

2023 Operating Budget and Other Information

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

- The **2023 Operating Budget**, identifying the estimated revenue and expenses for 2023.
- 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.
- A forecast of the **Replacement Reserve**, which funds are needed to replace existing association assets estimated in a 30-year reserve replacement study completed in 2011, updated in 2019. 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.

2023 OPERATING BUDGET

DUES OF	\$1200
MEMBERSHIP OF	533
REVENUE	
Coupon Book Income	\$2,000
Annual Dues	\$639,600
Initiation/Transfer Fees	\$50,000
Buoy/Rack Income	\$266,947
Swim Lesson/ W.A.	\$5,000
Other Income	\$1,700
XFR to Capital Reserve	(\$137,853)
XFR to Replacement Reserve	(\$12,600)
TOTAL REVENUE (less allocations to Reserves)	\$814,794

EXPENSES	
RECREATION	
Total Payroll	\$335,000
Healthcare/Worker's Comp	\$31,600
Tennis Pro Contract	\$8,000
Landscape Contract	\$77,000
MAINTENANCE/ADMIN	
Common Area Repairs	\$1,000
Insurance	\$130,000
Tennis Repair/Supplies	\$1,500
Pier/Buoy/Beach/Boat	\$14,000
Pool Maintenance/ Swim	\$35,000
Meeting Expense	\$100
Homeowner Activities	\$35,000
Legal	\$25,000
Accounting	\$21,000
Membership TLOA	\$1,000
Firewise	\$5,000
Copies/Newsletters/Postage	\$10,000
Office Expense/Website	\$21,400
Fees & Licenses/ Prop. Tax	\$13,200
Employee Expense	\$4,500
Recreation Supplies	\$2,500
Telephone	\$4,600
UTILITIES	
Waste Disposal	\$4,600
Electricity	\$5,100
Natural Gas	\$8,500
Water & Sewer	\$20,000
Contingency Amount	\$0
TOTAL EXPENSES	\$814,600
NET REVENUE/EXPENSE	\$194.75

CAPITAL RESERVE

Projected Balance as of 12/31/22	\$284,482
2022 Additions (and interest)	\$0
TOTAL	\$284,482
Less forecast 2023 charges	\$12,600
Forecast Balance 12/31/23	\$297,082

REPLACEMENT RESERVE

Projected Balance as of 12/31/22	\$979,828
2022 Additions (add interest)	\$76,279
TOTAL	\$1,056,108
Less forecast 2023 charges: tennis courts, landscaping, play equipment, and misc.	\$137,853
Forecast Balance 12/31/23	\$1,193,961

Summary of the 2020 Reserve Study

Component	Remaining Estimated Useful Lives (years)	Future Estimated Replacement Cost
Paving	0-17	\$69,190
Roofs	13-18	\$21,599
Fencing	1-12	\$22,187
Amenities	0-25	\$764,917
Buildings int./ext.	0-18	\$89,912
Equipment & misc.	0-16	\$162,959
Totals:	Total of 102 Items	\$1,130,764

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 \$1200.00 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.