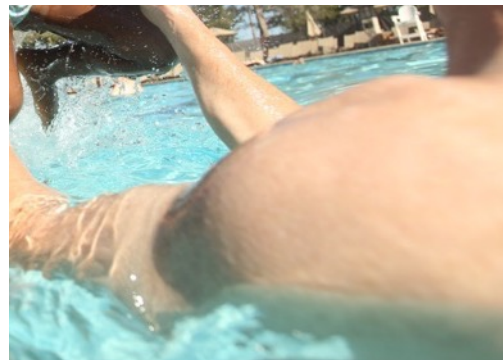
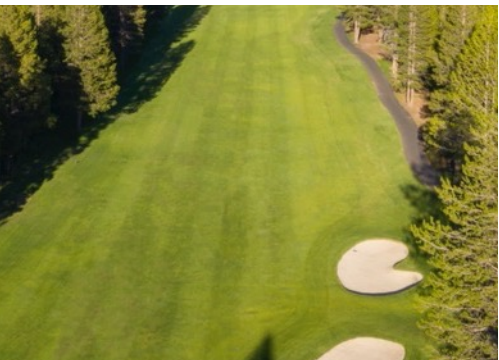
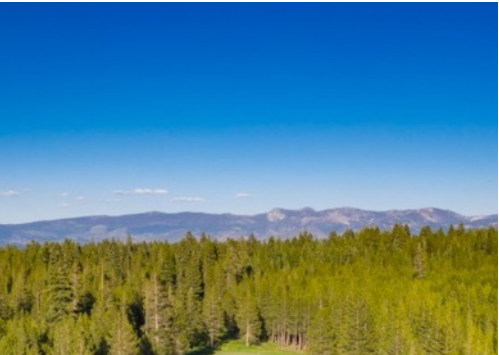




2022 CAPITAL FUNDS BUDGET REVIEW

SEPTEMBER 23, 2021



TODAY'S FOCUS – CAPITAL FUNDS

NEXT MEETING

- Revisions to previously presented budgets, including recommendations from the board relating to Operating Fund and three Capital Funds
- Total Annual Assessment recommendation

OBJECTIVES FOR TODAY'S WORK SESSION

- Create a common understanding of Tahoe Donner's Capital Budgets
- Review the 5-Year Capital Improvement Plan
- Review of proposed budgets and receive board direction for:
 - Development Fund
 - Replacement Reserve Fund
 - New Equipment and Machinery Fund



OPERATING FUND UPDATE

- Further review continuing with salary and wage hours, and associated dollar impact
- Looking to further reduce operating expenses based on board feedback
- Final insurance premiums expected within the next two weeks
- F+B assumptions continue to be refined/reviewed

WHAT IS IN THE CAPITAL FUNDS?

DEVELOPMENT

- Anticipated Capital Improvements
- Ex: Land acquisitions, new buildings, additions

REPLACEMENT RESERVE

- Funds that plan for maintenance/repair, replacement and restoration of common area components and facilities
- Ex: Replacing windows, furniture, computers

NEW EQUIPMENT + MACHINERY

- Funding for new items that improve operational efficiency or additional member services
- Ex: Additional treadmill or new software

A COMMITMENT TO LONG-RANGE PLANNING + NEXT STEPS

- Tahoe Donner is committed to looking at the next 15 years of capital improvements and building replacements as our infrastructure ages. What are we doing?
- Staff developing initial draft of 15-Year Capital Improvement Plan
- Refocus of committee goals through the establishment of the Long-Range Planning Committee

Next Steps

- Board to appoint the members of the Long-Range Planning Committee
- Long-Range Planning Committee participates in the review of the 15-Year Capital Improvement Plan
- In 2022, work with board and appropriate committees to review current building and reserve replacement policy.
 - Over the next 6-9 months, committee to work with staff to recommend what, if any, changes to the current policy, which could include moving building replacement into the Replacement Reserve Fund or other options that come out of committee discussions.

15-YEAR PLAN

DRAFT

	Project	Discretionary / Nondiscretionary	Strategic Plan Initiative	Proposed Year Const.
Association Wide	Fueling stations for equipment - Downhill Ski, XC Ski, Golf fueling pads	Nondiscretionary	4	2027+
	Workforce housing feasibility study/project	Discretionary	3,5	2025-2026
	Acquisition			
	Forestry			
	Campground			
	Mailboxes	Discretionary	5	2025
	Electric vehicle charging stations & E-bikes at select amenities as parking lot renovation projects come up on RR	Nondiscretionary	3,4,5	starting 2021
	Solar opportunities	Discretionary	3,4	ongoing
	Generator Transfer Switches (ACAC, The Lodge, Topshop)	Nondiscretionary	1	2025
Alder Creek Adventure Center	Snowmelt north parking lot	Nondiscretionary	1	2025
	Snowmaking - Phase 2	Discretionary	5	2027+
	Airconditioning/airflow	Discretionary	1	2024
Forestry	Office remodel included in workforce housing above	Discretionary	5	2026
	New access road from Skislope with utilities including fiber - may be part of workforce housing above	Nondiscretionary	5	2025
	New storage building at Forestry Facility to replace multiple storage containers	Nondiscretionary	5	2027+
	Water Tower with PUD (potential partner with new road access)	Discretionary		2025
Northwoods Campus/Tennis	Campus Master Plan and project	Discretionary	2,5	start 2026
	Parking capacity expansion	Discretionary		
	Northwoods Clubhouse remodel/replace	Discretionary		
	Tennis Building remodel/Replace	Discretionary		
	Pool Expansion/hot tub	Discretionary		
	Rec Revamp (playground, horseshoe, Bocce, archery, volleyball, etc.....)	Discretionary		
Downhill Ski Area	New Downhill Ski Lodge	Nondiscretionary	2,5	2023-2024
	Snowmaking Phase 2 - Eagle Rock	Discretionary	2	2023
	Replacement Conveyors (C2 and C3) with covers improve beginner area layout (assumes yurt is gone)	Discretionary	2,5	2027+
	Mile Run Improvements	Discretionary	2	2027+

15-YEAR PLAN

DRAFT

	Project	Discretionary / Nondiscretionary	Strategic Plan Initiative	Proposed Year Const.
Golf Course	Renovate driving range with shade structure include performance stage with power	Discretionary	5	2027+
	Ball shed building	Discretionary	5	2027+
	Course Restrooms	Discretionary	2,5	2022
Marina	Deck expansion and shade structure	Discretionary	2	2023
	Revisit beach expansion project - expanded seating on hillside	Discretionary	2	2027+
	Bike parking enhancement	Discretionary	2	2022
	Marina and day camp hut	Non-discretionary	5	2027+
The Lodge	Pavilion family dining area renovation	Nondiscretionary	2,5	2022
	Grotto enhancement	Nondiscretionary	1,2	2022
	ADA parking lot improvements	Nondiscretionary	1,5	2022
Trails and Open Space	South Euer Valley road: improvements	Nondiscretionary	2,4	2022
	Euer Valley restoration phase 1 (coyote crossing)	Nondiscretionary	2,4	2022
	Glacier Way Trailhead: expansion and restroom improvement	Discretionary	2,5	2025
	Alder Creek trail Fjord to campground Improvements	Nondiscretionary	2	2027+
	Paved class 1, 4 season trail from the Town's Trout Creek Trailhead to ACAC	Discretionary	2,4,5,6	2027+
	Trail enhancements to align with updated trails and open space master plan	Discretionary	2,4,5,6	ongoing
	Nature Loop Trail head @ Trout Creek lot	Discretionary	5	2022

15-YEAR PLAN

DRAFT

	Project	Discretionary / Nondiscretionary	Strategic Plan Initiative	Proposed Year Const.
Trout Creek Recreation Center	Parking lot expansion and entrance reconfig.- Needed for any future expansion @ Trout creek	Discretionary	5	2027+
	Snowplay building w/restroom and adequate storage		2,5	2027+
	Expand patio heating system - Hydronic heating rec pool	Discretionary	5	2027+
	Splash pad/basketball court revamp	Discretionary	2,5	2027+
Maintenance	Main gas pump replacement - pump, tank replacement, and covered roof structure	Nondiscretionary	1,5	2025
Campground	Bathhouse	Nondiscretionary	5	2026
IT	Micro trench fiber on cart path via trout-lodge-cart barn-golf maintenance	Discretionary	5	
	Wireless from trout to cell tower	Discretionary	5	
	Suddenlink fiber to Top Shop	Discretionary	5	
	Suddenlink fiber to Forestry - if/when install new road	Discretionary	5	2025
	Network operations center expansion of golf maintenance facility	Discretionary	5	
	Fiber and power in all parking lots	Discretionary	5	
	Fiber from NWCG to Trout if/when paving trail	Discretionary	5	2027+
	Fiber install from Trout to Snowplay	Discretionary	5	2027+
Projects Placed in "Parking Lot"	Teton Way Trailhead: rustic improvement	Discretionary	2,5	2027+
	Cook House at Eur Valley with year-round restrooms	Discretionary	2,5	2027+
	Traffic calming/mobility master plan	Discretionary	1	2027+
	Shade structure at bocce courts	Discretionary	2,5	2027+
	Mini Golf	Discretionary	2	2027+
	Adventure Park		2	2027+

5-YEAR CAPITAL IMPROVEMENT PROJECT OVERVIEW

Amenity	Project	2022	2023	2024	2025	2026
Association Wide	Mailboxes			75,000	737,794	
Association Wide	Generator Transfer Switches			7,500	30,000	
Association Wide	Workforce Housing Feasibility Study/Project		75,000	250,000	1,500,000	1,000,000
ACAC	Snowmelt North Parking Lot			30,000	250,000	
ACAC	Air Conditioning/Airflow		5,500	65,000		
Campground	Campground Bathhouse				51,000	459,000
Downhill Ski Resort	Downhill Ski Lodge Replacement	496,952	14,543,858	5,648,493		
Downhill Ski Resort	Phase 2 Snowmaking: Eagle Rock		50,000	50,000	1,000,000	
Golf	Course Restroom Remodel (2)	100,000				
Golf	New Roof at Golf Course Maintenance	100,000				
Golf	Pedestrian Bridge on 18	15,000	130,000			
Maintenance	Maintenance Yard Fuel Station Replacement	47,575	60,000	1,350,000		
Marina	Marina Deck Expansion and Shade Structure	22,000	250,000			
Northwoods	Campus Master Plan		75,000	75,000	700,000	3,000,000
The Lodge	ADA Parking Lot Improvements	350,000				
The Lodge	Pavilion Family Dining Area Renovation	326,387				
The Lodge	Grotto Enhancement	60,000				
Trails and Open Space	Implement Trail/Trailhead Projects in the TMP	75,000	150,000	160,000	250,000	250,000
Trails and Open Space	Class 1 Trail from Trout Creek Trailhead to ACAC Planning			200,000	200,000	200,000
Trails and Open Space	Glacier Way Parking Lot Expansion			55,000	550,000	
Trails and Open Space	Phase 1 Euer Valley Restoration (Coyote Crossing)	945,557				
Trails and Open Space	South Euer Valley Road	137,000				
Total		\$ 2,675,471	\$ 15,339,358	\$ 7,965,993	\$ 5,268,794	\$ 4,909,000

CAPITAL PROJECTS FOR 2022

5-YEAR CAPITAL FUNDING PLAN

DOWNHILL SKI LODGE REPLACEMENT

Amenity:	Downhill Ski Resort
Project Description:	The downhill ski lodge has exceeded its useful life for the association and needs to be replaced.
Strategic Plan Initiative:	1, 2, 5
Appropriations beyond the five-year plan are needed to complete the project:	No

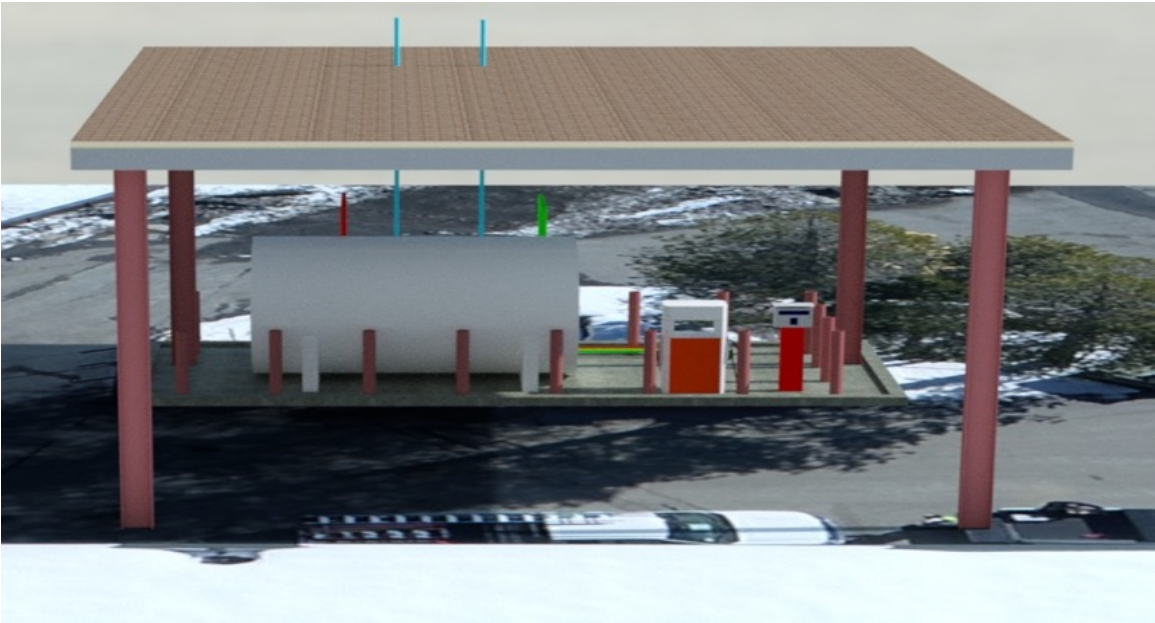


		Budget						Total
	Phase	2021	2022	2023	2024	2025	2026	
Project Costs	Professional Services	575,055	496,952					
	Construction			14,543,858	5,684,493			
	Total	\$575,055	\$496,952	\$14,543,858	\$5,684,493	\$0	\$0	\$21,300,358
Funding Source	Development Fund	575,055	496,952	11,043,858	5,684,493			
	Replacement Reserve Fund			3,500,000				
	Total	\$575,055	\$496,952	\$14,543,858	\$5,684,493	\$0	\$0	\$21,300,358

5-YEAR CAPITAL FUNDING PLAN

MAINTENANCE YARD FUEL STATION REPLACEMENT

Amenity:	Maintenance
Project Description:	The fuel tank and pump system at the maintenance yard is up for replacement. The project includes replacement of the fuel tank, pad, pump, new card lock system, roof structure and electric vehicle charging stations for future association electric vehicles.
Strategic Plan Initiative:	1, 5
Appropriations beyond the five-year plan are needed to complete the project:	No



		Budget					Total
	Phase	2022	2023	2024	2025	2026	
Project Costs	Professional Services	47,575	60,000				
	Construction			1,350,000			
	Total	\$47,575	\$60,000	\$1,350,000	\$0	\$0	\$1,457,575
Funding Source	Development Fund	47,575	60,000	575,000			
	Replacement Reserve Fund			775,000			
	Total	\$47,575	\$60,000	\$1,350,000	\$0	\$0	\$1,457,575

5-YEAR CAPITAL FUNDING PLAN

MARINA DECK EXPANSION + SHADE STRUCTURE

Amenity:	Beach Club Marina
Project Description:	The marina is lacking deck space and shade structure adjacent to the grill. The project proposes expanding the existing deck into the lawn area and better utilizing the space for member enjoyment.
Strategic Plan Initiative:	2
Appropriations beyond the five-year plan are needed to complete the project:	No



		Budget					Total
		2022	2023	2024	2025	2026	
Project Costs	Professional Services	22,000					
	Construction		250,000				
	Total	\$22,000	\$250,000	\$0	\$0	\$0	\$272,000
Funding Source	Development Fund	22,000	150,000				
	Replacement Reserve Fund		100,000				
	Total	\$22,000	\$250,000	\$0	\$0	\$0	\$272,000

5-YEAR CAPITAL FUNDING PLAN

ADA PARKING LOT IMPROVEMENTS

Amenity:	The Lodge Restaurant & Pub
Project Description:	The Lodge's ADA parking lot spaces do not comply with the current code as identified in the association-wide CASp report. The walkway between the upper and lower parking lots needs improving. The association does not have any electric vehicle charging stations and needs to start implementing them to keep up with the changing times. This project addresses all three issues stated above.
Strategic Plan Initiative:	1, 5
Appropriations beyond the five-year plan are needed to complete the project:	No



		Budget					Total
		2022	2023	2024	2025	2026	
Project Costs	Professional Services						
	Construction	350,000					
	Total	\$350,000	\$0	\$0	\$0	\$0	\$350,000
Funding Source	Development Fund	100,000					
	Replacement Reserve Fund	250,000					
	Total	\$350,000	\$0	\$0	\$0	\$0	\$350,000

5-YEAR CAPITAL FUNDING PLAN

PAVILION FAMILY DINING AREA RENOVATION

Amenity:	The Lodge Restaurant & Pub
Project Description:	The area where the wedding tent used to be is transitioning to an outdoor family dining area. This space offers a more casual dining experience for family dining and golf users than what the restaurant upstairs offers. A landscape architect will create a plan that may include ADA code compliance updates, a permanent shade structure, fire pits, a permanent outdoor bar and potential outdoor games/entertainment (cornhole, kids play area, etc..).
Strategic Plan Initiative:	2, 5
Appropriations beyond the five-year plan are needed to complete the project:	No



		Budget					Total
	Phase	2022	2023	2024	2025	2026	
Project Costs	Professional Services	26,387					
	Construction	300,000					
	Total	\$326,387	\$0	\$0	\$0	\$0	\$326,387
Funding Source	Development Fund	70,000					
	Replacement Reserve Fund	256,387					
	Total	\$326,387	\$0	\$0	\$0	\$0	\$326,387

5-YEAR CAPITAL FUNDING PLAN

IMPLEMENT TRAIL/TRAILHEAD PROJECTS

Amenity:	Trails and Open Space
Project Description:	An updated Trails and Open Space Master Plan is currently being conducted. This funding is a placeholder for future projects that arise from that study.
Strategic Plan Initiative:	2, 4, 5, 6
Appropriations beyond the five-year plan are needed to complete the project:	Yes



		Budget					Total
	Phase	2022	2023	2024	2025	2026	
Project Costs	Professional Services		15,000	20,000	25,000	25,000	
	Construction	75,000	135,000	140,000	225,000	225,000	
	Total	\$75,000	\$150,000	\$160,000	\$250,000	\$250,000	\$885,000
Funding Source	Development Fund	75,000	75,000	80,000	250,000	250,000	
	Replacement Reserve Fund		75,000	80,000			
	Total	\$75,000	\$150,000	\$160,000	\$250,000	\$250,000	\$885,000

5-YEAR CAPITAL FUNDING PLAN

EUER VALLEY RESTORATION PHASE 1 (COYOTE CROSSING)

Amenity:	Trails and Open Space
Project Description:	Euer Valley has undergone numerous human impacts from various activities over the past several decades. Tahoe Donner teamed up with the Truckee River Watershed Council to begin restoration of the valley. The phase 1 project includes stream channel work and recreation improvements, including a new bridge across Prosser Creek and a boardwalk providing access across the valley (Coyote Crossing).
Strategic Plan Initiative:	2, 4
Appropriations beyond the five-year plan are needed to complete the project:	No



		Budget						Total
	Phase	2021	2022	2023	2024	2025	2026	
Project Costs	Professional Services	176,500						
	Construction		945,557					
	Total	\$176,500	\$945,557	\$0	\$0	\$0	\$0	\$1,122,057
Funding Source	Development Fund							
	Replacement Reserve Fund	176,500	355,721					
	Grant - Watershed Council		589,836					
	Total	\$176,500	\$945,557	\$0	\$0	\$0	\$0	\$1,122,057

5-YEAR CAPITAL FUNDING PLAN

SOUTH EUER VALLEY ROAD

Amenity:	Trails and Open Space
Project Description:	South Euer Valley Road is a multi-purpose doubletrack road that runs along the south side of Euer Valley. The road provides trail connectivity access in the summer and is utilized as a cross country trail in the winter. It is the only emergency access road on the south side of the valley. The road is in need of maintenance to continue providing these services.
Strategic Plan Initiative:	2, 4
Appropriations beyond the five-year plan are needed to complete the project:	No



		Budget					Total
		2022	2023	2024	2025	2026	
Project Costs	Professional Services	12,000					
	Construction	125,000					
	Total	\$137,000	\$0	\$0	\$0	\$0	\$137,000
Funding Source	Development Fund						
	Replacement Reserve Fund	125,000					
	Grant - Watershed Council	12,000					
	Total	\$137,000	\$0	\$0	\$0	\$0	\$137,000

5-YEAR CAPITAL FUNDING PLAN

GOLF COURSE RESTROOMS

Amenity:	Golf
Project Description:	The golf course's restrooms (2), built in 1992, have a useful life of 30 years and are due on the Replacement Reserve Fund for a remodel.
Strategic Plan Initiative:	2, 5
Appropriations beyond the five-year plan are needed to complete the project:	No



		Budget					Total
	Phase	2022	2023	2024	2025	2026	
Project Costs	Professional Services	10,000					
	Construction	90,000					
	Total	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Funding Source	Development Fund						
	Replacement Reserve Fund	100,000					
	Total	\$100,000	\$0	\$0	\$0	\$0	\$100,000

5-YEAR CAPITAL FUNDING PLAN

GROTTO ENHANCEMENT

Amenity:	The Lodge Restaurant & Pub
Project Description:	The grotto is the private outdoor dining area at ground level in the northeast corner of The Lodge. The area was addressed in the Certified Access Specialists (CAsp) report not meeting ADA compliance for the grotto and pro shop walkway areas. The project will remediate the pavers and add a small expansion to accommodate private parties of around 100 guests.
Strategic Plan Initiative:	1, 2
Appropriations beyond the five-year plan are needed to complete the project:	No



		Budget					Total
		2022	2023	2024	2025	2026	
Project Costs	Professional Services	10,000					
	Construction	50,000					
	Total	\$60,000	\$0	\$0	\$0	\$0	\$60,000
Funding Source	Development Fund						
	Replacement Reserve Fund	60,000					
	Total	\$60,000	\$0	\$0	\$0	\$0	\$60,000

DEVELOPMENT FUND

WHAT IS THE DEVELOPMENT FUND?

- Established to accumulate funds for large-scale projects
- Large-scale projects are identified through the 15-year capital improvement project schedule
- This includes building replacements, amenity expansions, additions, land acquisition and infrastructure improvements

2021 DEVELOPMENT FUND HIGHLIGHTS

- Snowmaking at Cross Country
- Snowmaking at Snowplay
- Alder Creek Adventure Center Trailhead and Trail Restoration
- Downhill Ski Resort Lodge Planning

Beginning balance	\$8,643,939
Assessment Funds	\$2,874,012
Interest Income	\$43,000
Expenditures	
Income Tax Expense	-\$3,000
Bad Debt Expense	-\$5,500
Overhead / Payroll	-\$300,000
Capital Additions / Expenditures	-\$2,129,134
Inflation	
Balance through 12/31/2021	\$9,123,317

2022 DEVELOPMENT FUND HIGHLIGHTS

- Downhill Ski Lodge Planning
- Lodge Pavilion Outdoor Family Dining Enhancements
- Lodge ADA Parking Lot Improvements
- Planning Costs for Marina Deck Expansion
- Implement Trail/Trail Head Projects in the Trails Master Plan



DEVELOPMENT FUND

	Forecast 2021	Budget 2022
Beginning Balance	\$8,643,939	\$9,123,317
Assessment Funds	\$2,874,012	\$3,592,515
Interest Income	\$43,000	\$93,000
Expenditures		
Income Tax Expense	-\$3,000	-\$7,000
Bad Debt Expense	-\$5,000	-\$7,000
Overhead / Payroll Allocations	-\$300,000	-\$300,000
Capital Additions / Expenditures	-\$2,129,134	-\$809,527
Inflation	\$0	-\$49,929
Ending Balance	\$9,123,317	\$11,635,376

2022 BUDGET CYCLE – DEVELOPMENT FUND EXPENSES

5-YEAR CAPITAL FUNDS PROJECTION

Amenity	Project	2022	2023	2024	2025	2026
Association Wide	Mailboxes				300,000	
Association Wide	Generator/Transfer Switches (Lodge, ACAC, Topshop)			7,500	30,000	
Association Wide	Workforce Housing Feasibility Study/Project		75,000	250,000	1,500,000	1,000,000
ACAC	Snowmelt North Parking Lot				100,000	
ACAC	Air Conditioning/Airflow		5,500	65,000		
Campground	Campground Bathhouse				51,000	357,000
Downhill Ski Resort	Downhill Ski Lodge Replacement	496,952	11,053,858	5,648,493		
Downhill Ski Resort	Phase 2 Snowmaking: Eagle Rock		50,000	50,000	1,000,000	
Maintenance	Maintenance Yard Fuel Station Replacement	45,575	60,000	575,000		
Marina	Deck Expansion and Shade Structure	22,000	150,000			
Northwoods	Campus Master Plan and Project		75,000	75,000	700,000	3,000,000
The Lodge	ADA Parking Lot Improvements	100,000				
The Lodge	Pavilion Family Dining Area Renovation	70,000				
Trails and Open Space	Implement Trail/Trailhead Projects in the TMP	75,000	75,000	80,000	250,000	250,000
Trails and Open Space	Class 1 Trail from Trout Creek Trailhead to ACAC planning					
Trails and Open Space	Glacier Way Parking Lot Expansion			55,000	450,000	

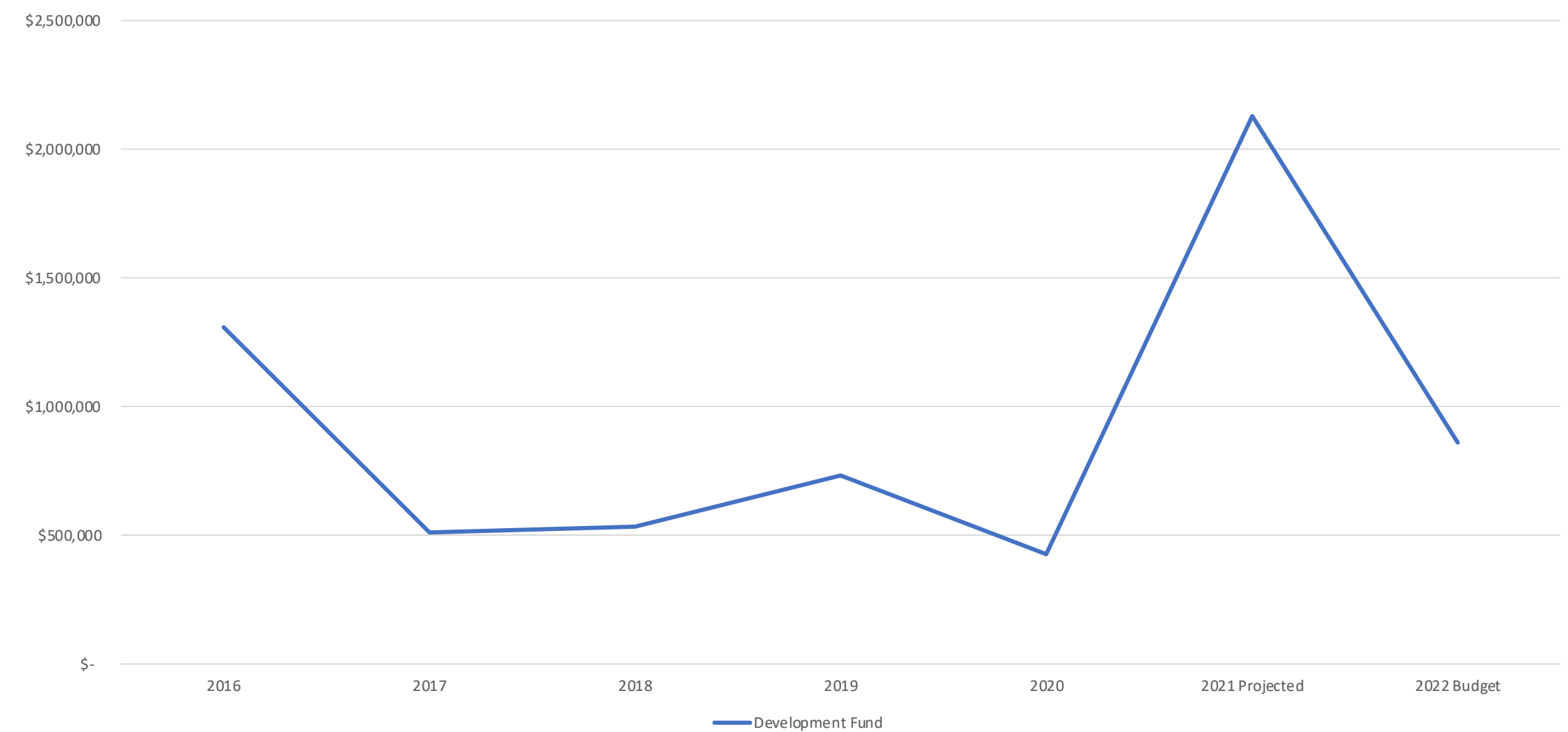
5-YEAR INCREASE IN DEVELOPMENT FUND PROJECTION

		2022	2023	2024	2025	2026
Estimated Annual Totals, exclude RRF, Inflation Factor, and direct/allocated overhead		809,527	11,533,558	6,805,993	4,381,000	4,607,000
	Direct and Allocated Overhead	300,000	300,000	300,000	300,000	300,000
	Expenditures Total	1,109,527	11,833,558	7,105,993	4,681,000	4,907,000
4.5%	Inflation Factor	49,929	1,088,983	1,003,125	901,180	1,208,015
	Total Including Inflation	1,159,456	12,922,541	8,109,118	5,582,180	6,115,015
1.0%	Interest Income	93,000	116,000	33,000	8,000	9,000
8.0%	Income Tax Expense	7,000	9,000	3,000	1,000	1,000
	Bad Debt Expense	7,000	7,000	7,000	7,000	7,000
Member Equity Transfer (Projected)						
20	Projected Development Fund Portion of Annual Assessment	555	694	867	867	867
6473	Annual Contribution	3,592,515	4,492,262	5,612,091	5,612,091	5,612,091
	Beginning	9,123,317	11,635,376	3,305,097	831,070	860,981
	Ending	11,635,376	3,305,097	831,070	860,981	359,057
		Yr 2022	Yr 2023	Yr 2024	Yr 2025	Yr 2026

5-YEAR IMPACT ON DEVELOPMENT FUND ASSESSMENT

Year	Proposed Increase Each Year From 2021	Proposed DF Portion of Assessment Increased 25%/year Though 2024
2022	\$111	\$555
2023	\$139	\$694
2024	\$173	\$867
2025	\$0	\$867
2026	\$0	\$867

DEVELOPMENT EXPENSES – 5-YEAR



REPLACEMENT RESERVE FUND

WHAT IS THE REPLACEMENT RESERVE FUND (RRF)?

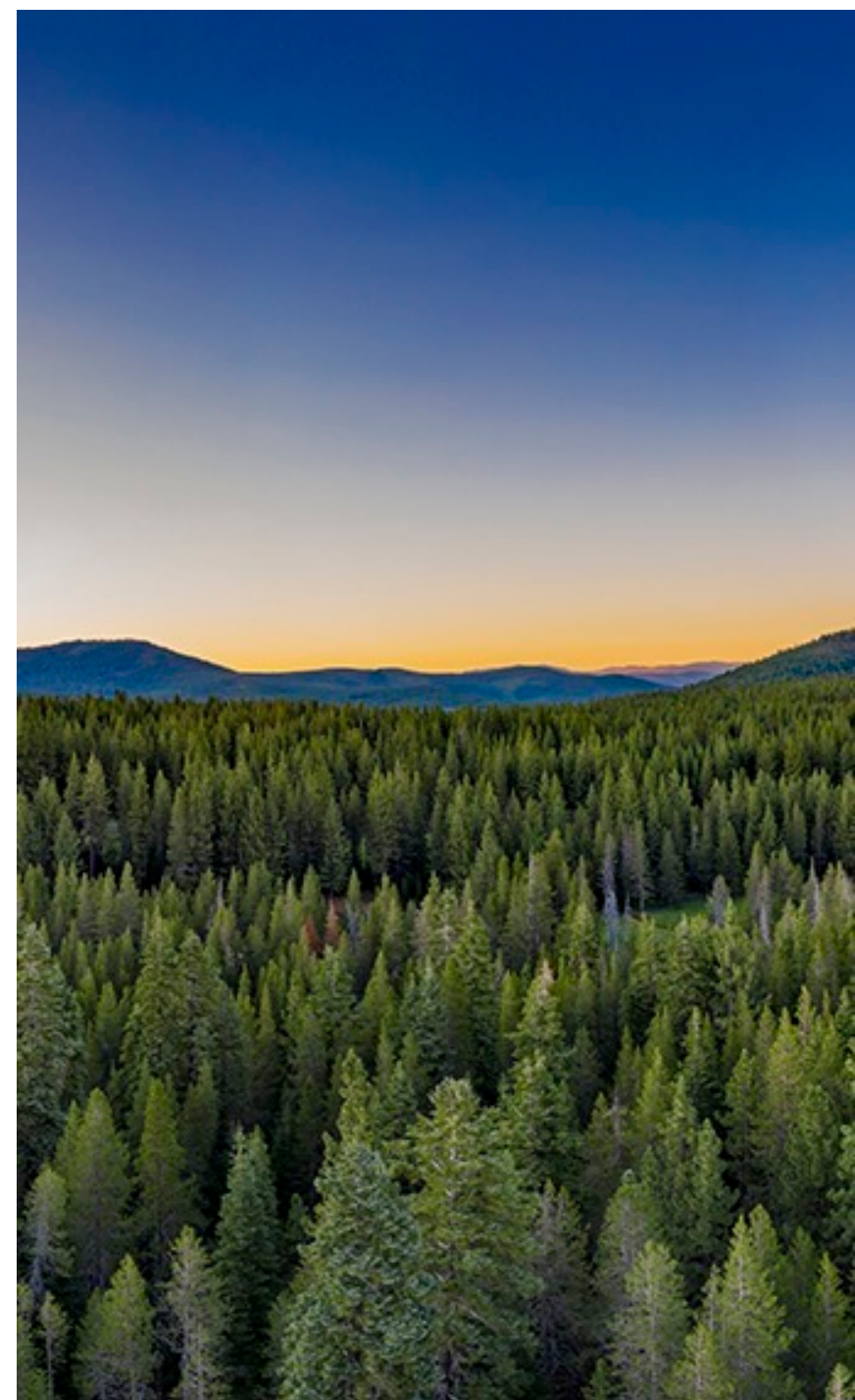
- Used to account for the financial resources designated for the repair, restoration, replacement or maintenance of major common area components of the association
- Board policy to maintain 25% funding level
- A 30-year reserve funding and expenditure plan is produced every 3 years and updated annually for the purpose of scheduling and analyzing funding needs
- The last 3-year study was completed in 2019 and TDA will embark on another study in 2022



2021 REPLACEMENT RESERVE FUND HIGHLIGHTS

Projects/Replacement

- Trout Creek Rec Center Parking Lot
- Shuttle Buses
- Accounting Software – eUnify implementation
- Euer Valley/Coyote Crossing Restoration Planning
- South Euer Valley Road (Planning)
- Backhoe at Golf Maintenance



2022 REPLACEMENT RESERVE FUND HIGHLIGHTS

Projects/Replacement

- Euer Valley/Coyote Crossing Restoration Construction
- South Euer Valley Road Construction
- Golf Course Restrooms
- The Lodge Restaurant Grotto Enhancements
- Replacement of end-of-life assets

See project overviews for details



REPLACEMENT RESERVE FUND

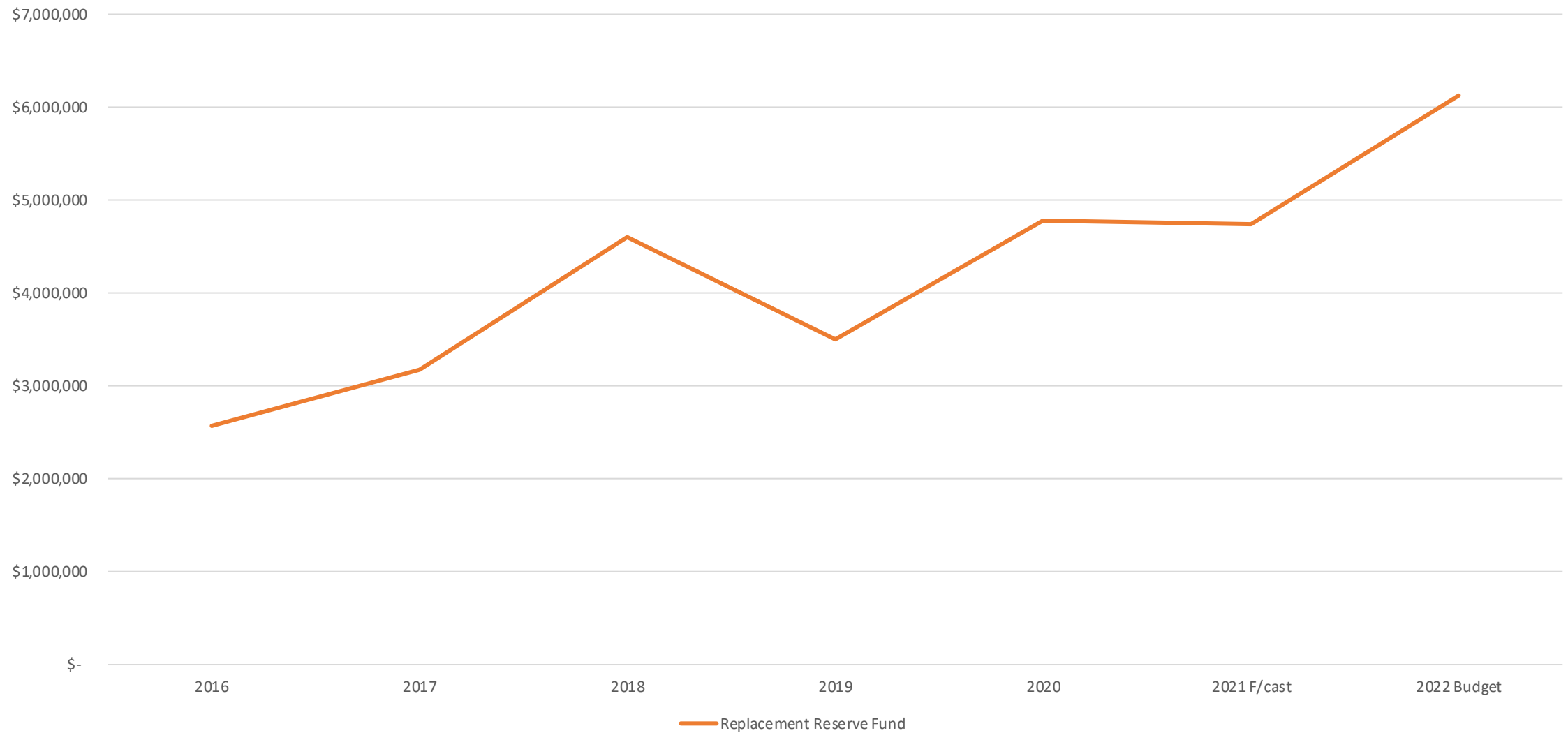
	Forecast 2021	Budget 2022
Beginning Balance	\$13,128,074	\$13,513,199
Assessment Funds	\$5,184,873	\$5,489,104
Interest Income	\$159,000	\$160,000
Salvage Receipts	\$36,705	\$40,000
Expenditures		
Consulting	\$0	\$0
Bad Debt	-\$13,000	-\$15,000
Income Tax	-\$25,000	-\$25,000
Overhead / Payroll Allocations	-\$215,656	-\$215,679
Capital Additions / Expenditures	-\$4,741,797	-\$6,125,934
Ending Balance	\$13,513,199	\$12,820,690

30-YEAR CASH FLOW/CAPITAL BUDGET SUMMARY DRAFT

Year	Annual Percent Change to Capital / Reserve Assessment	Capital / Reserve Account Beginning Balance	Expired Useful Life of Components Expressed in Dollars aka "Fully Funded"	Percent Ratio of Fully Funded Value to Capital / Reserve Balance	Annual Dollar Change to Capital / Reserve Assessments	Annual Member Capital / Reserve Assessment	Annual Avg. Capital / Reserve Assessment / Unit interest	Change in Avg. Annual Capital / Reserve Assessment / Unit interest	Monthly Avg. Capital / Reserve Assessment / Unit interest	Change in Avg. Monthly Capital / Reserve Assessment / Unit interest	Estimated Interest, Net of Tax	Annual Expenditures	Capital Contingency	Ending Balance
1/1/2022	5.90%	13,513,199	39,845,442	33.91%	305,908	5,490,781	848.26	47.26	70.69	3.94	120,407.60	(6,341,613)	-	12,782,774
1/1/2023	5.50%	12,782,774	40,689,920	31.42%	301,993	5,792,773	894.91	46.65	74.58	3.89	103,916.42	(8,767,794)	-	9,911,670
1/1/2024	5.00%	9,911,670	39,258,380	25.25%	289,639	6,082,412	939.66	44.75	78.30	3.73	96,557.30	(4,915,033)	-	11,175,606
1/1/2025	5.00%	11,175,606	41,629,248	26.85%	304,121	6,386,533	986.64	46.98	82.22	3.92	97,937.87	(7,446,904)	-	10,213,173
1/1/2026	4.00%	10,213,173	41,417,805	24.66%	255,461	6,641,994	1,026.11	39.47	85.51	3.29	97,668.16	(5,836,130)	-	11,116,704
1/1/2027	4.00%	11,116,704	42,922,187	25.90%	265,680	6,907,674	1,067.15	41.04	88.93	3.42	105,967.52	(6,104,665)	-	12,025,681
1/1/2028	4.00%	12,025,681	44,268,359	27.17%	276,307	7,183,981	1,109.84	42.69	92.49	3.56	114,823.72	(6,273,663)	-	13,050,822
1/1/2029	4.00%	13,050,822	45,486,070	28.69%	287,359	7,471,340	1,154.23	44.39	96.19	3.70	124,665.20	(6,471,854)	-	14,174,973
1/1/2030	4.00%	14,174,973	46,818,838	30.28%	298,854	7,770,194	1,200.40	46.17	100.03	3.85	123,758.76	(9,216,062)	-	12,852,864
1/1/2031	4.00%	12,852,864	45,673,528	28.14%	310,808	8,081,001	1,248.42	48.02	104.03	4.00	124,252.04	(6,775,416)	-	14,282,702
1/1/2032	4.00%	14,282,702	47,155,789	30.29%	323,240	8,404,241	1,298.35	49.94	108.20	4.16	143,533.47	(5,766,715)	-	17,063,761
1/1/2033	4.00%	17,063,761	49,739,067	34.31%	336,170	8,740,411	1,350.29	51.93	112.52	4.33	166,552.96	(6,660,768)	-	19,309,957
1/1/2034	4.00%	19,309,957	51,667,367	37.37%	349,616	9,090,027	1,404.30	54.01	117.02	4.50	185,407.97	(7,403,861)	-	21,181,532
1/1/2035	4.00%	21,181,532	53,056,312	39.92%	363,601	9,453,629	1,460.47	56.17	121.71	4.68	211,688.16	(5,797,528)	-	25,049,320
1/1/2036	4.00%	25,049,320	56,167,981	44.60%	378,145	9,831,774	1,518.89	58.42	126.57	4.87	247,007.40	(6,233,153)	-	28,894,948
1/1/2037	4.00%	28,894,948	59,062,012	48.92%	393,271	10,225,045	1,579.65	60.76	131.64	5.06	275,858.84	(8,045,628)	-	31,350,224
1/1/2038	4.00%	31,350,224	60,367,732	51.93%	409,002	10,634,046	1,642.83	63.19	136.90	5.27	291,974.52	(9,861,773)	-	32,414,472
1/1/2039	4.00%	32,414,472	60,022,741	54.00%	425,362	11,059,408	1,708.54	65.71	142.38	5.48	315,121.61	(7,383,655)	-	36,405,347
1/1/2040	4.00%	36,405,347	62,415,314	58.33%	442,376	11,501,785	1,776.89	68.34	148.07	5.70	352,416.79	(7,700,133)	-	40,559,415
1/1/2041	4.00%	40,559,415	64,788,170	62.60%	460,071	11,961,856	1,847.96	71.08	154.00	5.92	387,510.99	(8,839,166)	-	44,069,616
1/1/2042	4.00%	44,069,616	66,271,080	66.50%	478,474	12,440,330	1,921.88	73.92	160.16	6.16	415,827.94	(10,182,185)	-	46,743,589
1/1/2043	4.00%	46,743,589	66,727,554	70.05%	497,613	12,937,943	1,998.76	76.88	166.56	6.41	438,645.47	(11,067,411)	-	49,052,767
1/1/2044	4.00%	49,052,767	66,575,215	73.68%	517,518	13,455,461	2,078.71	79.95	173.23	6.66	481,692.48	(6,845,238)	-	56,144,683
1/1/2045	4.00%	56,144,683	70,855,360	79.24%	538,218	13,993,680	2,161.85	83.15	180.15	6.93	525,075.56	(12,136,184)	-	58,527,254
1/1/2046	4.00%	58,527,254	70,218,893	83.35%	559,747	14,553,427	2,248.33	86.47	187.36	7.21	549,266.07	(12,202,266)	-	61,427,681
1/1/2047	4.00%	61,427,681	69,833,434	87.96%	582,137	15,135,564	2,338.26	89.93	194.86	7.49	598,000.27	(7,990,866)	-	69,170,379
1/1/2048	4.00%	69,170,379	73,868,479	93.64%	605,423	15,740,986	2,431.79	93.53	202.65	7.79	658,401.75	(10,950,930)	-	74,618,837
1/1/2049	4.00%	74,618,837	75,285,081	99.12%	629,639	16,370,626	2,529.06	97.27	210.76	8.11	719,306.71	(9,237,276)	-	82,471,494
1/1/2050	4.00%	82,471,494	78,647,795	104.86%	654,825	17,025,451	2,630.23	101.16	219.19	8.43	777,916.02	(12,856,262)	-	87,418,600
1/1/2051	4.00%	87,418,600	78,826,370	110.90%	681,018	17,706,469	2,735.43	105.21	227.95	8.77	837,962.12	(10,377,991)	-	95,585,040

6,341,613

RRF EXPENSES – 5-YEAR



NEW EQUIPMENT + MACHINERY FUND

WHAT IS THE NEW EQUIPMENT AND MACHINERY FUND?

Used to acquire new items identified as necessary to be more efficient in operations, or to provide new services to the membership

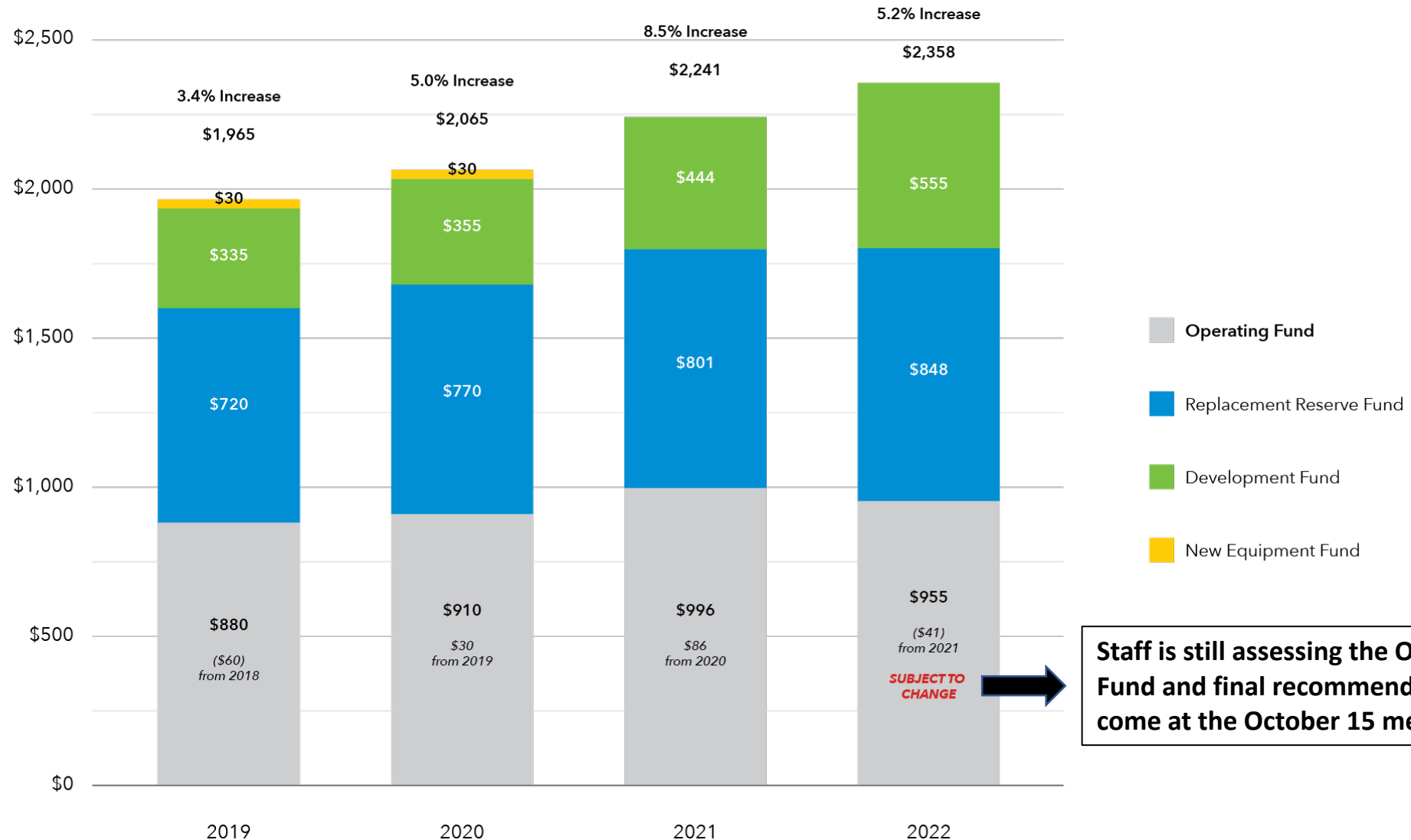
NEW MACHINERY AND EQUIPMENT FUND 2022 HIGHLIGHTS

- Marina bike parking
- Shade sails at day camp building at the Marina
- Zendesk expansion

NEW EQUIPMENT AND MACHINERY FUND

	Budget 2022
Beginning Balance	\$294,236
Assessment Funds	\$0
Interest Income	\$110
Expenditures	
Capital Additions / Expenditures	-\$140,500
Ending Balance	\$153,846

DRAFT ASSESSMENT CONTRIBUTION TO OPERATING + CAPITAL FUNDS



USING STAFF'S CURRENT BUDGET ASSUMPTIONS, THE IMPACT TO THE:

- Operating Fund portion of the budget is \$955, a decrease of \$41 from 2021 *(subject to change)*
- Replacement Reserve Fund portion of the budget is \$848, an increase of \$47 from 2021.
- Development Fund portion of the budget is \$555, an increase of \$111 from 2021.
- New Equipment Fund portion of the budget remains at \$0 due to sufficient funding balance.

NEXT MEETING'S FOCUS

- **UPDATED OPERATING FUND BUDGET**
- **UPDATED REPLACEMENT RESERVE CAPITAL BUDGET**
- **UPDATED DEVELOPMENT FUND CAPITAL BUDGET**
- **UPDATED NEW EQUIPMENT AND MACHINERY CAPITAL BUDGET**
- **TOTAL ANNUAL ASSESSMENT RECOMMENDATION**



QUESTIONS?

THANK YOU



TAHOE DONNERSM