

Reserve Study Transmittal Letter

Date: September 25, 2020
To: Jefferey Lauer, 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 the 2021 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$135,670** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$11,305.83 /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, 2021, the Project is **113.5%** 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, (2020) 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 - September 25, 2020

Prepared for the 2021 Fiscal Year

Browning Reserve Group

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Dollar Point Association, Inc.

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Member Distribution Materials

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

<i>Section</i>	<i>Report</i>	
<i>California:</i>	Member Summary	102
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Dollar Point Association, Inc.

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Reserve Study Summary

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

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

Dollar Point Association, Inc. is a Nonprofit Corporation.

Physical Inspection

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

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

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

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

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

Summary of Reserves

For the fiscal year in which the Reserve Study was prepared in, 2020, the reserve contribution was per the existing 2020 budget unless otherwise noted in "*Section III, Reserve Funding Plan.*" In addition BRG relied on the Project to provide an accurate 2020 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 \$760,705.
 - [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, 2021 is estimated to be \$863,505, constituting 113.5% 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 \$135,670 [*\$11,305.83 per month (average)*] for the fiscal year ending December 31, 2021 (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 113.5% 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 2020 beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited (by BRG).

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		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Replacement Cost	Life Useful / Remaining															
01000 - Paving																	
100 - Asphalt: Sealing 12,850 sf Upper & Lower Rec Parking	3,470	3 1		3,556			3,830			4,124			4,441				4,783
110 - Asphalt: Ongoing Repairs 12,850 sf Upper & Lower Rec Parking (3%)	1,557	3 1		1,596			1,718			1,851			1,993				2,146
120 - Asphalt: Major Repairs 12,850 sf Upper & Lower Rec Parking	64,250	15 3				69,190											
124 - Striping Upper & Lower Rec Parking	750	3 1		769			828			892			960				1,034
170 - Asphalt: Sealing 2,247 sf Beach Access Walkway	607	6 1		622						721							836
180 - Asphalt: Ongoing Repairs 2,247 sf Beach Access Walkway	1,730	6 1		1,773						2,057							2,385
190 - Asphalt: Major Repairs 2,247 sf Beach Access Walkway	14,336	10 4					15,824										20,256
800 - Parking Bumpers Lower Parking Space Car Stops	1,290	20 10											1,651				
Total 01000 - Paving	87,989			8,316		69,190	22,200			9,644			9,045				11,184 20,256
02000 - Concrete																	
220 - Walkways 173 sf Beach Restroom Steps	3,460	25 12															4,653
360 - Stamped 8,002 sf Pool Deck & Walkways (2%)	2,500	5 2			2,627					2,972							3,362
370 - Stained 8,002 sf Pool Deck & Walkways	23,206	15 1		23,786													
390 - Pavers 348 sf Lower Tennis Court Walkways (20%)	898	5 1		920					1,041					1,178			
Total 02000 - Concrete	30,064			24,706	2,627				1,041	2,972				1,178	8,016		
03000 - Painting: Exterior																	
120 - Surface Restoration 1,626 sf [4] Upper Recreation Trellises	3,008	3 1		3,083			3,320			3,576			3,851				4,147
124 - Surface Restoration Pier Pylons	1,155	6 1		1,184						1,373							1,592
150 - Stain 4,020 sf Upper Recreation Fencing	6,432	3 1		6,593			7,100			7,646			8,234				8,867
160 - Stain 2,540 sf Pool & Shower Buildings	6,731	3 1		6,899			7,430			8,001			8,616				9,279
170 - Stain 640 sf Beach Restroom Building	1,024	3 1		1,050			1,130			1,217			1,311				1,412
450 - Wood Fencing 10,296 sf Upper Recreation N & E Perimeter	16,474	3 1		16,885			18,184			19,582			21,088				22,709
Total 03000 - Painting: Exterior	34,824			35,694			37,164			41,394			43,099				48,005

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost	Remaining																
04000 - Structural Repairs																		
200 - Wood: Siding & Trim 2,540 sf Pool & Shower Buildings	32,766	24	12													44,067		
210 - Wood: Siding & Trim 640 sf Beach Restroom Building	8,960	25	13															12,351
300 - Trellis 813 sf [4] Upper Recreation	36,585	20	13															50,433
820 - Dock 3,000 sf Pier Decking	60,000	22	2			63,038												
824 - Dock 390 sf Pier Catwalk Decking	7,800	22	15															
825 - Dock Pier Catwalk Decking (2020 Only)[nr:1]	93	2	0	93														
828 - Dock 2 Pier Catwalk Structures	50,400	30	23															
830 - Dock 3,000 sf Pier Walkway Structural	114,000	30	16															
910 - Building Maintenance Recreation Shed	1,870	25	16															
914 - Building Maintenance Recreation Shed	2,835	25	23															
Total 04000 - Structural Repairs	315,309			93		63,038										44,067	62,784	
05000 - Roofing																		
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings	12,600	25	13															17,369
680 - Pitched: Metal 2 Squares- Beach Restroom Building	2,780	30	18															
Total 05000 - Roofing	15,380																	17,369
08000 - Rehab																		
220 - Bathrooms 2 Pool Building	7,750	15	3				8,346											
230 - Restrooms 2 Beach Restrooms	6,400	15	3				6,892											
Total 08000 - Rehab	14,150						15,238											
12000 - Pool																		
110 - Resurface 248 lf Pool	37,200	10	5					42,088										
400 - ADA Chair Lift Pool	5,385	10	6						6,245									
410 - Furniture: Lifeguard Chair Pool	4,055	20	4				4,476											
700 - Equipment: Replacement Pool (50%)	9,000	5	3			9,692				10,966								12,407
701 - Equipment: Replacement Pool (2020 Only)[nr:1]	3,699	2	0	3,699														
704 - Equipment: Replacement Pool Vacuum	5,000	8	6						5,798									7,065
710 - Chemical System Pool	4,320	5	4				4,768					5,395						6,104
750 - Cover 2,660 sf Pool- Summer Cover	8,618	6	3			9,281						10,763						

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
	Cost																			
754 - Cover 2,660 sf Pool- Winter Cover	10,640	8	1		10,906									13,288						
910 - Miscellaneous Intercom & Sound	1,740	10	4					1,921											2,459	
920 - Lane Ropes 3 Pool Lane Ropes	1,965	8	1		2,014									2,454						
924 - Storage Reel Pool Lane Rope Reel	2,430	18	2				2,553													
928 - Storage Reel Pool Cover Reel	4,050	18	2				4,255													
929 - Storage Reel Pool Cover Reel (2020 Only)[nr:1]	416	2	0	416																
990 - Miscellaneous 2 Pool Chemical Room Doors	2,800	18	10												3,584					
991 - Miscellaneous Pool Chemical Room Doors (2020 Only)[nr:1]	347	2	0	347																
Total 12000 - Pool	101,665				4,462	12,920	6,808	18,973	11,165	42,088	12,043		10,966	31,900	3,584			12,407	15,627	
14000 - Recreation																				
900 - Game Table Ping Pong Table	560	8	6								649								791	
Total 14000 - Recreation	560										649								791	
17000 - Tennis Court																				
100 - Reseal 19,488 sf [3] Upper Tennis Courts	25,300	4	0	25,300				27,926					30,826					34,026		
110 - Reseal 15,128 sf [2] Lower Tennis Courts	19,640	4	1	20,131						22,221				24,527				27,074		
500 - Resurface 19,488 sf [3] Upper Tennis Courts	52,618	15	4					58,080												
510 - Resurface 15,128 sf [2] Lower Tennis Courts	40,846	20	10											52,286						
700 - Screen 3,307 sf Upper Tennis Courts	2,480	6	2			2,606							3,022						3,505	
704 - Screen 3,672 sf Lower Tennis Courts	2,754	6	4					3,040						3,525						
900 - Miscellaneous 10 Court Rollers/Crank Sets	1,025	15	13															1,413		
Total 17000 - Tennis Court	144,662			25,300	20,131	2,606		89,046	22,221				33,848	24,527	55,811			34,026	28,487	3,505
18000 - Landscaping																				
104 - Irrigation: Controllers 5 Recreation Area Controllers (20%)	405	5	1	415							470					531				
200 - Irrigation: Valves 36 Recreation Area Valves (22%)	2,800	3	1	2,870				3,091				3,328		3,584				3,860		
300 - Irrigation: Backflow Preventors 4 Recreation Area Backflows (25%)	815	5	1	835							945					1,069				
420 - General Repairs/Upgrades Recreation Areas	9,055	1	1	9,281	9,513	9,751	9,995	10,245	10,501	10,764	11,033	11,308	11,591	11,881	12,178	12,482	12,794			
421 - General Repairs/Upgrades Recreation Areas (2020 Only)[nr:1]	1,676	2	0	1,676																
490 - Bark Replacement Recreation Areas	2,177	1	1	2,231	2,287	2,344	2,403	2,463	2,525	2,588	2,652	2,719	2,787	2,856	2,928	3,001	3,076			
491 - Bark Replacement Recreation Areas (2020 Only)[nr:1]	3,360	2	0	3,360																

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																	
500 - Tree Maintenance Tree Maintenance & Defensible Space	3,074	1	0	3,074	3,151	3,230	3,310	3,393	3,478	3,565	3,654	3,745	3,839	3,935	4,033	4,134	4,238	4,343
530 - Plant Replacement Recreation Areas	9,985	1	1		10,235	10,490	10,753	11,022	11,297	11,580	11,869	12,166	12,470	12,782	13,101	13,429	13,764	14,109
Total 18000 - Landscaping	33,347			8,110	29,019	25,521	26,159	29,903	27,483	29,585	32,203	29,596	30,336	34,679	33,473	32,669	37,345	34,323
18500 - Lakes / Ponds																		
994 - Miscellaneous 65 Lake Buoys	18,850	25	2				19,804											
995 - Miscellaneous Lake Buoys (2020 Only)[nr:1]	6,650	2	0	6,650														
995 - Miscellaneous Lake Buoys (2020 Only)[nr:1]	3,400	2	0	3,400														
Total 18500 - Lakes / Ponds	28,900			10,050		19,804												
19000 - Fencing																		
100 - Chain Link: 4' 120 lf Upper & Lower Tennis Courts	1,548	25	5						1,751									
110 - Chain Link: 6' 312 lf Beach North Perimeter	4,680	25	8									5,702						
130 - Chain Link: 10' 649 lf Upper Tennis Courts	16,225	25	1	16,631														
140 - Chain Link: 10' 492 lf Lower Tennis Courts	12,300	25	1	12,608														
340 - Wood: 6' 335 lf Upper Recreation Perimeter	20,100	18	4				22,187											
344 - Wood: 6' 858 lf Upper Recreation Perimeter	51,480	18	7								61,194							
350 - Wood: Repair Beach Walkway Entry Fence/Gate	2,555	18	7								3,037							
Total 19000 - Fencing	108,888			29,238		22,187	1,751	64,231	5,702									
19500 - Retaining Wall																		
120 - Wood 53 lf Beach	5,830	20	1	5,976														
124 - Wood: 2' 64 lf Tot Lot Perimeter	5,440	20	18															
130 - Wood: 1' 130 lf Upper Parking	22,490	25	2	23,629														
140 - Wood: 3' 113 lf Beach	12,430	22	17															
Total 19500 - Retaining Wall	46,190			5,976	23,629													
20000 - Lighting																		
214 - Entry Lighting 6 Observation Drive Monument	2,190	20	3				2,358											
Total 20000 - Lighting	2,190						2,358											
21000 - Signage																		
792 - Monument 2 Observation Drive Entrance	10,240	25	5						11,586									
Total 21000 - Signage	10,240								11,586									
23000 - Mechanical Equipment																		
600 - Water Heater Behind Shower Building	2,715	12	11											3,562				

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Cost																	
604 - Water Heater Beach Restrooms	695	18	4					767										
608 - Water Heater 2 Pool Building Bathrooms	1,010	12	1		1,035													1,392
609 - Water Heater Pool Building Bathrooms (2020 Only)[nr:1]	527	2	0	527														
710 - Boiler Pool House & Pool Heating	62,055	10	9										77,498					
711 - Boiler Pool House & Pool Heating (2020 Only)[nr:1]	631	2	0	631														
Total 23000 - Mechanical Equipment	67,633			1,158	1,035			767					77,498		3,562			1,392
24600 - Safety / Access																		
738 - Card Readers 5 Upper & Lower Recreation Area (20%)	2,234	3	0	2,234			2,406		2,591				2,790					3,004
910 - Video Monitoring System Beach Web Cam	3,745	6	1		3,839						4,452							5,163
920 - Cameras 6 Cameras	2,610	6	5					2,953							3,425			
921 - Cameras Cameras (2020 Only)[nr:1]	1,609	2	0	1,609														
Total 24600 - Safety / Access	10,198			3,843	3,839		2,406		2,953	2,591	4,452		2,790		3,425	3,004		5,163
25000 - Flooring																		
200 - Vinyl 26 Sq. Yds. Pool Building Office	910	15	12															1,224
400 - Tile 703 sf Pool Building Bathrooms	9,139	15	1		9,367													
Total 25000 - Flooring	10,049				9,367													1,224
26000 - Outdoor Equipment																		
100 - Tot Lot: Play Equipment Upper Recreation	56,890	18	16															
200 - Pedestal Grill BBQ 4 Upper Recreation & Beach (25%)	635	5	1		651					736								833
210 - Barbecue Beach Masonry BBQ	7,490	10	1		7,677													9,828
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	3,825	8	1		3,921								4,777					
306 - Benches 14 Upper Recreation & Beach (50%)	5,355	8	1		5,489								6,688					
840 - Shade Structure 456 sf Lower Tennis Canvas Shade Cover	5,928	15	1		6,076													
900 - Miscellaneous 116 lf Bocce Ball Court Borders	2,552	18	4					2,817										
908 - Miscellaneous 2 Paddle Boat Racks	4,060	10	4					4,481										5,737
912 - Miscellaneous 8 Kayak Boat Racks	1,280	10	3				1,378											1,764
Total 26000 - Outdoor Equipment	88,015				23,814		1,378	7,298		736			11,465		10,661			1,764
30000 - Miscellaneous																		

See Section VI-b for Excluded Components

Dollar Point Association, Inc.
30 Year Expense Forecast - Detailed
First Draft
Prepared for the 2021 Fiscal Year

Reserve Component	Current	Life																
	Replacement	Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
	Cost	Remaining																
880 - Boat Beach- Dinghy	1,050	8 7								1,248								
884 - Boat Pier- Boston Whaler	20,435	10 8									24,898							
888 - Boat Motor Pier- Boston Whaler Motor	4,290	10 8									5,227							
889 - Boat Motor Pier- Boston Whaler Motor (2020 Only)[nr:1]	130	2 0	130															
990 - Miscellaneous Beach & Pier Maintenance	11,595	10 5						13,119										
Total 30000 - Miscellaneous	37,500		130					13,119		1,248	30,125							
Total Expenditures Inflated @ 2.50%			53,146	204,055	144,031	135,703	219,731	121,201	46,646	156,143	110,237	178,516	146,218	52,298	123,005	225,900	80,239	
Total Current Replacement Cost	1,187,753																	

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
01000 - Paving															
100 - Asphalt: Sealing 12,850 sf Upper & Lower Rec Parking		5,150			5,547			5,973			6,432				6,927
110 - Asphalt: Ongoing Repairs 12,850 sf Upper & Lower Rec Parking (3%)		2,311			2,489			2,680			2,886				3,108
120 - Asphalt: Major Repairs 12,850 sf Upper & Lower Rec Parking				100,208											
124 - Striping Upper & Lower Rec Parking		1,113			1,199			1,291			1,390				1,497
170 - Asphalt: Sealing 2,247 sf Beach Access Walkway					970						1,125				
180 - Asphalt: Ongoing Repairs 2,247 sf Beach Access Walkway					2,766						3,208				
190 - Asphalt: Major Repairs 2,247 sf Beach Access Walkway										25,930					
800 - Parking Bumpers Lower Parking Space Car Stops															
Total 01000 - Paving		8,575		100,208	12,970			9,944		25,930	15,041				11,532
02000 - Concrete															
220 - Walkways 173 sf Beach Restroom Steps															
360 - Stamped 8,002 sf Pool Deck & Walkways (2%)				3,804				4,304							4,869
370 - Stained 8,002 sf Pool Deck & Walkways		34,449													
390 - Pavers 348 sf Lower Tennis Court Walkways (20%)		1,333					1,508					1,706			
Total 02000 - Concrete		35,782		3,804			1,508	4,304				1,706			4,869
03000 - Painting: Exterior															
120 - Surface Restoration 1,626 sf [4] Upper Recreation Trellises		4,466			4,809			5,179			5,577				6,006
124 - Surface Restoration Pier Pylons					1,846						2,141				
150 - Stain 4,020 sf Upper Recreation Fencing		9,548			10,283			11,073			11,925				12,841
160 - Stain 2,540 sf Pool & Shower Buildings		9,992			10,761			11,588			12,479				13,438
170 - Stain 640 sf Beach Restroom Building		1,520			1,637			1,763			1,898				2,044
450 - Wood Fencing 10,296 sf Upper Recreation N & E Perimeter		24,455			26,336			28,360			30,541				32,889
Total 03000 - Painting: Exterior		49,981			55,671			57,963			64,561				67,219
04000 - Structural Repairs															
200 - Wood: Siding & Trim 2,540 sf Pool & Shower Buildings															
210 - Wood: Siding & Trim 640 sf Beach Restroom Building															
300 - Trellis 813 sf [4] Upper Recreation															

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
820 - Dock 3,000 sf Pier Decking										108,524					
824 - Dock 390 sf Pier Catwalk Decking	11,297														
825 - Dock Pier Catwalk Decking (2020 Only)[nr:1]															
828 - Dock 2 Pier Catwalk Structures									88,936						
830 - Dock 3,000 sf Pier Walkway Structural		169,234													
910 - Building Maintenance Recreation Shed		2,776													
914 - Building Maintenance Recreation Shed									5,003						
Total 04000 - Structural Repairs	11,297	172,010							93,939	108,524					
05000 - Roofing															
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings															
680 - Pitched: Metal 2 Squares- Beach Restroom Building				4,336											
Total 05000 - Roofing				4,336											
08000 - Rehab															
220 - Bathrooms 2 Pool Building				12,087											
230 - Restrooms 2 Beach Restrooms				9,982											
Total 08000 - Rehab				22,069											
12000 - Pool															
110 - Resurface 248 lf Pool	53,877									68,967					
400 - ADA Chair Lift Pool		7,994										10,233			
410 - Furniture: Lifeguard Chair Pool										7,334					
700 - Equipment: Replacement Pool (50%)				14,037					15,881					17,968	
701 - Equipment: Replacement Pool (2020 Only)[nr:1]															
704 - Equipment: Replacement Pool Vacuum									8,608						
710 - Chemical System Pool					6,906					7,814					8,840
750 - Cover 2,660 sf Pool- Summer Cover	12,482						14,475							16,787	
754 - Cover 2,660 sf Pool- Winter Cover			16,190								19,726				
910 - Miscellaneous Intercom & Sound										3,147					
920 - Lane Ropes 3 Pool Lane Ropes			2,990								3,643				
924 - Storage Reel Pool Lane Rope Reel						3,982									

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
928 - Storage Reel Pool Cover Reel						6,636									
929 - Storage Reel Pool Cover Reel (2020 Only)[nr:1]															
990 - Miscellaneous 2 Pool Chemical Room Doors														5,590	
991 - Miscellaneous Pool Chemical Room Doors (2020 Only)[nr:1]															
Total 12000 - Pool	66,359	7,994	19,180	14,037	6,906	10,618	14,475	8,608	15,881	18,295	92,336	10,233	16,787	23,559	8,840
14000 - Recreation															
900 - Game Table Ping Pong Table								964							
Total 14000 - Recreation								964							
17000 - Tennis Court															
100 - Reseal 19,488 sf [3] Upper Tennis Courts		37,558				41,457				45,761				50,511	
110 - Reseal 15,128 sf [2] Lower Tennis Courts			29,884				32,986				36,411				40,191
500 - Resurface 19,488 sf [3] Upper Tennis Courts					84,117										
510 - Resurface 15,128 sf [2] Lower Tennis Courts															
700 - Screen 3,307 sf Upper Tennis Courts						4,064						4,713			
704 - Screen 3,672 sf Lower Tennis Courts		4,088						4,741						5,498	
900 - Miscellaneous 10 Court Rollers/Crank Sets														2,046	
Total 17000 - Tennis Court		41,646	29,884		84,117	45,521	32,986	4,741		45,761	36,411	4,713		58,056	40,191
18000 - Landscaping															
104 - Irrigation: Controllers 5 Recreation Area Controllers (20%)		601						680				770			
200 - Irrigation: Valves 36 Recreation Area Valves (22%)		4,157			4,476			4,820			5,191			5,590	
300 - Irrigation: Backflow Preventors 4 Recreation Area Backflows (25%)		1,210					1,369					1,549			
420 - General Repairs/Upgrades Recreation Areas	13,114	13,442	13,778	14,123	14,476	14,838	15,209	15,589	15,979	16,378	16,787	17,207	17,637	18,078	18,530
421 - General Repairs/Upgrades Recreation Areas (2020 Only)[nr:1]															
490 - Bark Replacement Recreation Areas	3,153	3,232	3,313	3,395	3,480	3,567	3,656	3,748	3,842	3,938	4,036	4,137	4,240	4,346	4,455
491 - Bark Replacement Recreation Areas (2020 Only)[nr:1]															
500 - Tree Maintenance Tree Maintenance & Defensible Space	4,452	4,563	4,677	4,794	4,914	5,037	5,163	5,292	5,424	5,560	5,699	5,841	5,988	6,137	6,291
530 - Plant Replacement Recreation Areas	14,461	14,823	15,193	15,573	15,963	16,362	16,771	17,190	17,620	18,060	18,512	18,974	19,449	19,935	20,433
Total 18000 - Landscaping	35,181	42,028	36,962	37,886	43,309	39,804	42,848	46,639	42,864	43,936	50,225	48,478	47,314	54,087	49,709
18500 - Lakes / Ponds															

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
994 - Miscellaneous 65 Lake Buoys													36,716		
995 - Miscellaneous Lake Buoys (2020 Only)[nr:1]															
995 - Miscellaneous Lake Buoys (2020 Only)[nr:1]															
Total 18500 - Lakes / Ponds													36,716		
19000 - Fencing															
100 - Chain Link: 4' 120 If Upper & Lower Tennis Courts															
110 - Chain Link: 6' 312 If Beach North Perimeter															
130 - Chain Link: 10' 649 If Upper Tennis Courts												30,832			
140 - Chain Link: 10' 492 If Lower Tennis Courts												23,374			
340 - Wood: 6' 335 If Upper Recreation Perimeter								34,604							
344 - Wood: 6' 858 If Upper Recreation Perimeter											95,441				
350 - Wood: Repair Beach Walkway Entry Fence/Gate											4,737				
Total 19000 - Fencing								34,604			100,178	54,206			
19500 - Retaining Wall															
120 - Wood 53 If Beach								9,792							
124 - Wood: 2' 64 If Tot Lot Perimeter				8,485											
130 - Wood: 1' 130 If Upper Parking													43,806		
140 - Wood: 3' 113 If Beach			18,914												
Total 19500 - Retaining Wall			18,914	8,485				9,792					43,806		
20000 - Lighting															
214 - Entry Lighting 6 Observation Drive Monument									3,864						
Total 20000 - Lighting									3,864						
21000 - Signage															
792 - Monument 2 Observation Drive Entrance															
Total 21000 - Signage															
23000 - Mechanical Equipment															
600 - Water Heater Behind Shower Building									4,791						
604 - Water Heater Beach Restrooms								1,196							
608 - Water Heater 2 Pool Building Bathrooms											1,872				
609 - Water Heater Pool Building Bathrooms (2020 Only)[nr:1]															

See Section VI-b for Excluded Components

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
710 - Boiler Pool House & Pool Heating					99,204										126,990
711 - Boiler Pool House & Pool Heating (2020 Only)[nr:1]															
Total 23000 - Mechanical Equipment					99,204			1,196	4,791		1,872				126,990
24600 - Safety / Access															
738 - Card Readers 5 Upper & Lower Recreation Area (20%)	3,235			3,484			3,752			4,041				4,351	
910 - Video Monitoring System Beach Web Cam					5,987						6,943				
920 - Cameras 6 Cameras			3,971						4,606						5,341
921 - Cameras Cameras (2020 Only)[nr:1]															
Total 24600 - Safety / Access	3,235		3,971	3,484	5,987		3,752		4,606	4,041	6,943			4,351	5,341
25000 - Flooring															
200 - Vinyl 26 Sq. Yds. Pool Building Office														1,772	
400 - Tile 703 sf Pool Building Bathrooms		13,567													
Total 25000 - Flooring		13,567												1,772	
26000 - Outdoor Equipment															
100 - Tot Lot: Play Equipment Upper Recreation		84,454													
200 - Pedestal Grill BBQ 4 Upper Recreation & Beach (25%)		943					1,067					1,207			
210 - Barbecue Beach Masonry BBQ							12,580								
280 - Picnic Tables 15 Upper Recreation & Beach (33%)			5,820								7,091				
306 - Benches 14 Upper Recreation & Beach (50%)			8,148								9,928				
840 - Shade Structure 456 sf Lower Tennis Canvas Shade Cover		8,800													
900 - Miscellaneous 116 lf Bocce Ball Court Borders								4,393							
908 - Miscellaneous 2 Paddle Boat Racks										7,343					
912 - Miscellaneous 8 Kayak Boat Racks									2,259						
Total 26000 - Outdoor Equipment		94,196	13,968				13,647	4,393	2,259	7,343	17,019	1,207			
30000 - Miscellaneous															
880 - Boat Beach- Dinghy	1,521								1,853						
884 - Boat Pier- Boston Whaler				31,872										40,798	
888 - Boat Motor Pier- Boston Whaler Motor				6,691										8,565	

See Section VI-b for Excluded Components

Dollar Point Association, Inc.
 30 Year Expense Forecast - Detailed
 First Draft
 Prepared for the 2021 Fiscal Year

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
889 - Boat Motor Pier- Boston Whaler Motor (2020 Only)[nr:1]															
990 - Miscellaneous Beach & Pier Maintenance	16,793										21,496				
Total 30000 - Miscellaneous	18,314			38,563					1,853		21,496			49,363	
Total Expenditures Inflated @ 2.50%	134,385	465,779	126,683	229,067	308,165	95,943	119,008	173,357	170,057	253,829	406,083	120,543	155,616	263,817	231,072

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Beginning Balance	825,385	918,624	863,505	870,357	888,066	823,785	860,254	974,869	983,412	1,040,906
Inflated Expenditures @ 2.5%	53,146	204,055	144,031	135,703	219,731	121,201	46,646	156,143	110,237	178,516
Reserve Contribution	133,402	135,670	137,976	140,322	142,707	145,133	147,600	150,109	152,661	155,256
<i>Lot/month @ 1</i>	<i>11,116.83</i>	<i>11,305.83</i>	<i>11,498.00</i>	<i>11,693.50</i>	<i>11,892.25</i>	<i>12,094.42</i>	<i>12,300.00</i>	<i>12,509.08</i>	<i>12,721.75</i>	<i>12,938.00</i>
<i>Percentage Increase</i>		<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	12,983	13,266	12,907	13,090	12,743	12,536	13,661	14,578	15,069	15,439
Ending Balance	918,624	863,505	870,357	888,066	823,785	860,254	974,869	983,412	1,040,906	1,033,085

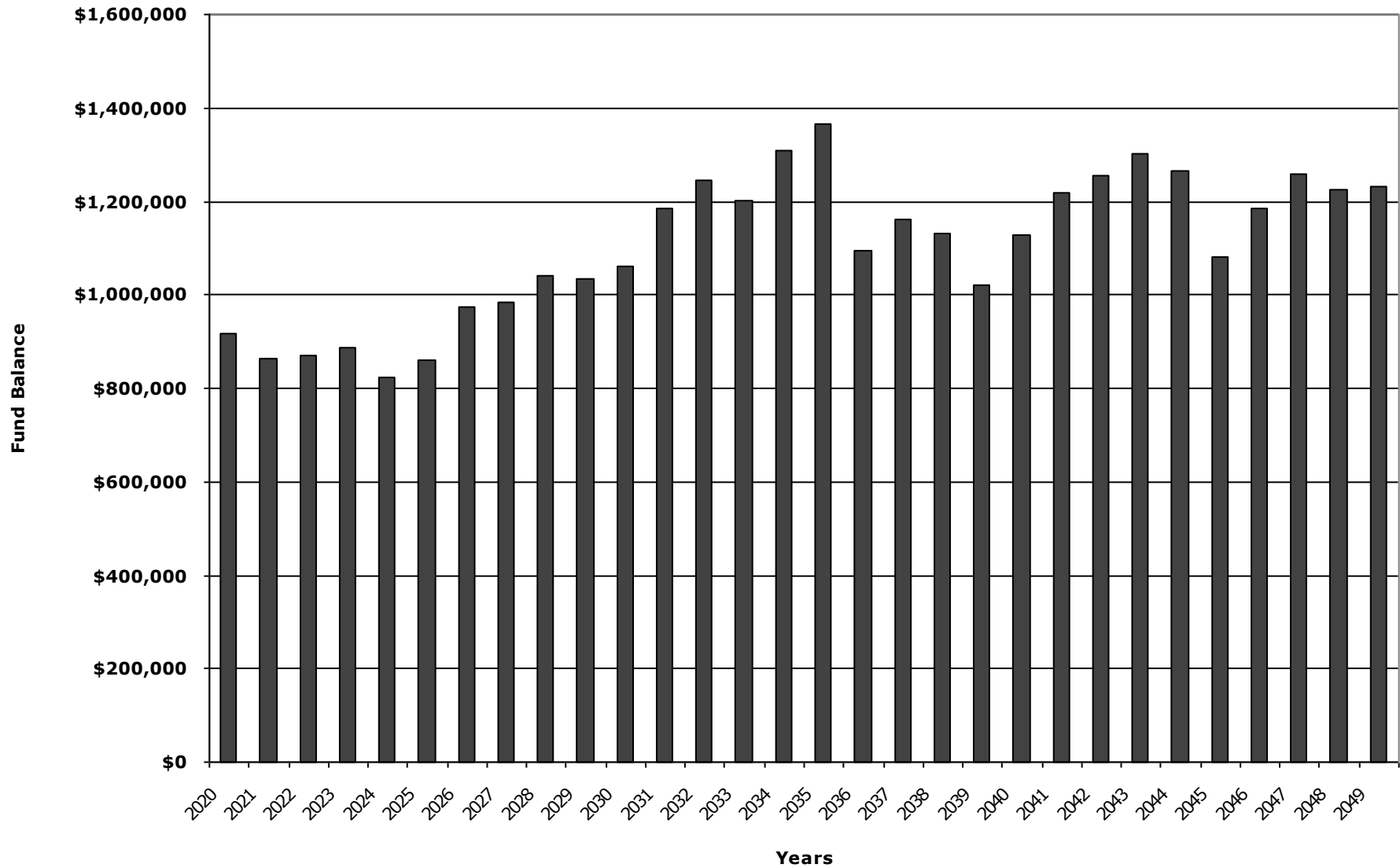
	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Beginning Balance	1,033,085	1,060,346	1,185,344	1,243,730	1,202,122	1,309,489	1,366,805	1,094,044	1,161,822	1,130,509
Inflated Expenditures @ 2.5%	146,218	52,298	123,005	225,900	80,239	134,385	465,779	126,683	229,067	308,165
Reserve Contribution	157,895	160,579	163,309	166,085	168,908	171,779	174,699	177,669	180,689	183,761
<i>Lot/month @ 1</i>	<i>13,157.92</i>	<i>13,381.58</i>	<i>13,609.08</i>	<i>13,840.42</i>	<i>14,075.67</i>	<i>14,314.92</i>	<i>14,558.25</i>	<i>14,805.75</i>	<i>15,057.42</i>	<i>15,313.42</i>
<i>Percentage Increase</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	15,584	16,717	18,082	18,207	18,697	19,923	18,319	16,793	17,065	16,025
Ending Balance	1,060,346	1,185,344	1,243,730	1,202,122	1,309,489	1,366,805	1,094,044	1,161,822	1,130,509	1,022,130

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Beginning Balance	1,022,130	1,129,086	1,217,609	1,255,958	1,301,518	1,266,729	1,081,446	1,184,547	1,257,400	1,225,935
Inflated Expenditures @ 2.5%	95,943	119,008	173,357	170,057	253,829	406,083	120,543	155,616	263,817	231,072
Reserve Contribution	186,885	190,062	193,293	196,579	199,921	203,320	206,776	210,291	213,866	217,502
<i>Lot/month @ 1</i>	<i>15,573.75</i>	<i>15,838.50</i>	<i>16,107.75</i>	<i>16,381.58</i>	<i>16,660.08</i>	<i>16,943.33</i>	<i>17,231.33</i>	<i>17,524.25</i>	<i>17,822.17</i>	<i>18,125.17</i>
<i>Percentage Increase</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	16,014	17,469	18,414	19,038	19,118	17,480	16,868	18,178	18,486	18,287
Ending Balance	1,129,086	1,217,609	1,255,958	1,301,518	1,266,729	1,081,446	1,184,547	1,257,400	1,225,935	1,230,653

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

First Draft

Prepared for the 2021 Fiscal Year



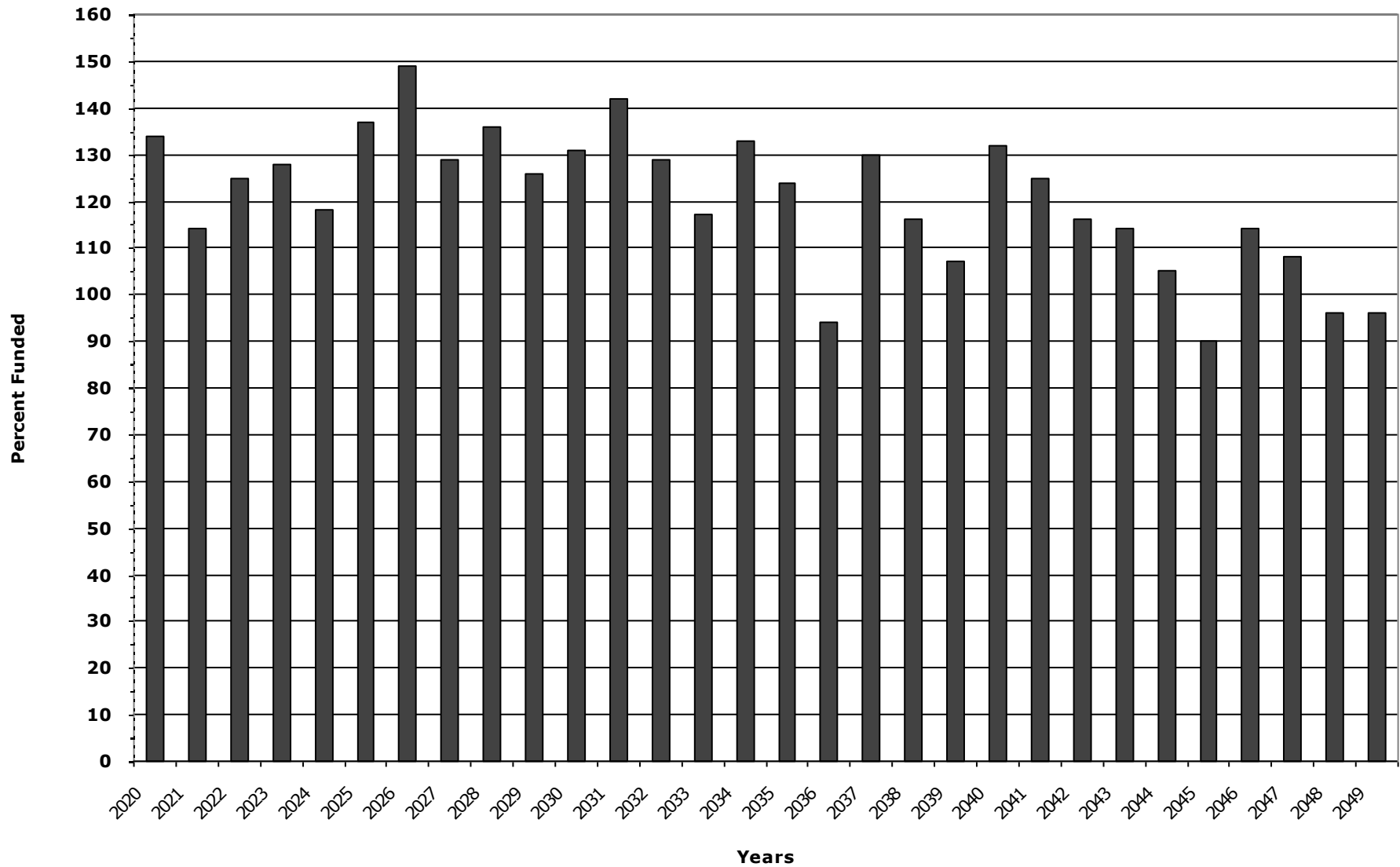
30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded

First Draft

Prepared for the 2021 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2020	825,385	687,613	133.6%	53,146	133,402	0	12,983	918,624
2021	918,624	760,705	113.5%	204,055	135,670	0	13,266	863,505
2022	863,505	694,846	125.3%	144,031	137,976	0	12,907	870,357
2023	870,357	691,973	128.3%	135,703	140,322	0	13,090	888,066
2024	888,066	700,749	117.6%	219,731	142,707	0	12,743	823,785
2025	823,785	626,880	137.2%	121,201	145,133	0	12,536	860,254
2026	860,254	655,504	148.7%	46,646	147,600	0	13,661	974,869
2027	974,869	764,692	128.6%	156,143	150,109	0	14,578	983,412
2028	983,412	767,890	135.6%	110,237	152,661	0	15,069	1,040,906
2029	1,040,906	821,825	125.7%	178,516	155,256	0	15,439	1,033,085
2030	1,033,085	810,815	130.8%	146,218	157,895	0	15,584	1,060,346
2031	1,060,346	836,421	141.7%	52,298	160,579	0	16,717	1,185,344
2032	1,185,344	962,816	129.2%	123,005	163,309	0	18,082	1,243,730
2033	1,243,730	1,023,873	117.4%	225,900	166,085	0	18,207	1,202,122
2034	1,202,122	985,066	132.9%	80,239	168,908	0	18,697	1,309,489
2035	1,309,489	1,098,770	124.4%	134,385	171,779	0	19,923	1,366,805
2036	1,366,805	1,164,100	94.0%	465,779	174,699	0	18,319	1,094,044
2037	1,094,044	895,774	129.7%	126,683	177,669	0	16,793	1,161,822
2038	1,161,822	972,813	116.2%	229,067	180,689	0	17,065	1,130,509
2039	1,130,509	951,447	107.4%	308,165	183,761	0	16,025	1,022,130
2040	1,022,130	853,200	132.3%	95,943	186,885	0	16,014	1,129,086
2041	1,129,086	974,870	124.9%	119,008	190,062	0	17,469	1,217,609
2042	1,217,609	1,080,906	116.2%	173,357	193,293	0	18,414	1,255,958
2043	1,255,958	1,138,978	114.3%	170,057	196,579	0	19,038	1,301,518
2044	1,301,518	1,207,101	104.9%	253,829	199,921	0	19,118	1,266,729
2045	1,266,729	1,196,411	90.4%	406,083	203,320	0	17,480	1,081,446
2046	1,081,446	1,034,875	114.5%	120,543	206,776	0	16,868	1,184,547
2047	1,184,547	1,167,600	107.7%	155,616	210,291	0	18,178	1,257,400
2048	1,257,400	1,273,452	96.3%	263,817	213,866	0	18,486	1,225,935
2049	1,225,935	1,276,950	96.4%	231,072	217,502	0	18,287	1,230,653

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded





Section V

Dollar Point Association, Inc.

Reserve Fund Balance Forecast Component Method

First Draft

Prepared for the 2021 Fiscal Year

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2020 Fully Funded Balance</i>	<i>2021 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2021 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving									
100 - Asphalt: Sealing 12,850 sf Upper & Lower Rec Parking	3,470	3	1	3,556	1,185	2,313	3,556	0.97%	1,320
110 - Asphalt: Ongoing Repairs 12,850 sf Upper & Lower Rec Parking (3%)	1,557	3	1	1,596	532	1,038	1,596	0.44%	592
120 - Asphalt: Major Repairs 12,850 sf Upper & Lower Rec Parking	64,250	15	3	69,190	4,613	51,400	57,075	3.78%	5,135
124 - Striping Upper & Lower Rec Parking	750	3	1	769	256	500	769	0.21%	285
170 - Asphalt: Sealing 2,247 sf Beach Access Walkway	607	6	1	622	104	506	622	0.09%	115
180 - Asphalt: Ongoing Repairs 2,247 sf Beach Access Walkway	1,730	6	1	1,773	296	1,442	1,773	0.24%	329
190 - Asphalt: Major Repairs 2,247 sf Beach Access Walkway	14,336	10	4	15,824	1,582	8,602	10,286	1.30%	1,761
800 - Parking Bumpers Lower Parking Space Car Stops	1,290	20	10	1,651	83	645	727	0.07%	92
Sub-total [01000 - Paving]	87,989			94,982	8,650	66,445	76,405	7.10%	9,629
02000 - Concrete									
220 - Walkways 173 sf Beach Restroom Steps	3,460	25	12	4,653	186	1,799	1,986	0.15%	207
360 - Stamped 8,002 sf Pool Deck & Walkways (2%)	2,500	5	2	2,627	525	1,500	2,050	0.43%	585
370 - Stained 8,002 sf Pool Deck & Walkways	23,206	15	1	23,786	1,586	21,659	23,786	1.30%	1,765
390 - Pavers 348 sf Lower Tennis Court Walkways (20%)	898	5	1	920	184	718	920	0.15%	205
Sub-total [02000 - Concrete]	30,064			31,986	2,481	25,676	28,742	2.04%	2,762

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
03000 - Painting: Exterior									
120 - Surface Restoration 1,626 sf [4] Upper Recreation Trellises	3,008	3	1	3,083	1,028	2,005	3,083	0.84%	1,144
124 - Surface Restoration Pier Pylons	1,155	6	1	1,184	197	963	1,184	0.16%	220
150 - Stain 4,020 sf Upper Recreation Fencing	6,432	3	1	6,593	2,198	4,288	6,593	1.80%	2,446
160 - Stain 2,540 sf Pool & Shower Buildings	6,731	3	1	6,899	2,300	4,487	6,899	1.89%	2,560
170 - Stain 640 sf Beach Restroom Building	1,024	3	1	1,050	350	683	1,050	0.29%	389
450 - Wood Fencing 10,296 sf Upper Recreation N & E Perimeter	16,474	3	1	16,885	5,628	10,982	16,885	4.62%	6,265
Sub-total [03000 - Painting: Exterior]	34,824			35,694	11,701	23,408	35,694	9.60%	13,025
04000 - Structural Repairs									
200 - Wood: Siding & Trim 2,540 sf Pool & Shower Buildings	32,766	24	12	44,067	1,836	16,383	18,192	1.51%	2,044
210 - Wood: Siding & Trim 640 sf Beach Restroom Building	8,960	25	13	12,351	494	4,301	4,776	0.41%	550
300 - Trellis 813 sf [4] Upper Recreation	36,585	20	13	50,433	2,522	12,805	15,000	2.07%	2,807
820 - Dock 3,000 sf Pier Decking	60,000	22	2	63,038	2,865	54,545	58,705	2.35%	3,190
824 - Dock 390 sf Pier Catwalk Decking	7,800	22	15	11,297	513	2,482	2,907	0.42%	572
825 - Dock Pier Catwalk Decking (2020 Only)[nr:1]	93	2	0	0	0	93	0	0.00%	0
828 - Dock 2 Pier Catwalk Structures	50,400	30	23	88,936	2,965	11,760	13,776	2.43%	3,300
830 - Dock 3,000 sf Pier Walkway Structural	114,000	30	16	169,234	5,641	53,200	58,425	4.63%	6,280
910 - Building Maintenance Recreation Shed	1,870	25	16	2,776	111	673	767	0.09%	124
914 - Building Maintenance Recreation Shed	2,835	25	23	5,003	200	227	349	0.16%	223
Sub-total [04000 - Structural Repairs]	315,309			447,134	17,147	156,469	172,896	14.07%	19,088

<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>2020 Fully Funded Balance</i>	<i>2021 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2021 Line Item Contribution based on Cash Flow Method</i>
05000 - Roofing									
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings	12,600	25	13	17,369	695	6,048	6,716	0.57%	773
680 - Pitched: Metal 2 Squares- Beach Restroom Building	2,780	30	18	4,336	145	1,112	1,235	0.12%	161
Sub-total [05000 - Roofing]	15,380			21,705	839	7,160	7,951	0.69%	934
08000 - Rehab									
220 - Bathrooms 2 Pool Building	7,750	15	3	8,346	556	6,200	6,885	0.46%	619
230 - Restrooms 2 Beach Restrooms	6,400	15	3	6,892	459	5,120	5,685	0.38%	511
Sub-total [08000 - Rehab]	14,150			15,238	1,016	11,320	12,570	0.83%	1,131

<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>2020 Fully Funded Balance</i>	<i>2021 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2021 Line Item Contribution based on Cash Flow Method</i>
12000 - Pool									
110 - Resurface 248 lf Pool	37,200	10	5	42,088	4,209	18,600	22,878	3.45%	4,685
400 - ADA Chair Lift Pool	5,385	10	6	6,245	624	2,154	2,760	0.51%	695
410 - Furniture: Lifeguard Chair Pool	4,055	20	4	4,476	224	3,244	3,533	0.18%	249
700 - Equipment: Replacement Pool (50%)	9,000	5	3	9,692	1,938	3,600	5,535	1.59%	2,158
701 - Equipment: Replacement Pool (2020 Only)[nr:1]	3,699	2	0	0	0	3,699	0	0.00%	0
704 - Equipment: Replacement Pool Vacuum	5,000	8	6	5,798	725	1,250	1,922	0.59%	807
710 - Chemical System Pool	4,320	5	4	4,768	954	864	1,771	0.78%	1,062
750 - Cover 2,660 sf Pool- Summer Cover	8,618	6	3	9,281	1,547	4,309	5,889	1.27%	1,722
754 - Cover 2,660 sf Pool- Winter Cover	10,640	8	1	10,906	1,363	9,310	10,906	1.12%	1,518
910 - Miscellaneous Intercom & Sound	1,740	10	4	1,921	192	1,044	1,248	0.16%	214
920 - Lane Ropes 3 Pool Lane Ropes	1,965	8	1	2,014	252	1,719	2,014	0.21%	280
924 - Storage Reel Pool Lane Rope Reel	2,430	18	2	2,553	142	2,160	2,352	0.12%	158
928 - Storage Reel Pool Cover Reel	4,050	18	2	4,255	236	3,600	3,921	0.19%	263
929 - Storage Reel Pool Cover Reel (2020 Only)[nr:1]	416	2	0	0	0	416	0	0.00%	0
990 - Miscellaneous 2 Pool Chemical Room Doors	2,800	18	10	3,584	199	1,244	1,435	0.16%	222
991 - Miscellaneous Pool Chemical Room Doors (2020 Only)[nr:1]	347	2	0	0	0	347	0	0.00%	0
Sub-total [12000 - Pool]	101,665			107,582	12,605	57,561	66,165	10.34%	14,032
14000 - Recreation									
900 - Game Table Ping Pong Table	560	8	6	649	81	140	215	0.07%	90

<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>2020 Fully Funded Balance</i>	<i>2021 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2021 Line Item Contribution based on Cash Flow Method</i>
17000 - Tennis Court									
100 - Reseal 19,488 sf [3] Upper Tennis Courts	25,300	4	0	25,300	6,325	25,300	6,483	5.19%	7,041
110 - Reseal 15,128 sf [2] Lower Tennis Courts	19,640	4	1	20,131	5,033	14,730	20,131	4.13%	5,602
500 - Resurface 19,488 sf [3] Upper Tennis Courts	52,618	15	4	58,080	3,872	38,586	43,146	3.18%	4,310
510 - Resurface 15,128 sf [2] Lower Tennis Courts	40,846	20	10	52,286	2,614	20,423	23,027	2.15%	2,910
700 - Screen 3,307 sf Upper Tennis Courts	2,480	6	2	2,606	434	1,654	2,119	0.36%	483
704 - Screen 3,672 sf Lower Tennis Courts	2,754	6	4	3,040	507	918	1,411	0.42%	564
900 - Miscellaneous 10 Court Rollers/Crank Sets	1,025	15	13	1,413	94	137	210	0.08%	105
Sub-total [17000 - Tennis Court]	144,662			162,855	18,879	101,747	96,527	15.49%	21,016
18000 - Landscaping									
104 - Irrigation: Controllers 5 Recreation Area Controllers (20%)	405	5	1	415	83	324	415	0.07%	92
200 - Irrigation: Valves 36 Recreation Area Valves (22%)	2,800	3	1	2,870	957	1,867	2,870	0.78%	1,065
300 - Irrigation: Backflow Preventors 4 Recreation Area Backflows (25%)	815	5	1	835	167	652	835	0.14%	186
420 - General Repairs/Upgrades Recreation Areas	9,055	1	1	9,281	4,641	4,528	9,281	3.81%	5,166
421 - General Repairs/Upgrades Recreation Areas (2020 Only)[nr:1]	1,676	2	0	0	0	1,676	0	0.00%	0
490 - Bark Replacement Recreation Areas	2,177	1	1	2,231	1,116	1,089	2,231	0.92%	1,242
491 - Bark Replacement Recreation Areas (2020 Only)[nr:1]	3,360	2	0	0	0	3,360	0	0.00%	0
500 - Tree Maintenance Tree Maintenance & Defensible Space	3,074	1	0	3,074	3,074	3,074	3,151	2.52%	3,422
530 - Plant Replacement Recreation Areas	9,985	1	1	10,235	5,117	4,993	10,235	4.20%	5,696
Sub-total [18000 - Landscaping]	33,347			28,942	15,154	21,561	29,019	12.43%	16,869

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
18500 - Lakes / Ponds									
994 - Miscellaneous 65 Lake Buoys	18,850	25	2	19,804	792	17,342	18,548	0.65%	882
995 - Miscellaneous Lake Buoys (2020 Only)[nr:1]	6,650	2	0	0	0	6,650	0	0.00%	0
995 - Miscellaneous Lake Buoys (2020 Only)[nr:1]	3,400	2	0	0	0	3,400	0	0.00%	0
Sub-total [18500 - Lakes / Ponds]	28,900			19,804	792	27,392	18,548	0.65%	882
19000 - Fencing									
100 - Chain Link: 4' 120 lf Upper & Lower Tennis Courts	1,548	25	5	1,751	70	1,238	1,333	0.06%	78
110 - Chain Link: 6' 312 lf Beach North Perimeter	4,680	25	8	5,702	228	3,182	3,454	0.19%	254
130 - Chain Link: 10' 649 lf Upper Tennis Courts	16,225	25	1	16,631	665	15,576	16,631	0.55%	741
140 - Chain Link: 10' 492 lf Lower Tennis Courts	12,300	25	1	12,608	504	11,808	12,608	0.41%	561
340 - Wood: 6' 335 lf Upper Recreation Perimeter	20,100	18	4	22,187	1,233	15,633	17,169	1.01%	1,372
344 - Wood: 6' 858 lf Upper Recreation Perimeter	51,480	18	7	61,194	3,400	31,460	35,178	2.79%	3,784
350 - Wood: Repair Beach Walkway Entry Fence/Gate	2,555	18	7	3,037	169	1,561	1,746	0.14%	188
Sub-total [19000 - Fencing]	108,888			123,109	6,269	80,460	88,117	5.14%	6,978
19500 - Retaining Wall									
120 - Wood 53 lf Beach	5,830	20	1	5,976	299	5,539	5,976	0.25%	333
124 - Wood: 2' 64 lf Tot Lot Perimeter	5,440	20	18	8,485	424	544	836	0.35%	472
130 - Wood: 1' 130 lf Upper Parking	22,490	25	2	23,629	945	20,691	22,130	0.78%	1,052
140 - Wood: 3' 113 lf Beach	12,430	22	17	18,914	860	2,825	3,475	0.71%	957
Sub-total [19500 - Retaining Wall]	46,190			57,003	2,528	29,598	32,417	2.07%	2,814
20000 - Lighting									
214 - Entry Lighting 6 Observation Drive Monument	2,190	20	3	2,358	118	1,862	2,020	0.10%	131
21000 - Signage									
792 - Monument 2 Observation Drive Entrance	10,240	25	5	11,586	463	8,192	8,817	0.38%	516

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
23000 - Mechanical Equipment									
600 - Water Heater Behind Shower Building	2,715	12	11	3,562	297	226	464	0.24%	330
604 - Water Heater Beach Restrooms	695	18	4	767	43	541	594	0.03%	47
608 - Water Heater 2 Pool Building Bathrooms	1,010	12	1	1,035	86	926	1,035	0.07%	96
609 - Water Heater Pool Building Bathrooms (2020 Only)[nr:1]	527	2	0	0	0	527	0	0.00%	0
710 - Boiler Pool House & Pool Heating	62,055	10	9	77,498	7,750	6,206	12,721	6.36%	8,627
711 - Boiler Pool House & Pool Heating (2020 Only)[nr:1]	631	2	0	0	0	631	0	0.00%	0
Sub-total [23000 - Mechanical Equipment]	67,633			82,863	8,176	9,056	14,814	6.71%	9,101
24600 - Safety / Access									
738 - Card Readers 5 Upper & Lower Recreation Area (20%)	2,234	3	0	2,234	745	2,234	763	0.61%	829
910 - Video Monitoring System Beach Web Cam	3,745	6	1	3,839	640	3,121	3,839	0.52%	712
920 - Cameras 6 Cameras	2,610	6	5	2,953	492	435	892	0.40%	548
921 - Cameras Cameras (2020 Only)[nr:1]	1,609	2	0	0	0	1,609	0	0.00%	0
Sub-total [24600 - Safety / Access]	10,198			9,026	1,877	7,399	5,494	1.54%	2,089
25000 - Flooring									
200 - Vinyl 26 Sq. Yds. Pool Building Office	910	15	12	1,224	82	182	249	0.07%	91
400 - Tile 703 sf Pool Building Bathrooms	9,139	15	1	9,367	624	8,530	9,367	0.51%	695
Sub-total [25000 - Flooring]	10,049			10,591	706	8,712	9,616	0.58%	786

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
26000 - Outdoor Equipment									
100 - Tot Lot: Play Equipment Upper Recreation	56,890	18	16	84,454	4,692	6,321	9,719	3.85%	5,223
200 - Pedestal Grill BBQ 4 Upper Recreation & Beach (25%)	635	5	1	651	130	508	651	0.11%	145
210 - Barbecue Beach Masonry BBQ	7,490	10	1	7,677	768	6,741	7,677	0.63%	855
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	3,825	8	1	3,921	490	3,347	3,921	0.40%	546
306 - Benches 14 Upper Recreation & Beach (50%)	5,355	8	1	5,489	686	4,686	5,489	0.56%	764
840 - Shade Structure 456 sf Lower Tennis Canvas Shade Cover	5,928	15	1	6,076	405	5,533	6,076	0.33%	451
900 - Miscellaneous 116 lf Bocce Ball Court Borders	2,552	18	4	2,817	156	1,985	2,180	0.13%	174
908 - Miscellaneous 2 Paddle Boat Racks	4,060	10	4	4,481	448	2,436	2,913	0.37%	499
912 - Miscellaneous 8 Kayak Boat Racks	1,280	10	3	1,378	138	896	1,050	0.11%	153
Sub-total [26000 - Outdoor Equipment]	88,015			116,944	7,914	32,452	39,675	6.49%	8,809
30000 - Miscellaneous									
880 - Boat Beach- Dinghy	1,050	8	7	1,248	156	131	269	0.13%	174
884 - Boat Pier- Boston Whaler	20,435	10	8	24,898	2,490	4,087	6,284	2.04%	2,772
888 - Boat Motor Pier- Boston Whaler Motor	4,290	10	8	5,227	523	858	1,319	0.43%	582
889 - Boat Motor Pier- Boston Whaler Motor (2020 Only)[nr:1]	130	2	0	0	0	130	0	0.00%	0
990 - Miscellaneous Beach & Pier Maintenance	11,595	10	5	13,119	1,312	5,798	7,131	1.08%	1,460
Sub-total [30000 - Miscellaneous]	37,500			44,492	4,480	11,004	15,003	3.68%	4,987
Totals	1,187,753			1,424,543	121,877	687,613	760,705	100.00%	135,670
						[A]	[B]		
						[EndBal]	[EndBal]		
						[A]	[B]		
Percent Funded						134%	114%		

01000 - Paving

100 - Asphalt: Sealing	Useful Life 3	Remaining Life 1
12,850 sf Upper & Lower Rec Parking	Quantity 12,850	Unit of Measure Square Feet
	Cost /SqFt \$0.270	
	% Included 100.00%	Total Cost/Study \$3,470
Summary	Replacement Year 2021	Future Cost \$3,556

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

2020- Remaining life extended from 2017 to 2021 per client.
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 1
12,850 sf Upper & Lower Rec Parking (3%)	Quantity 12,850	Unit of Measure Square Feet
	Cost /SqFt \$4.04	Qty * \$/SqFt \$51,893
	% Included 3.00%	Total Cost/Study \$1,557
Summary	Replacement Year 2021	Future Cost \$1,596

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

2020- Remaining life extended from 2017 to 2021 per client.

01000 - Paving

120 - Asphalt: Major Repairs	Useful Life 15	Remaining Life 3
12,850 sf Upper & Lower Rec Parking	Quantity 12,850	Unit of Measure Square Feet
	Cost /SqFt \$5.00	
	% Included 100.00%	Total Cost/Study \$64,250
Summary	Replacement Year 2023	Future Cost \$69,190

This is for major excavation, recompactation 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 1
Upper & Lower Rec Parking	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$750	
	% Included 100.00%	Total Cost/Study \$750
Summary	Replacement Year 2021	Future Cost \$769

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

2020- Remaining life extended from 2017 to 2021 per client.

2017- Work is anticipated.

2014- \$300 for upper and \$350 for lower was expended for striping.

01000 - Paving

170 - Asphalt: Sealing 2,247 sf Beach Access Walkway	Useful Life 6 Remaining Life 1 Quantity 2,247 Unit of Measure Square Feet Cost /SqFt \$0.270 % Included 100.00% Total Cost/Study \$607 Replacement Year 2021 Future Cost \$622
Summary	

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

2020- Remaining life extended from 2017 to 2021 per client.
 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.



180 - Asphalt: Ongoing Repairs 2,247 sf Beach Access Walkway	Useful Life 6 Remaining Life 1 Quantity 2,247 Unit of Measure Square Feet Cost /SqFt \$0.770 % Included 100.00% Total Cost/Study \$1,730 Replacement Year 2021 Future Cost \$1,773
Summary	

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

2020- Remaining life extended from 2017 to 2021 per client.
 2014- \$1,500 was expended for crack fill and repair broken edges to alleviate abrupt elevation changes.



01000 - Paving

190 - Asphalt: Major Repairs	Useful Life 10	Remaining Life 4
2,247 sf Beach Access Walkway	Quantity 2,247	Unit of Measure Square Feet
	Cost /SqFt \$6.38	
	% Included 100.00%	Total Cost/Study \$14,336
Summary	Replacement Year 2024	Future Cost \$15,824

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

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

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



800 - Parking Bumpers	Useful Life 20	Remaining Life 10
Lower Parking Space Car Stops	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,290	
	% Included 100.00%	Total Cost/Study \$1,290
Summary	Replacement Year 2030	Future Cost \$1,651

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

2020- Confirmed at site review car stops were not replaced with concrete. Remaining life reduced from 2037 to 2030.

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 12
173 sf 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 \$4,653

This is to replace the beach restroom steps.



360 - Stamped	Useful Life 5	Remaining Life 2
8,002 sf 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 2022	Future Cost \$2,627

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.



02000 - Concrete

370 - Stained	Useful Life 15	Remaining Life 1	
8,002 sf Pool Deck & Walkways	Quantity 8,002	Unit of Measure	Square Feet
	Cost /SqFt \$2.90		
	% Included 100.00%	Total Cost/Study	\$23,206
Summary	Replacement Year 2021	Future Cost	\$23,786

This is to repair and replace the tinted concrete finish.



390 - Pavers	Useful Life 5	Remaining Life 1	
348 sf Lower Tennis Court Walkways (20%)	Quantity 348	Unit of Measure	Square Feet
	Cost /SqFt \$12.90	Qty * \$/SqFt	\$4,489
	% Included 20.00%	Total Cost/Study	\$898
Summary	Replacement Year 2021	Future Cost	\$920

This is to maintain the concrete pavers.



03000 - Painting: Exterior

120 - Surface Restoration	Useful Life 3	Remaining Life 1
1,626 sf [4] Upper Recreation Trellises	Quantity 1,626	Unit of Measure Square Feet
	Cost /SqFt \$1.85	
	% Included 100.00%	Total Cost/Study \$3,008
Summary	Replacement Year 2021	Future Cost \$3,083

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'

2020- Remaining life extended from 2017 to 2021 per client.
 2017- Work is anticipated.
 2013- \$18,397 was expended for an overall staining project.



124 - Surface Restoration	Useful Life 6	Remaining Life 1
Pier Pylons	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,155	
	% Included 100.00%	Total Cost/Study \$1,155
Summary	Replacement Year 2021	Future Cost \$1,184

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

2020- Remaining life extended from 2020 to 2021 per client.
 2014- \$1,000 was expended.



03000 - Painting: Exterior

150 - Stain	Useful Life 3	Remaining Life 1	
4,020 sf Upper Recreation Fencing	Quantity 4,020	Unit of Measure Square Feet	
	Cost /SqFt \$1.60		
	% Included 100.00%	Total Cost/Study \$6,432	
Summary	Replacement Year 2021	Future Cost \$6,593	

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

west & north perimeter- 335 linear feet.

- 2018- \$4,215 total was expended, \$2,340 for beach retaining wall and \$1,875 for beach gate fence.
- 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 1
2,540 sf Pool & Shower Buildings	Quantity 2,540	Unit of Measure Square Feet
	Cost /SqFt \$2.65	
	% Included 100.00%	Total Cost/Study \$6,731
Summary	Replacement Year 2021	Future Cost \$6,899

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

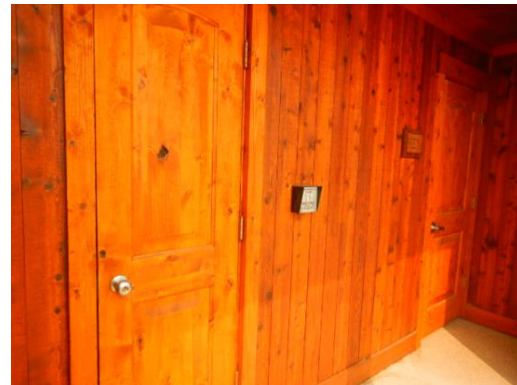
2018- \$6,450 was expended.
 2017- Work is anticipated.
 2013- Touchup was performed.
 2008- Stained.



170 - Stain	Useful Life 3	Remaining Life 1
640 sf Beach Restroom Building	Quantity 640	Unit of Measure Square Feet
	Cost /SqFt \$1.60	
	% Included 100.00%	Total Cost/Study \$1,024
Summary	Replacement Year 2021	Future Cost \$1,050

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

2018- \$3,650 was expended, included interior painting of the restrooms.
 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 1	
10,296 sf Upper Recreation N & E Perimeter	Quantity 10,296	Unit of Measure Square Feet	
	Cost /SqFt \$1.60		
	% Included 100.00%	Total Cost/Study \$16,474	
Summary	Replacement Year 2021	Future Cost \$16,885	

This is to prepare and paint the wood fencing.

2018- \$4,215 total was expended, \$2,340 for beach retaining wall and \$1,875 for beach gate fence.
 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 12	
2,540 sf Pool & Shower Buildings	Quantity 2,540	Unit of Measure Square Feet	
	Cost /SqFt \$12.90		
	% Included 100.00%	Total Cost/Study \$32,766	
Summary	Replacement Year 2032	Future Cost \$44,067	

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 25	Remaining Life 13
640 sf Beach Restroom Building	Quantity 640	Unit of Measure Square Feet
	Cost /SqFt \$14.00	
	% Included 100.00%	Total Cost/Study \$8,960
Summary	Replacement Year 2033	Future Cost \$12,351

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.

2020- Unit cost is increased from \$12.90 sf to \$14.00 sf. Useful/remaining life is increased from 16 yrs./ 2024 to 25 yrs./ 2033.
 2006- \$300,000 was expended for an overall rehab project.



300 - Trellis	Useful Life 20	Remaining Life 13
813 sf [4] Upper Recreation	Quantity 813	Unit of Measure Square Feet
	Cost /SqFt \$45.00	
	% Included 100.00%	Total Cost/Study \$36,585
Summary	Replacement Year 2033	Future Cost \$50,433

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'

2018- \$6,375 was expended for dry rot repairs.
 2010- The trellises were renovated.

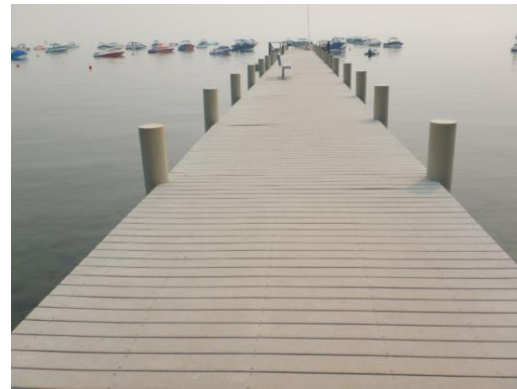


04000 - Structural Repairs

820 - Dock	Useful Life 22	Remaining Life 2
3,000 sf 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 \$63,038

This is to replace the Trex decking.

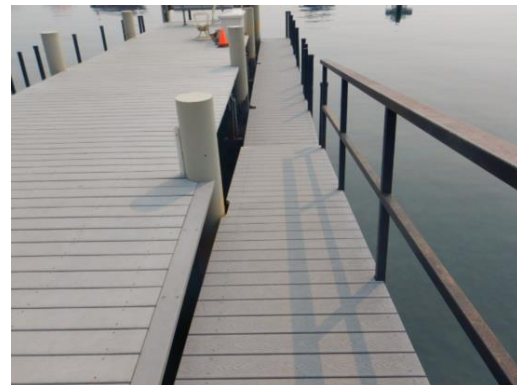
2020- The decking is beginning to warp and twist creating areas of abrupt elevation changes.
 2014- BRG increased the remaining life from 2016 to 2022.



824 - Dock	Useful Life 22	Remaining Life 15
390 sf 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 \$11,297

This is to replace the pier catwalks.

2020- \$93 was expended for replacing two planks.
 2013- Composite decking completed.



04000 - Structural Repairs

825 - Dock Pier Catwalk Decking (2020 Only)	Useful Life 2 Quantity 1 Cost /LS \$93.00 % Included 100.00%	Remaining Life 0 Unit of Measure Lump Sum	Treatment [nr:1] Total Cost/Study \$93
Summary	Replacement Year 2020		Future Cost \$93

This is for the \$93 expenditure for replacing two planks.

828 - Dock 2 Pier Catwalk Structures	Useful Life 30 Quantity 2 Cost /Itm \$25,200 % Included 100.00%	Remaining Life 23 Unit of Measure Items Total Cost/Study \$50,400
Summary	Replacement Year 2043	Future Cost \$88,936

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 3,000 sf Pier Walkway Structural	Useful Life 30 Quantity 3,000 Cost /SqFt \$38.00 % Included 100.00%	Remaining Life 16 Unit of Measure Square Feet Total Cost/Study \$114,000
Summary	Replacement Year 2036	Future Cost \$169,234

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 16
Recreation Shed	Quantity 1	Unit of Measure Building
	Cost /Bldg \$1,870	
	% Included 100.00%	Total Cost/Study \$1,870
Summary	Replacement Year 2036	Future Cost \$2,776

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 30 year reserve study scope.

2011- \$1,500 was expended.



914 - Building Maintenance	Useful Life 25	Remaining Life 23
Recreation Shed	Quantity 1	Unit of Measure Building
	Cost /Bldg \$2,835	
	% Included 100.00%	Total Cost/Study \$2,835
Summary	Replacement Year 2043	Future Cost \$5,003

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

2020- \$2,698 was expended to purchase a new shed in 2018 per client.

05000 - Roofing

440 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 13
24 Squares- Pool & Shower Buildings	Quantity 24	Unit of Measure Squares
	Cost /Sqrs \$525	
	% Included 100.00%	Total Cost/Study \$12,600
Summary	Replacement Year 2033	Future Cost \$17,369

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.



680 - Pitched: Metal	Useful Life 30	Remaining Life 18
2 Squares- Beach Restroom Building	Quantity 2	Unit of Measure Squares
	Cost /Sqrs \$1,390	
	% Included 100.00%	Total Cost/Study \$2,780
Summary	Replacement Year 2038	Future Cost \$4,336

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 3
2 Pool Building	Quantity 2	Unit of Measure Room
	Cost /Rm \$3,875	
	% Included 100.00%	Total Cost/Study \$7,750
Summary	Replacement Year 2023	Future Cost \$8,346

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

2020- Restrooms are locked per Covid.
 2006- \$300 was expended for a minor overall rehab project.



230 - Restrooms	Useful Life 15	Remaining Life 3
2 Beach Restrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$3,200	
	% Included 100.00%	Total Cost/Study \$6,400
Summary	Replacement Year 2023	Future Cost \$6,892

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

2018- Per client, interiors were painted.
 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 5	
248 lf Pool	Quantity 248	Unit of Measure	Linear Feet
	Cost /l.f. \$150		
	% Included 100.00%	Total Cost/Study	\$37,200
Summary	Replacement Year 2025	Future Cost	\$42,088

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 6	
Pool	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,385		
	% Included 100.00%	Total Cost/Study	\$5,385
Summary	Replacement Year 2026	Future Cost	\$6,245

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 4	
Pool	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,055		
	% Included 100.00%	Total Cost/Study	\$4,055
Summary	Replacement Year 2024	Future Cost	\$4,476

This is to replace the stainless steel frame lifeguard chair.



12000 - Pool

700 - Equipment: Replacement	Useful Life 5	Remaining Life 3	
Pool (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$18,000	Qty * \$/LS \$18,000	
	% Included 50.00%	Total Cost/Study \$9,000	
Summary	Replacement Year 2023	Future Cost \$9,692	

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)
- 4- Pentair Triton II TR-140 sand filters (2-replaced in 2006) (1 replaced in 2020)
- 4- 3 HP Pentair variable speed pump motors
- Assorted- valves, pipes, fittings, controls, lights, etc.

2020- \$3,699 was expended for replacing blackwash valves and pool filter.
 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.



701 - Equipment: Replacement	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Pool (2020 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$3,699		
	% Included 100.00%	Total Cost/Study \$3,699	
Summary	Replacement Year 2020	Future Cost \$3,699	

This is for the \$3,699 expenditure for replacing blackwash valves and pool filter.

704 - Equipment: Replacement	Useful Life 8	Remaining Life 6	
Pool Vacuum	Quantity 1	Unit of Measure Items	
	Cost /Itm \$5,000		
	% Included 100.00%	Total Cost/Study \$5,000	
Summary	Replacement Year 2026	Future Cost \$5,798	

This is to replace the pool vacuum.

2018- \$5,000 was expended for a pool vacuum.

12000 - Pool

710 - Chemical System	Useful Life 5	Remaining Life 4	
Pool	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$4,320		
	% Included 100.00%	Total Cost/Study \$4,320	
Summary	Replacement Year 2024	Future Cost \$4,768	

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)

2019- \$4,215 was expended for a new chemical system.
 2012/2013- \$10,775 was expended for a new chemical system and room addition.



750 - Cover	Useful Life 6	Remaining Life 3	
2,660 sf Pool- Summer Cover	Quantity 2,660	Unit of Measure Square Feet	
	Cost /SqFt \$3.24		
	% Included 100.00%	Total Cost/Study \$8,618	
Summary	Replacement Year 2023	Future Cost \$9,281	

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 1	
2,660 sf Pool- Winter Cover	Quantity 2,660	Unit of Measure Square Feet	
	Cost /SqFt \$4.00		
	% Included 100.00%	Total Cost/Study \$10,640	
Summary	Replacement Year 2021	Future Cost \$10,906	

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.

2020- Remaining life extended from 2020 to 2021 per client.
 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 4	
Intercom & Sound	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,740		
	% Included 100.00%	Total Cost/Study \$1,740	
Summary	Replacement Year 2024	Future Cost \$1,921	

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 1	
3 Pool Lane Ropes	Quantity 3	Unit of Measure Items	
	Cost /Itm \$655		
	% Included 100.00%	Total Cost/Study \$1,965	
Summary	Replacement Year 2021	Future Cost \$2,014	

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

2020- Remaining life extended from 2020 to 2021 per client. Covered at inspection.
 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 2	
Pool Lane Rope Reel	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,430		
	% Included 100.00%	Total Cost/Study	\$2,430
Summary	Replacement Year 2022	Future Cost	\$2,553

This is to replace the lane rope storage reel.



928 - Storage Reel	Useful Life 18	Remaining Life 2	
Pool Cover Reel	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,050		
	% Included 100.00%	Total Cost/Study	\$4,050
Summary	Replacement Year 2022	Future Cost	\$4,255

This is to replace the pool cover storage reel.

2020- \$416 was expended for reel and strap replacement.



929 - Storage Reel	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Pool Cover Reel (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$416		
	% Included 100.00%	Total Cost/Study	\$416
Summary	Replacement Year 2020	Future Cost	\$416

This is for the \$416 expenditure for reel and strap replacement.

12000 - Pool

990 - Miscellaneous	Useful Life 18	Remaining Life 10	
2 Pool Chemical Room Doors	Quantity 2	Unit of Measure	Items
	Cost /Itm \$1,400		
	% Included 100.00%	Total Cost/Study	\$2,800
Summary	Replacement Year 2030	Future Cost	\$3,584

This is to replace the fire rated doors.

2020- \$347 was expended for door removal for heater fix.



991 - Miscellaneous	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Pool Chemical Room Doors (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$347		
	% Included 100.00%	Total Cost/Study	\$347
Summary	Replacement Year 2020	Future Cost	\$347

This is for the \$347 expenditure for door removal for heater fix.

14000 - Recreation

900 - Game Table	Useful Life 8	Remaining Life 6	
Ping Pong Table	Quantity 1	Unit of Measure	Items
	Cost /Itm \$560		
	% Included 100.00%	Total Cost/Study	\$560
Summary	Replacement Year 2026	Future Cost	\$649

This is to replace the ping pong table.

2018- \$536 was expended.

17000 - Tennis Court

100 - Reseal	Useful Life 4	Remaining Life 0	
19,488 sf [3] Upper Tennis Courts	Quantity 19,488	Unit of Measure Square Feet	
	Cost /SqFt \$1.30		
	% Included 100.00%	Total Cost/Study \$25,300	
Summary	Replacement Year 2020	Future Cost \$25,300	

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

2020- \$25,300 was expended for resurface.
 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 1	
15,128 sf [2] Lower Tennis Courts	Quantity 15,128	Unit of Measure Square Feet	
	Cost /SqFt \$1.30		
	% Included 100.00%	Total Cost/Study \$19,640	
Summary	Replacement Year 2021	Future Cost \$20,131	

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 4	
19,488 sf [3] Upper Tennis Courts	Quantity 19,488	Unit of Measure Square Feet	
	Cost /SqFt \$2.70		
	% Included 100.00%	Total Cost/Study \$52,618	
Summary	Replacement Year 2024	Future Cost \$58,080	

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 10
15,128 sf [2] Lower Tennis Courts	Quantity 15,128	Unit of Measure Square Feet
	Cost /SqFt \$2.70	
	% Included 100.00%	Total Cost/Study \$40,846
Summary	Replacement Year 2030	Future Cost \$52,286

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 2
3,307 sf Upper Tennis Courts	Quantity 3,307	Unit of Measure Square Feet
	Cost /SqFt \$0.750	
	% Included 100.00%	Total Cost/Study \$2,480
Summary	Replacement Year 2022	Future Cost \$2,606

This is to replace the court perimeter windscreens.

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 4	
3,672 sf Lower Tennis Courts	Quantity 3,672	Unit of Measure Square Feet	
	Cost /SqFt \$0.750		
	% Included 100.00%	Total Cost/Study \$2,754	
Summary	Replacement Year 2024	Future Cost \$3,040	

This is to replace the court perimeter windscreen.

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

2018- \$2,593 was expended.
 2014- Client provided cost, useful and remaining life estimates. Added as a reserve study component.



900 - Miscellaneous	Useful Life 15	Remaining Life 13	
10 Court Rollers/Crank Sets	Quantity 10	Unit of Measure Items	
	Cost /Itm \$102		
	% Included 100.00%	Total Cost/Study \$1,025	
Summary	Replacement Year 2033	Future Cost \$1,413	

This is for the court rollers and crank sets.

2019- \$350 was expended for 10 replacement rollers.
 2018- \$705 was expended for court rollers and crank sets. 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 \$405	Qty * \$/Itm \$2,025	
	% Included 20.00%	Total Cost/Study \$405	
Summary	Replacement Year 2021	Future Cost \$415	

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

2020- Remaining life extended from 2019 to 2021 per client.
 2019- \$121 was expended.
 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.



200 - Irrigation: Valves	Useful Life 3	Remaining Life 1	
36 Recreation Area Valves (22%)	Quantity 36	Unit of Measure Items	
	Cost /Itm \$350	Qty * \$/Itm \$12,600	
	% Included 22.22%	Total Cost/Study \$2,800	
Summary	Replacement Year 2021	Future Cost \$2,870	

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

2020- Remaining life extended from 2018 to 2021 per client.
 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.



18000 - Landscaping

300 - Irrigation: Backflow Preventors	Useful Life 5	Remaining Life 1	
4 Recreation Area Backflows (25%)	Quantity 4	Unit of Measure Items	
	Cost /Itm \$815	Qty * \$/Itm \$3,260	
	% Included 25.00%	Total Cost/Study \$815	
Summary	Replacement Year 2021	Future Cost \$835	

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

2020- Remaining life extended from 2018 to 2021 per client.
 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.

420 - General Repairs/Upgrades	Useful Life 1	Remaining Life 1	
Recreation Areas	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$9,055		
	% Included 100.00%	Total Cost/Study \$9,055	
Summary	Replacement Year 2021	Future Cost \$9,281	

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

2020- \$1,676 was expended for repairs to irrigation heads and system at beach and pool.
 2019- \$2,952 was expended.
 2018- \$8,620 was expended.
 2017- Work is anticipated. No finalized proposal.
 2016- Work anticipated.



421 - General Repairs/Upgrades	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Recreation Areas (2020 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,676		
	% Included 100.00%	Total Cost/Study \$1,676	
Summary	Replacement Year 2020	Future Cost \$1,676	

This is for the \$1,676 expenditure for repairs to irrigation heads and system at beach and pool.

18000 - Landscaping

490 - Bark Replacement	Useful Life 1	Remaining Life 1	
Recreation Areas	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,177	
	% Included	100.00%	Total Cost/Study \$2,177
Summary	Replacement Year	2021	Future Cost \$2,231

This is to replenish landscape bark or wood mulch.

2020- \$3,360 is anticipated expenditure for 30 yards of bark per client.
 2019- \$2,124 was expended.
 2017- Work is anticipated. No finalized proposal.
 2014- \$920/year per Peak Landscape Inc estimate.



491 - Bark Replacement	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Recreation Areas (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,360	
	% Included	100.00%	Total Cost/Study \$3,360
Summary	Replacement Year	2020	Future Cost \$3,360

This is for the \$3,360 is anticipated expenditure for 30 yards of bark.

18000 - Landscaping

500 - Tree Maintenance	Useful Life 1	Remaining Life 0	
Tree Maintenance & Defensible Space	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,074	
	% Included	100.00%	Total Cost/Study \$3,074
Summary	Replacement Year	2020	Future Cost \$3,074

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.

2020- \$3,074 anticipated expenditure per client.
 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 1	
Recreation Areas	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$9,985	
	% Included	100.00%	Total Cost/Study \$9,985
Summary	Replacement Year	2021	Future Cost \$10,235

This is to replace landscape plant stock as needed.

2020- Remaining life extended from 2020 to 2021 per client.
 2019- \$1,088 was expended.
 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 2	
65 Lake Buoys	Quantity 65	Unit of Measure	Items
	Cost /Itm \$290		
	% Included 100.00%	Total Cost/Study	\$18,850
Summary	Replacement Year 2022	Future Cost	\$19,804

This is to replace the buoys.

2020- \$6,650 overall was expended to replace two mooring blocks on buoy #26 and #45 (\$3,400) and dive inspection for 65 buoys (\$3,250).

2019- \$7,077 was expended for buoy chain replacements.

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.



995 - Miscellaneous	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Lake Buoys (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,400		
	% Included 100.00%	Total Cost/Study	\$3,400
Summary	Replacement Year 2020	Future Cost	\$3,400

This is for two blocks that were replaced. No invoice received as of 9/11/2020.

995 - Miscellaneous	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Lake Buoys (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$6,650		
	% Included 100.00%	Total Cost/Study	\$6,650
Summary	Replacement Year 2020	Future Cost	\$6,650

This is for the \$6,650 overall expenditure to replace two mooring blocks on buoy #26 and #45 (\$3,400) and dive inspection for 65 buoys (\$3,250).

19000 - Fencing

100 - Chain Link: 4'	Useful Life 25	Remaining Life 5
120 lf Upper & Lower Tennis Courts	Quantity 120	Unit of Measure Linear Feet
	Cost /l.f. \$12.90	
	% Included 100.00%	Total Cost/Study \$1,548
Summary	Replacement Year 2025	Future Cost \$1,751

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.



110 - Chain Link: 6'	Useful Life 25	Remaining Life 8
312 lf Beach North Perimeter	Quantity 312	Unit of Measure Linear Feet
	Cost /l.f. \$15.00	
	% Included 100.00%	Total Cost/Study \$4,680
Summary	Replacement Year 2028	Future Cost \$5,702

This is to replace the 6' chain link fencing.



19000 - Fencing

130 - Chain Link: 10'	Useful Life 25	Remaining Life 1
649 lf Upper Tennis Courts	Quantity 649	Unit of Measure Linear Feet
	Cost /l.f. \$25.00	
	% Included 100.00%	Total Cost/Study \$16,225
Summary	Replacement Year 2021	Future Cost \$16,631

This is to replace the 10' chain link fencing.

2020- Work is anticipated in 2021 per client.

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



140 - Chain Link: 10'	Useful Life 25	Remaining Life 1
492 lf Lower Tennis Courts	Quantity 492	Unit of Measure Linear Feet
	Cost /l.f. \$25.00	
	% Included 100.00%	Total Cost/Study \$12,300
Summary	Replacement Year 2021	Future Cost \$12,608

This is to replace the 10' chain link fencing.

2020- Remaining life extended from 2020 to 2021 per client.

2017- Remaining life extended from 2017 to 2019.

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



19000 - Fencing

340 - Wood: 6'	Useful Life 18	Remaining Life 4	
335 lf Upper Recreation Perimeter	Quantity 335	Unit of Measure	Linear Feet
	Cost /l.f. \$60.00		
	% Included 100.00%	Total Cost/Study	\$20,100
Summary	Replacement Year 2024	Future Cost	\$22,187

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.

344 - Wood: 6'	Useful Life 18	Remaining Life 7	
858 lf 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	\$61,194

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.



19000 - Fencing

350 - Wood: Repair	Useful Life 18	Remaining Life 7	
Beach Walkway Entry Fence/Gate	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$2,555		
	% Included 100.00%	Total Cost/Study \$2,555	
Summary	Replacement Year 2027	Future Cost \$3,037	

This is to repair and replace the wood fencing.

2011- \$2,000 was expended.



19500 - Retaining Wall

120 - Wood	Useful Life 20	Remaining Life 1	
53 lf Beach	Quantity 53	Unit of Measure Linear Feet	
	Cost /l.f. \$110		
	% Included 100.00%	Total Cost/Study \$5,830	
Summary	Replacement Year 2021	Future Cost \$5,976	

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

2'- 43 lf
 3'- 10 lf

2020- Remaining life extended from 2020 to 2021 per client.



19500 - Retaining Wall

124 - Wood: 2'	Useful Life 20	Remaining Life 18
64 If Tot Lot Perimeter	Quantity 64	Unit of Measure Linear Feet
	Cost /l.f. \$85.00	
	% Included 100.00%	Total Cost/Study \$5,440
Summary	Replacement Year 2038	Future Cost \$8,485

This is to repair and replace the 18'x14' tot lot perimeter 2' retaining wall.

2018- Placed in service.



130 - Wood: 1'	Useful Life 25	Remaining Life 2
130 If Upper Parking	Quantity 130	Unit of Measure Linear Feet
	Cost /l.f. \$173	
	% Included 100.00%	Total Cost/Study \$22,490
Summary	Replacement Year 2022	Future Cost \$23,629

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 17	
113 lf Beach	Quantity 113	Unit of Measure Linear Feet	
	Cost /l.f. \$110		
	% Included 100.00%	Total Cost/Study \$12,430	
Summary	Replacement Year 2037	Future Cost \$18,914	

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 3	
6 Observation Drive Monument	Quantity 6	Unit of Measure Items	
	Cost /Itm \$365		
	% Included 100.00%	Total Cost/Study \$2,190	
Summary	Replacement Year 2023	Future Cost \$2,358	

This is to replace entry light fixtures.

21000 - Signage

792 - Monument	Useful Life 25	Remaining Life 5	
2 Observation Drive Entrance	Quantity 2	Unit of Measure Lump Sum	
	Cost /LS \$5,120		
	% Included 100.00%	Total Cost/Study \$10,240	
Summary	Replacement Year 2025	Future Cost \$11,586	

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

2020- The two structures are exhibiting needed stone repair.



23000 - Mechanical Equipment

600 - Water Heater	Useful Life 12	Remaining Life 11
Behind Shower Building	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,715	
	% Included 100.00%	Total Cost/Study \$2,715
Summary	Replacement Year 2031	Future Cost \$3,562

This is to replace the on demand water heater.

2019- \$2,649 was expended for a new heater.



604 - Water Heater	Useful Life 18	Remaining Life 4
Beach Restrooms	Quantity 1	Unit of Measure Items
	Cost /Itm \$695	
	% Included 100.00%	Total Cost/Study \$695
Summary	Replacement Year 2024	Future Cost \$767

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 \$505		
	% Included 100.00%	Total Cost/Study	\$1,010
Summary	Replacement Year 2021	Future Cost	\$1,035

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

2020- \$527 was expended for electrical repair for water heater.



609 - Water Heater	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Pool Building Bathrooms (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$527		
	% Included 100.00%	Total Cost/Study	\$527
Summary	Replacement Year 2020	Future Cost	\$527

This is for the \$527 expenditure for electrical repair for water heater.

23000 - Mechanical Equipment

710 - Boiler	Useful Life 10	Remaining Life 9	
Pool House & Pool Heating	Quantity 1	Unit of Measure	Items
	Cost /Itm \$62,055		
	% Included 100.00%	Total Cost/Study	\$62,055
Summary	Replacement Year 2029	Future Cost	\$77,498

This is to replace the pool house building and pool heating to include 4 Sterling HSA11811 free hanging convectors and thermostats for each room, areas includes office, men's restroom, women's restroom and mechanical room. 3 Lochinvar boilers, Model #KHB1998647, a shell in tube heat exchanger for the swimming pool loop. In addition to an expansion tank and air separator on the boiler side loop, various valves, zone controls/relays and piping. Per Inmotion Heating & Plumbing the boilers have a 10 year warranty. Incudes installation, labor, material and tax.

- 3- Lochinvar boilers
- 1- heat exchanger
- 1- Taco control thermostat
- 1- expansion tank
- 3- Grundfos circulation pumps

2020- \$631 was expended for unspecified work scope.
 2019- \$62,055 overall was expended for replacement boilers- 3 wall mounted efficient units (\$35,818) and to add heating to the pool house (\$10,500) Added as a reserve study component.



711 - Boiler	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Pool House & Pool Heating (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$631		
	% Included 100.00%	Total Cost/Study	\$631
Summary	Replacement Year 2020	Future Cost	\$631

This is tfor the \$631 expended for unspecified work scope.

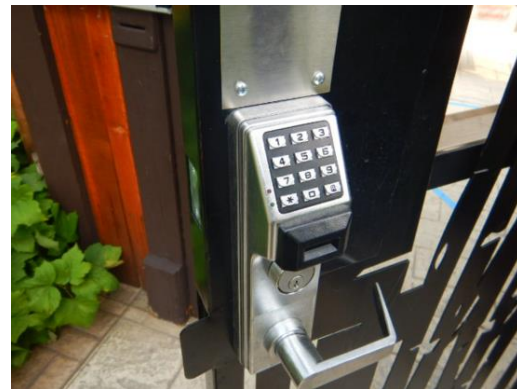
24600 - Safety / Access

738 - Card Readers	Useful Life 3	Remaining Life 0
5 Upper & Lower Recreation Area (20%)	Quantity 5	Unit of Measure Items
	Cost /Itm \$2,234	Qty * \$/Itm \$11,170
	% Included 20.00%	Total Cost/Study \$2,234
Summary	Replacement Year 2020	Future Cost \$2,234

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

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

2020- \$2,234 was expended to replace beach card reader.
 2019- \$2,166 was expended to replace one unspecified card reader.
 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 1
Beach Web Cam	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$3,745	
	% Included 100.00%	Total Cost/Study \$3,745
Summary	Replacement Year 2021	Future Cost \$3,839

This is for the security system.

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



24600 - Safety / Access

920 - Cameras	Useful Life 6	Remaining Life 5	
6 Cameras	Quantity 6	Unit of Measure Items	
	Cost /Itm \$435		
	% Included 100.00%	Total Cost/Study \$2,610	
Summary	Replacement Year 2025	Future Cost \$2,953	

This is for the cameras.

2020- \$1,609 was expended. Quantity increased from 4 to 6 per client.
 2019- \$1,000 was expended for four security cameras. Added as a reserve study component.

921 - Cameras	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Cameras (2020 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,609		
	% Included 100.00%	Total Cost/Study \$1,609	
Summary	Replacement Year 2020	Future Cost \$1,609	

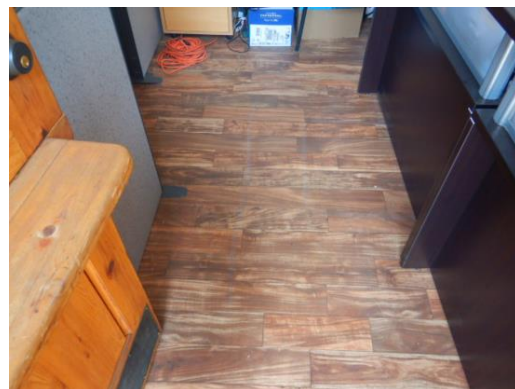
This is for the \$1,609 expenditure. Quantity increased from 4 to 6 per client.

25000 - Flooring

200 - Vinyl	Useful Life 15	Remaining Life 12	
26 Sq. Yds. Pool Building Office	Quantity 26	Unit of Measure Square Yard	
	Cost /SqYd \$35.00		
	% Included 100.00%	Total Cost/Study \$910	
Summary	Replacement Year 2032	Future Cost \$1,224	

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.



25000 - Flooring

400 - Tile	Useful Life 15	Remaining Life 1
703 sf Pool Building Bathrooms	Quantity 703	Unit of Measure Square Feet
	Cost /SqFt \$13.00	
	% Included 100.00%	Total Cost/Study \$9,139
Summary	Replacement Year 2021	Future Cost \$9,367

This is to replace the tile flooring.



26000 - Outdoor Equipment

100 - Tot Lot: Play Equipment	Useful Life 18	Remaining Life 16
Upper Recreation	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$56,890	
	% Included 100.00%	Total Cost/Study \$56,890
Summary	Replacement Year 2036	Future Cost \$84,454

This is to replace the tot lot play equipment.

- 1- tot lot structure
- 1- climbing structure
- 1- 3 seat swing set

2018- \$54,150 was expended.

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



26000 - Outdoor Equipment

200 - Pedestal Grill BBQ	Useful Life 5	Remaining Life 1
4 Upper Recreation & Beach (25%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$635	Qty * \$/Itm \$2,540
	% Included 25.00%	Total Cost/Study \$635
Summary	Replacement Year 2021	Future Cost \$651

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

2020- Remaining life extended from 2020 to 2021 per client.



210 - Barbecue	Useful Life 10	Remaining Life 1
Beach Masonry BBQ	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,490	
	% Included 100.00%	Total Cost/Study \$7,490
Summary	Replacement Year 2021	Future Cost \$7,677

This is to replace and maintain the masonry barbecue.

2020- Remaining life extended from 2020 to 2021 per client.
 2009- \$6,000 was expended for replacement.



26000 - Outdoor Equipment

280 - Picnic Tables	Useful Life 8	Remaining Life 1
15 Upper Recreation & Beach (33%)	Quantity 15	Unit of Measure Items
	Cost /Itm \$765	Qty * \$/Itm \$11,475
	% Included 33.33%	Total Cost/Study \$3,825
Summary	Replacement Year 2021	Future Cost \$3,921

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

2020- Remaining life extended from 2020 to 2021 per client.



306 - Benches	Useful Life 8	Remaining Life 1
14 Upper Recreation & Beach (50%)	Quantity 14	Unit of Measure Items
	Cost /Itm \$765	Qty * \$/Itm \$10,710
	% Included 50.00%	Total Cost/Study \$5,355
Summary	Replacement Year 2021	Future Cost \$5,489

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

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

2020- Remaining life extended from 2020 to 2021 per client.



26000 - Outdoor Equipment

840 - Shade Structure	Useful Life 15	Remaining Life 1
456 sf Lower Tennis Canvas Shade Cover	Quantity 456	Unit of Measure Square Feet
	Cost /SqFt \$13.00	
	% Included 100.00%	Total Cost/Study \$5,928
Summary	Replacement Year 2021	Future Cost \$6,076

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

2020- Remaining life extended from 2020 to 2021 per client.
 2014- Cost estimate provided by Tahoe Canvas.



900 - Miscellaneous	Useful Life 18	Remaining Life 4
116 lf Bocce Ball Court Borders	Quantity 116	Unit of Measure Linear Feet
	Cost /l.f. \$22.00	
	% Included 100.00%	Total Cost/Study \$2,552
Summary	Replacement Year 2024	Future Cost \$2,817

This is to replace the bocce court composite boarders.

2017- Sidewall warping was observed.
 2014- Added as a reserve study component.



26000 - Outdoor Equipment

908 - Miscellaneous	Useful Life 10	Remaining Life 4	
2 Paddle Boat Racks	Quantity 2	Unit of Measure	Items
	Cost /Itm \$2,030		
	% Included 100.00%	Total Cost/Study	\$4,060
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 3	
8 Kayak Boat Racks	Quantity 8	Unit of Measure	Items
	Cost /Itm \$160		
	% Included 100.00%	Total Cost/Study	\$1,280
Summary	Replacement Year 2023	Future Cost	\$1,378

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 7	
Beach- Dinghy	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,050		
	% Included 100.00%	Total Cost/Study	\$1,050
Summary	Replacement Year 2027	Future Cost	\$1,248

This is to replace the Dinghy boat.

2019- \$1,028 was expended.
 2014- \$715 was expended to replace.



884 - Boat	Useful Life 10	Remaining Life 8	
Pier- Boston Whaler	Quantity 1	Unit of Measure	Items
	Cost /Itm \$20,435		
	% Included 100.00%	Total Cost/Study	\$20,435
Summary	Replacement Year 2028	Future Cost	\$24,898

This is to replace the Boston Whaler and trailer.

2019- \$4,024 was expended to rig the boat.
 2018- \$15,915 was expended to purchase a new boat.
 2014- Cost, useful and remaining life per client. Added as a reserve study component.

888 - Boat Motor	Useful Life 10	Remaining Life 8	
Pier- Boston Whaler Motor	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,290		
	% Included 100.00%	Total Cost/Study	\$4,290
Summary	Replacement Year 2028	Future Cost	\$5,227

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

2020- \$130 was expended for oil filter work.
 2018- \$4,085 was expended for a new motor.
 2015- \$5,197 was expended.
 2014- Added as a reserve study component.

30000 - Miscellaneous

889 - Boat Motor	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Pier- Boston Whaler Motor (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS		\$130
	% Included	100.00%	Total Cost/Study \$130
Summary	Replacement Year	2020	Future Cost \$130

This is for the \$130 expenditure for oil filter work.

990 - Miscellaneous	Useful Life 10	Remaining Life 5	
Beach & Pier Maintenance	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS		\$11,595
	% Included	100.00%	Total Cost/Study \$11,595
Summary	Replacement Year	2025	Future Cost \$13,119

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 3	
Upper Tennis Courts	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,495	
	% Included	100.00%	Total Cost/Study \$7,495
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 1	
Lower Tennis Courts	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,780	
	% Included	100.00%	Total Cost/Study \$3,780
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.

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
01000 - Paving							
100 - Asphalt: Sealing	\$3,470	3	1	12,850	\$.27/SqFt		Upper & Lower Rec Parking
110 - Asphalt: Ongoing Repairs	\$1,557	3	1	12,850	\$4.04/SqFt (3%)		Upper & Lower Rec Parking
120 - Asphalt: Major Repairs	\$64,250	15	3	12,850	\$5.00/SqFt		Upper & Lower Rec Parking
124 - Striping	\$750	3	1	1	\$750/LS		Upper & Lower Rec Parking
170 - Asphalt: Sealing	\$607	6	1	2,247	\$.27/SqFt		Beach Access Walkway
180 - Asphalt: Ongoing Repairs	\$1,730	6	1	2,247	\$.77/SqFt		Beach Access Walkway
190 - Asphalt: Major Repairs	\$14,336	10	4	2,247	\$6.38/SqFt		Beach Access Walkway
800 - Parking Bumpers	\$1,290	20	10	1	\$1,290/LS		Lower Parking Space Car Stops
02000 - Concrete							
220 - Walkways	\$3,460	25	12	173	\$20.00/SqFt		Beach Restroom Steps
360 - Stamped	\$2,500	5	2	8,002	\$20.00/SqFt (2%)		Pool Deck & Walkways
370 - Stained	\$23,206	15	1	8,002	\$2.90/SqFt		Pool Deck & Walkways
390 - Pavers	\$898	5	1	348	\$12.90/SqFt (20%)		Lower Tennis Court Walkways
03000 - Painting: Exterior							
120 - Surface Restoration	\$3,008	3	1	1,626	\$1.85/SqFt		[4] Upper Recreation Trellises
124 - Surface Restoration	\$1,155	6	1	1	\$1,155/LS		Pier Pylons
150 - Stain	\$6,432	3	1	4,020	\$1.60/SqFt		Upper Recreation Fencing
160 - Stain	\$6,731	3	1	2,540	\$2.65/SqFt		Pool & Shower Buildings
170 - Stain	\$1,024	3	1	640	\$1.60/SqFt		Beach Restroom Building
450 - Wood Fencing	\$16,474	3	1	10,296	\$1.60/SqFt		Upper Recreation N & E Perimeter
04000 - Structural Repairs							
200 - Wood: Siding & Trim	\$32,766	24	12	2,540	\$12.90/SqFt		Pool & Shower Buildings
210 - Wood: Siding & Trim	\$8,960	25	13	640	\$14.00/SqFt		Beach Restroom Building
300 - Trellis	\$36,585	20	13	813	\$45.00/SqFt		[4] Upper Recreation
820 - Dock	\$60,000	22	2	3,000	\$20.00/SqFt		Pier Decking
824 - Dock	\$7,800	22	15	390	\$20.00/SqFt		Pier Catwalk Decking
825 - Dock	\$93	2	0	1	\$93.00/LS [nr:1]		Pier Catwalk Decking (2020 Only)
828 - Dock	\$50,400	30	23	2	\$25,200/Itm		Pier Catwalk Structures

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
04000 - Structural Repairs							
830 - Dock	\$114,000	30	16	3,000	\$38.00/SqFt		Pier Walkway Structural
910 - Building Maintenance	\$1,870	25	16	1	\$1,870/Bldg		Recreation Shed
914 - Building Maintenance	\$2,835	25	23	1	\$2,835/Bldg		Recreation Shed
05000 - Roofing							
440 - Pitched: Dimensional Composition	\$12,600	25	13	24	\$525/Sqrs		Pool & Shower Buildings
680 - Pitched: Metal	\$2,780	30	18	2	\$1,390/Sqrs		Beach Restroom Building
08000 - Rehab							
220 - Bathrooms	\$7,750	15	3	2	\$3,875/Rm		Pool Building
230 - Restrooms	\$6,400	15	3	2	\$3,200/Rm		Beach Restrooms
12000 - Pool							
110 - Resurface	\$37,200	10	5	248	\$150/l.f.		Pool
400 - ADA Chair Lift	\$5,385	10	6	1	\$5,385/Itm		Pool
410 - Furniture: Lifeguard Chair	\$4,055	20	4	1	\$4,055/Itm		Pool
700 - Equipment: Replacement	\$9,000	5	3	1	\$18,000/LS (50%)		Pool
701 - Equipment: Replacement	\$3,699	2	0	1	\$3,699/LS [nr:1]		Pool (2020 Only)
704 - Equipment: Replacement	\$5,000	8	6	1	\$5,000/Itm		Pool Vacuum
710 - Chemical System	\$4,320	5	4	1	\$4,320/LS		Pool
750 - Cover	\$8,618	6	3	2,660	\$3.24/SqFt		Pool- Summer Cover
754 - Cover	\$10,640	8	1	2,660	\$4.00/SqFt		Pool- Winter Cover
910 - Miscellaneous	\$1,740	10	4	1	\$1,740/LS		Intercom & Sound
920 - Lane Ropes	\$1,965	8	1	3	\$655/Itm		Pool Lane Ropes
924 - Storage Reel	\$2,430	18	2	1	\$2,430/Itm		Pool Lane Rope Reel
928 - Storage Reel	\$4,050	18	2	1	\$4,050/Itm		Pool Cover Reel
929 - Storage Reel	\$416	2	0	1	\$416/LS [nr:1]		Pool Cover Reel (2020 Only)
990 - Miscellaneous	\$2,800	18	10	2	\$1,400/Itm		Pool Chemical Room Doors
991 - Miscellaneous	\$347	2	0	1	\$347/LS [nr:1]		Pool Chemical Room Doors (2020 Only)
14000 - Recreation							
900 - Game Table	\$560	8	6	1	\$560/Itm		Ping Pong Table
17000 - Tennis Court							
100 - Reseal	\$25,300	4	0	19,488	\$1.30/SqFt		[3] Upper Tennis Courts
110 - Reseal	\$19,640	4	1	15,128	\$1.30/SqFt		[2] Lower Tennis Courts
500 - Resurface	\$52,618	15	4	19,488	\$2.70/SqFt		[3] Upper Tennis Courts
510 - Resurface	\$40,846	20	10	15,128	\$2.70/SqFt		[2] Lower Tennis Courts

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
17000 - Tennis Court							
700 - Screen	\$2,480	6	2	3,307	\$.75/SqFt		Upper Tennis Courts
704 - Screen	\$2,754	6	4	3,672	\$.75/SqFt		Lower Tennis Courts
900 - Miscellaneous	\$1,025	15	13	10	\$102/Itm		Court Rollers/Crank Sets
18000 - Landscaping							
104 - Irrigation: Controllers	\$405	5	1	5	\$405/Itm (20%)		Recreation Area Controllers
200 - Irrigation: Valves	\$2,800	3	1	36	\$350/Itm (22%)		Recreation Area Valves
300 - Irrigation: Backflow Preventors	\$815	5	1	4	\$815/Itm (25%)		Recreation Area Backflows
420 - General Repairs/Upgrades	\$9,055	1	1	1	\$9,055/LS		Recreation Areas
421 - General Repairs/Upgrades	\$1,676	2	0	1	\$1,676/LS [nr:1]		Recreation Areas (2020 Only)
490 - Bark Replacement	\$2,177	1	1	1	\$2,177/LS		Recreation Areas
491 - Bark Replacement	\$3,360	2	0	1	\$3,360/LS [nr:1]		Recreation Areas (2020 Only)
500 - Tree Maintenance	\$3,074	1	0	1	\$3,074/LS		Tree Maintenance & Defensible Space
530 - Plant Replacement	\$9,985	1	1	1	\$9,985/LS		Recreation Areas
18500 - Lakes / Ponds							
994 - Miscellaneous	\$18,850	25	2	65	\$290/Itm		Lake Buoys
995 - Miscellaneous	\$3,400	2	0	1	\$3,400/LS [nr:1]		Lake Buoys (2020 Only)
995 - Miscellaneous	\$6,650	2	0	1	\$6,650/LS [nr:1]		Lake Buoys (2020 Only)
19000 - Fencing							
100 - Chain Link: 4'	\$1,548	25	5	120	\$12.90/l.f.		Upper & Lower Tennis Courts
110 - Chain Link: 6'	\$4,680	25	8	312	\$15.00/l.f.		Beach North Perimeter
130 - Chain Link: 10'	\$16,225	25	1	649	\$25.00/l.f.		Upper Tennis Courts
140 - Chain Link: 10'	\$12,300	25	1	492	\$25.00/l.f.		Lower Tennis Courts
340 - Wood: 6'	\$20,100	18	4	335	\$60.00/l.f.		Upper Recreation Perimeter
344 - Wood: 6'	\$51,480	18	7	858	\$60.00/l.f.		Upper Recreation Perimeter
350 - Wood: Repair	\$2,555	18	7	1	\$2,555/LS		Beach Walkway Entry Fence/Gate
19500 - Retaining Wall							
120 - Wood	\$5,830	20	1	53	\$110/l.f.		Beach
124 - Wood: 2'	\$5,440	20	18	64	\$85.00/l.f.		Tot Lot Perimeter
130 - Wood: 1'	\$22,490	25	2	130	\$173/l.f.		Upper Parking
140 - Wood: 3'	\$12,430	22	17	113	\$110/l.f.		Beach
20000 - Lighting							
214 - Entry Lighting	\$2,190	20	3	6	\$365/Itm		Observation Drive Monument
21000 - Signage							
792 - Monument	\$10,240	25	5	2	\$5,120/LS		Observation Drive Entrance

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
23000 - Mechanical Equipment							
600 - Water Heater	\$2,715	12	11	1	\$2,715/Itm		Behind Shower Building
604 - Water Heater	\$695	18	4	1	\$695/Itm		Beach Restrooms
608 - Water Heater	\$1,010	12	1	2	\$505/Itm		Pool Building Bathrooms
609 - Water Heater	\$527	2	0	1	\$527/LS [nr:1]		Pool Building Bathrooms (2020 Only)
710 - Boiler	\$62,055	10	9	1	\$62,055/Itm		Pool House & Pool Heating
711 - Boiler	\$631	2	0	1	\$631/LS [nr:1]		Pool House & Pool Heating (2020 Only)
24600 - Safety / Access							
738 - Card Readers	\$2,234	3	0	5	\$2,234/Itm (20%)		Upper & Lower Recreation Area
910 - Video Monitoring System	\$3,745	6	1	1	\$3,745/LS		Beach Web Cam
920 - Cameras	\$2,610	6	5	6	\$435/Itm		Cameras
921 - Cameras	\$1,609	2	0	1	\$1,609/LS [nr:1]		Cameras (2020 Only)
25000 - Flooring							
200 - Vinyl	\$910	15	12	26	\$35.00/SqYd		Pool Building Office
400 - Tile	\$9,139	15	1	703	\$13.00/SqFt		Pool Building Bathrooms
26000 - Outdoor Equipment							
100 - Tot Lot: Play Equipment	\$56,890	18	16	1	\$56,890/LS		Upper Recreation
200 - Pedestal Grill BBQ	\$635	5	1	4	\$635/Itm (25%)		Upper Recreation & Beach
210 - Barbecue	\$7,490	10	1	1	\$7,490/Itm		Beach Masonry BBQ
280 - Picnic Tables	\$3,825	8	1	15	\$765/Itm (33%)		Upper Recreation & Beach
306 - Benches	\$5,355	8	1	14	\$765/Itm (50%)		Upper Recreation & Beach
840 - Shade Structure	\$5,928	15	1	456	\$13.00/SqFt		Lower Tennis Canvas Shade Cover
900 - Miscellaneous	\$2,552	18	4	116	\$22.00/l.f.		Bocce Ball Court Borders
908 - Miscellaneous	\$4,060	10	4	2	\$2,030/Itm		Paddle Boat Racks
912 - Miscellaneous	\$1,280	10	3	8	\$160/Itm		Kayak Boat Racks
30000 - Miscellaneous							
880 - Boat	\$1,050	8	7	1	\$1,050/Itm		Beach- Dinghy
884 - Boat	\$20,435	10	8	1	\$20,435/Itm		Pier- Boston Whaler
888 - Boat Motor	\$4,290	10	8	1	\$4,290/Itm		Pier- Boston Whaler Motor
889 - Boat Motor	\$130	2	0	1	\$130/LS [nr:1]		Pier- Boston Whaler Motor (2020 Only)
990 - Miscellaneous	\$11,595	10	5	1	\$11,595/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	\$7,495	3	3	1	\$7,495/LS		Upper Tennis Courts
214 - Repair	\$3,780	3	1	1	\$3,780/LS		Lower Tennis Courts

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2020			
04000 - Structural Repairs			
825 - Dock Pier Catwalk Decking (2020 Only)[nr:1]	2	93	
12000 - Pool			
701 - Equipment: Replacement Pool (2020 Only)[nr:1]	2	3,699	
929 - Storage Reel Pool Cover Reel (2020 Only)[nr:1]	2	416	
991 - Miscellaneous Pool Chemical Room Doors (2020 Only)[nr:1]	2	347	
Total 12000 - Pool:		4,462	4,462
17000 - Tennis Court			
100 - Reseal 19,488 sf [3] Upper Tennis Courts	4	25,300	
18000 - Landscaping			
421 - General Repairs/Upgrades Recreation Areas (2020 Only)[nr:1]	2	1,676	
491 - Bark Replacement Recreation Areas (2020 Only)[nr:1]	2	3,360	
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,074	
Total 18000 - Landscaping:		8,110	8,110
18500 - Lakes / Ponds			
995 - Miscellaneous Lake Buoys (2020 Only)[nr:1]	2	6,650	
995 - Miscellaneous Lake Buoys (2020 Only)[nr:1]	2	3,400	
Total 18500 - Lakes / Ponds:		10,050	10,050
23000 - Mechanical Equipment			
609 - Water Heater Pool Building Bathrooms (2020 Only)[nr:1]	2	527	
711 - Boiler Pool House & Pool Heating (2020 Only)[nr:1]	2	631	
Total 23000 - Mechanical Equipment:		1,158	1,158
24600 - Safety / Access			
738 - Card Readers 5 Upper & Lower Recreation Area (20%)	3	2,234	
921 - Cameras Cameras (2020 Only)[nr:1]	2	1,609	
Total 24600 - Safety / Access:		3,843	3,843
30000 - Miscellaneous			
889 - Boat Motor Pier- Boston Whaler Motor (2020 Only)[nr:1]	2	130	
Total 2020:		53,146	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2021			
01000 - Paving			
100 - Asphalt: Sealing 12,850 sf Upper & Lower Rec Parking	3	3,470	3,556
110 - Asphalt: Ongoing Repairs 12,850 sf Upper & Lower Rec Parking (3%)	3	1,557	1,596
124 - Striping Upper & Lower Rec Parking	3	750	769
170 - Asphalt: Sealing 2,247 sf Beach Access Walkway	6	607	622
180 - Asphalt: Ongoing Repairs 2,247 sf Beach Access Walkway	6	1,730	1,773
Total 01000 - Paving:		8,114	8,316
02000 - Concrete			
370 - Stained 8,002 sf Pool Deck & Walkways	15	23,206	23,786
390 - Pavers 348 sf Lower Tennis Court Walkways (20%)	5	898	920
Total 02000 - Concrete:		24,104	24,706
03000 - Painting: Exterior			
120 - Surface Restoration 1,626 sf [4] Upper Recreation Trellises	3	3,008	3,083
124 - Surface Restoration Pier Pylons	6	1,155	1,184
150 - Stain 4,020 sf Upper Recreation Fencing	3	6,432	6,593
160 - Stain 2,540 sf Pool & Shower Buildings	3	6,731	6,899
170 - Stain 640 sf Beach Restroom Building	3	1,024	1,050
450 - Wood Fencing 10,296 sf Upper Recreation N & E Perimeter	3	16,474	16,885
Total 03000 - Painting: Exterior:		34,824	35,694
12000 - Pool			
754 - Cover 2,660 sf Pool- Winter Cover	8	10,640	10,906
920 - Lane Ropes 3 Pool Lane Ropes	8	1,965	2,014
Total 12000 - Pool:		12,605	12,920
17000 - Tennis Court			
110 - Reseal 15,128 sf [2] Lower Tennis Courts	4	19,640	20,131
18000 - Landscaping			
104 - Irrigation: Controllers 5 Recreation Area Controllers (20%)	5	405	415
200 - Irrigation: Valves 36 Recreation Area Valves (22%)	3	2,800	2,870
300 - Irrigation: Backflow Preventors 4 Recreation Area Backflows (25%)	5	815	835
420 - General Repairs/Upgrades Recreation Areas	1	9,055	9,281

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2021			
18000 - Landscaping			
490 - Bark Replacement Recreation Areas	1	2,177	2,231
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,074	3,151
530 - Plant Replacement Recreation Areas	1	9,985	10,235
Total 18000 - Landscaping:		28,311	29,018
19000 - Fencing			
130 - Chain Link: 10' 649 lf Upper Tennis Courts	25	16,225	16,631
140 - Chain Link: 10' 492 lf Lower Tennis Courts	25	12,300	12,608
Total 19000 - Fencing:		28,525	29,239
19500 - Retaining Wall			
120 - Wood 53 lf Beach	20	5,830	5,976
23000 - Mechanical Equipment			
608 - Water Heater 2 Pool Building Bathrooms	12	1,010	1,035
24600 - Safety / Access			
910 - Video Monitoring System Beach Web Cam	6	3,745	3,839
25000 - Flooring			
400 - Tile 703 sf Pool Building Bathrooms	15	9,139	9,367
26000 - Outdoor Equipment			
200 - Pedestal Grill BBQ 4 Upper Recreation & Beach (25%)	5	635	651
210 - Barbecue Beach Masonry BBQ	10	7,490	7,677
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	8	3,825	3,921
306 - Benches 14 Upper Recreation & Beach (50%)	8	5,355	5,489
840 - Shade Structure 456 sf Lower Tennis Canvas Shade Cover	15	5,928	6,076
Total 26000 - Outdoor Equipment:		23,233	23,814
2022			
02000 - Concrete			
360 - Stamped 8,002 sf Pool Deck & Walkways (2%)	5	2,500	2,627
04000 - Structural Repairs			
820 - Dock 3,000 sf Pier Decking	22	60,000	63,038
12000 - Pool			
924 - Storage Reel Pool Lane Rope Reel	18	2,430	2,553
928 - Storage Reel Pool Cover Reel	18	4,050	4,255
Total 12000 - Pool:		6,480	6,808

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2022			
17000 - Tennis Court			
700 - Screen 3,307 sf Upper Tennis Courts	6	2,480	2,606
18000 - Landscaping			
420 - General Repairs/Upgrades Recreation Areas	1	9,055	9,513
490 - Bark Replacement Recreation Areas	1	2,177	2,287
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,074	3,230
530 - Plant Replacement Recreation Areas	1	9,985	10,490
Total 18000 - Landscaping:		24,291	25,520
18500 - Lakes / Ponds			
994 - Miscellaneous 65 Lake Buoys	25	18,850	19,804
19500 - Retaining Wall			
130 - Wood: 1' 130 lf Upper Parking	25	22,490	23,629
Total 2022:		137,091	144,032
2023			
01000 - Paving			
120 - Asphalt: Major Repairs 12,850 sf Upper & Lower Rec Parking	15	64,250	69,190
08000 - Rehab			
220 - Bathrooms 2 Pool Building	15	7,750	8,346
230 - Restrooms 2 Beach Restrooms	15	6,400	6,892
Total 08000 - Rehab:		14,150	15,238
12000 - Pool			
700 - Equipment: Replacement Pool (50%)	5	9,000	9,692
750 - Cover 2,660 sf Pool- Summer Cover	6	8,618	9,281
Total 12000 - Pool:		17,618	18,973
18000 - Landscaping			
420 - General Repairs/Upgrades Recreation Areas	1	9,055	9,751
490 - Bark Replacement Recreation Areas	1	2,177	2,344
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,074	3,310
530 - Plant Replacement Recreation Areas	1	9,985	10,753
Total 18000 - Landscaping:		24,291	26,158
20000 - Lighting			
214 - Entry Lighting 6 Observation Drive Monument	20	2,190	2,358

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
24600 - Safety / Access			
738 - Card Readers 5 Upper & Lower Recreation Area (20%)	3	2,234	2,406
26000 - Outdoor Equipment			
912 - Miscellaneous 8 Kayak Boat Racks	10	1,280	1,378
Total 2023:		126,013	135,701
2024			
01000 - Paving			
100 - Asphalt: Sealing 12,850 sf Upper & Lower Rec Parking	3	3,470	3,830
110 - Asphalt: Ongoing Repairs 12,850 sf Upper & Lower Rec Parking (3%)	3	1,557	1,718
124 - Striping Upper & Lower Rec Parking	3	750	828
190 - Asphalt: Major Repairs 2,247 sf Beach Access Walkway	10	14,336	15,824
Total 01000 - Paving:		20,113	22,200
03000 - Painting: Exterior			
120 - Surface Restoration 1,626 sf [4] Upper Recreation Trellises	3	3,008	3,320
150 - Stain 4,020 sf Upper Recreation Fencing	3	6,432	7,100
160 - Stain 2,540 sf Pool & Shower Buildings	3	6,731	7,430
170 - Stain 640 sf Beach Restroom Building	3	1,024	1,130
450 - Wood Fencing 10,296 sf Upper Recreation N & E Perimeter	3	16,474	18,184
Total 03000 - Painting: Exterior:		33,669	37,164
12000 - Pool			
410 - Furniture: Lifeguard Chair Pool	20	4,055	4,476
710 - Chemical System Pool	5	4,320	4,768
910 - Miscellaneous Intercom & Sound	10	1,740	1,921
Total 12000 - Pool:		10,115	11,165
17000 - Tennis Court			
100 - Reseal 19,488 sf [3] Upper Tennis Courts	4	25,300	27,926
500 - Resurface 19,488 sf [3] Upper Tennis Courts	15	52,618	58,080
704 - Screen 3,672 sf Lower Tennis Courts	6	2,754	3,040
Total 17000 - Tennis Court:		80,672	89,046
18000 - Landscaping			
200 - Irrigation: Valves 36 Recreation Area Valves (22%)	3	2,800	3,091

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2024			
18000 - Landscaping			
420 - General Repairs/Upgrades Recreation Areas	1	9,055	9,995
490 - Bark Replacement Recreation Areas	1	2,177	2,403
500 - Tree Maintenance Tree Maintenance & Defensible Space	1	3,074	3,393
530 - Plant Replacement Recreation Areas	1	9,985	11,022
Total 18000 - Landscaping:		27,091	29,904
19000 - Fencing			
340 - Wood: 6' 335 lf Upper Recreation Perimeter	18	20,100	22,187
23000 - Mechanical Equipment			
604 - Water Heater Beach Restrooms	18	695	767
26000 - Outdoor Equipment			
900 - Miscellaneous 116 lf Bocce Ball Court Borders	18	2,552	2,817
908 - Miscellaneous 2 Paddle Boat Racks	10	4,060	4,481
Total 26000 - Outdoor Equipment:		6,612	7,298
Total 2024:		199,067	219,731

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 2020 fiscal year. This was done to help determine the Project's reserve contribution for the next fiscal year (2021) 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 2020 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, 2019. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$825,385 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 2020, and estimates an ending reserve fund balance. Again, see Section III and the 2020 ending reserve balance estimate of \$918,624.

"Re-building" the first year of the study as mentioned above simply means using the 2020 adopted budget for the 2020 reserve contribution. Finally, the 2020 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>2020 Fully Funded Balance</i>	<i>2021 Fully Funded Balance</i>	<i>2021 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving						
100 - Asphalt: Sealing 12,850 sf Upper & Lower Rec Parking	3,470	3	1	2,313	3,556	1,320
110 - Asphalt: Ongoing Repairs 12,850 sf Upper & Lower Rec Parking (3%)	1,557	3	1	1,038	1,596	592
120 - Asphalt: Major Repairs 12,850 sf Upper & Lower Rec Parking	64,250	15	3	51,400	57,075	5,135
124 - Striping Upper & Lower Rec Parking	750	3	1	500	769	285
170 - Asphalt: Sealing 2,247 sf Beach Access Walkway	607	6	1	506	622	115
180 - Asphalt: Ongoing Repairs 2,247 sf Beach Access Walkway	1,730	6	1	1,442	1,773	329
190 - Asphalt: Major Repairs 2,247 sf Beach Access Walkway	14,336	10	4	8,602	10,286	1,761
800 - Parking Bumpers Lower Parking Space Car Stops	1,290	20	10	645	727	92
02000 - Concrete						
220 - Walkways 173 sf Beach Restroom Steps	3,460	25	12	1,799	1,986	207
360 - Stamped 8,002 sf Pool Deck & Walkways (2%)	2,500	5	2	1,500	2,050	585
370 - Stained 8,002 sf Pool Deck & Walkways	23,206	15	1	21,659	23,786	1,765
390 - Pavers 348 sf Lower Tennis Court Walkways (20%)	898	5	1	718	920	205
03000 - Painting: Exterior						
120 - Surface Restoration 1,626 sf [4] Upper Recreation Trellises	3,008	3	1	2,005	3,083	1,144
124 - Surface Restoration Pier Pylons	1,155	6	1	963	1,184	220
150 - Stain 4,020 sf Upper Recreation Fencing	6,432	3	1	4,288	6,593	2,446
160 - Stain 2,540 sf Pool & Shower Buildings	6,731	3	1	4,487	6,899	2,560
170 - Stain 640 sf Beach Restroom Building	1,024	3	1	683	1,050	389
450 - Wood Fencing 10,296 sf Upper Recreation N & E Perimeter	16,474	3	1	10,982	16,885	6,265
04000 - Structural Repairs						
200 - Wood: Siding & Trim 2,540 sf Pool & Shower Buildings	32,766	24	12	16,383	18,192	2,044
210 - Wood: Siding & Trim 640 sf Beach Restroom Building	8,960	25	13	4,301	4,776	550
300 - Trellis 813 sf [4] Upper Recreation	36,585	20	13	12,805	15,000	2,807
820 - Dock 3,000 sf Pier Decking	60,000	22	2	54,545	58,705	3,190
824 - Dock 390 sf Pier Catwalk Decking	7,800	22	15	2,482	2,907	572
825 - Dock Pier Catwalk Decking (2020 Only)[nr:1]	93	2	0	93	0	0
828 - Dock 2 Pier Catwalk Structures	50,400	30	23	11,760	13,776	3,300

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
04000 - Structural Repairs						
830 - Dock 3,000 sf Pier Walkway Structural	114,000	30	16	53,200	58,425	6,280
910 - Building Maintenance Recreation Shed	1,870	25	16	673	767	124
914 - Building Maintenance Recreation Shed	2,835	25	23	227	349	223
05000 - Roofing						
440 - Pitched: Dimensional Composition 24 Squares- Pool & Shower Buildings	12,600	25	13	6,048	6,716	773
680 - Pitched: Metal 2 Squares- Beach Restroom Building	2,780	30	18	1,112	1,235	161
08000 - Rehab						
220 - Bathrooms 2 Pool Building	7,750	15	3	6,200	6,885	619
230 - Restrooms 2 Beach Restrooms	6,400	15	3	5,120	5,685	511
12000 - Pool						
110 - Resurface 248 lf Pool	37,200	10	5	18,600	22,878	4,685
400 - ADA Chair Lift Pool	5,385	10	6	2,154	2,760	695
410 - Furniture: Lifeguard Chair Pool	4,055	20	4	3,244	3,533	249
700 - Equipment: Replacement Pool (50%)	9,000	5	3	3,600	5,535	2,158
701 - Equipment: Replacement Pool (2020 Only)[nr:1]	3,699	2	0	3,699	0	0
704 - Equipment: Replacement Pool Vacuum	5,000	8	6	1,250	1,922	807
710 - Chemical System Pool	4,320	5	4	864	1,771	1,062
750 - Cover 2,660 sf Pool- Summer Cover	8,618	6	3	4,309	5,889	1,722
754 - Cover 2,660 sf Pool- Winter Cover	10,640	8	1	9,310	10,906	1,518
910 - Miscellaneous Intercom & Sound	1,740	10	4	1,044	1,248	214
920 - Lane Ropes 3 Pool Lane Ropes	1,965	8	1	1,719	2,014	280
924 - Storage Reel Pool Lane Rope Reel	2,430	18	2	2,160	2,352	158
928 - Storage Reel Pool Cover Reel	4,050	18	2	3,600	3,921	263
929 - Storage Reel Pool Cover Reel (2020 Only)[nr:1]	416	2	0	416	0	0
990 - Miscellaneous 2 Pool Chemical Room Doors	2,800	18	10	1,244	1,435	222
991 - Miscellaneous Pool Chemical Room Doors (2020 Only)[nr:1]	347	2	0	347	0	0
14000 - Recreation						
900 - Game Table Ping Pong Table	560	8	6	140	215	90
17000 - Tennis Court						
100 - Reseal 19,488 sf [3] Upper Tennis Courts	25,300	4	0	25,300	6,483	7,041
110 - Reseal 15,128 sf [2] Lower Tennis Courts	19,640	4	1	14,730	20,131	5,602
500 - Resurface 19,488 sf [3] Upper Tennis Courts	52,618	15	4	38,586	43,146	4,310
510 - Resurface 15,128 sf [2] Lower Tennis Courts	40,846	20	10	20,423	23,027	2,910
700 - Screen	2,480	6	2	1,654	2,119	483

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
17000 - Tennis Court						
3,307 sf Upper Tennis Courts						
704 - Screen	2,754	6	4	918	1,411	564
3,672 sf Lower Tennis Courts						
900 - Miscellaneous	1,025	15	13	137	210	105
10 Court Rollers/Crank Sets						
18000 - Landscaping						
104 - Irrigation: Controllers	405	5	1	324	415	92
5 Recreation Area Controllers (20%)						
200 - Irrigation: Valves	2,800	3	1	1,867	2,870	1,065
36 Recreation Area Valves (22%)						
300 - Irrigation: Backflow Preventors	815	5	1	652	835	186
4 Recreation Area Backflows (25%)						
420 - General Repairs/Upgrades	9,055	1	1	4,528	9,281	5,166
Recreation Areas						
421 - General Repairs/Upgrades	1,676	2	0	1,676	0	0
Recreation Areas (2020 Only)[nr:1]						
490 - Bark Replacement	2,177	1	1	1,089	2,231	1,242
Recreation Areas						
491 - Bark Replacement	3,360	2	0	3,360	0	0
Recreation Areas (2020 Only)[nr:1]						
500 - Tree Maintenance	3,074	1	0	3,074	3,151	3,422
Tree Maintenance & Defensible Space						
530 - Plant Replacement	9,985	1	1	4,993	10,235	5,696
Recreation Areas						
18500 - Lakes / Ponds						
994 - Miscellaneous	18,850	25	2	17,342	18,548	882
65 Lake Buoys						
995 - Miscellaneous	6,650	2	0	6,650	0	0
Lake Buoys (2020 Only)[nr:1]						
995 - Miscellaneous	3,400	2	0	3,400	0	0
Lake Buoys (2020 Only)[nr:1]						
19000 - Fencing						
100 - Chain Link: 4'	1,548	25	5	1,238	1,333	78
120 lf Upper & Lower Tennis Courts						
110 - Chain Link: 6'	4,680	25	8	3,182	3,454	254
312 lf Beach North Perimeter						
130 - Chain Link: 10'	16,225	25	1	15,576	16,631	741
649 lf Upper Tennis Courts						
140 - Chain Link: 10'	12,300	25	1	11,808	12,608	561
492 lf Lower Tennis Courts						
340 - Wood: 6'	20,100	18	4	15,633	17,169	1,372
335 lf Upper Recreation Perimeter						
344 - Wood: 6'	51,480	18	7	31,460	35,178	3,784
858 lf Upper Recreation Perimeter						
350 - Wood: Repair	2,555	18	7	1,561	1,746	188
Beach Walkway Entry Fence/Gate						
19500 - Retaining Wall						
120 - Wood	5,830	20	1	5,539	5,976	333
53 lf Beach						
124 - Wood: 2'	5,440	20	18	544	836	472
64 lf Tot Lot Perimeter						
130 - Wood: 1'	22,490	25	2	20,691	22,130	1,052
130 lf Upper Parking						
140 - Wood: 3'	12,430	22	17	2,825	3,475	957
113 lf Beach						
20000 - Lighting						
214 - Entry Lighting	2,190	20	3	1,862	2,020	131
6 Observation Drive Monument						
21000 - Signage						
792 - Monument	10,240	25	5	8,192	8,817	516
2 Observation Drive Entrance						

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
23000 - Mechanical Equipment						
600 - Water Heater Behind Shower Building	2,715	12	11	226	464	330
604 - Water Heater Beach Restrooms	695	18	4	541	594	47
608 - Water Heater 2 Pool Building Bathrooms	1,010	12	1	926	1,035	96
609 - Water Heater Pool Building Bathrooms (2020 Only)[nr:1]	527	2	0	527	0	0
710 - Boiler Pool House & Pool Heating	62,055	10	9	6,206	12,721	8,627
711 - Boiler Pool House & Pool Heating (2020 Only)[nr:1]	631	2	0	631	0	0
24600 - Safety / Access						
738 - Card Readers 5 Upper & Lower Recreation Area (20%)	2,234	3	0	2,234	763	829
910 - Video Monitoring System Beach Web Cam	3,745	6	1	3,121	3,839	712
920 - Cameras 6 Cameras	2,610	6	5	435	892	548
921 - Cameras Cameras (2020 Only)[nr:1]	1,609	2	0	1,609	0	0
25000 - Flooring						
200 - Vinyl 26 Sq. Yds. Pool Building Office	910	15	12	182	249	91
400 - Tile 703 sf Pool Building Bathrooms	9,139	15	1	8,530	9,367	695
26000 - Outdoor Equipment						
100 - Tot Lot: Play Equipment Upper Recreation	56,890	18	16	6,321	9,719	5,223
200 - Pedestal Grill BBQ 4 Upper Recreation & Beach (25%)	635	5	1	508	651	145
210 - Barbecue Beach Masonry BBQ	7,490	10	1	6,741	7,677	855
280 - Picnic Tables 15 Upper Recreation & Beach (33%)	3,825	8	1	3,347	3,921	546
306 - Benches 14 Upper Recreation & Beach (50%)	5,355	8	1	4,686	5,489	764
840 - Shade Structure 456 sf Lower Tennis Canvas Shade Cover	5,928	15	1	5,533	6,076	451
900 - Miscellaneous 116 lf Bocce Ball Court Borders	2,552	18	4	1,985	2,180	174
908 - Miscellaneous 2 Paddle Boat Racks	4,060	10	4	2,436	2,913	499
912 - Miscellaneous 8 Kayak Boat Racks	1,280	10	3	896	1,050	153
30000 - Miscellaneous						
880 - Boat Beach- Dinghy	1,050	8	7	131	269	174
884 - Boat Pier- Boston Whaler	20,435	10	8	4,087	6,284	2,772
888 - Boat Motor Pier- Boston Whaler Motor	4,290	10	8	858	1,319	582
889 - Boat Motor Pier- Boston Whaler Motor (2020 Only)[nr:1]	130	2	0	130	0	0
990 - Miscellaneous Beach & Pier Maintenance	11,595	10	5	5,798	7,131	1,460

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2020 Fully Funded Balance</i>	<i>2021 Fully Funded Balance</i>	<i>2021 Line Item Contribution based on Cash Flow Method</i>
				[A]	[B]	
Totals	1,187,753			687,613	760,705	135,670
				[EndBal]	[EndBal]	
				[A]	[B]	
Percent Funded				134%	114%	

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 - September 25, 2020

Prepared for the 2021 Fiscal Year

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September 25, 2020

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, 2021 - December 31, 2021 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>2020 Fully Funded Balance</i>	<i>2021 Fully Funded Balance</i>	<i>2021 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving	87,989	3-20	1-10	66,445	76,405	9,629
02000 - Concrete	30,064	5-25	1-12	25,676	28,742	2,762
03000 - Painting: Exterior	34,824	3-6	1-1	23,408	35,694	13,025
04000 - Structural Repairs	315,309	2-30	0-23	156,469	172,896	19,088
05000 - Roofing	15,380	25-30	13-18	7,160	7,951	934
08000 - Rehab	14,150	15-15	3-3	11,320	12,570	1,131
12000 - Pool	101,665	2-20	0-10	57,561	66,165	14,032
14000 - Recreation	560	8-8	6-6	140	215	90
17000 - Tennis Court	144,662	4-20	0-13	101,747	96,527	21,016
18000 - Landscaping	33,347	1-5	0-1	21,561	29,019	16,869
18500 - Lakes / Ponds	28,900	2-25	0-2	27,392	18,548	882
19000 - Fencing	108,888	18-25	1-8	80,460	88,117	6,978
19500 - Retaining Wall	46,190	20-25	1-18	29,598	32,417	2,814
20000 - Lighting	2,190	20-20	3-3	1,862	2,020	131
21000 - Signage	10,240	25-25	5-5	8,192	8,817	516
23000 - Mechanical Equipment	67,633	2-18	0-11	9,056	14,814	9,101
24600 - Safety / Access	10,198	2-6	0-5	7,399	5,494	2,089
25000 - Flooring	10,049	15-15	1-12	8,712	9,616	786
26000 - Outdoor Equipment	88,015	5-18	1-16	32,452	39,675	8,809
30000 - Miscellaneous	37,500	2-10	0-8	11,004	15,003	4,987
Totals	\$1,187,753			\$687,613	\$760,705	\$135,670
Estimated Ending Balance				\$918,624	\$863,505	\$11,305.83
Percent Funded				133.6%	113.5%	/Lot/month @ 1



September 25, 2020

Total Access **Memo**



Section III

Dollar Point Association, Inc.

30 Year Reserve Funding Plan Cash Flow Method

First Draft

Prepared for the 2021 Fiscal Year

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Beginning Balance	825,385	918,624	863,505	870,357	888,066	823,785	860,254	974,869	983,412	1,040,906
Inflated Expenditures @ 2.5%	53,146	204,055	144,031	135,703	219,731	121,201	46,646	156,143	110,237	178,516
Reserve Contribution	133,402	135,670	137,976	140,322	142,707	145,133	147,600	150,109	152,661	155,256
<i>Lot/month @ 1</i>	<i>11,116.83</i>	<i>11,305.83</i>	<i>11,498.00</i>	<i>11,693.50</i>	<i>11,892.25</i>	<i>12,094.42</i>	<i>12,300.00</i>	<i>12,509.08</i>	<i>12,721.75</i>	<i>12,938.00</i>
<i>Percentage Increase</i>		<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	12,983	13,266	12,907	13,090	12,743	12,536	13,661	14,578	15,069	15,439
Ending Balance	918,624	863,505	870,357	888,066	823,785	860,254	974,869	983,412	1,040,906	1,033,085

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Beginning Balance	1,033,085	1,060,346	1,185,344	1,243,730	1,202,122	1,309,489	1,366,805	1,094,044	1,161,822	1,130,509
Inflated Expenditures @ 2.5%	146,218	52,298	123,005	225,900	80,239	134,385	465,779	126,683	229,067	308,165
Reserve Contribution	157,895	160,579	163,309	166,085	168,908	171,779	174,699	177,669	180,689	183,761
<i>Lot/month @ 1</i>	<i>13,157.92</i>	<i>13,381.58</i>	<i>13,609.08</i>	<i>13,840.42</i>	<i>14,075.67</i>	<i>14,314.92</i>	<i>14,558.25</i>	<i>14,805.75</i>	<i>15,057.42</i>	<i>15,313.42</i>
<i>Percentage Increase</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	15,584	16,717	18,082	18,207	18,697	19,923	18,319	16,793	17,065	16,025
Ending Balance	1,060,346	1,185,344	1,243,730	1,202,122	1,309,489	1,366,805	1,094,044	1,161,822	1,130,509	1,022,130

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Beginning Balance	1,022,130	1,129,086	1,217,609	1,255,958	1,301,518	1,266,729	1,081,446	1,184,547	1,257,400	1,225,935
Inflated Expenditures @ 2.5%	95,943	119,008	173,357	170,057	253,829	406,083	120,543	155,616	263,817	231,072
Reserve Contribution	186,885	190,062	193,293	196,579	199,921	203,320	206,776	210,291	213,866	217,502
<i>Lot/month @ 1</i>	<i>15,573.75</i>	<i>15,838.50</i>	<i>16,107.75</i>	<i>16,381.58</i>	<i>16,660.08</i>	<i>16,943.33</i>	<i>17,231.33</i>	<i>17,524.25</i>	<i>17,822.17</i>	<i>18,125.17</i>
<i>Percentage Increase</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>	<i>1.7%</i>
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.50%	16,014	17,469	18,414	19,038	19,118	17,480	16,868	18,178	18,486	18,287
Ending Balance	1,129,086	1,217,609	1,255,958	1,301,518	1,266,729	1,081,446	1,184,547	1,257,400	1,225,935	1,230,653