

2024 Operating Budget and Other Information

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

- The **2024 Operating Budget**, identifying the estimated revenue and expenses for 2024.
- 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.

2024 OPERATING BUDGET

DUES OF	\$1280
MEMBERSHIP OF	533
REVENUE	
Coupon Book Income	\$2,000
Annual Dues	\$682,240
Initiation/Transfer Fees	\$51,000
Buoy/Rack Income	\$289,210
Swim Lesson/ W.A.	\$3,000
Other Income	\$43,200
XFR to Replacement Reserve	(\$140,748)
XFR to Capital Reserve	(\$12,600)
TOTAL REVENUE (less allocations to Reserves)	\$917,302

REPLACEMENT RESERVE

2023 Expenses	\$47,657
2023 Contributions & Interest	\$154,393
Projected Balance as of 12/31/23	\$1,215,632
2024 Expenses: (tennis courts, pool tarp, beach rack, and misc.)	\$108,398
Forecasted 2024 Contributions & Interest	\$188,529
Forecast Balance 12/31/24	\$1,295,763

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.

EXPENSES	
RECREATION	
Total Payroll	\$367,000
Healthcare/Worker's Comp	\$35,000
Tennis Pro Contract	\$8,000
Landscape Contract	\$78,388
MAINTENANCE/ADMIN	
Common Area Repairs	\$1,000
Insurance	\$130,000
Tennis Repair/Supplies	\$1,500
Pier/Buoy/Beach/Boat	\$15,000
Pool Maintenance/ Swim	\$35,000
Meeting Expense	\$2,750
Homeowner Activities	\$40,000
Legal	\$20,000
Accounting	\$16,000
Membership TLOA	\$1,000
Firewise	\$5,000
Copies/Newsletters/Postage	\$10,000
Office Expense/Website	\$26,000
Fees & Licenses/ Prop. Tax	\$53,200
Employee Expense	\$4,500
Recreation Supplies	\$3,000
Telephone	\$4,600
UTILITIES	
Waste Disposal	\$2,500
Electricity	\$13,500
Natural Gas	\$10,000
Water & Sewer	\$12,000
Contingency Amount	\$10,000
TOTAL EXPENSES	\$907,438
NET REVENUE/EXPENSE	\$9,864.00

CAPITAL RESERVE

2023 Expenses	\$0
2023 Contributions & Interest	\$18,506
Projected Balance as of 12/31/23	\$300,205
2024 Expenses	\$6,050
Forecasted 2024 Contributions & Interest	\$25,730
Forecast Balance 12/31/24	\$319,885

All members should note:

1. The initiation fee to join the Dollar Point Association is currently \$50,000.
2. Annual membership dues are \$1280.00 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.

Summary of the 2023 Reserve Study

Component	Remaining Estimated Useful Lives (years)	Current Estimated Replacement Cost
Paving	15-20	\$106,082
Roofs	10-15	\$17,380
Fencing	0-15	\$178,648
Amenities	2-25	\$433,184
Buildings int./ext.	2-15	\$429,357
Equipment & misc.	0-13	\$182,574
Totals:	Total of 104 Items	\$1,347,225