

2018 Budget - Initial DRAFT for GPC review
DRAFT - Development Fund - Capital Funds Projection - DRAFT

Location	Project	2017	2018	2019	2020	2021	2022
Association Wide	Association Master Plan (\$81K)	23,940					
ACAC	ACAC project completion and new storage enclosure	89,062					
Association Wide	Trails Master Plan and 5 year implementation plan	34,320	20,000	50,000	50,000	Post-Project Review	
TCRC	Trout Creek Expansion (DF portion)	65,995	500,000	RRF funded	Post-Project Review		
ACAC	Equestrian Operations Relocation	76,205	200,000	Post-Project Review			
Downhill Ski Resort	New Ski Lodge	34,876	200,000	1,500,000	3,000,000	2,500,000	2,500,000
Downhill Ski Resort	Chair relocation (\$60K), Eagle Rock Shrouding (\$30K), Galleries (\$250K) (DF)		90,000				
DH/ACAC/Lodge	Back-up Generators to eliminate interruptions and maximize service levels	8,115					
Beach Club Marina	Terrace expansion and Facility improvements, Planning Commission Hearing	(2,598)					
Association Wide	Member Surveys		25,000	Post-Project Review			
Association Wide	Mailbox Improvements		25,000	RRF funded			
Association Wide	Seasonal Employee Housing		10,000	50,000			
Various	Feasibility Studies for Priority 1 projects		150,000	125,000	110,000	100,000	100,000
	Land Acquisition, Cost Allocation, Contingency	180,000	278,000	278,000	278,000	278,000	278,000
Estimated Annual Totals, before any Replacement Reserve (RR) offset amounts and before Inflation Factor		\$ 509,915	\$ 1,498,000	\$ 2,003,000	\$ 3,438,000	\$ 2,878,000	\$ 2,878,000
	Projects Total	\$ 509,915	\$ 1,498,000	\$ 2,003,000	\$ 3,438,000	\$ 2,878,000	\$ 2,878,000
2.0%	Inflation Factor	\$ -	\$ -	\$ 80,000	\$ 206,000	\$ 230,000	\$ 288,000
	Total Including Inflation	\$ 509,915	\$ 1,498,000	\$ 2,083,000	\$ 3,644,000	\$ 3,108,000	\$ 3,166,000
2017	< BASELINE YEAR FOR INFLATION FACTOR						
1.5%	Interest Income	\$ 26,848	\$ 80,000	\$ 65,000	\$ 65,000	\$ 41,000	\$ 25,000
8.0%	Income Tax Expense	\$ 2,373	\$ 6,400	\$ 5,200	\$ 5,200	\$ 3,300	\$ 2,000
8.0%	Bad Debt Expense	\$ 2,599	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
RR	Replacement Reserve Funds used for project(s) (+ Inflation Factor, in future years)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TRANSFERS IN (OUT)						
20	<Years: Normalized Contrib >	\$ 300	\$ 310	\$ 310	\$ 310	\$ 310	\$ 310
6473	Annual Contribution	\$ 1,942,000	\$ 2,007,000	\$ 2,007,000	\$ 2,007,000	\$ 2,007,000	\$ 2,007,000
	6/23/17 Board approved transfer from Member Equity Operating Fund	\$ 1,800,000					
	Development Fund Balance, Beginning	\$499,052	\$3,753,013	\$4,328,613	\$4,305,413	\$2,721,213	\$1,650,913
	Development Fund Balance, Ending	\$3,753,013	\$4,328,613	\$4,305,413	\$2,721,213	\$1,650,913	\$507,913
		Yr 2017	Yr 2018	Yr 2019	Yr 2020	Yr 2021	Yr 2022
	Development Fund, total ending balance	\$ 3,753,013	\$ 4,328,613	\$ 4,305,413	\$ 2,721,213	\$ 1,650,913	\$ 507,913

Accumulated funds balance is for Downhill Ski Lodge building project, post-2022

Project Stages Color Code					
Project List (feasibility)	Project Analysis	Conceptual Design	Final Design	Construction	Post-Project Review
(Task Force Formed and CFP generated)					