1	\$3,587/LS		Pool Cover Reel
990 - Miscellaneous	\$2,562	18	15	1	\$2,562/LS		Pool Chemical Room Doors
<b>14000 - Recreation</b>							
900 - Miscellaneous	\$717	8	6	1	\$717/Itm		Ping Pong Table
<b>17000 - Tennis Court</b>							
100 - Reseal	\$17,425	4	3	19,488	\$.89/SqFt		[3] Upper Tennis Courts
110 - Reseal	\$13,521	4	3	15,128	\$.89/SqFt		[2] Lower Tennis Courts
200 - Repair	\$6,626	4	3	19,588	\$33.82/SqFt	(1%)	Upper Tennis Courts
214 - Repair	\$21,709	4	3	15,128	\$1.43/SqFt		Lower Tennis Courts

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
<b>17000 - Tennis Court</b>							
500 - Resurface	\$43,945	15	9	19,488	\$2.25/SqFt		[3] Upper Tennis Courts
510 - Resurface	\$34,114	20	15	15,128	\$2.25/SqFt		[2] Lower Tennis Courts
700 - Screen	\$3,587	6	1	1	\$3,587/LS		Upper Tennis Courts
701 - Screen	\$378	1	0	1	\$378/LS	[nr:1]	Nets (2015 Only)
704 - Screen	\$2,716	6	4	3,672	\$.74/SqFt		Lower Tennis Courts
<b>18000 - Landscaping</b>							
104 - Irrigation: Controllers	\$359	5	1	5	\$359/Itm	(20%)	Recreation Areas
200 - Irrigation: Valves	\$2,460	3	1	36	\$307/Itm	(22%)	Recreation Areas
300 - Irrigation: Backflow Preventors	\$717	5	2	4	\$717/Itm	(25%)	Recreation Areas
420 - General Repairs/Upgrades	\$11,039	1	0	1	\$11,039/LS		Recreation Areas
490 - Bark Replacement	\$2,035	1	0	1	\$2,035/LS		Recreation Areas
500 - Tree Maintenance	\$3,075	1	0	1	\$3,075/LS		Tree Maintenance & Defensible Space
530 - Plant Replacement	\$2,829	1	0	1	\$2,829/LS		Recreation Areas
<b>19000 - Fencing</b>							
100 - Chain Link: 4'	\$1,476	25	10	120	\$12.30/l.f.		Upper & Lower Tennis Courts
110 - Chain Link: 6'	\$4,157	25	13	312	\$13.32/l.f.		North Beach Perimeter
130 - Chain Link: 10'	\$15,300	25	4	649	\$23.57/l.f.		Upper Tennis Courts
140 - Chain Link: 10'	\$11,599	25	1	492	\$23.57/l.f.		Lower Tennis Courts
340 - Wood: 6'	\$17,855	18	9	335	\$53.30/l.f.		Upper Recreation Perimeter
344 - Wood: 6'	\$45,731	18	12	858	\$53.30/l.f.		Upper Recreation Perimeter
350 - Wood: Repair	\$2,260	18	12	1	\$2,260/LS		Beach Walkway Entry Fence/Gate
<b>19500 - Retaining Wall</b>							
120 - Wood	\$3,585	20	5	53	\$67.65/l.f.		Beach
122 - Wood: 1'	\$19,987	25	2	130	\$154/l.f.		Upper Parking
140 - Wood: 3'	\$11,050	22	0	113	\$97.79/l.f.		Beach
<b>20000 - Lighting</b>							
214 - Entry Lighting	\$1,937	20	2	6	\$323/Itm		Observation Drive Monument
<b>21000 - Signage</b>							
792 - Monument	\$9,051	25	10	2	\$4,525/LS		Observation Drive Entrance
<b>23000 - Mechanical Equipment</b>							
600 - Water Heater	\$2,035	12	3	1	\$2,035/Itm		Behind Shower Building
604 - Water Heater	\$615	18	9	1	\$615/Itm		Beach Restrooms
608 - Water Heater	\$902	12	3	2	\$451/Itm		Pool Building Bathrooms



<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
<b>25000 - Flooring</b>							
200 - Carpeting	\$933	5	1	26	\$35.87/SqYd		Pool Building Office
400 - Tile	\$7,926	15	6	703	\$11.27/SqFt		Pool Building Bathrooms
<b>26000 - Outdoor Equipment</b>							
100 - Tot Lot: Play Equipment	\$16,400	18	10	1	\$16,400/LS		Upper Recreation
200 - Pedestal Grill BBQ	\$564	4	2	4	\$564/Itm (25%)		Upper Recreation & Beach
210 - Barbecue	\$6,621	10	4	1	\$6,621/Itm		Beach Masonry BBQ
280 - Picnic Tables	\$3,382	6	1	15	\$676/Itm (33%)		Upper Recreation & Beach
306 - Benches	\$4,735	8	1	14	\$676/Itm (50%)		Upper Recreation & Beach
840 - Shade Structure	\$5,609	15	5	456	\$12.30/SqFt		Lower Tennis Canvas Shade Cover
900 - Miscellaneous	\$2,378	18	9	116	\$20.50/l.f.		Bocce Ball Court Borders
902 - Miscellaneous	\$2,050	15	1	1	\$2,050/LS		Horseshoe Backstops
904 - Miscellaneous	\$3,587	10	9	2	\$1,794/Itm		Paddle Boat Racks
906 - Miscellaneous	\$1,138	10	8	1	\$1,138/LS		Kayak Boat Racks
<b>30000 - Miscellaneous</b>							
880 - Boat	\$4,100	8	3	1	\$4,100/Itm		Beach- Dinghy
884 - Boat	\$9,225	10	3	1	\$9,225/Itm		Beach- Boston Whaler
888 - Boat	\$5,197	10	0	1	\$5,197/Itm		Beach -Boston Whaler Motor
910 - Security System	\$3,311	6	4	1	\$3,311/LS		Beach Web Cam
911 - Security System	\$651	1	0	1	\$651/LS [nr:1]		Upgrade (2015 Only)
990 - Miscellaneous	\$10,250	10	10	1	\$10,250/LS		Beach & Pier Maintenance
991 - Miscellaneous	\$8,700	1	0	1	\$8,700/LS [nr:1]		2015 Only
994 - Miscellaneous	\$16,144	25	7	63	\$256/Itm		Lake Buoys

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
<b>2015</b>			
<b>11000 - Gate Equipment</b>			
739 - Card Reader Card Reader (2015 Only)[nr:1]	1	12,204	
<b>12000 - Pool</b>			
110 - Resurface 248 Lin. Ft. Pool	10	112,275	
<b>17000 - Tennis Court</b>			
701 - Screen Nets (2015 Only)[nr:1]	1	378	
<b>18000 - Landscaping</b>			
420 - General Repairs/Upgrades Recreation Areas	1	11,039	
490 - Bark Replacement Recreation Areas	1	2,035	
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,075	
530 - Plant Replacement Recreation Areas	1	2,829	
Total 18000 - Landscaping:		18,978	18,978
<b>19500 - Retaining Wall</b>			
140 - Wood: 3' 113 Lin. Ft. Beach	22	11,050	
<b>30000 - Miscellaneous</b>			
888 - Boat Beach -Boston Whaler Motor	10	5,197	
911 - Security System Upgrade (2015 Only)[nr:1]	1	651	
991 - Miscellaneous 2015 Only[nr:1]	1	8,700	
Total 30000 - Miscellaneous:		14,548	14,548
Total 2015:		169,433	
<b>2016</b>			
<b>01000 - Paving</b>			
100 - Asphalt: Sealing 4,000 Sq. Ft. Upper Recreation Parking	3	1,148	1,177
110 - Asphalt: Ongoing Repairs 4,000 Sq. Ft. Upper Recreation Parking (3%)	3	430	441
130 - Asphalt: Sealing 8,850 Sq. Ft. Lower Tennis Ct Parking	3	2,540	2,603
150 - Asphalt: Ongoing Repairs 8,850 Sq. Ft. Lower Tennis Ct Parking (3%)	3	952	976
Total 01000 - Paving:		5,070	5,197

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2016</b>			
<b>02000 - Concrete</b>			
360 - Stamped 8,002 Sq. Ft. Pool Deck & Walkways (2%)	5	2,562	2,627
<b>03000 - Painting: Exterior</b>			
120 - Surface Restoration 1,626 Sq. Ft. Upper Recreation Trellises	3	2,667	2,733
150 - Stain 4,020 Sq. Ft. Upper Recreation Fencing	3	5,769	5,913
160 - Stain 2,540 Sq. Ft. Pool & Shower Buildings	3	3,645	3,736
170 - Stain 640 Sq. Ft. Beach Restroom Building	3	918	941
450 - Wood Fencing 10,296 Sq. Ft. Upper Recreation N & E Perimeter	3	14,775	15,144
Total 03000 - Painting: Exterior:		27,774	28,467
<b>11000 - Gate Equipment</b>			
738 - Card Reader 5 Upper & Lower Recreation Area (25%)	3	2,120	2,173
<b>17000 - Tennis Court</b>			
700 - Screen Upper Tennis Courts	6	3,587	3,677
<b>18000 - Landscaping</b>			
104 - Irrigation: Controllers 5 Recreation Areas (20%)	5	359	368
200 - Irrigation: Valves 36 Recreation Areas (22%)	3	2,460	2,522
420 - General Repairs/Upgrades Recreation Areas	1	11,039	11,315
490 - Bark Replacement Recreation Areas	1	2,035	2,085
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,075	3,152
530 - Plant Replacement Recreation Areas	1	2,829	2,900
Total 18000 - Landscaping:		21,797	22,342
<b>19000 - Fencing</b>			
140 - Chain Link: 10' 492 Lin. Ft. Lower Tennis Courts	25	11,599	11,889
<b>25000 - Flooring</b>			
200 - Carpeting 26 Sq. Yds. Pool Building Office	5	933	956
<b>26000 - Outdoor Equipment</b>			
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	6	3,382	3,467
306 - Benches 14 Upper Recreation & Beach (50%)	8	4,735	4,854
902 - Miscellaneous Horseshoe Backstops	15	2,050	2,101
Total 26000 - Outdoor Equipment:		10,167	10,422
Total 2016:		85,609	87,750

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
<b>2017</b>			
<b>01000 - Paving</b>			
124 - Striping Upper Recreation Parking	3	307	323
164 - Striping Lower Tennis Ct Parking	3	359	377
Total 01000 - Paving:		666	700
<b>02000 - Concrete</b>			
390 - Pavers 348 Sq. Ft. Lower Tennis Court Walkways (20%)	5	856	899
<b>12000 - Pool</b>			
700 - Equipment: Replacement Pool (50%)	5	8,259	8,677
<b>18000 - Landscaping</b>			
300 - Irrigation: Backflow Preventors 4 Recreation Areas (25%)	5	717	754
420 - General Repairs/Upgrades Recreation Areas	1	11,039	11,598
490 - Bark Replacement Recreation Areas	1	2,035	2,138
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,075	3,231
530 - Plant Replacement Recreation Areas	1	2,829	2,972
Total 18000 - Landscaping:		19,695	20,693
<b>19500 - Retaining Wall</b>			
122 - Wood: 1' 130 Lin. Ft. Upper Parking	25	19,987	20,999
<b>20000 - Lighting</b>			
214 - Entry Lighting 6 Observation Drive Monument	20	1,937	2,035
<b>26000 - Outdoor Equipment</b>			
200 - Pedestal Grill BBQ 4 Upper Recreation & Beach (25%)	4	564	592

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

Browning Reserve Group ("BRG") prepared a reserve study for the Project during the 2015 fiscal year. This was done to help determine the Project's reserve contribution for the next fiscal year (2016) and future fiscal years. In addition, BRG prepared reserve fund disclosures for distribution to the Project members.

This reserve study is an Update w/o Site Visit Review. An **Update Without Site-Visit Review** is an update with no on-site visual observation upon where the following tasks are performed:

- life and valuation estimates;
- fund status;
- and a funding plan. Please note, as this study update did not require a site visit, and relied completely on the information provided, it is possible BRG has never visited 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 2015 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, 2014. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$567,760 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 2015, and estimates an ending reserve fund balance. Again, see Section III and the 2015 ending reserve balance estimate of \$536,548.

"Re-building" the first year of the study as mentioned above simply means using the 2015 adopted budget for the 2015 reserve contribution. Finally, the 2015 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>2015 Fully Funded Balance</i>	<i>2016 Fully Funded Balance</i>	<i>2016 Line Item Contribution based on Cash Flow Method</i>
<b>01000 - Paving</b>						
100 - Asphalt: Sealing 4,000 Sq. Ft. Upper Recreation Parking	1,148	3	1	765	1,177	437
110 - Asphalt: Ongoing Repairs 4,000 Sq. Ft. Upper Recreation Parking (3%)	431	3	1	287	441	164
120 - Asphalt: Petromat Overlay 4,000 Sq. Ft. Upper Recreation Parking	9,840	15	6	5,904	6,724	847
124 - Striping Upper Recreation Parking	308	3	2	103	210	120
130 - Asphalt: Sealing 8,850 Sq. Ft. Lower Tennis Ct Parking	2,540	3	1	1,693	2,603	966
150 - Asphalt: Ongoing Repairs 8,850 Sq. Ft. Lower Tennis Ct Parking (3%)	952	3	1	635	976	362
160 - Asphalt: Petromat Overlay 8,850 Sq. Ft. Lower Tennis Ct Parking	21,771	15	6	13,063	14,877	1,874
164 - Striping Lower Tennis Ct Parking	359	3	2	120	245	140
170 - Asphalt: Sealing 2,247 Sq. Ft. Beach Access Walkway	530	6	5	88	181	111
180 - Asphalt: Ongoing Repairs 2,247 Sq. Ft. Beach Access Walkway	1,538	6	5	256	525	323
190 - Asphalt: Major Repairs 2,247 Sq. Ft. Beach Access Walkway	12,667	10	9	1,267	2,597	1,761
800 - Miscellaneous Lower Parking Space Car Stops	866	20	19	43	89	77
<b>02000 - Concrete</b>						
220 - Walkways 173 Sq. Ft. Beach Restroom Steps	3,546	25	17	1,135	1,309	240
360 - Stamped 8,002 Sq. Ft. Pool Deck & Walkways (2%)	2,562	5	1	2,050	2,627	585
370 - Stained 8,002 Sq. Ft. Pool Deck & Walkways	20,505	15	6	12,303	14,012	1,765
390 - Pavers 348 Sq. Ft. Lower Tennis Court Walkways (20%)	856	5	2	514	702	200
<b>03000 - Painting: Exterior</b>						
120 - Surface Restoration 1,626 Sq. Ft. Upper Recreation Trellises	2,667	3	1	1,778	2,733	1,014
124 - Surface Restoration Pier Pylons	1,025	6	5	171	350	215
150 - Stain 4,020 Sq. Ft. Upper Recreation Fencing	5,769	3	1	3,846	5,913	2,194
160 - Stain 2,540 Sq. Ft. Pool & Shower Buildings	3,645	3	1	2,430	3,736	1,386
170 - Stain 640 Sq. Ft. Beach Restroom Building	918	3	1	612	941	349
450 - Wood Fencing 10,296 Sq. Ft. Upper Recreation N & E Perimeter	14,775	3	1	9,850	15,144	5,620
<b>04000 - Structural Repairs</b>						
200 - Wood: Siding & Trim 2,540 Sq. Ft. Pool & Shower Buildings	29,940	24	17	8,733	10,230	2,113
210 - Wood: Siding & Trim 640 Sq. Ft. Beach Restroom Building	7,544	16	9	3,301	3,866	656
300 - Trellis 813 Sq. Ft. Upper Recreation	33,333	20	15	8,333	10,250	2,687

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2015 Fully Funded Balance	2016 Fully Funded Balance	2016 Line Item Contribution based on Cash Flow Method
<b>04000 - Structural Repairs</b>						
820 - Dock 3,000 Sq. Ft. Pier Decking	67,650	22	7	46,125	50,430	4,069
824 - Dock 390 Sq. Ft. Pier Catwalk Decking	8,794	22	20	800	1,229	729
828 - Dock [2] Pier Catwalk Structures	44,546	30	28	2,970	4,566	3,300
830 - Dock 3,000 Sq. Ft. Pier Walkway Structural	101,475	30	21	30,443	34,671	6,325
910 - Miscellaneous Recreation Shed	1,655	25	21	265	339	124
<b>05000 - Roofing</b>						
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings	11,070	25	18	3,100	3,631	769
680 - Pitched: Metal 2 Squares- Beach Restroom Building	2,460	30	23	574	672	161
<b>08000 - Rehab</b>						
220 - Bathrooms 2 Pool Building	6,867	15	8	3,205	3,754	621
230 - Restrooms 2 Beach Restrooms	5,658	15	8	2,640	3,093	512
<b>11000 - Gate Equipment</b>						
738 - Card Reader 5 Upper & Lower Recreation Area (25%)	2,120	3	1	1,414	2,173	807
739 - Card Reader Card Reader (2015 Only)[nr:1]	12,204	1	0	12,204	0	0
<b>12000 - Pool</b>						
110 - Resurface 248 Lin. Ft. Pool	112,275	10	0	112,275	11,508	12,499
410 - Lifeguard Chair Pool	3,587	20	9	1,973	2,206	249
700 - Equipment: Replacement Pool (50%)	8,259	5	2	4,955	6,772	1,932
720 - Heater 2 Pool	11,039	8	4	5,520	7,072	1,696
750 - Cover Pool- Summer Cover	3,864	8	4	1,932	2,476	594
754 - Cover Pool- Winter Cover	5,791	8	5	2,172	2,968	912
910 - Miscellaneous PA & Intercom	1,538	10	9	154	315	214
920 - Lane Ropes Pool Lane Rope Markers	1,743	8	4	871	1,116	268
924 - Miscellaneous Pool Lane Rope Reel	2,152	18	7	1,315	1,471	158
928 - Miscellaneous Pool Cover Reel	3,587	18	7	2,192	2,451	264
990 - Miscellaneous Pool Chemical Room Doors	2,562	18	15	427	584	230
<b>14000 - Recreation</b>						
900 - Miscellaneous Ping Pong Table	718	8	6	179	276	116
<b>17000 - Tennis Court</b>						
100 - Reseal 19,488 Sq. Ft. [3] Upper Tennis Courts	17,425	4	3	4,356	8,930	5,222
110 - Reseal 15,128 Sq. Ft. [2] Lower Tennis Courts	13,521	4	3	3,380	6,930	4,053
200 - Repair 19,588 Sq. Ft. Upper Tennis Courts (1%)	6,626	4	3	1,656	3,396	1,986
214 - Repair 15,128 Sq. Ft. Lower Tennis Courts	21,709	4	3	5,427	11,126	6,506
500 - Resurface 19,488 Sq. Ft. [3] Upper Tennis Courts	43,945	15	9	17,578	21,021	4,073



<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2015 Fully Funded Balance</i>	<i>2016 Fully Funded Balance</i>	<i>2016 Line Item Contribution based on Cash Flow Method</i>
<b>17000 - Tennis Court</b>						
510 - Resurface 15,128 Sq. Ft. [2] Lower Tennis Courts	34,114	20	15	8,528	10,490	2,750
700 - Screen Upper Tennis Courts	3,587	6	1	2,990	3,677	682
701 - Screen Nets (2015 Only)[nr:1]	378	1	0	378	0	0
704 - Screen 3,672 Sq. Ft. Lower Tennis Courts	2,716	6	4	905	1,392	556
<b>18000 - Landscaping</b>						
104 - Irrigation: Controllers 5 Recreation Areas (20%)	359	5	1	287	368	82
200 - Irrigation: Valves 36 Recreation Areas (22%)	2,460	3	1	1,640	2,522	936
300 - Irrigation: Backflow Preventors 4 Recreation Areas (25%)	718	5	2	431	588	168
420 - General Repairs/Upgrades Recreation Areas	11,039	1	0	11,039	11,315	12,289
490 - Bark Replacement Recreation Areas	2,035	1	0	2,035	2,085	2,265
500 - Tree Maintenance Tree Maintenance & Defensible Space	3,075	1	0	3,075	3,152	3,423
530 - Plant Replacement Recreation Areas	2,829	1	0	2,829	2,900	3,149
<b>19000 - Fencing</b>						
100 - Chain Link: 4' 120 Lin. Ft. Upper & Lower Tennis Courts	1,476	25	10	886	968	84
110 - Chain Link: 6' 312 Lin. Ft. North Beach Perimeter	4,157	25	13	1,996	2,216	255
130 - Chain Link: 10' 649 Lin. Ft. Upper Tennis Courts	15,300	25	4	12,852	13,801	752
140 - Chain Link: 10' 492 Lin. Ft. Lower Tennis Courts	11,599	25	1	11,135	11,889	529
340 - Wood: 6' 335 Lin. Ft. Upper Recreation Perimeter	17,855	18	9	8,928	10,168	1,379
344 - Wood: 6' 858 Lin. Ft. Upper Recreation Perimeter	45,731	18	12	15,244	18,229	3,804
350 - Wood: Repair Beach Walkway Entry Fence/Gate	2,260	18	12	753	901	188
<b>19500 - Retaining Wall</b>						
120 - Wood 53 Lin. Ft. Beach	3,585	20	5	2,689	2,940	226
122 - Wood: 1' 130 Lin. Ft. Upper Parking	19,987	25	2	18,389	19,668	935
140 - Wood: 3' 113 Lin. Ft. Beach	11,050	22	0	11,050	515	559
<b>20000 - Lighting</b>						
214 - Entry Lighting 6 Observation Drive Monument	1,937	20	2	1,744	1,886	113
<b>21000 - Signage</b>						
792 - Monument 2 Observation Drive Entrance	9,051	25	10	5,430	5,937	516
<b>23000 - Mechanical Equipment</b>						
600 - Water Heater Behind Shower Building	2,035	12	3	1,526	1,738	203
604 - Water Heater Beach Restrooms	615	18	9	308	350	48
608 - Water Heater 2 Pool Building Bathrooms	902	12	3	677	770	90
<b>25000 - Flooring</b>						
200 - Carpeting 26 Sq. Yds. Pool Building Office	933	5	1	746	956	213
400 - Tile	7,926	15	6	4,756	5,416	682

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2015 Fully Funded Balance	2016 Fully Funded Balance	2016 Line Item Contribution based on Cash Flow Method
<b>25000 - Flooring</b>						
703 Sq. Ft. Pool Building Bathrooms						
<b>26000 - Outdoor Equipment</b>						
100 - Tot Lot: Play Equipment Upper Recreation	16,400	18	10	7,289	8,405	1,298
200 - Pedestal Grill BBQ 4 Upper Recreation & Beach (25%)	564	4	2	282	433	165
210 - Barbecue Beach Masonry BBQ	6,621	10	4	3,973	4,751	814
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	3,382	6	1	2,819	3,467	643
306 - Benches 14 Upper Recreation & Beach (50%)	4,735	8	1	4,144	4,854	675
840 - Shade Structure 456 Sq. Ft. Lower Tennis Canvas Shade Cover	5,609	15	5	3,739	4,216	471
900 - Miscellaneous 116 Lin. Ft. Bocce Ball Court Borders	2,378	18	9	1,189	1,354	184
902 - Miscellaneous Horseshoe Backstops	2,050	15	1	1,913	2,101	156
904 - Miscellaneous 2 Paddle Boat Racks	3,587	10	9	359	735	499
906 - Miscellaneous Kayak Boat Racks	1,138	10	8	228	350	154
<b>30000 - Miscellaneous</b>						
880 - Boat Beach- Dinghy	4,100	8	3	2,563	3,152	614
884 - Boat Beach- Boston Whaler	9,225	10	3	6,458	7,565	1,106
888 - Boat Beach -Boston Whaler Motor	5,197	10	0	5,197	533	579
910 - Security System Beach Web Cam	3,311	6	4	1,104	1,697	678
911 - Security System Upgrade (2015 Only)[nr:1]	651	1	0	651	0	0
990 - Miscellaneous Beach & Pier Maintenance	10,250	10	10	932	1,051	1,328
991 - Miscellaneous 2015 Only[nr:1]	8,700	1	0	8,700	0	0
994 - Miscellaneous 63 Lake Buoys	16,144	25	7	11,624	12,576	855
<b>Totals</b>	<b>1,028,632</b>			[A] <b>545,785</b>	[B] <b>491,712</b>	<b>131,690</b>
				[EndBal] [A]	[EndBal] [B]	
<b>Percent Funded</b>				<b>98%</b>	<b>120%</b>	

## Terms & Definitions CAI

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

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

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

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

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

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

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

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

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

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

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

or

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

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

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

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

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

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

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

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

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

**FUNDING PRINCIPLES:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Terms & Definitions BRG

Browning Reserve Group 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/o Site Visit Review*

2015 Update

Published - September 24, 2015

Prepared for the 2016 Fiscal Year

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*September 24, 2015*

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/o Site Visit Review for the January 1, 2016 - December 31, 2016 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>2015 Fully Funded Balance</i>	<i>2016 Fully Funded Balance</i>	<i>2016 Line Item Contribution based on Cash Flow Method</i>
<b>01000 - Paving</b>	<b>52,949</b>	<b>3-20</b>	<b>1-19</b>	<b>24,224</b>	<b>30,646</b>	<b>7,181</b>
<b>02000 - Concrete</b>	<b>27,470</b>	<b>5-25</b>	<b>1-17</b>	<b>16,002</b>	<b>18,649</b>	<b>2,790</b>
<b>03000 - Painting: Exterior</b>	<b>28,798</b>	<b>3-6</b>	<b>1-5</b>	<b>18,686</b>	<b>28,818</b>	<b>10,779</b>
<b>04000 - Structural Repairs</b>	<b>294,939</b>	<b>16-30</b>	<b>7-28</b>	<b>100,968</b>	<b>115,581</b>	<b>20,003</b>
<b>05000 - Roofing</b>	<b>13,530</b>	<b>25-30</b>	<b>18-23</b>	<b>3,674</b>	<b>4,303</b>	<b>930</b>
<b>08000 - Rehab</b>	<b>12,525</b>	<b>15-15</b>	<b>8-8</b>	<b>5,845</b>	<b>6,847</b>	<b>1,133</b>
<b>11000 - Gate Equipment</b>	<b>14,324</b>	<b>1-3</b>	<b>0-1</b>	<b>13,618</b>	<b>2,173</b>	<b>807</b>
<b>12000 - Pool</b>	<b>156,399</b>	<b>5-20</b>	<b>0-15</b>	<b>133,787</b>	<b>38,940</b>	<b>19,014</b>
<b>14000 - Recreation</b>	<b>718</b>	<b>8-8</b>	<b>6-6</b>	<b>179</b>	<b>276</b>	<b>116</b>
<b>17000 - Tennis Court</b>	<b>144,022</b>	<b>1-20</b>	<b>0-15</b>	<b>45,200</b>	<b>66,961</b>	<b>25,829</b>
<b>18000 - Landscaping</b>	<b>22,514</b>	<b>1-5</b>	<b>0-2</b>	<b>21,335</b>	<b>22,930</b>	<b>22,313</b>
<b>19000 - Fencing</b>	<b>98,379</b>	<b>18-25</b>	<b>1-13</b>	<b>51,793</b>	<b>58,171</b>	<b>6,992</b>
<b>19500 - Retaining Wall</b>	<b>34,623</b>	<b>20-25</b>	<b>0-5</b>	<b>32,128</b>	<b>23,123</b>	<b>1,720</b>
<b>20000 - Lighting</b>	<b>1,937</b>	<b>20-20</b>	<b>2-2</b>	<b>1,744</b>	<b>1,886</b>	<b>113</b>
<b>21000 - Signage</b>	<b>9,051</b>	<b>25-25</b>	<b>10-10</b>	<b>5,430</b>	<b>5,937</b>	<b>516</b>
<b>23000 - Mechanical Equipment</b>	<b>3,552</b>	<b>12-18</b>	<b>3-9</b>	<b>2,510</b>	<b>2,859</b>	<b>341</b>
<b>25000 - Flooring</b>	<b>8,859</b>	<b>5-15</b>	<b>1-6</b>	<b>5,502</b>	<b>6,372</b>	<b>895</b>
<b>26000 - Outdoor Equipment</b>	<b>46,465</b>	<b>4-18</b>	<b>1-10</b>	<b>25,934</b>	<b>30,667</b>	<b>5,059</b>
<b>30000 - Miscellaneous</b>	<b>57,577</b>	<b>1-25</b>	<b>0-10</b>	<b>37,227</b>	<b>26,572</b>	<b>5,159</b>
Totals	<b>\$1,028,632</b>			<b>\$545,785</b>	<b>\$491,712</b>	<b>\$131,690</b>
Estimated Ending Balance				<b>\$536,548</b>	<b>\$588,864</b>	<b>\$10,974.17</b>
Percent Funded				<b>98.3%</b>	<b>119.8%</b>	/Lot/month @ 1

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

2015 Update

Prepared for the 2016 Fiscal Year

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Beginning Balance</b>	567,760	536,548	588,864	677,094	720,849	757,263	865,336	921,519	812,820	929,360
<b>Inflated Expenditures @ 2.5%</b>	169,433	87,751	54,596	101,788	111,482	42,679	97,595	263,912	40,582	146,656
<b>Reserve Contribution</b>	130,000	131,690	133,402	135,136	136,893	138,673	140,476	142,302	144,152	146,026
<i>Lot/month @ 1</i>	10,833.33	10,974.17	11,116.83	11,261.33	11,407.75	11,556.08	11,706.33	11,858.50	12,012.67	12,168.83
<i>Percentage Increase</i>		1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	8,221	8,378	9,424	10,407	11,003	12,079	13,302	12,911	12,969	13,936
<b>Ending Balance</b>	536,548	588,864	677,094	720,849	757,263	865,336	921,519	812,820	929,360	942,666

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
<b>Beginning Balance</b>	942,666	825,149	869,562	908,919	962,830	1,094,993	1,049,762	1,124,347	1,195,823	1,329,127
<b>Inflated Expenditures @ 2.5%</b>	278,600	118,050	125,677	113,791	38,923	218,989	101,442	107,717	49,518	232,463
<b>Reserve Contribution</b>	147,924	149,847	151,795	153,768	155,767	157,792	159,843	161,921	164,026	166,158
<i>Lot/month @ 1</i>	12,327.00	12,487.25	12,649.58	12,814.00	12,980.58	13,149.33	13,320.25	13,493.42	13,668.83	13,846.50
<i>Percentage Increase</i>	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	13,160	12,616	13,239	13,934	15,319	15,966	16,184	17,272	18,796	19,440
<b>Ending Balance</b>	825,149	869,562	908,919	962,830	1,094,993	1,049,762	1,124,347	1,195,823	1,329,127	1,282,262

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
<b>Beginning Balance</b>	1,282,262	1,176,529	1,041,409	1,080,962	1,084,601	1,152,711	1,192,170	1,325,024	1,263,710	1,186,766
<b>Inflated Expenditures @ 2.5%</b>	292,354	322,137	148,969	187,450	125,788	157,544	67,766	264,830	281,825	271,881
<b>Reserve Contribution</b>	168,318	170,506	172,723	174,968	177,243	179,547	181,881	184,245	186,640	189,066
<i>Lot/month @ 1</i>	14,026.50	14,208.83	14,393.58	14,580.67	14,770.25	14,962.25	15,156.75	15,353.75	15,553.33	15,755.50
<i>Percentage Increase</i>	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%	1.3%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 1.50%</b>	18,304	16,511	15,799	16,121	16,655	17,456	18,738	19,271	18,242	17,180
<b>Ending Balance</b>	1,176,529	1,041,409	1,080,962	1,084,601	1,152,711	1,192,170	1,325,024	1,263,710	1,186,766	1,121,132