

Reserve Study Transmittal Letter

Date: August 12, 2017
To: Debbie Wolf, Dollar Point Association, Inc.
From: Browning Reserve Group (BRG)

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

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

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

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$133,402** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$11,116.83 /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, 2018, the Project is **113.0%** 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.

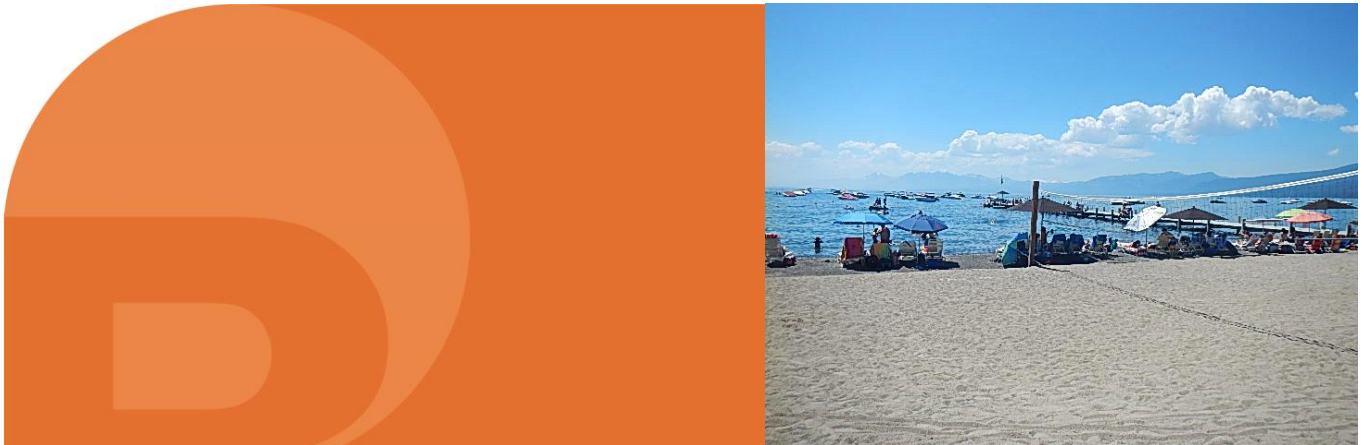
California statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Project's reserves 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, (2017) the current fiscal year is dealt with in the study.

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



RESERVE STUDY

Update w/ Site Visit Review

Dollar Point Association, Inc.

First Draft

Published - August 12, 2017

Prepared for the 2018 Fiscal Year

Browning Reserve Group

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Dollar Point Association, Inc.

First Draft

Table of Contents

<i>Section</i>	<i>Report</i>	<i>Page</i>
<i>Section I:</i>	Summary of Project Reserves	1
<i>Section II:</i>	30 Year Expense Forecast <i>Detailed</i>	5
<i>Section III:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method {c}</i>	15
<i>Section III-a:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method - Ending Balances Chart</i>	16
<i>Section IV:</i>	30 Year Reserve Funding Plan <i>Fully Funded Balance and % Funded</i>	17
<i>Section IV-a:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method - Percent Funded Chart</i>	18
<i>Section V:</i>	Reserve Fund Balance Forecast <i>Component Method</i>	19
<i>Section VI:</i>	Component Listing <i>Included Components</i>	26
<i>Section VI-b:</i>	Component Listing <i>Excluded Components</i>	70
<i>Section VII:</i>	Tabular Component Listing <i>Included Components</i>	71
<i>Section VII-a:</i>	Expenditures by Year <i>- Next 4 Years</i>	76
<i>Section X:</i>	Auditor Notes	80
<i>Section X-a:</i>	Supplementary Information for Auditor <i>Component Method</i>	82
<i>Section XI:</i>	Glossary <i>Reserve Study Terms</i>	86
<i>Addendum:</i>	Member Distribution Materials <i>See Page ii for Details</i>	



Dollar Point Association, Inc.

First Draft

Member Distribution Materials

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

Section Report

California: Member Summary

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

Dollar Point Association, Inc.

First Draft

Published - August 12, 2017

Prepared for the 2018 Fiscal Year

Reserve Study Summary

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

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

Dollar Point Association, Inc. is a Nonprofit Corporation.

Physical Inspection

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

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

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

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

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

Summary of Reserves

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

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

- 1. The Expenditure Forecast of the following Reserve Study identifies the major components which the Project is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:
 - a. Its current estimated replacement cost;**
 - b. Its estimated useful life; and**
 - c. Its estimated remaining useful life.****
- 2. It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$605,148.
 - [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, 2018 is estimated to be \$683,885, constituting 113.0% 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 \$133,402 [*\$11,116.83 per month (average)*] for the fiscal year ending December 31, 2018 (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 113.0% 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

See Section VI-b for Excluded Components

Reserve Component	Current		Life	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Replacement	Useful /																
	Cost	Remaining																
01000 - Paving																		
100 - Asphalt: Sealing 12,850 Sq. Ft. Upper & Lower Rec Parking	3,213	3	0	3,213			3,460			3,726			4,012			4,320		
110 - Asphalt: Ongoing Repairs 12,850 Sq. Ft. Upper & Lower Rec Parking (3%)	1,446	3	0	1,446			1,557			1,676			1,805			1,944		
120 - Asphalt: Major Repairs 12,850 Sq. Ft. Upper & Lower Rec Parking	38,550	15	6							44,706								
124 - Striping Upper & Lower Rec Parking	700	3	0	700			754			812			874			941		
170 - Asphalt: Sealing 2,247 Sq. Ft. Beach Access Walkway	562	6	3				605						702					
180 - Asphalt: Ongoing Repairs 2,247 Sq. Ft. Beach Access Walkway	1,615	6	3				1,740						2,017					
190 - Asphalt: Major Repairs 2,247 Sq. Ft. Beach Access Walkway	13,309	10	7								15,820							
800 - Parking Bumpers Lower Parking Space Car Stops	1,200	20	0	1,200														
Total 01000 - Paving	60,594			6,558			8,115			50,920	15,820		9,410			7,206		
02000 - Concrete																		
220 - Walkways 173 Sq. Ft. Beach Restroom Steps	3,460	25	15															
360 - Stamped 8,002 Sq. Ft. Pool Deck & Walkways (2%)	2,500	5	0	2,500					2,829				3,200					
370 - Stained 8,002 Sq. Ft. Pool Deck & Walkways	21,605	15	4				23,848											
390 - Pavers 348 Sq. Ft. Lower Tennis Court Walkways (20%)	835	5	1		856					969				1,096				
Total 02000 - Concrete	28,401			2,500	856		23,848	2,829	969				3,200	1,096				
03000 - Painting: Exterior																		
120 - Surface Restoration 1,626 Sq. Ft. [4] Upper Recreation Trellises	2,802	3	0	2,802			3,017			3,249			3,499			3,768		
124 - Surface Restoration Pier Pylons	1,075	6	3				1,158						1,343					
150 - Stain 4,020 Sq. Ft. Upper Recreation Fencing	6,061	3	0	6,061			6,527			7,029			7,569			8,151		
160 - Stain 2,540 Sq. Ft. Pool & Shower Buildings	3,810	3	0	3,810			4,103			4,418			4,758			5,124		
170 - Stain 640 Sq. Ft. Beach Restroom Building	960	3	0	960			1,034			1,113			1,199			1,291		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost	Remaining																
450 - Wood Fencing 10,296 Sq. Ft. Upper Recreation N & E Perimeter	15,444	3	0	15,444			16,631			17,910			19,287			20,770		
Total 03000 - Painting: Exterior	30,151			29,076			32,470			33,720			37,655			39,104		
04000 - Structural Repairs																		
200 - Wood: Siding & Trim 2,540 Sq. Ft. Pool & Shower Buildings	30,480	24	15															
210 - Wood: Siding & Trim 640 Sq. Ft. Beach Restroom Building	7,680	16	7							9,129								
300 - Trellis 813 Sq. Ft. [4] Upper Recreation	34,959	20	13														48,191	
820 - Dock 3,000 Sq. Ft. Pier Decking	60,000	22	5						67,884									
824 - Dock 390 Sq. Ft. Pier Catwalk Decking	7,800	22	18															
828 - Dock 2 Pier Catwalk Structures	46,802	30	26															
830 - Dock 3,000 Sq. Ft. Pier Walkway Structural	106,612	30	19															
910 - Building Maintenance Recreation Shed	1,739	25	19															
Total 04000 - Structural Repairs	296,072								67,884	9,129							48,191	
05000 - Roofing																		
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings	11,630	25	16															
680 - Pitched: Metal 2 Squares- Beach Restroom Building	2,580	30	21															
Total 05000 - Roofing	14,210																	
08000 - Rehab																		
220 - Bathrooms 2 Pool Building	7,200	15	6							8,350								
230 - Restrooms 2 Beach Restrooms	5,940	15	6							6,889								
Total 08000 - Rehab	13,140									15,238								
12000 - Pool																		
110 - Resurface 248 Lin. Ft. Pool	34,720	10	8									42,303						
400 - ADA Chair Lift Pool	5,000	10	9										6,244					
410 - Furniture: Lifeguard Chair Pool	3,769	20	7								4,480							
700 - Equipment: Replacement Pool (50%)	7,000	5	1		7,175					8,118					9,185			
710 - Chemical System Pool	4,355	5	2			4,575					5,177					5,857		
720 - Heater 2 Pool	11,600	8	2			12,187								14,849				
750 - Cover 2,660 Sq. Ft. Pool- Summer Cover	8,000	6	0	8,000						9,278						10,759		
754 - Cover 2,660 Sq. Ft. Pool- Winter Cover	10,000	8	3				10,769								13,121			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost																	
910 - Miscellaneous Intercom & Sound	1,615	10	7								1,920							
920 - Lane Ropes 3 Pool Lane Ropes	1,830	8	2			1,923								2,343				
924 - Storage Reel Pool Lane Rope Reel	2,260	18	5						2,557									
928 - Storage Reel Pool Cover Reel	3,760	18	5						4,254									
990 - Miscellaneous Pool Chemical Room Doors	2,690	18	13															3,708
Total 12000 - Pool	96,599			8,000	7,175	18,685	10,769		6,811	17,395	11,577	42,303	6,244	17,192	22,305	16,616	3,708	
14000 - Recreation																		
900 - Game Table Ping Pong Table	750	8	4					828										1,009
Total 14000 - Recreation	750							828										1,009
17000 - Tennis Court																		
100 - Reseal 19,488 Sq. Ft. [3] Upper Tennis Courts	19,488	4	1		19,975				22,049				24,338					26,864
110 - Reseal 15,128 Sq. Ft. [2] Lower Tennis Courts	14,950	4	0	14,950				16,502				18,215						20,106
500 - Resurface 19,488 Sq. Ft. [3] Upper Tennis Courts	48,720	15	7								57,913							
510 - Resurface 15,128 Sq. Ft. [2] Lower Tennis Courts	37,820	20	13															52,135
700 - Screen 3,307 Sq. Ft. Upper Tennis Courts	2,796	6	5						3,164									3,669
704 - Screen 3,672 Sq. Ft. Lower Tennis Courts	4,480	6	2			4,707						5,458						6,330
Total 17000 - Tennis Court	128,254			14,950	19,975	4,707		16,502	25,213		57,913	23,673	24,338		3,669	20,106	79,000	6,330
18000 - Landscaping																		
104 - Irrigation: Controllers 5 Recreation Area Controllers (20%)	377	5	1		386					437								495
200 - Irrigation: Valves 36 Recreation Area Valves (22%)	2,600	3	1		2,665			2,870			3,091			3,328				3,584
300 - Irrigation: Backflow Preventors 4 Recreation Area Backflows (25%)	755	5	1		774					876								991
420 - General Repairs/Upgrades Recreation Areas	11,598	1	0	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	15,988	16,388
490 - Bark Replacement Recreation Areas	2,135	1	0	2,135	2,188	2,243	2,299	2,357	2,416	2,476	2,538	2,601	2,666	2,733	2,801	2,871	2,943	3,017
500 - Tree Maintenance Tree Maintenance & Defensible Space	3,230	1	0	3,230	3,311	3,394	3,478	3,565	3,654	3,746	3,839	3,935	4,034	4,135	4,238	4,344	4,453	4,564
530 - Plant Replacement Recreation Areas	9,275	1	0	9,275	9,507	9,745	9,988	10,238	10,494	10,756	11,025	11,301	11,583	11,873	12,170	12,474	12,786	13,105
Total 18000 - Landscaping	29,970			26,238	30,719	27,566	28,256	31,832	29,686	31,741	34,279	31,969	32,768	36,915	35,912	35,287	39,754	37,074
18500 - Lakes / Ponds																		
994 - Miscellaneous 63 Lake Buoys	17,010	25	5						19,245									
Total 18500 - Lakes / Ponds	17,010								19,245									
19000 - Fencing																		

See Section VI-b for Excluded Components

Reserve Component	Current	Life	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Replacement Cost	Useful / Remaining															
100 - Chain Link: 4' 120 Lin. Ft. Upper & Lower Tennis Courts	1,440	25 8									1,755						
101 - Chain Link: 4' Upper Tennis Courts (2017 Only)[nr:1]	750	2 0	750														
110 - Chain Link: 6' 312 Lin. Ft. Beach North Perimeter	4,368	25 11												5,731			
130 - Chain Link: 10' 649 Lin. Ft. Upper Tennis Courts	15,576	25 2			16,365												
140 - Chain Link: 10' 492 Lin. Ft. Lower Tennis Courts	11,808	25 2			12,406												
340 - Wood: 6' 335 Lin. Ft. Upper Recreation Perimeter	18,759	18 7							22,299								
344 - Wood: 6' 858 Lin. Ft. Upper Recreation Perimeter	51,480	18 10											65,899				
350 - Wood: Repair Beach Walkway Entry Fence/Gate	2,375	18 10											3,040				
Total 19000 - Fencing	106,556		750		28,770				22,299		1,755		68,939	5,731			
19500 - Retaining Wall																	
120 - Wood 53 Lin. Ft. Beach	5,406	20 3				5,822											
130 - Wood: 1' 130 Lin. Ft. Upper Parking	20,800	25 5						23,533									
140 - Wood: 3' 113 Lin. Ft. Beach	11,609	22 20															
Total 19500 - Retaining Wall	37,815					5,822		23,533									
20000 - Lighting																	
214 - Entry Lighting 6 Observation Drive Monument	2,040	20 1		2,091													
Total 20000 - Lighting	2,040			2,091													
21000 - Signage																	
792 - Monument 2 Observation Drive Entrance	9,510	25 8									11,587						
Total 21000 - Signage	9,510										11,587						
23000 - Mechanical Equipment																	
600 - Water Heater Behind Shower Building	2,140	12 1		2,194												2,950	
604 - Water Heater Beach Restrooms	648	18 7							770								
608 - Water Heater 2 Pool Building Bathrooms	940	12 1		964												1,296	
Total 23000 - Mechanical Equipment	3,728			3,157					770							4,246	
24600 - Safety / Access																	
738 - Card Readers 5 Upper & Lower Recreation Area (25%)	2,225	3 1		2,281			2,456			2,645			2,848				3,067
910 - Video Monitoring System Beach Web Cam	3,478	6 2			3,654						4,238						4,914
Total 24600 - Safety / Access	5,703			2,281	3,654		2,456		2,645	4,238			2,848			3,067	4,914
25000 - Flooring																	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost		Remaining																
200 - Vinyl 26 Sq. Yds. Pool Building Office	900	15	0		900														
400 - Tile 703 Sq. Ft. Pool Building Bathrooms	8,436	15	4						9,312										
Total 25000 - Flooring	9,336				900				9,312										
26000 - Outdoor Equipment																			
100 - Tot Lot: Play Equipment Upper Recreation	50,000	18	1		51,250														
200 - Pedestal Grill BBQ 4 Upper Recreation & Beach (25%)	592	5	1		607						687					777			
210 - Barbecue Beach Masonry BBQ	6,955	10	2				7,307											9,354	
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	3,550	6	1		3,639							4,220							4,894
306 - Benches 14 Upper Recreation & Beach (50%)	4,975	8	1		5,100									6,213					
840 - Shade Structure 456 Sq. Ft. Lower Tennis Canvas Shade Cover	5,472	15	3					5,893											
900 - Miscellaneous 116 Lin. Ft. Bocce Ball Court Borders	2,436	18	7									2,896							
904 - Miscellaneous Horseshoe Backstops	2,100	15	1		2,153														
908 - Miscellaneous 2 Paddle Boat Racks	3,770	10	7									4,481							
912 - Miscellaneous 8 Kayak Boat Racks	1,195	10	6								1,386								
Total 26000 - Outdoor Equipment	81,046				62,748	7,307	5,893			2,073	11,597		6,213		777	9,354	4,894		
30000 - Miscellaneous																			
880 - Boat Beach- Dinghy	1,500	8	1		1,538								1,873						
884 - Boat Pier- Boston Whaler	9,690	10	1		9,932											12,714			
888 - Boat Motor Pier- Boston Whaler Motor	5,460	10	8									6,652							
990 - Miscellaneous Beach & Pier Maintenance	10,768	10	8									13,120							
Total 30000 - Miscellaneous	27,418				11,470							19,772	1,873		12,714				
Total Expenditures Inflated @ 2.50%					88,973	140,472	90,690	91,323	84,778	175,201	152,056	166,029	135,296	118,502	129,094	82,204	128,682	182,860	48,318
Total Current Replacement Cost		998,304																	

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
01000 - Paving															
100 - Asphalt: Sealing 12,850 Sq. Ft. Upper & Lower Rec Parking	4,653			5,010			5,396			5,811			6,257		
110 - Asphalt: Ongoing Repairs 12,850 Sq. Ft. Upper & Lower Rec Parking (3%)	2,094			2,255			2,428			2,615			2,816		
120 - Asphalt: Major Repairs 12,850 Sq. Ft. Upper & Lower Rec Parking							64,748								
124 - Striping Upper & Lower Rec Parking	1,014			1,092			1,176			1,266			1,363		
170 - Asphalt: Sealing 2,247 Sq. Ft. Beach Access Walkway	814						944						1,094		
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 - Parking Bumpers Lower Parking Space Car Stops						1,966									
Total 01000 - Paving	10,913		20,251	8,357		1,966	77,404			9,691			40,600		
02000 - Concrete															
220 - Walkways 173 Sq. Ft. Beach Restroom Steps	5,011														
360 - Stamped 8,002 Sq. Ft. Pool Deck & Walkways (2%)	3,621					4,097				4,635					
370 - Stained 8,002 Sq. Ft. Pool Deck & Walkways					34,539										
390 - Pavers 348 Sq. Ft. Lower Tennis Court Walkways (20%)		1,240					1,403					1,587			
Total 02000 - Concrete	8,632	1,240			34,539	4,097	1,403			4,635		1,587			
03000 - Painting: Exterior															
120 - Surface Restoration 1,626 Sq. Ft. [4] Upper Recreation Trellises	4,058			4,370			4,706			5,067			5,457		
124 - Surface Restoration Pier Pylons	1,557						1,806						2,094		
150 - Stain 4,020 Sq. Ft. Upper Recreation Fencing	8,778			9,453			10,180			10,962			11,805		
160 - Stain 2,540 Sq. Ft. Pool & Shower Buildings	5,518			5,942			6,399			6,891			7,421		
170 - Stain 640 Sq. Ft. Beach Restroom Building	1,390			1,497			1,612			1,736			1,870		
450 - Wood Fencing 10,296 Sq. Ft. Upper Recreation N & E Perimeter	22,368			24,087			25,939			27,934			30,082		
Total 03000 - Painting: Exterior	43,668			45,349			50,642			52,591			58,729		
04000 - Structural Repairs															
200 - Wood: Siding & Trim 2,540 Sq. Ft. Pool & Shower Buildings	44,144														
210 - Wood: Siding & Trim 640 Sq. Ft. Beach Restroom Building									13,552						

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
300 - Trellis 813 Sq. Ft. [4] Upper Recreation															
820 - Dock 3,000 Sq. Ft. Pier Decking															116,868
824 - Dock 390 Sq. Ft. Pier Catwalk Decking				12,165											
828 - Dock 2 Pier Catwalk Structures												88,937			
830 - Dock 3,000 Sq. Ft. Pier Walkway Structural					170,436										
910 - Building Maintenance Recreation Shed					2,780										
Total 04000 - Structural Repairs	44,144			12,165	173,216				13,552			88,937	116,868		
05000 - Roofing															
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings		17,265													
680 - Pitched: Metal 2 Squares- Beach Restroom Building							4,333								
Total 05000 - Roofing		17,265					4,333								
08000 - Rehab															
220 - Bathrooms 2 Pool Building							12,093								
230 - Restrooms 2 Beach Restrooms							9,977								
Total 08000 - Rehab							22,070								
12000 - Pool															
110 - Resurface 248 Lin. Ft. Pool				54,151											69,318
400 - ADA Chair Lift Pool					7,993										10,232
410 - Furniture: Lifeguard Chair Pool													7,341		
700 - Equipment: Replacement Pool (50%)		10,392					11,757					13,302			
710 - Chemical System Pool			6,627				7,497						8,483		
720 - Heater 2 Pool				18,092								22,043			
750 - Cover 2,660 Sq. Ft. Pool- Summer Cover				12,477					14,470						
754 - Cover 2,660 Sq. Ft. Pool- Winter Cover					15,987								19,478		
910 - Miscellaneous Intercom & Sound			2,457										3,146		
920 - Lane Ropes 3 Pool Lane Ropes				2,854									3,478		
924 - Storage Reel Pool Lane Rope Reel									3,988						
928 - Storage Reel Pool Cover Reel									6,635						
990 - Miscellaneous Pool Chemical Room Doors															

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Total 12000 - Pool		10,392	9,084	87,575	23,980		11,757	7,497	10,623	14,470		38,823	38,448	69,318	10,232
14000 - Recreation															
900 - Game Table Ping Pong Table						1,229								1,497	
Total 14000 - Recreation						1,229								1,497	
17000 - Tennis Court															
100 - Reseal 19,488 Sq. Ft. [3] Upper Tennis Courts			29,653				32,732				36,130				39,880
110 - Reseal 15,128 Sq. Ft. [2] Lower Tennis Courts		22,193				24,497				27,040				29,848	
500 - Resurface 19,488 Sq. Ft. [3] Upper Tennis Courts								83,875							
510 - Resurface 15,128 Sq. Ft. [2] Lower Tennis Courts															
700 - Screen 3,307 Sq. Ft. Upper Tennis Courts			4,255						4,934						5,722
704 - Screen 3,672 Sq. Ft. Lower Tennis Courts						7,341						8,513			
Total 17000 - Tennis Court		22,193	33,908			31,838	32,732	83,875	4,934	27,040	36,130	8,513		29,848	45,603
18000 - Landscaping															
104 - Irrigation: Controllers 5 Recreation Area Controllers (20%)		560					633					716			
200 - Irrigation: Valves 36 Recreation Area Valves (22%)		3,860			4,156			4,476			4,820			5,191	
300 - Irrigation: Backflow Preventors 4 Recreation Area Backflows (25%)			1,121				1,268					1,435			
420 - General Repairs/Upgrades Recreation Areas	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	23,156	23,734
490 - Bark Replacement Recreation Areas	3,092	3,169	3,249	3,330	3,413	3,498	3,586	3,676	3,767	3,862	3,958	4,057	4,159	4,263	4,369
500 - Tree Maintenance Tree Maintenance & Defensible Space	4,678	4,795	4,915	5,038	5,164	5,293	5,425	5,561	5,700	5,842	5,988	6,138	6,291	6,449	6,610
530 - Plant Replacement Recreation Areas	13,433	13,769	14,113	14,466	14,827	15,198	15,578	15,968	16,367	16,776	17,195	17,625	18,066	18,517	18,980
Total 18000 - Landscaping	38,001	44,491	39,924	40,922	46,102	42,994	45,970	49,647	46,300	47,458	53,464	52,011	51,107	57,575	53,694
18500 - Lakes / Ponds															
994 - Miscellaneous 63 Lake Buoys															
Total 18500 - Lakes / Ponds															
19000 - Fencing															
100 - Chain Link: 4' 120 Lin. Ft. Upper & Lower Tennis Courts															
101 - Chain Link: 4' Upper Tennis Courts (2017 Only)[nr:1]															
110 - Chain Link: 6' 312 Lin. Ft. Beach North Perimeter															
130 - Chain Link: 10' 649 Lin. Ft. Upper Tennis Courts													30,339		
140 - Chain Link: 10' 492 Lin. Ft. Lower Tennis Courts													23,000		

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
340 - Wood: 6' 335 Lin. Ft. Upper Recreation Perimeter											34,779				
344 - Wood: 6' 858 Lin. Ft. Upper Recreation Perimeter															102,780
350 - Wood: Repair Beach Walkway Entry Fence/Gate															4,742
Total 19000 - Fencing											34,779		53,339	107,521	
19500 - Retaining Wall															
120 - Wood 53 Lin. Ft. Beach										9,539					
130 - Wood: 1' 130 Lin. Ft. Upper Parking															
140 - Wood: 3' 113 Lin. Ft. Beach						19,023									
Total 19500 - Retaining Wall						19,023				9,539					
20000 - Lighting															
214 - Entry Lighting 6 Observation Drive Monument							3,426								
Total 20000 - Lighting							3,426								
21000 - Signage															
792 - Monument 2 Observation Drive Entrance															
Total 21000 - Signage															
23000 - Mechanical Equipment															
600 - Water Heater Behind Shower Building											3,967				
604 - Water Heater Beach Restrooms											1,201				
608 - Water Heater 2 Pool Building Bathrooms											1,743				
Total 23000 - Mechanical Equipment											6,912				
24600 - Safety / Access															
738 - Card Readers 5 Upper & Lower Recreation Area (25%)		3,303			3,557			3,830			4,125				4,442
910 - Video Monitoring System Beach Web Cam						5,699						6,609			
Total 24600 - Safety / Access		3,303			3,557	5,699		3,830			4,125	6,609			4,442
25000 - Flooring															
200 - Vinyl 26 Sq. Yds. Pool Building Office		1,303													
400 - Tile 703 Sq. Ft. Pool Building Bathrooms						13,486									
Total 25000 - Flooring		1,303				13,486									
26000 - Outdoor Equipment															
100 - Tot Lot: Play Equipment Upper Recreation					79,933										
200 - Pedestal Grill BBQ 4 Upper Recreation & Beach (25%)			879				995					1,126			

See Section VI-b for Excluded Components

Dollar Point Association, Inc.
 30 Year Expense Forecast - Detailed
 First Draft
 Prepared for the 2018 Fiscal Year

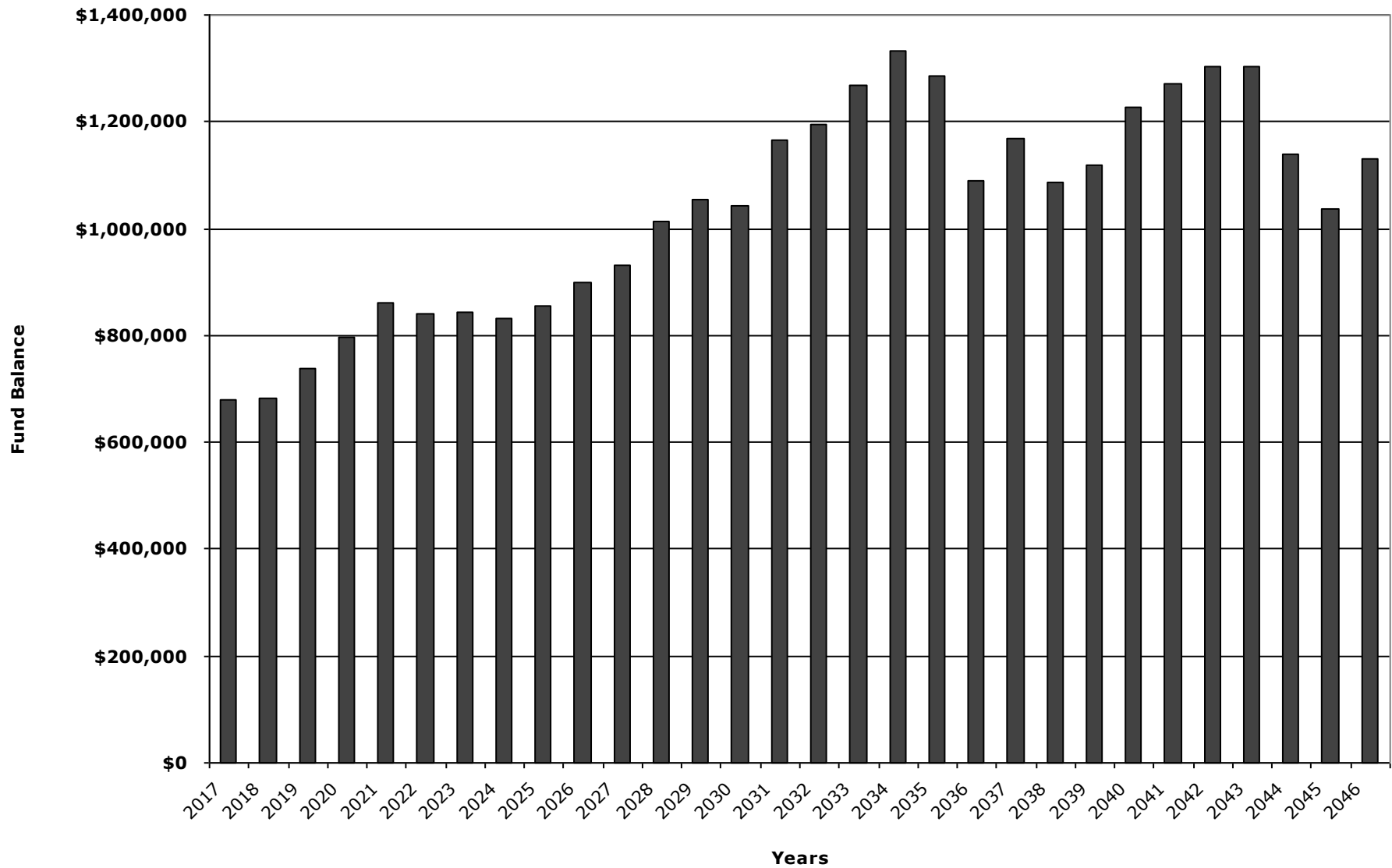
Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
210 - Barbecue Beach Masonry BBQ								11,974							
280 - Picnic Tables 15 Upper Recreation & Beach (33%)					5,675						6,581				
306 - Benches 14 Upper Recreation & Beach (50%)			7,570								9,224				
840 - Shade Structure 456 Sq. Ft. Lower Tennis Canvas Shade Cover				8,534											
900 - Miscellaneous 116 Lin. Ft. Bocce Ball Court Borders											4,516				
904 - Miscellaneous Horseshoe Backstops		3,117													
908 - Miscellaneous 2 Paddle Boat Racks			5,737										7,343		
912 - Miscellaneous 8 Kayak Boat Racks		1,775										2,272			
Total 26000 - Outdoor Equipment		5,771	13,307	8,534	85,608		995	11,974			20,321	3,397	7,343		
30000 - Miscellaneous															
880 - Boat Beach- Dinghy			2,282								2,781				
884 - Boat Pier- Boston Whaler							16,275								
888 - Boat Motor Pier- Boston Whaler Motor				8,516										10,901	
990 - Miscellaneous Beach & Pier Maintenance				16,794										21,498	
Total 30000 - Miscellaneous			2,282	25,310			16,275				2,781			32,399	
Total Expenditures Inflated @ 2.50%	146,661	104,655	118,757	228,213	380,488	106,847	267,007	156,823	84,949	151,250	163,147	199,877	366,433	302,601	109,528

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Beginning Balance	626,634	680,796	683,885	738,923	795,918	862,156	840,103	842,737	833,051	855,921
Inflated Expenditures @ 2.5%	88,973	140,472	90,690	91,323	84,778	175,201	152,056	166,029	135,296	118,502
Reserve Contribution	133,402	133,402	135,136	136,893	138,673	140,476	142,162	143,868	145,594	147,341
<i>Lot/month @ 1</i>	11,116.83	11,116.83	11,261.33	11,407.75	11,556.08	11,706.33	11,846.83	11,989.00	12,132.83	12,278.42
<i>Percentage Increase</i>		0.0%	1.3%	1.3%	1.3%	1.3%	1.2%	1.2%	1.2%	1.2%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	9,733	10,159	10,592	11,426	12,343	12,672	12,527	12,475	12,573	13,055
Ending Balance	680,796	683,885	738,923	795,918	862,156	840,103	842,737	833,051	855,921	897,815

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Beginning Balance	897,815	931,448	1,014,628	1,054,054	1,041,335	1,165,845	1,195,032	1,268,892	1,331,589	1,286,908
Inflated Expenditures @ 2.5%	129,094	82,204	128,682	182,860	48,318	146,661	104,655	118,757	228,213	380,488
Reserve Contribution	149,109	150,898	152,709	154,542	156,397	158,274	160,173	162,095	164,040	166,008
<i>Lot/month @ 1</i>	12,425.75	12,574.83	12,725.75	12,878.50	13,033.08	13,189.50	13,347.75	13,507.92	13,670.00	13,834.00
<i>Percentage Increase</i>	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	13,617	14,487	15,400	15,598	16,431	17,575	18,342	19,358	19,493	17,695
Ending Balance	931,448	1,014,628	1,054,054	1,041,335	1,165,845	1,195,032	1,268,892	1,331,589	1,286,908	1,090,123

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Beginning Balance	1,090,123	1,168,087	1,087,890	1,119,555	1,226,189	1,269,729	1,304,067	1,304,070	1,138,451	1,036,866
Inflated Expenditures @ 2.5%	106,847	267,007	156,823	84,949	151,250	163,147	199,877	366,433	302,601	109,528
Reserve Contribution	168,000	170,016	172,056	174,121	176,210	178,325	180,465	182,631	184,823	187,041
<i>Lot/month @ 1</i>	14,000.00	14,168.00	14,338.00	14,510.08	14,684.17	14,860.42	15,038.75	15,219.25	15,401.92	15,586.75
<i>Percentage Increase</i>	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	16,810	16,794	16,433	17,462	18,580	19,160	19,415	18,183	16,193	16,134
Ending Balance	1,168,087	1,087,890	1,119,555	1,226,189	1,269,729	1,304,067	1,304,070	1,138,451	1,036,866	1,130,513

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances



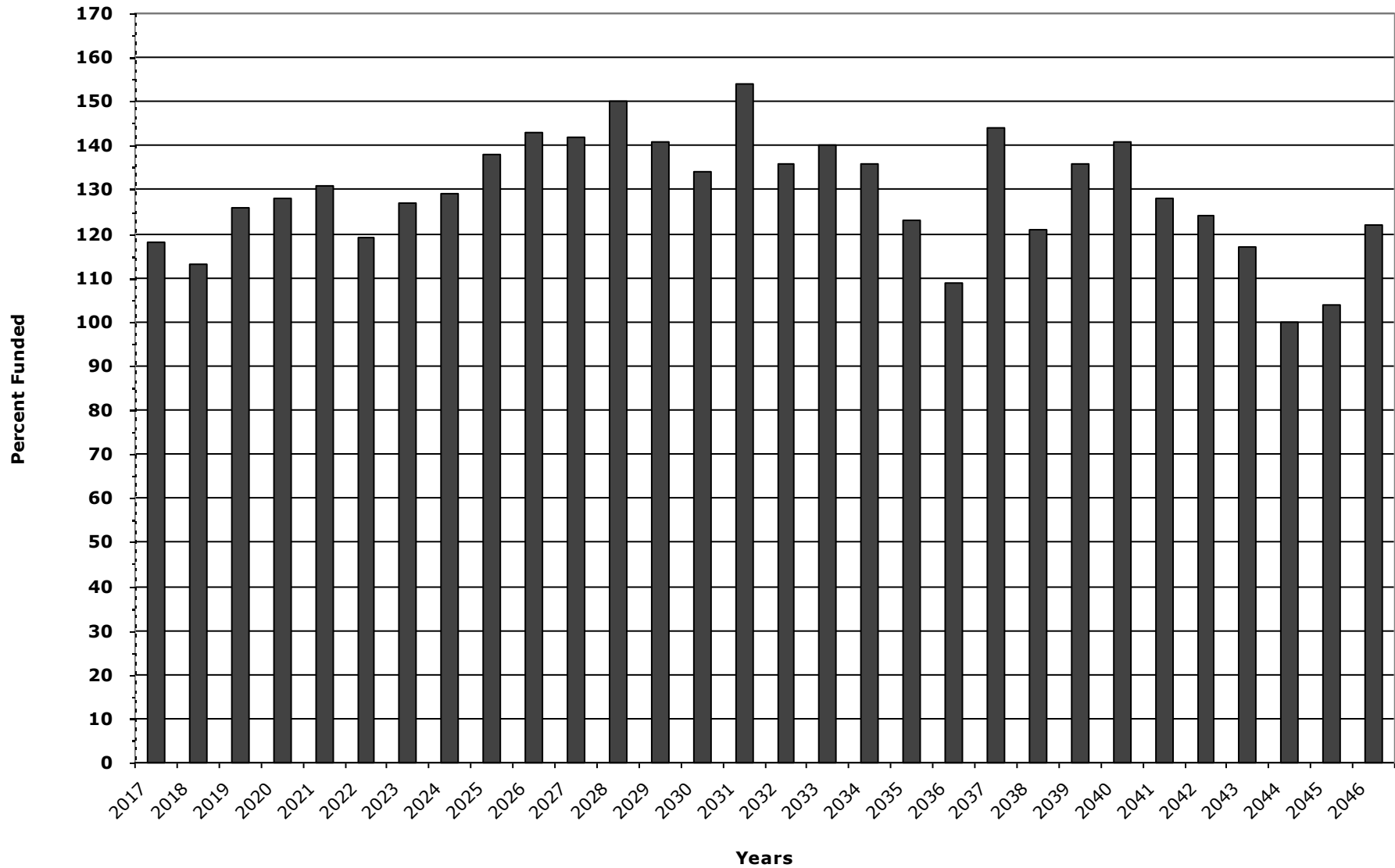
30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded

First Draft

Prepared for the 2018 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2017	626,634	575,106	118.4%	88,973	133,402	0	9,733	680,796
2018	680,796	605,148	113.0%	140,472	133,402	0	10,159	683,885
2019	683,885	585,825	126.1%	90,690	135,136	0	10,592	738,923
2020	738,923	619,784	128.4%	91,323	136,893	0	11,426	795,918
2021	795,918	656,750	131.3%	84,778	138,673	0	12,343	862,156
2022	862,156	704,226	119.3%	175,201	140,476	0	12,672	840,103
2023	840,103	663,154	127.1%	152,056	142,162	0	12,527	842,737
2024	842,737	647,801	128.6%	166,029	143,868	0	12,475	833,051
2025	833,051	620,841	137.9%	135,296	145,594	0	12,573	855,921
2026	855,921	627,882	143.0%	118,502	147,341	0	13,055	897,815
2027	897,815	655,569	142.1%	129,094	149,109	0	13,617	931,448
2028	931,448	676,428	150.0%	82,204	150,898	0	14,487	1,014,628
2029	1,014,628	749,290	140.7%	128,682	152,709	0	15,400	1,054,054
2030	1,054,054	779,839	133.5%	182,860	154,542	0	15,598	1,041,335
2031	1,041,335	759,213	153.6%	48,318	156,397	0	16,431	1,165,845
2032	1,165,845	879,659	135.9%	146,661	158,274	0	17,575	1,195,032
2033	1,195,032	906,088	140.0%	104,655	160,173	0	18,342	1,268,892
2034	1,268,892	980,105	135.9%	118,757	162,095	0	19,358	1,331,589
2035	1,331,589	1,045,483	123.1%	228,213	164,040	0	19,493	1,286,908
2036	1,286,908	1,004,368	108.5%	380,488	166,008	0	17,695	1,090,123
2037	1,090,123	810,310	144.2%	106,847	168,000	0	16,810	1,168,087
2038	1,168,087	896,154	121.4%	267,007	170,016	0	16,794	1,087,890
2039	1,087,890	824,358	135.8%	156,823	172,056	0	16,433	1,119,555
2040	1,119,555	868,191	141.2%	84,949	174,121	0	17,462	1,226,189
2041	1,226,189	991,391	128.1%	151,250	176,210	0	18,580	1,269,729
2042	1,269,729	1,054,426	123.7%	163,147	178,325	0	19,160	1,304,067
2043	1,304,067	1,111,676	117.3%	199,877	180,465	0	19,415	1,304,070
2044	1,304,070	1,137,661	100.1%	366,433	182,631	0	18,183	1,138,451
2045	1,138,451	998,652	103.8%	302,601	184,823	0	16,193	1,036,866
2046	1,036,866	926,799	122.0%	109,528	187,041	0	16,134	1,130,513

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded



<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>2017 Fully Funded Balance</i>	<i>2018 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2018 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving									
100 - Asphalt: Sealing 12,850 Sq. Ft. Upper & Lower Rec Parking	3,213	3	0	3,213	1,071	3,213	1,098	0.92%	1,226
110 - Asphalt: Ongoing Repairs 12,850 Sq. Ft. Upper & Lower Rec Parking (3%)	1,446	3	0	1,446	482	1,446	494	0.41%	552
120 - Asphalt: Major Repairs 12,850 Sq. Ft. Upper & Lower Rec Parking	38,550	15	6	44,706	2,980	23,130	26,343	2.56%	3,412
124 - Striping Upper & Lower Rec Parking	700	3	0	700	233	700	239	0.20%	267
170 - Asphalt: Sealing 2,247 Sq. Ft. Beach Access Walkway	562	6	3	605	101	281	384	0.09%	115
180 - Asphalt: Ongoing Repairs 2,247 Sq. Ft. Beach Access Walkway	1,615	6	3	1,740	290	808	1,104	0.25%	332
190 - Asphalt: Major Repairs 2,247 Sq. Ft. Beach Access Walkway	13,309	10	7	15,820	1,582	3,993	5,457	1.36%	1,811
800 - Parking Bumpers Lower Parking Space Car Stops	1,200	20	0	1,200	60	1,200	62	0.05%	69
Sub-total [01000 - Paving]	60,594			69,429	6,799	34,769	35,179	5.83%	7,783
02000 - Concrete									
220 - Walkways 173 Sq. Ft. Beach Restroom Steps	3,460	25	15	5,011	200	1,384	1,560	0.17%	229
360 - Stamped 8,002 Sq. Ft. Pool Deck & Walkways (2%)	2,500	5	0	2,500	500	2,500	513	0.43%	572
370 - Stained 8,002 Sq. Ft. Pool Deck & Walkways	21,605	15	4	23,848	1,590	15,844	17,716	1.36%	1,820
390 - Pavers 348 Sq. Ft. Lower Tennis Court Walkways (20%)	835	5	1	856	171	668	856	0.15%	196
Sub-total [02000 - Concrete]	28,401			32,215	2,462	20,396	20,645	2.11%	2,818

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
03000 - Painting: Exterior									
120 - Surface Restoration 1,626 Sq. Ft. [4] Upper Recreation Trellises	2,802	3	0	2,802	934	2,802	957	0.80%	1,069
124 - Surface Restoration Pier Pylons	1,075	6	3	1,158	193	538	735	0.17%	221
150 - Stain 4,020 Sq. Ft. Upper Recreation Fencing	6,061	3	0	6,061	2,020	6,061	2,071	1.73%	2,313
160 - Stain 2,540 Sq. Ft. Pool & Shower Buildings	3,810	3	0	3,810	1,270	3,810	1,302	1.09%	1,454
170 - Stain 640 Sq. Ft. Beach Restroom Building	960	3	0	960	320	960	328	0.27%	366
450 - Wood Fencing 10,296 Sq. Ft. Upper Recreation N & E Perimeter	15,444	3	0	15,444	5,148	15,444	5,277	4.42%	5,893
Sub-total [03000 - Painting: Exterior]	30,151			30,234	9,885	29,614	10,669	8.48%	11,316
04000 - Structural Repairs									
200 - Wood: Siding & Trim 2,540 Sq. Ft. Pool & Shower Buildings	30,480	24	15	44,144	1,839	11,430	13,018	1.58%	2,106
210 - Wood: Siding & Trim 640 Sq. Ft. Beach Restroom Building	7,680	16	7	9,129	571	4,320	4,920	0.49%	653
300 - Trellis 813 Sq. Ft. [4] Upper Recreation	34,959	20	13	48,191	2,410	12,236	14,333	2.07%	2,758
820 - Dock 3,000 Sq. Ft. Pier Decking	60,000	22	5	67,884	3,086	46,364	50,318	2.65%	3,532
824 - Dock 390 Sq. Ft. Pier Catwalk Decking	7,800	22	18	12,165	553	1,418	1,817	0.47%	633
828 - Dock 2 Pier Catwalk Structures	46,802	30	26	88,937	2,965	6,240	7,995	2.54%	3,394
830 - Dock 3,000 Sq. Ft. Pier Walkway Structural	106,612	30	19	170,436	5,681	39,091	43,711	4.88%	6,504
910 - Building Maintenance Recreation Shed	1,739	25	19	2,780	111	417	499	0.10%	127
Sub-total [04000 - Structural Repairs]	296,072			443,667	17,215	121,516	136,611	14.77%	19,707
05000 - Roofing									
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings	11,630	25	16	17,265	691	4,187	4,768	0.59%	791
680 - Pitched: Metal 2 Squares- Beach Restroom Building	2,580	30	21	4,333	144	774	882	0.12%	165
Sub-total [05000 - Roofing]	14,210			21,599	835	4,961	5,650	0.72%	956

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
08000 - Rehab									
220 - Bathrooms 2 Pool Building	7,200	15	6	8,350	557	4,320	4,920	0.48%	637
230 - Restrooms 2 Beach Restrooms	5,940	15	6	6,889	459	3,564	4,059	0.39%	526
Sub-total [08000 - Rehab]	13,140			15,238	1,016	7,884	8,979	0.87%	1,163
12000 - Pool									
110 - Resurface 248 Lin. Ft. Pool	34,720	10	8	42,303	4,230	6,944	10,676	3.63%	4,843
400 - ADA Chair Lift Pool	5,000	10	9	6,244	624	500	1,025	0.54%	715
410 - Furniture: Lifeguard Chair Pool	3,769	20	7	4,480	224	2,450	2,704	0.19%	256
700 - Equipment: Replacement Pool (50%)	7,000	5	1	7,175	1,435	5,600	7,175	1.23%	1,643
710 - Chemical System Pool	4,355	5	2	4,575	915	2,613	3,571	0.79%	1,048
720 - Heater 2 Pool	11,600	8	2	12,187	1,523	8,700	10,404	1.31%	1,744
750 - Cover 2,660 Sq. Ft. Pool- Summer Cover	8,000	6	0	8,000	1,333	8,000	1,367	1.14%	1,526
754 - Cover 2,660 Sq. Ft. Pool- Winter Cover	10,000	8	3	10,769	1,346	6,250	7,688	1.16%	1,541
910 - Miscellaneous Intercom & Sound	1,615	10	7	1,920	192	485	662	0.16%	220
920 - Lane Ropes 3 Pool Lane Ropes	1,830	8	2	1,923	240	1,373	1,641	0.21%	275
924 - Storage Reel Pool Lane Rope Reel	2,260	18	5	2,557	142	1,632	1,802	0.12%	163
928 - Storage Reel Pool Cover Reel	3,760	18	5	4,254	236	2,716	2,998	0.20%	271
990 - Miscellaneous Pool Chemical Room Doors	2,690	18	13	3,708	206	747	919	0.18%	236
Sub-total [12000 - Pool]	96,599			110,096	12,648	48,009	52,632	10.85%	14,479
14000 - Recreation									
900 - Game Table Ping Pong Table	750	8	4	828	103	375	480	0.09%	118

<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>2017 Fully Funded Balance</i>	<i>2018 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2018 Line Item Contribution based on Cash Flow Method</i>
17000 - Tennis Court									
100 - Reseal 19,488 Sq. Ft. [3] Upper Tennis Courts	19,488	4	1	19,975	4,994	14,616	19,975	4.29%	5,717
110 - Reseal 15,128 Sq. Ft. [2] Lower Tennis Courts	14,950	4	0	14,950	3,738	14,950	3,831	3.21%	4,279
500 - Resurface 19,488 Sq. Ft. [3] Upper Tennis Courts	48,720	15	7	57,913	3,861	25,984	29,963	3.31%	4,420
510 - Resurface 15,128 Sq. Ft. [2] Lower Tennis Courts	37,820	20	13	52,135	2,607	13,237	15,506	2.24%	2,984
700 - Screen 3,307 Sq. Ft. Upper Tennis Courts	2,796	6	5	3,164	527	466	955	0.45%	604
704 - Screen 3,672 Sq. Ft. Lower Tennis Courts	4,480	6	2	4,707	784	2,987	3,827	0.67%	898
Sub-total [17000 - Tennis Court]	128,254			152,844	16,511	72,240	74,057	14.17%	18,901
18000 - Landscaping									
104 - Irrigation: Controllers 5 Recreation Area Controllers (20%)	377	5	1	386	77	302	386	0.07%	88
200 - Irrigation: Valves 36 Recreation Area Valves (22%)	2,600	3	1	2,665	888	1,733	2,665	0.76%	1,017
300 - Irrigation: Backflow Preventors 4 Recreation Area Backflows (25%)	755	5	1	774	155	604	774	0.13%	177
420 - General Repairs/Upgrades Recreation Areas	11,598	1	0	11,598	11,598	11,598	11,888	9.95%	13,277
490 - Bark Replacement Recreation Areas	2,135	1	0	2,135	2,135	2,135	2,188	1.83%	2,444
500 - Tree Maintenance Tree Maintenance & Defensible Space	3,230	1	0	3,230	3,230	3,230	3,311	2.77%	3,698
530 - Plant Replacement Recreation Areas	9,275	1	0	9,275	9,275	9,275	9,507	7.96%	10,618
Sub-total [18000 - Landscaping]	29,970			30,063	27,358	28,877	30,719	23.48%	31,319
18500 - Lakes / Ponds									
994 - Miscellaneous 63 Lake Buoys	17,010	25	5	19,245	770	13,608	14,646	0.66%	881

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
19000 - Fencing									
100 - Chain Link: 4' 120 Lin. Ft. Upper & Lower Tennis Courts	1,440	25	8	1,755	70	979	1,063	0.06%	80
101 - Chain Link: 4' Upper Tennis Courts (2017 Only)[nr:1]	750	2	0	0	0	750	0	0.00%	0
110 - Chain Link: 6' 312 Lin. Ft. Beach North Perimeter	4,368	25	11	5,731	229	2,446	2,686	0.20%	262
130 - Chain Link: 10' 649 Lin. Ft. Upper Tennis Courts	15,576	25	2	16,365	655	14,330	15,327	0.56%	749
140 - Chain Link: 10' 492 Lin. Ft. Lower Tennis Courts	11,808	25	2	12,406	496	10,863	11,619	0.43%	568
340 - Wood: 6' 335 Lin. Ft. Upper Recreation Perimeter	18,759	18	7	22,299	1,239	11,464	12,819	1.06%	1,418
344 - Wood: 6' 858 Lin. Ft. Upper Recreation Perimeter	51,480	18	10	65,899	3,661	22,880	26,384	3.14%	4,191
350 - Wood: Repair Beach Walkway Entry Fence/Gate	2,375	18	10	3,040	169	1,056	1,217	0.14%	193
Sub-total [19000 - Fencing]	106,556			127,494	6,519	64,768	71,114	5.59%	7,463
19500 - Retaining Wall									
120 - Wood 53 Lin. Ft. Beach	5,406	20	3	5,822	291	4,595	4,987	0.25%	333
130 - Wood: 1' 130 Lin. Ft. Upper Parking	20,800	25	5	23,533	941	16,640	17,909	0.81%	1,078
140 - Wood: 3' 113 Lin. Ft. Beach	11,609	22	20	19,023	865	1,055	1,623	0.74%	990
Sub-total [19500 - Retaining Wall]	37,815			48,378	2,097	22,291	24,519	1.80%	2,401
20000 - Lighting									
214 - Entry Lighting 6 Observation Drive Monument	2,040	20	1	2,091	105	1,938	2,091	0.09%	120
21000 - Signage									
792 - Monument 2 Observation Drive Entrance	9,510	25	8	11,587	463	6,467	7,018	0.40%	531
23000 - Mechanical Equipment									
600 - Water Heater Behind Shower Building	2,140	12	1	2,194	183	1,962	2,194	0.16%	209
604 - Water Heater Beach Restrooms	648	18	7	770	43	396	443	0.04%	49
608 - Water Heater 2 Pool Building Bathrooms	940	12	1	964	80	862	964	0.07%	92
Sub-total [23000 - Mechanical Equipment]	3,728			3,927	306	3,219	3,600	0.26%	350

<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>2017 Fully Funded Balance</i>	<i>2018 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2018 Line Item Contribution based on Cash Flow Method</i>
24600 - Safety / Access									
738 - Card Readers 5 Upper & Lower Recreation Area (25%)	2,225	3	1	2,281	760	1,483	2,281	0.65%	870
910 - Video Monitoring System Beach Web Cam	3,478	6	2	3,654	609	2,319	2,971	0.52%	697
Sub-total [24600 - Safety / Access]	5,703			5,935	1,369	3,802	5,251	1.17%	1,567
25000 - Flooring									
200 - Vinyl 26 Sq. Yds. Pool Building Office	900	15	0	900	60	900	62	0.05%	69
400 - Tile 703 Sq. Ft. Pool Building Bathrooms	8,436	15	4	9,312	621	6,186	6,918	0.53%	711
Sub-total [25000 - Flooring]	9,336			10,212	681	7,086	6,979	0.58%	779
26000 - Outdoor Equipment									
100 - Tot Lot: Play Equipment Upper Recreation	50,000	18	1	51,250	2,847	47,222	51,250	2.44%	3,259
200 - Pedestal Grill BBQ 4 Upper Recreation & Beach (25%)	592	5	1	607	121	474	607	0.10%	139
210 - Barbecue Beach Masonry BBQ	6,955	10	2	7,307	731	5,564	6,416	0.63%	836
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	3,550	6	1	3,639	606	2,958	3,639	0.52%	694
306 - Benches 14 Upper Recreation & Beach (50%)	4,975	8	1	5,100	637	4,353	5,100	0.55%	730
840 - Shade Structure 456 Sq. Ft. Lower Tennis Canvas Shade Cover	5,472	15	3	5,893	393	4,378	4,861	0.34%	450
900 - Miscellaneous 116 Lin. Ft. Bocce Ball Court Borders	2,436	18	7	2,896	161	1,489	1,665	0.14%	184
904 - Miscellaneous Horseshoe Backstops	2,100	15	1	2,153	144	1,960	2,153	0.12%	164
908 - Miscellaneous 2 Paddle Boat Racks	3,770	10	7	4,481	448	1,131	1,546	0.38%	513
912 - Miscellaneous 8 Kayak Boat Racks	1,195	10	6	1,386	139	478	613	0.12%	159
Sub-total [26000 - Outdoor Equipment]	81,046			84,711	6,227	70,007	77,848	5.34%	7,129

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
30000 - Miscellaneous									
880 - Boat Beach- Dinghy	1,500	8	1	1,538	192	1,313	1,538	0.16%	220
884 - Boat Pier- Boston Whaler	9,690	10	1	9,932	993	8,721	9,932	0.85%	1,137
888 - Boat Motor Pier- Boston Whaler Motor	5,460	10	8	6,652	665	1,092	1,679	0.57%	762
990 - Miscellaneous Beach & Pier Maintenance	10,768	10	8	13,120	1,312	2,154	3,311	1.13%	1,502
Sub-total [30000 - Miscellaneous]	27,418			31,242	3,163	13,279	16,460	2.71%	3,620
Totals	998,304			1,251,035	116,533	575,106	605,148	100.00%	133,402
						[A]	[B]		
						[EndBal]	[EndBal]		
						[A]	[B]		
Percent Funded						118%	113%		

01000 - Paving

100 - Asphalt: Sealing	Useful Life 3	Remaining Life 0
12,850 Sq. Ft. Upper & Lower Rec Parking	Quantity 12,850	Unit of Measure Square Feet
	Cost /SqFt \$0.250	
	% Included 100.00%	Total Cost/Study \$3,213
Summary	Replacement Year 2017	Future Cost \$3,212

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.

upper parking- 4,000 sf
lower parking- 8,850 sf

2017- Work is anticipated. Since major asphalt overlay or replace is nearing, seal coat may not be beneficial until after the upcoming major work. BRG suggests that client obtain vendor input regarding abstaining from seal coat.



110 - Asphalt: Ongoing Repairs	Useful Life 3	Remaining Life 0
12,850 Sq. Ft. Upper & Lower Rec Parking (3%)	Quantity 12,850	Unit of Measure Square Feet
	Cost /SqFt \$3.75	Qty * \$/SqFt \$48,188
	% Included 3.00%	Total Cost/Study \$1,446
Summary	Replacement Year 2017	Future Cost \$1,446

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

upper parking- 4,000 sf
lower parking- 8,850 sf

01000 - Paving

120 - Asphalt: Major Repairs	Useful Life 15	Remaining Life 6	
12,850 Sq. Ft. Upper & Lower Rec Parking	Quantity 12,850	Unit of Measure Square Feet	
	Cost /SqFt \$3.00		
	% Included 100.00%	Total Cost/Study \$38,550	
Summary	Replacement Year 2023	Future Cost \$44,706	

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

2017- Component modified to reflect pavement remove and replace in lieu of overlay. Remaining life increased from 2021 to 2023.
 2001- Per client, decrease useful life from 20 to 15 years. Input regarding snow removal, garbage trucks, heavy usage, etc.

124 - Striping	Useful Life 3	Remaining Life 0	
Upper & Lower Rec Parking	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$700		
	% Included 100.00%	Total Cost/Study \$700	
Summary	Replacement Year 2017	Future Cost \$700	

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

2017- Work is anticipated.
 2014- \$300 for upper and \$350 for lower was expended for striping.

170 - Asphalt: Sealing	Useful Life 6	Remaining Life 3	
2,247 Sq. Ft. Beach Access Walkway	Quantity 2,247	Unit of Measure Square Feet	
	Cost /SqFt \$0.250		
	% Included 100.00%	Total Cost/Study \$562	
Summary	Replacement Year 2020	Future Cost \$605	

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.

2017- Since major asphalt overlay or replace is nearing, seal coat may not be beneficial until after the upcoming major work. BRG suggests that client obtain vendor input regarding abstaining from seal coat.
 2014- \$500 was expended.



01000 - Paving

180 - Asphalt: Ongoing Repairs	Useful Life 6	Remaining Life 3
2,247 Sq. Ft. Beach Access Walkway	Quantity 2,247	Unit of Measure Square Feet
	Cost /SqFt \$0.719	
	% Included 100.00%	Total Cost/Study \$1,615
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 7
2,247 Sq. Ft. Beach Access Walkway	Quantity 2,247	Unit of Measure Square Feet
	Cost /SqFt \$5.92	
	% Included 100.00%	Total Cost/Study \$13,309
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.



01000 - Paving

800 - Parking Bumpers	Useful Life 20	Remaining Life 0	
Lower Parking Space Car Stops	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,200		
	% Included 100.00%	Total Cost/Study \$1,200	
Summary	Replacement Year 2017	Future Cost \$1,200	

This is to replace the parking lot pole timber parking bumpers.

2017- Work is anticipated to replace the wood car stop with concrete, per client. No cost provided.

2014- All car stops replaced with wood pole timber.



02000 - Concrete

220 - Walkways	Useful Life 25	Remaining Life 15	
173 Sq. Ft. Beach Restroom Steps	Quantity 173	Unit of Measure Square Feet	
	Cost /SqFt \$20.00		
	% Included 100.00%	Total Cost/Study \$3,460	
Summary	Replacement Year 2032	Future Cost \$5,011	

This is to replace the beach restroom steps.



02000 - Concrete

360 - Stamped	Useful Life 5	Remaining Life 0	
8,002 Sq. Ft. Pool Deck & Walkways (2%)	Quantity 8,002	Unit of Measure Square Feet	
	Cost /SqFt \$20.00	Qty * \$/SqFt \$160,040	
	% Included 1.56%	Total Cost/Study \$2,500	
Summary	Replacement Year 2017	Future Cost \$2,500	

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

2017- Work is anticipated. Abrupt elevation shifts were observed. BRG suggests considering adding total replacement of the pool deck into the reserve study.
 2014- Major abrupt elevation shifts at the north end of the pool were observed.
 2012- \$6,845 was expended for paver repairs.



370 - Stained	Useful Life 15	Remaining Life 4	
8,002 Sq. Ft. Pool Deck & Walkways	Quantity 8,002	Unit of Measure Square Feet	
	Cost /SqFt \$2.70	Total Cost/Study \$21,605	
	% Included 100.00%	Future Cost \$23,848	
Summary	Replacement Year 2021		

This is to repair and replace the tinted concrete finish.



02000 - Concrete

390 - Pavers	Useful Life 5	Remaining Life 1	
348 Sq. Ft. Lower Tennis Court Walkways (20%)	Quantity 348	Unit of Measure Square Feet	
	Cost /SqFt \$12.00	Qty * \$/SqFt \$4,176	
	% Included 20.00%	Total Cost/Study \$835	
Summary	Replacement Year 2018	Future Cost \$856	

This is to maintain the concrete pavers.

03000 - Painting: Exterior

120 - Surface Restoration	Useful Life 3	Remaining Life 0	
1,626 Sq. Ft. [4] Upper Recreation Trellises	Quantity 1,626	Unit of Measure Square Feet	
	Cost /SqFt \$1.72		
	% Included 100.00%	Total Cost/Study \$2,802	
Summary	Replacement Year 2017	Future Cost \$2,802	

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'

2017- Work is anticipated.
 2013- \$18,397 was expended for an overall staining project.



03000 - Painting: Exterior

124 - Surface Restoration	Useful Life 6	Remaining Life 3	
Pier Pylons	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,075		
	% Included 100.00%	Total Cost/Study \$1,075	
Summary	Replacement Year 2020	Future Cost \$1,158	

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

2014- \$1,000 was expended.



150 - Stain	Useful Life 3	Remaining Life 0	
4,020 Sq. Ft. Upper Recreation Fencing	Quantity 4,020	Unit of Measure Square Feet	
	Cost /SqFt \$1.51		
	% Included 100.00%	Total Cost/Study \$6,061	
Summary	Replacement Year 2017	Future Cost \$6,061	

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

west & north perimeter- 335 linear feet.

2017- Work is anticipated.

2014- \$1,763 was expended to stain the main entry fence, post and trellis.

2011- \$1,624 was expended to seal the north and west exposures.

2009- Stained.



03000 - Painting: Exterior

160 - Stain	Useful Life 3	Remaining Life 0	
2,540 Sq. Ft. Pool & Shower Buildings	Quantity 2,540	Unit of Measure Square Feet	
	Cost /SqFt \$1.50		
	% Included 100.00%	Total Cost/Study \$3,810	
Summary	Replacement Year 2017	Future Cost \$3,810	

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

2017- Work is anticipated.
 2013- Touchup was performed.
 2008- Stained.



170 - Stain	Useful Life 3	Remaining Life 0	
640 Sq. Ft. Beach Restroom Building	Quantity 640	Unit of Measure Square Feet	
	Cost /SqFt \$1.50		
	% Included 100.00%	Total Cost/Study \$960	
Summary	Replacement Year 2017	Future Cost \$960	

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

2017- Work is anticipated. Some raw wood exposure was noted.
 2013- \$18,397 was expended for an overall staining project.
 2008- Stained.



03000 - Painting: Exterior

450 - Wood Fencing	Useful Life 3	Remaining Life 0	
10,296 Sq. Ft. Upper Recreation N & E Perimeter	Quantity 10,296	Unit of Measure Square Feet	
	Cost /SqFt \$1.50		
	% Included 100.00%	Total Cost/Study \$15,444	
Summary	Replacement Year 2017	Future Cost \$15,444	

This is to prepare and paint the wood fencing.

2017- Work is anticipated.
 2013- \$18,397 was expended for an overall staining project.
 2010- 858 lf was painted.



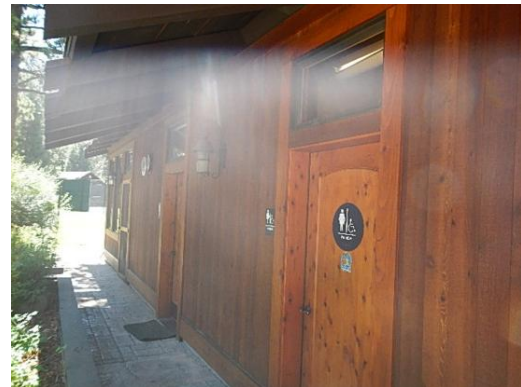
04000 - Structural Repairs

200 - Wood: Siding & Trim	Useful Life 24	Remaining Life 15	
2,540 Sq. Ft. Pool & Shower Buildings	Quantity 2,540	Unit of Measure Square Feet	
	Cost /SqFt \$12.00		
	% Included 100.00%	Total Cost/Study \$30,480	
Summary	Replacement Year 2032	Future Cost \$44,144	

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.



04000 - Structural Repairs

210 - Wood: Siding & Trim	Useful Life 16	Remaining Life 7
640 Sq. Ft. Beach Restroom Building	Quantity 640	Unit of Measure Square Feet
	Cost /SqFt \$12.00	
	% Included 100.00%	Total Cost/Study \$7,680
Summary	Replacement Year 2024	Future Cost \$9,129

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.

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



300 - Trellis	Useful Life 20	Remaining Life 13
813 Sq. Ft. [4] Upper Recreation	Quantity 813	Unit of Measure Square Feet
	Cost /SqFt \$43.00	
	% Included 100.00%	Total Cost/Study \$34,959
Summary	Replacement Year 2030	Future Cost \$48,191

This is to repair, replace and maintain the trellises.

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

2010- The trellises were renovated.



04000 - Structural Repairs

820 - Dock	Useful Life 22	Remaining Life 5	
3,000 Sq. Ft. Pier Decking	Quantity 3,000	Unit of Measure Square Feet	
	Cost /SqFt \$20.00		
	% Included 100.00%	Total Cost/Study \$60,000	
Summary	Replacement Year 2022	Future Cost \$67,884	

This is to replace the Trex decking.

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



824 - Dock	Useful Life 22	Remaining Life 18	
390 Sq. Ft. Pier Catwalk Decking	Quantity 390	Unit of Measure Square Feet	
	Cost /SqFt \$20.00		
	% Included 100.00%	Total Cost/Study \$7,800	
Summary	Replacement Year 2035	Future Cost \$12,165	

This is to replace the pier catwalks.

2013- Composite decking completed.



04000 - Structural Repairs

828 - Dock	Useful Life 30	Remaining Life 26	
2 Pier Catwalk Structures	Quantity 2	Unit of Measure Items	
	Cost /Itm \$23,401		
	% Included 100.00%	Total Cost/Study \$46,802	
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 19	
3,000 Sq. Ft. Pier Walkway Structural	Quantity 3,000	Unit of Measure Square Feet	
	Cost /SqFt \$35.54		
	% Included 100.00%	Total Cost/Study \$106,612	
Summary	Replacement Year 2036	Future Cost \$170,436	

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

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



04000 - Structural Repairs

910 - Building Maintenance	Useful Life 25	Remaining Life 19
Recreation Shed	Quantity 1	Unit of Measure Building
	Cost /Bldg \$1,739	
	% Included 100.00%	Total Cost/Study \$1,739
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 16
24 Squares- Pool & Shower Buildings	Quantity 24	Unit of Measure Squares
	Cost /Sqrs \$485	
	% Included 100.00%	Total Cost/Study \$11,630
Summary	Replacement Year 2033	Future Cost \$17,265

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

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



05000 - Roofing

680 - Pitched: Metal	Useful Life 30	Remaining Life 21
2 Squares- Beach Restroom Building	Quantity 2	Unit of Measure Squares
	Cost /Sqrs \$1,290	
	% Included 100.00%	Total Cost/Study \$2,580
Summary	Replacement Year 2038	Future Cost \$4,333

This is to replace the metal roofing system. With proper maintenance, this component's life may be extended. A major component of maintenance is fastener tightening and replacement. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.



08000 - Rehab

220 - Bathrooms	Useful Life 15	Remaining Life 6
2 Pool Building	Quantity 2	Unit of Measure Room
	Cost /Rm \$3,600	
	% Included 100.00%	Total Cost/Study \$7,200
Summary	Replacement Year 2023	Future Cost \$8,350

This is to rehab and redecorate the restrooms and includes items such as partitions, fixtures, lighting, etc. Client input will further define this component. Tile is provided for within an another component.

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

2006- \$300 was expended for a minor overall rehab project.



08000 - Rehab

230 - Restrooms	Useful Life 15	Remaining Life 6	
2 Beach Restrooms	Quantity 2	Unit of Measure Room	
	Cost /Rm \$2,970		
	% Included 100.00%	Total Cost/Study \$5,940	
Summary	Replacement Year 2023	Future Cost \$6,889	

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

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

2014- \$1,208 was expended for 3 new toilets.
 2006- \$300 was expended for an overall rehab project.



12000 - Pool

110 - Resurface	Useful Life 10	Remaining Life 8	
248 Lin. Ft. Pool	Quantity 248	Unit of Measure Linear Feet	
	Cost /l.f. \$140		
	% Included 100.00%	Total Cost/Study \$34,720	
Summary	Replacement Year 2025	Future Cost \$42,303	

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

2017- Unless further indication of cracking is provided, this component's estimate is reduced from \$117,959 to \$34,720. Client input will further define this component.

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 bottom is 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.

12000 - Pool

400 - ADA Chair Lift	Useful Life 10	Remaining Life 9	
Pool	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,000		
	% Included 100.00%	Total Cost/Study	\$5,000
Summary	Replacement Year 2026	Future Cost	\$6,244

This is to replace the pool's ADA compliant chair lift.

2017- \$5,000 was expended in 2016. Added as a reserve study component in 2017.



410 - Furniture: Lifeguard Chair	Useful Life 20	Remaining Life 7	
Pool	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,769		
	% Included 100.00%	Total Cost/Study	\$3,769
Summary	Replacement Year 2024	Future Cost	\$4,480

This is to replace the stainless steel frame lifeguard chair.



12000 - Pool

700 - Equipment: Replacement Pool (50%)	Useful Life 5 Quantity 1 Cost /LS \$14,000 % Included 50.00%	Remaining Life 1 Unit of Measure Lump Sum Qty * \$/LS \$14,000 Total Cost/Study \$7,000
Summary	Replacement Year 2018	Future Cost \$7,175

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

- 1- exhaust fan (installed 2012 for \$875)
- 3- sand filters (2-replaced in 2006)
- 4- 3 HP Pentair variable speed pump motors
- 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.



710 - Chemical System Pool	Useful Life 5 Quantity 1 Cost /LS \$4,355 % Included 100.00%	Remaining Life 2 Unit of Measure Lump Sum Total Cost/Study \$4,355
Summary	Replacement Year 2019	Future Cost \$4,575

This is to repair and replace the pool water chemical system.

- 1- Chemtrol controller
- 1- chemical injection and monitoring system (installed 2012 for \$3,300)
- 2- Stenner pumps model 45MS
- 2- chemical vats (installed in 2012 for \$850)

2012/2013- \$10,775 was expended for a new chemical system and room addition.

12000 - Pool

720 - Heater	Useful Life 8	Remaining Life 2	
2 Pool	Quantity 2	Unit of Measure	Items
	Cost /Itm \$5,800		
	% Included 100.00%	Total Cost/Study	\$11,600
Summary	Replacement Year 2019	Future Cost	\$12,187

This is to replace the Raypak pool heaters.

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



750 - Cover	Useful Life 6	Remaining Life 0	
2,660 Sq. Ft. Pool- Summer Cover	Quantity 2,660	Unit of Measure	Square Feet
	Cost /SqFt \$3.01		
	% Included 100.00%	Total Cost/Study	\$8,000
Summary	Replacement Year 2017	Future Cost	\$8,000

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

2017- \$8,000 was expended for a new summer cover. Useful life reduced from 8 to 6 years per client.
 2011- \$3,500 was expended for the summer pool cover.



12000 - Pool

754 - Cover	Useful Life 8	Remaining Life 3	
2,660 Sq. Ft. Pool- Winter Cover	Quantity 2,660	Unit of Measure Square Feet	
	Cost /SqFt \$3.76		
	% Included 100.00%	Total Cost/Study \$10,000	
Summary	Replacement Year 2020	Future Cost \$10,769	

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

2017- Cost increased from \$6,000 to \$10,000 per client.
 2014- \$5,616 was expended to purchase in 2012 per client.

910 - Miscellaneous	Useful Life 10	Remaining Life 7	
Intercom & Sound	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,615		
	% Included 100.00%	Total Cost/Study \$1,615	
Summary	Replacement Year 2024	Future Cost \$1,920	

This is for the pool area intercom and sound equipment.

2017- PA system was not observed.
 2014- \$1,500 was expended to place in service.

920 - Lane Ropes	Useful Life 8	Remaining Life 2	
3 Pool Lane Ropes	Quantity 3	Unit of Measure Items	
	Cost /Itm \$610		
	% Included 100.00%	Total Cost/Study \$1,830	
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 3 lane ropes in 2012 per client. Added as a component of the reserve study.



12000 - Pool

924 - Storage Reel	Useful Life 18	Remaining Life 5	
Pool Lane Rope Reel	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,260		
	% Included 100.00%	Total Cost/Study	\$2,260
Summary	Replacement Year 2022	Future Cost	\$2,557

This is to replace the lane rope storage reel.



928 - Storage Reel	Useful Life 18	Remaining Life 5	
Pool Cover Reel	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,760		
	% Included 100.00%	Total Cost/Study	\$3,760
Summary	Replacement Year 2022	Future Cost	\$4,254

This is to replace the pool cover storage reel.



990 - Miscellaneous	Useful Life 18	Remaining Life 13	
Pool Chemical Room Doors	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,690		
	% Included 100.00%	Total Cost/Study	\$2,690
Summary	Replacement Year 2030	Future Cost	\$3,708

This is to replace the fire rated doors.

14000 - Recreation

900 - Game Table
Ping Pong Table

Useful Life	8	Remaining Life	4
Quantity	1	Unit of Measure	Items
Cost /Itm	\$750		
% Included	100.00%	Total Cost/Study	\$750
Replacement Year	2021	Future Cost	\$828

Summary

This is to replace the ping pong table.



17000 - Tennis Court

100 - Reseal	Useful Life 4	Remaining Life 1	
19,488 Sq. Ft. [3] Upper Tennis Courts	Quantity 19,488	Unit of Measure Square Feet	
	Cost /SqFt \$1.00		
	% Included 100.00%	Total Cost/Study \$19,488	
Summary	Replacement Year 2018	Future Cost \$19,975	

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

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

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

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



17000 - Tennis Court

110 - Reseal	Useful Life 4	Remaining Life 0	
15,128 Sq. Ft. [2] Lower Tennis Courts	Quantity 15,128	Unit of Measure Square Feet	
	Cost /SqFt \$0.988		
	% Included 100.00%	Total Cost/Study \$14,950	
Summary	Replacement Year 2017	Future Cost \$14,950	

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

2017- \$14,950 was expended.

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



500 - Resurface	Useful Life 15	Remaining Life 7	
19,488 Sq. Ft. [3] Upper Tennis Courts	Quantity 19,488	Unit of Measure Square Feet	
	Cost /SqFt \$2.50		
	% Included 100.00%	Total Cost/Study \$48,720	
Summary	Replacement Year 2024	Future Cost \$57,913	

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

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



17000 - Tennis Court

510 - Resurface	Useful Life 20	Remaining Life 13	
15,128 Sq. Ft. [2] Lower Tennis Courts	Quantity 15,128	Unit of Measure Square Feet	
	Cost /SqFt \$2.50		
	% Included 100.00%	Total Cost/Study \$37,820	
Summary	Replacement Year 2030	Future Cost \$52,135	

This is to resurface two 62 x 122 tennis courts utilizing an 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 5	
3,307 Sq. Ft. Upper Tennis Courts	Quantity 3,307	Unit of Measure Square Feet	
	Cost /SqFt \$0.846		
	% Included 100.00%	Total Cost/Study \$2,796	
Summary	Replacement Year 2022	Future Cost \$3,164	

This is to replace the court perimeter windscreen.

2016- \$2,728 was expended.

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

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



17000 - Tennis Court

704 - Screen	Useful Life 6	Remaining Life 2	
3,672 Sq. Ft. Lower Tennis Courts	Quantity 3,672	Unit of Measure Square Feet	
	Cost /SqFt \$1.22		
	% Included 100.00%	Total Cost/Study \$4,480	
Summary	Replacement Year 2019	Future Cost \$4,707	

This is to replace the court perimeter windscreen.

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

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



18000 - Landscaping

104 - Irrigation: Controllers	Useful Life 5	Remaining Life 1	
5 Recreation Area Controllers (20%)	Quantity 5	Unit of Measure Items	
	Cost /Itm \$377	Qty * \$/Itm \$1,885	
	% Included 20.00%	Total Cost/Study \$377	
Summary	Replacement Year 2018	Future Cost \$386	

This is to periodically replace the irrigation controllers on a percentage basis.

- 2017- Useful life extended from 2016 to 2018.
- 2016- Work anticipated. Actual cost may change.
- 2014- 5 controllers at \$350/controller per Peak Landscape Inc estimate. Added as a reserve study component.

18000 - Landscaping

200 - Irrigation: Valves	Useful Life 3	Remaining Life 1	
36 Recreation Area Valves (22%)	Quantity 36	Unit of Measure Items	
	Cost /Itm \$325	Qty * \$/Itm \$11,700	
	% Included 22.22%	Total Cost/Study \$2,600	
Summary	Replacement Year 2018	Future Cost \$2,665	

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

2017- Useful life extended from 2016 to 2018.

2016- Work anticipated. Actual cost may change.

2014- 36 valves at \$250-\$350/valve per Peak Landscape Inc estimate. Added as a reserve study component.



300 - Irrigation: Backflow Preventors	Useful Life 5	Remaining Life 1	
4 Recreation Area Backflows (25%)	Quantity 4	Unit of Measure Items	
	Cost /Itm \$755	Qty * \$/Itm \$3,020	
	% Included 25.00%	Total Cost/Study \$755	
Summary	Replacement Year 2018	Future Cost \$774	

This is to periodically replace the backflow prevention valves on a percentage basis.

2017- Useful life extended from 2016 to 2018.

2014- 4 backflows at \$500-\$900/backflow per Peak Landscape Inc estimate. Added as a reserve study component.

18000 - Landscaping

420 - General Repairs/Upgrades	Useful Life 1	Remaining Life 0	
Recreation Areas	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$11,598		
	% Included 100.00%	Total Cost/Study \$11,598	
Summary	Replacement Year 2017	Future Cost \$11,598	

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

2017- Work is anticipated. No finalized proposal.
 2016- Work anticipated. Actual cost may change.



490 - Bark Replacement	Useful Life 1	Remaining Life 0	
Recreation Areas	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,135		
	% Included 100.00%	Total Cost/Study \$2,135	
Summary	Replacement Year 2017	Future Cost \$2,135	

This is to replenish landscape bark or wood mulch.

2017- Work is anticipated. No finalized proposal.
 2014- \$920/year per Peak Landscape Inc estimate.

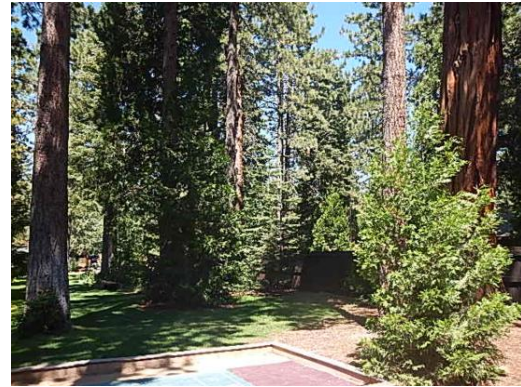


18000 - Landscaping

500 - Tree Maintenance	Useful Life 1	Remaining Life 0	
Tree Maintenance & Defensible Space	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,230	
	% Included	100.00%	Total Cost/Study \$3,230
Summary	Replacement Year	2017	Future Cost \$3,230

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.

2017- \$10,000 is anticipated, per client. No finalized proposal.
 2016- \$10,152 total was expended including \$7,000 to remove pool area dead limbs.
 2014- \$3,000/year for tree/defensible space per Peak Landscape Inc estimate. 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	\$9,275	
	% Included	100.00%	Total Cost/Study \$9,275
Summary	Replacement Year	2017	Future Cost \$9,275

This is to replace landscape plant stock as needed.

2017- Work is anticipated. No finalized proposal.
 2016- Work anticipated. Actual cost may change.
 2014- \$800/year per Peak Landscape Inc estimate.



18500 - Lakes / Ponds

994 - Miscellaneous	Useful Life 25	Remaining Life 5	
63 Lake Buoys	Quantity 63	Unit of Measure	Items
	Cost /Itm \$270		
	% Included 100.00%	Total Cost/Study	\$17,010
Summary	Replacement Year 2022	Future Cost	\$19,245

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.

19000 - Fencing

100 - Chain Link: 4'	Useful Life 25	Remaining Life 8	
120 Lin. Ft. Upper & Lower Tennis Courts	Quantity 120	Unit of Measure	Linear Feet
	Cost /l.f. \$12.00		
	% Included 100.00%	Total Cost/Study	\$1,440
Summary	Replacement Year 2025	Future Cost	\$1,755

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

2017- \$750 was expended for repair at the upper tennis courts.



101 - Chain Link: 4'	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Upper Tennis Courts (2017 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$750		
	% Included 100.00%	Total Cost/Study	\$750
Summary	Replacement Year 2017	Future Cost	\$750

This is for the \$750 expended for an upper tennis courts repair.

19000 - Fencing

110 - Chain Link: 6'	Useful Life 25	Remaining Life 11
312 Lin. Ft. Beach North Perimeter	Quantity 312	Unit of Measure Linear Feet
	Cost /l.f. \$14.00	
	% Included 100.00%	Total Cost/Study \$4,368
Summary	Replacement Year 2028	Future Cost \$5,731

This is to replace the 6' chain link fencing.



130 - Chain Link: 10'	Useful Life 25	Remaining Life 2
649 Lin. Ft. Upper Tennis Courts	Quantity 649	Unit of Measure Linear Feet
	Cost /l.f. \$24.00	
	% Included 100.00%	Total Cost/Study \$15,576
Summary	Replacement Year 2019	Future Cost \$16,365

This is to replace the 10' chain link fencing.

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



19000 - Fencing

140 - Chain Link: 10'	Useful Life 25	Remaining Life 2	
492 Lin. Ft. Lower Tennis Courts	Quantity 492	Unit of Measure	Linear Feet
	Cost /l.f. \$24.00		
	% Included 100.00%	Total Cost/Study	\$11,808
Summary	Replacement Year 2019	Future Cost	\$12,406

This is to replace the 10' chain link fencing.

2017- Remaining life extended from 2017 to 2019.

2011- Fence placed in service in approximately 1991 per client.



340 - Wood: 6'	Useful Life 18	Remaining Life 7	
335 Lin. Ft. Upper Recreation Perimeter	Quantity 335	Unit of Measure	Linear Feet
	Cost /l.f. \$56.00		
	% Included 100.00%	Total Cost/Study	\$18,759
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- \$300,000 was expended for an overall rehab project.



19000 - Fencing

344 - Wood: 6'	Useful Life 18	Remaining Life 10	
858 Lin. Ft. Upper Recreation Perimeter	Quantity 858	Unit of Measure Linear Feet	
	Cost /l.f. \$60.00		
	% Included 100.00%	Total Cost/Study \$51,480	
Summary	Replacement Year 2027	Future Cost \$65,899	

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 10	
Beach Walkway Entry Fence/Gate	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,375		
	% Included 100.00%	Total Cost/Study \$2,375	
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 3	
53 Lin. Ft. Beach	Quantity 53	Unit of Measure	Linear Feet
	Cost /l.f. \$102		
	% Included 100.00%	Total Cost/Study	\$5,406
Summary	Replacement Year 2020	Future Cost	\$5,822

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

2'- 43 lf
 3'- 10 lf



130 - Wood: 1'	Useful Life 25	Remaining Life 5	
130 Lin. Ft. Upper Parking	Quantity 130	Unit of Measure	Linear Feet
	Cost /l.f. \$160		
	% Included 100.00%	Total Cost/Study	\$20,800
Summary	Replacement Year 2022	Future Cost	\$23,533

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

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



19500 - Retaining Wall

140 - Wood: 3'	Useful Life 22	Remaining Life 20	
113 Lin. Ft. Beach	Quantity 113	Unit of Measure Linear Feet	
	Cost /l.f. \$103		
	% Included 100.00%	Total Cost/Study \$11,609	
Summary	Replacement Year 2037	Future Cost \$19,023	

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

2015- 11,050 was expended.

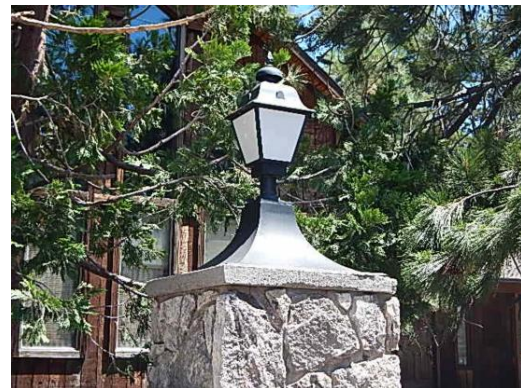
2014- \$8,200 anticipated for complete retaining wall system rehab.



20000 - Lighting

214 - Entry Lighting	Useful Life 20	Remaining Life 1	
6 Observation Drive Monument	Quantity 6	Unit of Measure Items	
	Cost /Itm \$340		
	% Included 100.00%	Total Cost/Study \$2,040	
Summary	Replacement Year 2018	Future Cost \$2,091	

This is to replace entry light fixtures.



21000 - Signage

792 - Monument	Useful Life 25	Remaining Life 8	
2 Observation Drive Entrance	Quantity 2	Unit of Measure Lump Sum	
	Cost /LS \$4,755		
	% Included 100.00%	Total Cost/Study \$9,510	
Summary	Replacement Year 2025	Future Cost \$11,587	

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



23000 - Mechanical Equipment

600 - Water Heater	Useful Life 12	Remaining Life 1	
Behind Shower Building	Quantity 1	Unit of Measure Items	
	Cost /Itm \$2,140		
	% Included 100.00%	Total Cost/Study \$2,140	
Summary	Replacement Year 2018	Future Cost \$2,194	

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



604 - Water Heater	Useful Life 18	Remaining Life 7	
Beach Restrooms	Quantity 1	Unit of Measure Items	
	Cost /Itm \$648		
	% Included 100.00%	Total Cost/Study \$648	
Summary	Replacement Year 2024	Future Cost \$770	

This is to replace the water heater.

2014- Added as a reserve study component.

23000 - Mechanical Equipment

608 - Water Heater	Useful Life 12	Remaining Life 1	
2 Pool Building Bathrooms	Quantity 2	Unit of Measure Items	
	Cost /Itm \$470		
	% Included 100.00%	Total Cost/Study \$940	
Summary	Replacement Year 2018	Future Cost \$964	

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

24600 - Safety / Access

738 - Card Readers	Useful Life 3	Remaining Life 1	
5 Upper & Lower Recreation Area (25%)	Quantity 5	Unit of Measure Items	
	Cost /Itm \$1,780	Qty * \$/Itm \$8,900	
	% Included 25.00%	Total Cost/Study \$2,225	
Summary	Replacement Year 2018	Future Cost \$2,281	

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

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

2015- \$12,204 was expended to add a fifth card reader per client.
 2010- One card reader was replaced.



910 - Video Monitoring System	Useful Life 6	Remaining Life 2	
Beach Web Cam	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$3,478		
	% Included 100.00%	Total Cost/Study \$3,478	
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.

25000 - Flooring

200 - Vinyl	Useful Life 15	Remaining Life 0
26 Sq. Yds. Pool Building Office	Quantity 26	Unit of Measure Square Yard
	Cost /SqYd \$34.62	
	% Included 100.00%	Total Cost/Study \$900
Summary	Replacement Year 2017	Future Cost \$900

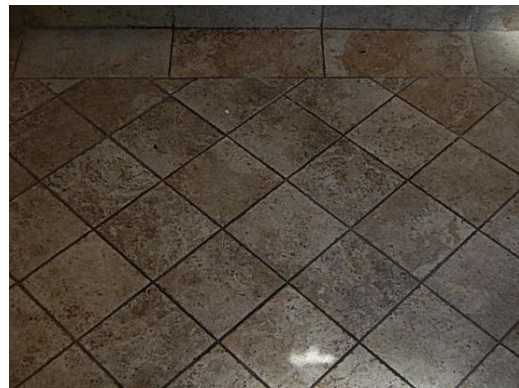
This is to replace the vinyl flooring.

2017- \$900 was expended to replace carpet with vinyl.
 2014- Deferred from 2014 to 2016 per client.
 2011- Replaced in 2008 and useful life estimate per client.



400 - Tile	Useful Life 15	Remaining Life 4
703 Sq. Ft. Pool Building Bathrooms	Quantity 703	Unit of Measure Square Feet
	Cost /SqFt \$12.00	
	% Included 100.00%	Total Cost/Study \$8,436
Summary	Replacement Year 2021	Future Cost \$9,312

This is to replace the tile flooring.



26000 - Outdoor Equipment

100 - Tot Lot: Play Equipment	Useful Life 18	Remaining Life 1	
Upper Recreation	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$50,000		
	% Included 100.00%	Total Cost/Study \$50,000	
Summary	Replacement Year 2018	Future Cost \$51,250	

This is to replace the tot lot play equipment.

2017- \$50,000 anticipated to replace the tot lot play equipment. Remaining life reduced from 2025 to 2018 per client.

200 - Pedestal Grill BBQ	Useful Life 5	Remaining Life 1	
4 Upper Recreation & Beach (25%)	Quantity 4	Unit of Measure Items	
	Cost /Itm \$592	Qty * \$/Itm \$2,369	
	% Included 25.00%	Total Cost/Study \$592	
Summary	Replacement Year 2018	Future Cost \$607	

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



26000 - Outdoor Equipment

210 - Barbecue	Useful Life 10	Remaining Life 2	
Beach Masonry BBQ	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,955		
	% Included 100.00%	Total Cost/Study	\$6,955
Summary	Replacement Year 2019	Future Cost	\$7,307

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 \$710	Qty * \$/Itm	\$10,650
	% Included 33.33%	Total Cost/Study	\$3,550
Summary	Replacement Year 2018	Future Cost	\$3,639

This is to periodically replace the wood picnic tables on a percentage basis.



26000 - Outdoor Equipment

306 - Benches	Useful Life 8	Remaining Life 1	
14 Upper Recreation & Beach (50%)	Quantity 14	Unit of Measure Items	
	Cost /Itm \$711	Qty * \$/Itm \$9,950	
	% Included 50.00%	Total Cost/Study \$4,975	
Summary	Replacement Year 2018	Future Cost \$5,100	

This is to periodically replace the benches on a percentage basis.

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



840 - Shade Structure	Useful Life 15	Remaining Life 3	
456 Sq. Ft. Lower Tennis Canvas Shade Cover	Quantity 456	Unit of Measure Square Feet	
	Cost /SqFt \$12.00		
	% Included 100.00%	Total Cost/Study \$5,472	
Summary	Replacement Year 2020	Future Cost \$5,893	

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

2014- Cost estimate provided by Tahoe Canvas.



26000 - Outdoor Equipment

900 - Miscellaneous	Useful Life 18	Remaining Life 7	
116 Lin. Ft. Bocce Ball Court Borders	Quantity 116	Unit of Measure Linear Feet	
	Cost /l.f. \$21.00		
	% Included 100.00%	Total Cost/Study \$2,436	
Summary	Replacement Year 2024	Future Cost \$2,896	

This is to replace the bocce court composite boarders.

2017- Sidewall warping was observed.

2014- Added as a reserve study component.



904 - Miscellaneous	Useful Life 15	Remaining Life 1	
Horseshoe Backstops	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,100		
	% Included 100.00%	Total Cost/Study \$2,100	
Summary	Replacement Year 2018	Future Cost \$2,153	

This is to replace the backstops.

2017- Remaining life extended from 2017 to 2018.

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



26000 - Outdoor Equipment

908 - Miscellaneous	Useful Life 10	Remaining Life 7	
2 Paddle Boat Racks	Quantity 2	Unit of Measure	Items
	Cost /Itm \$1,885		
	% Included 100.00%	Total Cost/Study	\$3,770
Summary	Replacement Year 2024	Future Cost	\$4,481

This is to replace the boat racks.

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



912 - Miscellaneous	Useful Life 10	Remaining Life 6	
8 Kayak Boat Racks	Quantity 8	Unit of Measure	Items
	Cost /Itm \$149		
	% Included 100.00%	Total Cost/Study	\$1,195
Summary	Replacement Year 2023	Future Cost	\$1,386

This is to maintain the 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 1	
Beach- Dinghy	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,500		
	% Included 100.00%	Total Cost/Study	\$1,500
Summary	Replacement Year 2018	Future Cost	\$1,538

This is to replace the Dinghy boat.

2014- \$715 was expended to replace.



884 - Boat	Useful Life 10	Remaining Life 1	
Pier- Boston Whaler	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,690		
	% Included 100.00%	Total Cost/Study	\$9,690
Summary	Replacement Year 2018	Future Cost	\$9,932

This is to replace the Boston Whaler and trailer.

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



30000 - Miscellaneous

888 - Boat Motor	Useful Life 10	Remaining Life 8	
Pier- Boston Whaler Motor	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,460		
	% Included 100.00%	Total Cost/Study	\$5,460
Summary	Replacement Year 2025	Future Cost	\$6,652

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.



990 - Miscellaneous	Useful Life 10	Remaining Life 8	
Beach & Pier Maintenance	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$10,768		
	% Included 100.00%	Total Cost/Study	\$10,768
Summary	Replacement Year 2025	Future Cost	\$13,120

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.



17000 - Tennis Court

200 - Repair	Useful Life 3	Remaining Life 1	
Upper Tennis Courts	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,960	
	% Included	100.00%	Total Cost/Study \$6,960
Summary	Replacement Year	N/A	Future Cost N/A

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

2017- Excluded as repairs should be included in the reseal component.
2014- A major crack through the center of the court was observed.

214 - Repair	Useful Life 3	Remaining Life 3	
Lower Tennis Courts	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,510	
	% Included	100.00%	Total Cost/Study \$3,510
Summary	Replacement Year	N/A	Future Cost N/A

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

2017- Excluded as repairs should be included in the reseal component.
2014- \$3,260 was expended to repair crack.

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
01000 - Paving							
100 - Asphalt: Sealing	\$3,213	3	0	12,850	\$.25/SqFt		Upper & Lower Rec Parking
110 - Asphalt: Ongoing Repairs	\$1,446	3	0	12,850	\$3.75/SqFt (3%)		Upper & Lower Rec Parking
120 - Asphalt: Major Repairs	\$38,550	15	6	12,850	\$3.00/SqFt		Upper & Lower Rec Parking
124 - Striping	\$700	3	0	1	\$700/LS		Upper & Lower Rec Parking
170 - Asphalt: Sealing	\$562	6	3	2,247	\$.25/SqFt		Beach Access Walkway
180 - Asphalt: Ongoing Repairs	\$1,615	6	3	2,247	\$.72/SqFt		Beach Access Walkway
190 - Asphalt: Major Repairs	\$13,309	10	7	2,247	\$5.92/SqFt		Beach Access Walkway
800 - Parking Bumpers	\$1,200	20	0	1	\$1,200/LS		Lower Parking Space Car Stops
02000 - Concrete							
220 - Walkways	\$3,460	25	15	173	\$20.00/SqFt		Beach Restroom Steps
360 - Stamped	\$2,500	5	0	8,002	\$20.00/SqFt (2%)		Pool Deck & Walkways
370 - Stained	\$21,605	15	4	8,002	\$2.70/SqFt		Pool Deck & Walkways
390 - Pavers	\$835	5	1	348	\$12.00/SqFt (20%)		Lower Tennis Court Walkways
03000 - Painting: Exterior							
120 - Surface Restoration	\$2,802	3	0	1,626	\$1.72/SqFt		[4] Upper Recreation Trellises
124 - Surface Restoration	\$1,075	6	3	1	\$1,075/LS		Pier Pylons
150 - Stain	\$6,061	3	0	4,020	\$1.51/SqFt		Upper Recreation Fencing
160 - Stain	\$3,810	3	0	2,540	\$1.50/SqFt		Pool & Shower Buildings
170 - Stain	\$960	3	0	640	\$1.50/SqFt		Beach Restroom Building
450 - Wood Fencing	\$15,444	3	0	10,296	\$1.50/SqFt		Upper Recreation N & E Perimeter
04000 - Structural Repairs							
200 - Wood: Siding & Trim	\$30,480	24	15	2,540	\$12.00/SqFt		Pool & Shower Buildings
210 - Wood: Siding & Trim	\$7,680	16	7	640	\$12.00/SqFt		Beach Restroom Building
300 - Trellis	\$34,959	20	13	813	\$43.00/SqFt		[4] Upper Recreation
820 - Dock	\$60,000	22	5	3,000	\$20.00/SqFt		Pier Decking
824 - Dock	\$7,800	22	18	390	\$20.00/SqFt		Pier Catwalk Decking
828 - Dock	\$46,802	30	26	2	\$23,401/Itm		Pier Catwalk Structures
830 - Dock	\$106,612	30	19	3,000	\$35.54/SqFt		Pier Walkway Structural

<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>
04000 - Structural Repairs							
910 - Building Maintenance	\$1,739	25	19	1	\$1,739/Bldg		Recreation Shed
05000 - Roofing							
440 - Pitched: Dimensional Composition	\$11,630	25	16	24	\$485/Sqrs		Pool & Shower Buildings
680 - Pitched: Metal	\$2,580	30	21	2	\$1,290/Sqrs		Beach Restroom Building
08000 - Rehab							
220 - Bathrooms	\$7,200	15	6	2	\$3,600/Rm		Pool Building
230 - Restrooms	\$5,940	15	6	2	\$2,970/Rm		Beach Restrooms
12000 - Pool							
110 - Resurface	\$34,720	10	8	248	\$140/l.f.		Pool
400 - ADA Chair Lift	\$5,000	10	9	1	\$5,000/Itm		Pool
410 - Furniture: Lifeguard Chair	\$3,769	20	7	1	\$3,769/Itm		Pool
700 - Equipment: Replacement	\$7,000	5	1	1	\$14,000/LS (50%)		Pool
710 - Chemical System	\$4,355	5	2	1	\$4,355/LS		Pool
720 - Heater	\$11,600	8	2	2	\$5,800/Itm		Pool
750 - Cover	\$8,000	6	0	2,660	\$3.01/SqFt		Pool- Summer Cover
754 - Cover	\$10,000	8	3	2,660	\$3.76/SqFt		Pool- Winter Cover
910 - Miscellaneous	\$1,615	10	7	1	\$1,615/LS		Intercom & Sound
920 - Lane Ropes	\$1,830	8	2	3	\$610/Itm		Pool Lane Ropes
924 - Storage Reel	\$2,260	18	5	1	\$2,260/Itm		Pool Lane Rope Reel
928 - Storage Reel	\$3,760	18	5	1	\$3,760/Itm		Pool Cover Reel
990 - Miscellaneous	\$2,690	18	13	1	\$2,690/LS		Pool Chemical Room Doors
14000 - Recreation							
900 - Game Table	\$750	8	4	1	\$750/Itm		Ping Pong Table
17000 - Tennis Court							
100 - Reseal	\$19,488	4	1	19,488	\$1.00/SqFt		[3] Upper Tennis Courts
110 - Reseal	\$14,950	4	0	15,128	\$.99/SqFt		[2] Lower Tennis Courts
500 - Resurface	\$48,720	15	7	19,488	\$2.50/SqFt		[3] Upper Tennis Courts
510 - Resurface	\$37,820	20	13	15,128	\$2.50/SqFt		[2] Lower Tennis Courts
700 - Screen	\$2,796	6	5	3,307	\$.85/SqFt		Upper Tennis Courts
704 - Screen	\$4,480	6	2	3,672	\$1.22/SqFt		Lower Tennis Courts
18000 - Landscaping							
104 - Irrigation: Controllers	\$377	5	1	5	\$377/Itm (20%)		Recreation Area Controllers
200 - Irrigation: Valves	\$2,600	3	1	36	\$325/Itm (22%)		Recreation Area Valves

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
18000 - Landscaping							
300 - Irrigation: Backflow Preventors	\$755	5	1	4	\$755/Itm (25%)		Recreation Area Backflows
420 - General Repairs/Upgrades	\$11,598	1	0	1	\$11,598/LS		Recreation Areas
490 - Bark Replacement	\$2,135	1	0	1	\$2,135/LS		Recreation Areas
500 - Tree Maintenance	\$3,230	1	0	1	\$3,230/LS		Tree Maintenance & Defensible Space
530 - Plant Replacement	\$9,275	1	0	1	\$9,275/LS		Recreation Areas
18500 - Lakes / Ponds							
994 - Miscellaneous	\$17,010	25	5	63	\$270/Itm		Lake Buoys
19000 - Fencing							
100 - Chain Link: 4'	\$1,440	25	8	120	\$12.00/l.f.		Upper & Lower Tennis Courts
101 - Chain Link: 4'	\$750	2	0	1	\$750/LS [nr:1]		Upper Tennis Courts (2017 Only)
110 - Chain Link: 6'	\$4,368	25	11	312	\$14.00/l.f.		Beach North Perimeter
130 - Chain Link: 10'	\$15,576	25	2	649	\$24.00/l.f.		Upper Tennis Courts
140 - Chain Link: 10'	\$11,808	25	2	492	\$24.00/l.f.		Lower Tennis Courts
340 - Wood: 6'	\$18,759	18	7	335	\$56.00/l.f.		Upper Recreation Perimeter
344 - Wood: 6'	\$51,480	18	10	858	\$60.00/l.f.		Upper Recreation Perimeter
350 - Wood: Repair	\$2,375	18	10	1	\$2,375/LS		Beach Walkway Entry Fence/Gate
19500 - Retaining Wall							
120 - Wood	\$5,406	20	3	53	\$102/l.f.		Beach
130 - Wood: 1'	\$20,800	25	5	130	\$160/l.f.		Upper Parking
140 - Wood: 3'	\$11,609	22	20	113	\$103/l.f.		Beach
20000 - Lighting							
214 - Entry Lighting	\$2,040	20	1	6	\$340/Itm		Observation Drive Monument
21000 - Signage							
792 - Monument	\$9,510	25	8	2	\$4,755/LS		Observation Drive Entrance
23000 - Mechanical Equipment							
600 - Water Heater	\$2,140	12	1	1	\$2,140/Itm		Behind Shower Building
604 - Water Heater	\$648	18	7	1	\$648/Itm		Beach Restrooms
608 - Water Heater	\$940	12	1	2	\$470/Itm		Pool Building Bathrooms
24600 - Safety / Access							
738 - Card Readers	\$2,225	3	1	5	\$1,780/Itm (25%)		Upper & Lower Recreation Area
910 - Video Monitoring System	\$3,478	6	2	1	\$3,478/LS		Beach Web Cam
25000 - Flooring							
200 - Vinyl	\$900	15	0	26	\$34.62/SqYd		Pool Building Office

<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>
25000 - Flooring							
400 - Tile	\$8,436	15	4	703	\$12.00/SqFt		Pool Building Bathrooms
26000 - Outdoor Equipment							
100 - Tot Lot: Play Equipment	\$50,000	18	1	1	\$50,000/LS		Upper Recreation
200 - Pedestal Grill BBQ	\$592	5	1	4	\$592/Itm	(25%)	Upper Recreation & Beach
210 - Barbecue	\$6,955	10	2	1	\$6,955/Itm		Beach Masonry BBQ
280 - Picnic Tables	\$3,550	6	1	15	\$710/Itm	(33%)	Upper Recreation & Beach
306 - Benches	\$4,975	8	1	14	\$711/Itm	(50%)	Upper Recreation & Beach
840 - Shade Structure	\$5,472	15	3	456	\$12.00/SqFt		Lower Tennis Canvas Shade Cover
900 - Miscellaneous	\$2,436	18	7	116	\$21.00/l.f.		Bocce Ball Court Borders
904 - Miscellaneous	\$2,100	15	1	1	\$2,100/LS		Horseshoe Backstops
908 - Miscellaneous	\$3,770	10	7	2	\$1,885/Itm		Paddle Boat Racks
912 - Miscellaneous	\$1,195	10	6	8	\$149/Itm		Kayak Boat Racks
30000 - Miscellaneous							
880 - Boat	\$1,500	8	1	1	\$1,500/Itm		Beach- Dinghy
884 - Boat	\$9,690	10	1	1	\$9,690/Itm		Pier- Boston Whaler
888 - Boat Motor	\$5,460	10	8	1	\$5,460/Itm		Pier- Boston Whaler Motor
990 - Miscellaneous	\$10,768	10	8	1	\$10,768/LS		Beach & Pier Maintenance

<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>
17000 - Tennis Court							
200 - Repair	\$6,960	3	1	1	\$6,960/LS		Upper Tennis Courts
214 - Repair	\$3,510	3	3	1	\$3,510/LS		Lower Tennis Courts

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2017			
01000 - Paving			
100 - Asphalt: Sealing 12,850 Sq. Ft. Upper & Lower Rec Parking	3	3,212	
110 - Asphalt: Ongoing Repairs 12,850 Sq. Ft. Upper & Lower Rec Parking (3%)	3	1,446	
124 - Striping Upper & Lower Rec Parking	3	700	
800 - Parking Bumpers Lower Parking Space Car Stops	20	1,200	
Total 01000 - Paving:		6,558	6,558
02000 - Concrete			
360 - Stamped 8,002 Sq. Ft. Pool Deck & Walkways (2%)	5	2,500	
03000 - Painting: Exterior			
120 - Surface Restoration 1,626 Sq. Ft. [4] Upper Recreation Trellises	3	2,802	
150 - Stain 4,020 Sq. Ft. Upper Recreation Fencing	3	6,061	
160 - Stain 2,540 Sq. Ft. Pool & Shower Buildings	3	3,810	
170 - Stain 640 Sq. Ft. Beach Restroom Building	3	960	
450 - Wood Fencing 10,296 Sq. Ft. Upper Recreation N & E Perimeter	3	15,444	
Total 03000 - Painting: Exterior:		29,077	29,077
12000 - Pool			
750 - Cover 2,660 Sq. Ft. Pool- Summer Cover	6	8,000	
17000 - Tennis Court			
110 - Reseal 15,128 Sq. Ft. [2] Lower Tennis Courts	4	14,950	
18000 - Landscaping			
420 - General Repairs/Upgrades Recreation Areas	1	11,598	
490 - Bark Replacement Recreation Areas	1	2,135	
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,230	
530 - Plant Replacement Recreation Areas	1	9,275	
Total 18000 - Landscaping:		26,238	26,238
19000 - Fencing			
101 - Chain Link: 4' Upper Tennis Courts (2017 Only)[nr:1]	2	750	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2017			
25000 - Flooring			
200 - Vinyl 26 Sq. Yds. Pool Building Office	15	900	
Total 2017:		88,973	
2018			
02000 - Concrete			
390 - Pavers 348 Sq. Ft. Lower Tennis Court Walkways (20%)	5	835	856
12000 - Pool			
700 - Equipment: Replacement Pool (50%)	5	7,000	7,175
17000 - Tennis Court			
100 - Reseal 19,488 Sq. Ft. [3] Upper Tennis Courts	4	19,488	19,975
18000 - Landscaping			
104 - Irrigation: Controllers 5 Recreation Area Controllers (20%)	5	377	386
200 - Irrigation: Valves 36 Recreation Area Valves (22%)	3	2,600	2,665
300 - Irrigation: Backflow Preventors 4 Recreation Area Backflows (25%)	5	755	774
420 - General Repairs/Upgrades Recreation Areas	1	11,598	11,888
490 - Bark Replacement Recreation Areas	1	2,135	2,188
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,230	3,311
530 - Plant Replacement Recreation Areas	1	9,275	9,507
Total 18000 - Landscaping:		29,970	30,719
20000 - Lighting			
214 - Entry Lighting 6 Observation Drive Monument	20	2,040	2,091
23000 - Mechanical Equipment			
600 - Water Heater Behind Shower Building	12	2,140	2,194
608 - Water Heater 2 Pool Building Bathrooms	12	940	964
Total 23000 - Mechanical Equipment:		3,080	3,158
24600 - Safety / Access			
738 - Card Readers 5 Upper & Lower Recreation Area (25%)	3	2,225	2,281
26000 - Outdoor Equipment			
100 - Tot Lot: Play Equipment Upper Recreation	18	50,000	51,250
200 - Pedestal Grill BBQ 4 Upper Recreation & Beach (25%)	5	592	607
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	6	3,550	3,639

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2018			
26000 - Outdoor Equipment			
306 - Benches 14 Upper Recreation & Beach (50%)	8	4,975	5,100
904 - Miscellaneous Horseshoe Backstops	15	2,100	2,153
Total 26000 - Outdoor Equipment:		61,217	62,749
30000 - Miscellaneous			
880 - Boat Beach- Dinghy	8	1,500	1,538
884 - Boat Pier- Boston Whaler	10	9,690	9,932
Total 30000 - Miscellaneous:		11,190	11,470
Total 2018:		137,045	140,474
2019			
12000 - Pool			
710 - Chemical System Pool	5	4,355	4,575
720 - Heater 2 Pool	8	11,600	12,187
920 - Lane Ropes 3 Pool Lane Ropes	8	1,830	1,923
Total 12000 - Pool:		17,785	18,685
17000 - Tennis Court			
704 - Screen 3,672 Sq. Ft. Lower Tennis Courts	6	4,480	4,707
18000 - Landscaping			
420 - General Repairs/Upgrades Recreation Areas	1	11,598	12,185
490 - Bark Replacement Recreation Areas	1	2,135	2,243
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,230	3,394
530 - Plant Replacement Recreation Areas	1	9,275	9,745
Total 18000 - Landscaping:		26,238	27,567
19000 - Fencing			
130 - Chain Link: 10' 649 Lin. Ft. Upper Tennis Courts	25	15,576	16,365
140 - Chain Link: 10' 492 Lin. Ft. Lower Tennis Courts	25	11,808	12,406
Total 19000 - Fencing:		27,384	28,771
24600 - Safety / Access			
910 - Video Monitoring System Beach Web Cam	6	3,478	3,654
26000 - Outdoor Equipment			
210 - Barbecue Beach Masonry BBQ	10	6,955	7,307
Total 2019:		86,320	90,691

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2020			
01000 - Paving			
100 - Asphalt: Sealing 12,850 Sq. Ft. Upper & Lower Rec Parking	3	3,212	3,460
110 - Asphalt: Ongoing Repairs 12,850 Sq. Ft. Upper & Lower Rec Parking (3%)	3	1,446	1,557
124 - Striping Upper & Lower Rec Parking	3	700	754
170 - Asphalt: Sealing 2,247 Sq. Ft. Beach Access Walkway	6	562	605
180 - Asphalt: Ongoing Repairs 2,247 Sq. Ft. Beach Access Walkway	6	1,615	1,740
Total 01000 - Paving:		7,535	8,116
03000 - Painting: Exterior			
120 - Surface Restoration 1,626 Sq. Ft. [4] Upper Recreation Trellises	3	2,802	3,017
124 - Surface Restoration Pier Pylons	6	1,075	1,158
150 - Stain 4,020 Sq. Ft. Upper Recreation Fencing	3	6,061	6,527
160 - Stain 2,540 Sq. Ft. Pool & Shower Buildings	3	3,810	4,103
170 - Stain 640 Sq. Ft. Beach Restroom Building	3	960	1,034
450 - Wood Fencing 10,296 Sq. Ft. Upper Recreation N & E Perimeter	3	15,444	16,631
Total 03000 - Painting: Exterior:		30,152	32,470
12000 - Pool			
754 - Cover 2,660 Sq. Ft. Pool- Winter Cover	8	10,000	10,769
18000 - Landscaping			
420 - General Repairs/Upgrades Recreation Areas	1	11,598	12,490
490 - Bark Replacement Recreation Areas	1	2,135	2,299
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,230	3,478
530 - Plant Replacement Recreation Areas	1	9,275	9,988
Total 18000 - Landscaping:		26,238	28,255
19500 - Retaining Wall			
120 - Wood 53 Lin. Ft. Beach	20	5,406	5,822
26000 - Outdoor Equipment			
840 - Shade Structure 456 Sq. Ft. Lower Tennis Canvas Shade Cover	15	5,472	5,893

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 2017 fiscal year. This was done to help determine the Project's reserve contribution for the next fiscal year (2018) and future fiscal years. In addition, BRG prepared reserve fund disclosures for distribution to the Project members.

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

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

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2017 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, 2016. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$626,634 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 2017, and estimates an ending reserve fund balance. Again, see Section III and the 2017 ending reserve balance estimate of \$680,796.

"Re-building" the first year of the study as mentioned above simply means using the 2017 adopted budget for the 2017 reserve contribution. Finally, the 2017 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>2017 Fully Funded Balance</i>	<i>2018 Fully Funded Balance</i>	<i>2018 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving						
100 - Asphalt: Sealing 12,850 Sq. Ft. Upper & Lower Rec Parking	3,213	3	0	3,213	1,098	1,226
110 - Asphalt: Ongoing Repairs 12,850 Sq. Ft. Upper & Lower Rec Parking (3%)	1,446	3	0	1,446	494	552
120 - Asphalt: Major Repairs 12,850 Sq. Ft. Upper & Lower Rec Parking	38,550	15	6	23,130	26,343	3,412
124 - Striping Upper & Lower Rec Parking	700	3	0	700	239	267
170 - Asphalt: Sealing 2,247 Sq. Ft. Beach Access Walkway	562	6	3	281	384	115
180 - Asphalt: Ongoing Repairs 2,247 Sq. Ft. Beach Access Walkway	1,615	6	3	808	1,104	332
190 - Asphalt: Major Repairs 2,247 Sq. Ft. Beach Access Walkway	13,309	10	7	3,993	5,457	1,811
800 - Parking Bumpers Lower Parking Space Car Stops	1,200	20	0	1,200	62	69
02000 - Concrete						
220 - Walkways 173 Sq. Ft. Beach Restroom Steps	3,460	25	15	1,384	1,560	229
360 - Stamped 8,002 Sq. Ft. Pool Deck & Walkways (2%)	2,500	5	0	2,500	513	572
370 - Stained 8,002 Sq. Ft. Pool Deck & Walkways	21,605	15	4	15,844	17,716	1,820
390 - Pavers 348 Sq. Ft. Lower Tennis Court Walkways (20%)	835	5	1	668	856	196
03000 - Painting: Exterior						
120 - Surface Restoration 1,626 Sq. Ft. [4] Upper Recreation Trellises	2,802	3	0	2,802	957	1,069
124 - Surface Restoration Pier Pylons	1,075	6	3	538	735	221
150 - Stain 4,020 Sq. Ft. Upper Recreation Fencing	6,061	3	0	6,061	2,071	2,313
160 - Stain 2,540 Sq. Ft. Pool & Shower Buildings	3,810	3	0	3,810	1,302	1,454
170 - Stain 640 Sq. Ft. Beach Restroom Building	960	3	0	960	328	366
450 - Wood Fencing 10,296 Sq. Ft. Upper Recreation N & E Perimeter	15,444	3	0	15,444	5,277	5,893
04000 - Structural Repairs						
200 - Wood: Siding & Trim 2,540 Sq. Ft. Pool & Shower Buildings	30,480	24	15	11,430	13,018	2,106
210 - Wood: Siding & Trim 640 Sq. Ft. Beach Restroom Building	7,680	16	7	4,320	4,920	653
300 - Trellis 813 Sq. Ft. [4] Upper Recreation	34,959	20	13	12,236	14,333	2,758
820 - Dock 3,000 Sq. Ft. Pier Decking	60,000	22	5	46,364	50,318	3,532
824 - Dock 390 Sq. Ft. Pier Catwalk Decking	7,800	22	18	1,418	1,817	633
828 - Dock 2 Pier Catwalk Structures	46,802	30	26	6,240	7,995	3,394
830 - Dock 3,000 Sq. Ft. Pier Walkway Structural	106,612	30	19	39,091	43,711	6,504

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2017 Fully Funded Balance	2018 Fully Funded Balance	2018 Line Item Contribution based on Cash Flow Method
04000 - Structural Repairs						
910 - Building Maintenance Recreation Shed	1,739	25	19	417	499	127
05000 - Roofing						
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings	11,630	25	16	4,187	4,768	791
680 - Pitched: Metal 2 Squares- Beach Restroom Building	2,580	30	21	774	882	165
08000 - Rehab						
220 - Bathrooms 2 Pool Building	7,200	15	6	4,320	4,920	637
230 - Restrooms 2 Beach Restrooms	5,940	15	6	3,564	4,059	526
12000 - Pool						
110 - Resurface 248 Lin. Ft. Pool	34,720	10	8	6,944	10,676	4,843
400 - ADA Chair Lift Pool	5,000	10	9	500	1,025	715
410 - Furniture: Lifeguard Chair Pool	3,769	20	7	2,450	2,704	256
700 - Equipment: Replacement Pool (50%)	7,000	5	1	5,600	7,175	1,643
710 - Chemical System Pool	4,355	5	2	2,613	3,571	1,048
720 - Heater 2 Pool	11,600	8	2	8,700	10,404	1,744
750 - Cover 2,660 Sq. Ft. Pool- Summer Cover	8,000	6	0	8,000	1,367	1,526
754 - Cover 2,660 Sq. Ft. Pool- Winter Cover	10,000	8	3	6,250	7,688	1,541
910 - Miscellaneous Intercom & Sound	1,615	10	7	485	662	220
920 - Lane Ropes 3 Pool Lane Ropes	1,830	8	2	1,373	1,641	275
924 - Storage Reel Pool Lane Rope Reel	2,260	18	5	1,632	1,802	163
928 - Storage Reel Pool Cover Reel	3,760	18	5	2,716	2,998	271
990 - Miscellaneous Pool Chemical Room Doors	2,690	18	13	747	919	236
14000 - Recreation						
900 - Game Table Ping Pong Table	750	8	4	375	480	118
17000 - Tennis Court						
100 - Reseal 19,488 Sq. Ft. [3] Upper Tennis Courts	19,488	4	1	14,616	19,975	5,717
110 - Reseal 15,128 Sq. Ft. [2] Lower Tennis Courts	14,950	4	0	14,950	3,831	4,279
500 - Resurface 19,488 Sq. Ft. [3] Upper Tennis Courts	48,720	15	7	25,984	29,963	4,420
510 - Resurface 15,128 Sq. Ft. [2] Lower Tennis Courts	37,820	20	13	13,237	15,506	2,984
700 - Screen 3,307 Sq. Ft. Upper Tennis Courts	2,796	6	5	466	955	604
704 - Screen 3,672 Sq. Ft. Lower Tennis Courts	4,480	6	2	2,987	3,827	898
18000 - Landscaping						
104 - Irrigation: Controllers 5 Recreation Area Controllers (20%)	377	5	1	302	386	88
200 - Irrigation: Valves 36 Recreation Area Valves (22%)	2,600	3	1	1,733	2,665	1,017
300 - Irrigation: Backflow Preventors 4 Recreation Area Backflows (25%)	755	5	1	604	774	177

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2017 Fully Funded Balance	2018 Fully Funded Balance	2018 Line Item Contribution based on Cash Flow Method
18000 - Landscaping						
420 - General Repairs/Upgrades Recreation Areas	11,598	1	0	11,598	11,888	13,277
490 - Bark Replacement Recreation Areas	2,135	1	0	2,135	2,188	2,444
500 - Tree Maintenance Tree Maintenance & Defensible Space	3,230	1	0	3,230	3,311	3,698
530 - Plant Replacement Recreation Areas	9,275	1	0	9,275	9,507	10,618
18500 - Lakes / Ponds						
994 - Miscellaneous 63 Lake Buoys	17,010	25	5	13,608	14,646	881
19000 - Fencing						
100 - Chain Link: 4' 120 Lin. Ft. Upper & Lower Tennis Courts	1,440	25	8	979	1,063	80
101 - Chain Link: 4' Upper Tennis Courts (2017 Only)[nr:1]	750	2	0	750	0	0
110 - Chain Link: 6' 312 Lin. Ft. Beach North Perimeter	4,368	25	11	2,446	2,686	262
130 - Chain Link: 10' 649 Lin. Ft. Upper Tennis Courts	15,576	25	2	14,330	15,327	749
140 - Chain Link: 10' 492 Lin. Ft. Lower Tennis Courts	11,808	25	2	10,863	11,619	568
340 - Wood: 6' 335 Lin. Ft. Upper Recreation Perimeter	18,759	18	7	11,464	12,819	1,418
344 - Wood: 6' 858 Lin. Ft. Upper Recreation Perimeter	51,480	18	10	22,880	26,384	4,191
350 - Wood: Repair Beach Walkway Entry Fence/Gate	2,375	18	10	1,056	1,217	193
19500 - Retaining Wall						
120 - Wood 53 Lin. Ft. Beach	5,406	20	3	4,595	4,987	333
130 - Wood: 1' 130 Lin. Ft. Upper Parking	20,800	25	5	16,640	17,909	1,078
140 - Wood: 3' 113 Lin. Ft. Beach	11,609	22	20	1,055	1,623	990
20000 - Lighting						
214 - Entry Lighting 6 Observation Drive Monument	2,040	20	1	1,938	2,091	120
21000 - Signage						
792 - Monument 2 Observation Drive Entrance	9,510	25	8	6,467	7,018	531
23000 - Mechanical Equipment						
600 - Water Heater Behind Shower Building	2,140	12	1	1,962	2,194	209
604 - Water Heater Beach Restrooms	648	18	7	396	443	49
608 - Water Heater 2 Pool Building Bathrooms	940	12	1	862	964	92
24600 - Safety / Access						
738 - Card Readers 5 Upper & Lower Recreation Area (25%)	2,225	3	1	1,483	2,281	870
910 - Video Monitoring System Beach Web Cam	3,478	6	2	2,319	2,971	697
25000 - Flooring						
200 - Vinyl 26 Sq. Yds. Pool Building Office	900	15	0	900	62	69
400 - Tile 703 Sq. Ft. Pool Building Bathrooms	8,436	15	4	6,186	6,918	711
26000 - Outdoor Equipment						
100 - Tot Lot: Play Equipment Upper Recreation	50,000	18	1	47,222	51,250	3,259
200 - Pedestal Grill BBQ	592	5	1	474	607	139

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2017 Fully Funded Balance	2018 Fully Funded Balance	2018 Line Item Contribution based on Cash Flow Method
26000 - Outdoor Equipment						
4 Upper Recreation & Beach (25%)						
210 - Barbecue Beach Masonry BBQ	6,955	10	2	5,564	6,416	836
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	3,550	6	1	2,958	3,639	694
306 - Benches 14 Upper Recreation & Beach (50%)	4,975	8	1	4,353	5,100	730
840 - Shade Structure 456 Sq. Ft. Lower Tennis Canvas Shade Cover	5,472	15	3	4,378	4,861	450
900 - Miscellaneous 116 Lin. Ft. Bocce Ball Court Borders	2,436	18	7	1,489	1,665	184
904 - Miscellaneous Horseshoe Backstops	2,100	15	1	1,960	2,153	164
908 - Miscellaneous 2 Paddle Boat Racks	3,770	10	7	1,131	1,546	513
912 - Miscellaneous 8 Kayak Boat Racks	1,195	10	6	478	613	159
30000 - Miscellaneous						
880 - Boat Beach- Dinghy	1,500	8	1	1,313	1,538	220
884 - Boat Pier- Boston Whaler	9,690	10	1	8,721	9,932	1,137
888 - Boat Motor Pier- Boston Whaler Motor	5,460	10	8	1,092	1,679	762
990 - Miscellaneous Beach & Pier Maintenance	10,768	10	8	2,154	3,311	1,502
Totals	998,304			[A] 575,106	[B] 605,148	133,402
				[EndBal] [A]	[EndBal] [B]	
Percent Funded				118%	113%	

Terms & Definitions CAI

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

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

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

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

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

CURRENT REPLACEMENT COST: See "Replacement Cost."

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

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

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

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

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

or

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

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

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

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

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

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

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

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

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

FUNDING PRINCIPLES:

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

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

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

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

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

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

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

RESERVE PROVIDER: An individual that prepares Reserve Studies.

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

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

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

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

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

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

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

Terms & Definitions BRG

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

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

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

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

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

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

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



RESERVE STUDY

Member Distribution Materials

Dollar Point Association, Inc.

Update w/ Site Visit Review

First Draft

Published - August 12, 2017

Prepared for the 2018 Fiscal Year

<i>Section</i>	<i>Report</i>	<i>Page</i>
<i>California:</i>	Member Summary	1
<i>Section III:</i>	30 Year Reserve Funding Plan	
	<i>Cash Flow Method {c}</i>	3

August 12, 2017

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

Browning Reserve Group prepared this Update w/ Site Visit Review for the January 1, 2018 - December 31, 2018 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>2017 Fully Funded Balance</i>	<i>2018 Fully Funded Balance</i>	<i>2018 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving	60,594	3-20	0-7	34,769	35,179	7,783
02000 - Concrete	28,401	5-25	0-15	20,396	20,645	2,818
03000 - Painting: Exterior	30,151	3-6	0-3	29,614	10,669	11,316
04000 - Structural Repairs	296,072	16-30	5-26	121,516	136,611	19,707
05000 - Roofing	14,210	25-30	16-21	4,961	5,650	956
08000 - Rehab	13,140	15-15	6-6	7,884	8,979	1,163
12000 - Pool	96,599	5-20	0-13	48,009	52,632	14,479
14000 - Recreation	750	8-8	4-4	375	480	118
17000 - Tennis Court	128,254	4-20	0-13	72,240	74,057	18,901
18000 - Landscaping	29,970	1-5	0-1	28,877	30,719	31,319
18500 - Lakes / Ponds	17,010	25-25	5-5	13,608	14,646	881
19000 - Fencing	106,556	2-25	0-11	64,768	71,114	7,463
19500 - Retaining Wall	37,815	20-25	3-20	22,291	24,519	2,401
20000 - Lighting	2,040	20-20	1-1	1,938	2,091	120
21000 - Signage	9,510	25-25	8-8	6,467	7,018	531
23000 - Mechanical Equipment	3,728	12-18	1-7	3,219	3,600	350
24600 - Safety / Access	5,703	3-6	1-2	3,802	5,251	1,567
25000 - Flooring	9,336	15-15	0-4	7,086	6,979	779
26000 - Outdoor Equipment	81,046	5-18	1-7	70,007	77,848	7,129
30000 - Miscellaneous	27,418	8-10	1-8	13,279	16,460	3,620
Totals	\$998,304			\$575,106	\$605,148	\$133,402
Estimated Ending Balance				\$680,796	\$683,885	\$11,116.83
Percent Funded				118.4%	113.0%	/Lot/month @ 1

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Beginning Balance	626,634	680,796	683,885	738,923	795,918	862,156	840,103	842,737	833,051	855,921
Inflated Expenditures @ 2.5%	88,973	140,472	90,690	91,323	84,778	175,201	152,056	166,029	135,296	118,502
Reserve Contribution	133,402	133,402	135,136	136,893	138,673	140,476	142,162	143,868	145,594	147,341
<i>Lot/month @ 1</i>	11,116.83	11,116.83	11,261.33	11,407.75	11,556.08	11,706.33	11,846.83	11,989.00	12,132.83	12,278.42
<i>Percentage Increase</i>		0.0%	1.3%	1.3%	1.3%	1.3%	1.2%	1.2%	1.2%	1.2%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	9,733	10,159	10,592	11,426	12,343	12,672	12,527	12,475	12,573	13,055
Ending Balance	680,796	683,885	738,923	795,918	862,156	840,103	842,737	833,051	855,921	897,815

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Beginning Balance	897,815	931,448	1,014,628	1,054,054	1,041,335	1,165,845	1,195,032	1,268,892	1,331,589	1,286,908
Inflated Expenditures @ 2.5%	129,094	82,204	128,682	182,860	48,318	146,661	104,655	118,757	228,213	380,488
Reserve Contribution	149,109	150,898	152,709	154,542	156,397	158,274	160,173	162,095	164,040	166,008
<i>Lot/month @ 1</i>	12,425.75	12,574.83	12,725.75	12,878.50	13,033.08	13,189.50	13,347.75	13,507.92	13,670.00	13,834.00
<i>Percentage Increase</i>	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	13,617	14,487	15,400	15,598	16,431	17,575	18,342	19,358	19,493	17,695
Ending Balance	931,448	1,014,628	1,054,054	1,041,335	1,165,845	1,195,032	1,268,892	1,331,589	1,286,908	1,090,123

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Beginning Balance	1,090,123	1,168,087	1,087,890	1,119,555	1,226,189	1,269,729	1,304,067	1,304,070	1,138,451	1,036,866
Inflated Expenditures @ 2.5%	106,847	267,007	156,823	84,949	151,250	163,147	199,877	366,433	302,601	109,528
Reserve Contribution	168,000	170,016	172,056	174,121	176,210	178,325	180,465	182,631	184,823	187,041
<i>Lot/month @ 1</i>	14,000.00	14,168.00	14,338.00	14,510.08	14,684.17	14,860.42	15,038.75	15,219.25	15,401.92	15,586.75
<i>Percentage Increase</i>	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	16,810	16,794	16,433	17,462	18,580	19,160	19,415	18,183	16,193	16,134
Ending Balance	1,168,087	1,087,890	1,119,555	1,226,189	1,269,729	1,304,067	1,304,070	1,138,451	1,036,866	1,130,513