

DRAFT
Development Fund - Capital Funds Projection

A	B	K	L	M	N	O	P
		5 YEAR INTERVAL	5 YEAR INTERVAL				
Location	Project	2015	2016	2017	2018	2019	2020
					UNDER NEW GPC PROCESS, YEARS 2017-2020 ARE CURRENTLY UNDER REVIEW, AS DETAILED AT: http://www.tahoe Donner.com/major-projects/general-plan/		
Association Wide							
231-025-556/331-025-919	Security Video Systems	15,876					
	General Plan 2015 Member Survey	9,538					
	Mailbox Consolidation & Improvements (Feasibility Study)			25,000			
	New TDA trail connector to the Town's phase 2 Trout Creek Trail (\$200K)			0	0		
	Association Master Plan		69,500		12,285		
Alder Creek Adventure Center							
431-080-248	Equestrian Operations Relocation	282,541	278,939				
	RR	(282,541)	(53,000)				
	On-site Parking	35,600					
	RR	(35,600)					
231-110-554	ACAC project completion and (\$25K) Storage Enclosure	1,039,986	84,180				
Clubhouse NWCH							
Downhill Ski Area							
531-210-480 / 431-210-249	Snowmaking Equipment (\$1.5 million total)	1,121,221	228,528				
	Phased upgrades at Ski Lodge and Lifts (Feasibility Study)			50,000			
Forestry Facility							
231-005-601	Storage Containers		3,350				
	Permanent Storage Facility (Feasibility Study)			10,000			
231-005-601	Storage partitions	1,813					
Golf Course							
Maintenance Sub-group							
531-110-467	Alder Creek Adventure Center Solar Project, (\$ net of rebates)	11,212					
531-132-466	Trout Creek Recreation Center Solar Project, (\$ net of rebates)	13,377					
	Beach Club Marina Solar Project, (\$ net of rebates)		15,000				
Marina							
Open Space							
	Land Acquisition Study	2,000					
	640-acre Crabtree Canyon Acquisition and Conservation Easement		550,000				
	Two new Warming Huts (Yurts or other)			50,000			
Snowplay							
Tennis Facility							
The Lodge							
Trails Master Plan							
521-051-526	Trails Master Plan, Permitting and Specific Projects	146,746	257,214	195,714	127,759	152,714	331,214
	RR	(146,746)	(207,214)	(128,714)	(107,759)	(87,714)	(81,214)
	Expanded parking at Glacier Way Trailhead (Feasibility Study)			20,000			
Trout Creek Recreation Center							
	Space Reallocation and 1,100 SF Expansion		20,000	50,000			
Miscellaneous Projects, Land Acquisition, and Payroll Allocation		150,000	200,000	250,000	250,000	250,000	250,000
Estimated Annual Totals, before any Replacement Reserve (RR) offset amounts and before Inflation Factor		\$ 2,830,023	\$ 1,706,497	\$ 663,285	\$ 378,000	\$ 403,000	\$ 581,000
	Projects Total	\$ 2,830,023	\$ 1,706,497	\$ 663,285	\$ 378,000	\$ 403,000	\$ 581,000
	2.0% Inflation Factor	\$ -	\$ -	\$ -	\$ 15,000	\$ 24,000	\$ 46,000
	Total Including Inflation	\$ 2,830,023	\$ 1,706,497	\$ 663,285	\$ 393,000	\$ 427,000	\$ 627,000
	2016 < BASELINE YEAR FOR INFLATION FACTOR						
	0.5% Interest Income	\$ 949	\$ 5,000	\$ 2,000	\$ 7,000	\$ 14,000	\$ 20,000
	8.0% Income Tax Expense	\$ 90	\$ 1,000	\$ 200	\$ 600	\$ 1,100	\$ 1,600
	8.0% Bad Debt Expense	\$ 7,884	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
	RR Replacement Reserve Funds used for project(s) (+ Inflation Factor, in future years)	\$ (465,199)	\$ (260,000)	\$ (131,000)	\$ (112,000)	\$ (93,000)	\$ (88,000)
	(RAE Funds) RAE Funds (restricted) used for project(s)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TRANSFERS IN (OUT)						
	20 <Years: Normalized Contrib >	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
	6472 Annual Contribution (combined DFRegular and DFBR)	\$ 1,618,000	\$ 1,618,000	\$ 1,618,000	\$ 1,618,000	\$ 1,618,000	\$ 1,618,000
	Development Fund Balance, Excluding RAE Funds (restricted)						
	Beginning	\$946,546	\$192,697	\$360,200	\$1,439,715	\$2,775,115	\$4,064,015
	Ending	\$192,697	\$360,200	\$1,439,715	\$2,775,115	\$4,064,015	\$5,153,415
		Yr 2015	Yr 2016	Yr 2017	Yr 2018	Yr 2019	Yr 2020
	Development Fund, total balance (Above & RAE below), ending balance	\$ 192,697	\$ 360,200	\$ 1,439,715	\$ 2,775,115	\$ 4,064,015	\$ 5,153,415

This CFP reflects \$250 per owner contribution. The Budget 2017 draft recommends increasing to \$275

Preliminary 2017 NMEF **2017 NMEF Totals** \$ **127,000**
 9/29/2016 **Project Count** **14**

Component	Location	Type	Est. 2017 BUDGET	
Bullards for Electrical and Propoane tanks	Forestry	C	\$ 8,000	NMEF
Bear Boxes	Campground	C	\$ 20,000	NMEF
Driving Range Mats (6) additional	Golf Complex	C	\$ 2,000	NMEF
ADA Pool Lift	NWDS Pool	C	\$ 6,000	NMEF
Change Dispenser - Locker change	Mtn Ops	C	\$ 4,000	NMEF
Pickleball Nets	Tennis	C	\$ 2,000	NMEF
Outside Grill	POTH	C	\$ 3,000	NMEF
Telescope digital	Recreation	C	\$ 10,000	NMEF
Foot Washer (sand)	Marina	C	\$ 2,000	NMEF
Dog Waste Stations -2-	Trails	C	\$ 2,000	NMEF
Toro Dingo Trail Blade attachment	Trails	C	\$ 10,000	NMEF
Exercise Equipment - additional Rowing Machine	Trout Creek	C	\$ 10,000	NMEF
Loft at Forestry	Forestry	C	\$ 15,000	NMEF
Wildland Perimeter Fencing - Crabtree	Forestry	C	\$ 33,000	NMEF
2017 NMEF Totals			\$ 127,000	
			contingency \$ 53,000	
2017 Budget Expenditures, NMEF			\$ 180,000	2016 Budget \$170,000
Forecasted Beginning Fund Balance			\$ 50,000	
2017 Assessment Contribution			\$ 194,000	
2017 Expenditures			\$ (180,000)	
2017 Budget, Ending Fund Balance			\$ 64,000	