

2025 Operating Budget and Other Information

As required by the By Laws of the Association, below are:

- The **2025 Operating Budget**, identifying the estimated revenue and expenses for 2025.
- A forecast of the **Replacement Reserve**, which funds are needed to replace existing association assets estimated in a 30-year reserve replacement study updated in 2023. The estimated useful life of major asset classes and estimated future replacement costs are presented in a table below. The entire study is available for review at the association's office, 170 Observation Dr., Tahoe City, CA. 96145.
- A forecast of the **Capital Reserve**, which funds are used to construct new physical assets, both large and small, or to add operational infrastructure for new association services.

8 2025 OPERATING BUDGET

| | |
|--|--------------------|
| DUES OF MEMBERSHIP OF | \$1360 |
| | 533 |
| REVENUE | |
| Coupon Book Income | \$3,200 |
| Annual Dues | \$724,880 |
| Initiation/Transfer Fees | \$101,000 |
| Buoy/Rack Income | \$320,280 |
| Swim Lesson/ W.A. | \$5,600 |
| Other Income | \$21,500 |
| XFR to Replacement Reserve | (\$143,704) |
| XFR to Capital Reserve | (\$12,600) |
| TOTAL REVENUE (less allocations to Reserves) | \$1,020,156 |
| EXPENSES | |
| RECREATION | |
| Total Payroll | \$380,330 |
| Healthcare/Worker's Comp | \$51,500 |
| Tennis Pro Contract | \$8,000 |
| Landscape Contract/Extras | \$96,429 |
| MAINTENANCE/ADMIN | |
| Common Area Repairs | \$2,000 |
| Insurance | \$150,000 |
| Tennis Repair/Supplies | \$1,800 |
| Pier/Buoy/Beach/Boat | \$15,000 |
| Pool Maintenance/ Swim | \$28,500 |
| Meeting Expense | \$2,750 |
| Homeowner Activities | \$40,000 |
| Legal | \$50,000 |
| Accounting | \$18,000 |
| Membership TLOA | \$1,000 |
| Firewise | \$5,000 |
| Copies/Newsletters/Postage | \$9,700 |
| Office Expense/Website | \$25,000 |
| Fees & Licenses/ Prop. Tax | \$51,200 |
| Employee Expense | \$5,000 |
| Recreation Supplies | \$3,000 |
| UTILITIES | |
| Waste Disposal | \$6,200 |
| Electricity | \$22,000 |
| Natural Gas | \$7,200 |
| Water & Sewer | \$19,000 |
| Telephone | \$4,400 |
| Contingency Amount | \$15,000 |
| TOTAL EXPENSES | \$1,018,009 |
| NET REVENUE/EXPENSE | \$2,147.00 |

REPLACEMENT RESERVE

| | |
|--|--------------------|
| 2024 Expenses | \$172,509 |
| 2024 Contributions & Interest | \$147,781 |
| Projected Balance as of 12/31/24 | \$1,390,079 |
| 2025 Expenses: (tennis courts, signage, office equip., and misc.) | \$53,500 |
| Forecasted 2025 Contributions & Interest | \$240,055 |
| Forecast Balance 12/31/25 | \$1,576,634 |

CAPITAL RESERVE

| | |
|---|------------------|
| 2024 Expenses | \$15,130 |
| 2024 Contributions & Interest | \$27,100 |
| Projected Balance as of 12/31/24 | \$340,446 |
| 2025 Expenses | \$4,380 |
| Forecasted 2025 Contributions & Interest | \$26,200 |
| Forecast Balance 12/31/25 | \$362,266 |

Summary of the 2023 Reserve Study

| Component | Remaining Estimated Useful Lives (years) | Current Estimated Replacement Cost |
|---------------------|--|------------------------------------|
| Paving | 14-19 | \$106,082 |
| Roofs | 9-14 | \$17,380 |
| Fencing | 0-14 | \$179,885 |
| Amenities | 1-24 | \$447,483 |
| Buildings int./ext. | 1-14 | \$432,596 |
| Equipment & misc. | 0-12 | \$177,639 |
| Totals: | Total of 104 Items | \$1,361,065 |

By Laws Articles 11.1 and 11.2 Initiation Fees and Dues

The Board of Directors shall fix the initiation fee from time-to-time, which shall be payable with any application for membership.

The Board of Directors shall fix the amount of membership annual dues, which include the amounts set aside for the reserves. Annual dues shall be payable February 15th annually and shall be delinquent on March 31st annually.

All members should note:

1. The initiation fee to join the Dollar Point Association is currently \$50,000.
2. Annual membership dues are \$1,360.00 per year. Membership cards are deactivated if dues have not been paid in full by March 31st. Dues that have not been paid in full by December 31st will be considered delinquent and result in the immediate loss of membership, and an initiation fee will have to be paid to rejoin the Association.
3. The transfer fee for membership is \$5,000 (plus \$100 document fee) upon the sale or transfer of a lot or home by a DPA member. Each membership belongs to the lot; thus a transfer fee will be charged if a member wishes to transfer the membership from one lot to another. If a member transfers ownership of a lot or a home to son(s) and or daughter(s), the name on the membership can be transferred to the same individual(s) without a transfer charge.