

A rustic autumn-themed table setting. In the foreground, a white ceramic plate with a decorative rim holds a folded, multi-colored striped napkin and a silver fork. A vibrant orange and yellow chrysanthemum flower is tucked into the napkin. Surrounding the plate are several pumpkins of various sizes, clusters of red berries, and pinecones on a dark wooden surface. In the background, a lit red candle and a string of warm, glowing bokeh lights create a cozy atmosphere.

Regular Board Meeting
Finance Update – October 2022



Notes to the Financials – October 2022

Tahoe Donner Association (TDA) budgeted a Net Operating Loss for October of **-\$1,052,189**. The Actual Net Operating Loss was **-\$968,912** resulting in a surplus to budget for the month of **\$83,277** or **7.9%**.

Financial Notes:

- Stronger than anticipated Golf Revenues due to great course conditions and favorable Fall weather
- Year to Date true up of Recreation Fee revenue at Trout Creek

Operating Revenue: Gross Revenue ended the month **\$256,000** or **72%** favorable to budget.

- Golf revenue was ahead of budget for the month **\$37,000** or **48%**, strong revenues in Retail and Lessons while breakage was realized as revenue with our Multi Pack products
- Trout Creek recreation fee revenue true up resulting in an additional **\$195,000**
- Tennis recorded stronger than budgeted revenues while the Fall Festival added a further **\$10,000** that was not budgeted
- Pizza on the Hill was budgeted to be closed, **\$39,000** in additional revenue generated

Cost of Goods Sold: **-\$30,000** unfavorable to Budget in COGS expense

- 32% F&B COGS for the month to a budget of 30%
- Golf Retail COGS 58% after Employee discounts to a budget of 77%



Total Payroll (incl burden): Salaries and Wages unfavorable to Budget by **-\$55,000** or **-6%**

- Golf Maintenance saw labor expense **-\$10,000** unfavorable to budget, XC brought several hourly employees back earlier than budgeted adding a further **-\$7,000** to budget
- As mentioned Pizza on the Hill was budgeted to be closed, subsequently **-\$17,000** of labor expense was incurred for the month

Other Operating Expenses: Operating Expenses unfavorable to Budget by **-\$87,000** or **-22%**

- Employee Housing expense budgeted starting November, however with the need for additional housing and the scarcity of properties expense occurred sooner than anticipated **-\$15,000**
- Off season pool heating expense under budgeted compounded by the significant increase in cost **-\$11,000** for the month
- Overall, Utilities were **-\$27,000** unfavorable to budget for the month
- Veterinary services **-\$5,000** unfavorable to budget

Net Operating Result: Year to Date Net Operating Result **\$37,544** or **0.74%** favorable to Budget

November Revenues and Labor thru 11/13/2022

- Revenue **\$34,000** favorable to budget due to a Special Event at ACAC along with higher than anticipated revenue at The Lodge
- Hourly labor currently **8%** favorable to budget

Financial Snapshot - October 2022
 Consolidated Operating Income Statement Comparison to Budget

GROSS REVENUE

Month	Year to Date
\$255,821	\$858,554
71.77%	6.40%

COGS

Month	Year to Date
-\$30,475	-\$171,990
-66.85%	-14.04%

TOTAL PAYROLL

Month	Year to Date
-\$54,804	-\$204,988
-5.70%	-1.70%

OTHER OP EXPS

Month	Year to Date
-\$87,266	-\$444,033
-21.74%	-8.49%

NET OPERATING RESULT

Month	Year to Date
\$83,277	\$37,544
7.91%	0.74%

VISITATION

Month	Year to Date
5,233	12,282

Area of High Concern

Management Addressing

Favorable to Budget

Consolidated Operating Income Statement - October 2022

Month to Date

Year to Date

Actual	Budget	Variance \$	Variance %	Prior Year	Variance \$	Variance %
\$238,800	\$43,800	\$195,000	445.21%	\$73,868	\$164,932	223.28%
\$101,461	\$68,550	\$32,911	48.01%	\$91,017	\$10,443	11.47%
\$199,212	\$139,065	\$60,147	43.25%	\$137,100	\$62,111	45.30%
\$18,910	\$29,575	-\$10,665	-36.06%	\$12,861	\$6,049	47.04%
\$41,733	\$22,020	\$19,713	89.52%	\$48,678	-\$6,944	-14.27%
\$12,168	\$53,452	-\$41,284	-77.24%	\$30,004	-\$17,836	-59.45%
\$612,283	\$356,462	\$255,821	71.77%	\$393,527	\$218,756	55.59%
\$76,064	\$45,589	-\$30,475	-66.85%	\$68,723	-\$7,341	-10.68%
\$536,219	\$310,873	\$225,346	72.49%	\$324,805	\$226,097	69.61%
\$1,016,461	\$961,657	-\$54,804	-5.70%	\$876,444	-\$140,018	-15.98%
\$488,671	\$401,405	-\$87,266	-21.74%	\$403,058	-\$85,613	-21.24%
\$1,505,132	\$1,363,062	-\$142,070	-10.42%	\$1,279,502	-\$225,630	-17.63%
-\$968,912	-\$1,052,189	\$83,277	7.91%	-\$954,697	-\$14,215	-1.49%

Revenue

Recreation Fee
 Direct Access and Use
 Food and Beverage
 Retail
 Lessons and Rentals
 Other Revenue

Total Revenue

Cost of Goods Sold

Gross Margin

Payroll (incl burden)

Other Operating Expenses

Total Operating Cost

Operating Result

Actual	Budget	Variance \$	Variance %	Prior Year	Variance \$	Variance %
\$1,475,515	\$1,159,000	\$316,515	27.31%	\$1,157,677	\$317,838	27.45%
\$5,295,860	\$4,644,533	\$651,327	14.02%	\$4,629,362	\$666,498	14.40%
\$3,219,702	\$3,185,990	\$33,712	1.06%	\$2,177,893	\$1,041,809	47.84%
\$504,587	\$522,177	-\$17,590	-3.37%	\$384,047	\$120,540	31.39%
\$2,962,006	\$3,062,136	-\$100,130	-3.27%	\$2,446,227	\$515,779	21.08%
\$823,798	\$849,077	-\$25,279	-2.98%	\$776,838	\$46,960	6.05%
\$14,281,467	\$13,422,913	\$858,554	6.40%	\$11,572,044	\$2,709,423	23.41%
\$1,397,264	\$1,225,274	-\$171,990	-14.04%	\$959,555	-\$437,708	-45.62%
\$12,884,204	\$12,197,639	\$686,565	5.63%	\$10,612,489	\$3,147,132	29.65%
\$12,258,470	\$12,053,482	-\$204,988	-1.70%	\$10,360,287	-\$1,898,183	-18.32%
\$5,674,057	\$5,230,024	-\$444,033	-8.49%	\$4,430,323	-\$1,243,734	-28.07%
\$17,932,527	\$17,283,506	-\$649,021	-3.76%	\$14,790,610	-\$3,141,917	-21.24%
-\$5,048,323	-\$5,085,867	\$37,544	0.74%	-\$4,178,121	-\$870,202	20.83%

Consolidated Golf Income Statement - October 2022

Month to Date

Actual	Budget	Variance \$	Variance %	Prior Year	Variance \$	Variance %
\$14,345	\$18,000	-\$3,655	-20.31%	\$11,325	\$3,020	26.67%
\$12,840	\$12,000	\$840	7.00%	\$20,465	-\$7,625	-37.26%
\$18,628	\$10,500	\$8,128	77.41%	\$14,995	\$3,634	24.23%
\$32,185	\$22,000	\$10,185	46.30%	\$35,616	-\$3,431	-9.63%
\$13,590	\$2,600	\$10,990	422.71%	\$8,280	\$5,311	64.14%
\$18,012	\$7,750	\$10,262	132.41%	\$17,183	\$829	4.82%
\$3,750	\$3,500	\$250	7.14%	\$3,995	-\$245	-6.13%
\$113,350	\$76,350	\$37,000	48.46%	\$111,858	\$1,493	1.33%
\$7,849	\$2,000	-\$5,849	-292.47%	\$7,134	-\$715	-10.03%
\$105,501	\$74,350	\$31,151	41.90%	\$104,723	\$2,208	2.11%
\$115,691	\$105,606	-\$10,085	-9.55%	\$92,421	-\$23,270	-25.18%
\$41,430	\$31,694	-\$9,736	-30.72%	\$28,029	-\$13,401	-47.81%
\$157,121	\$137,300	-\$19,821	-14.44%	\$120,450	-\$36,671	-30.45%
-\$51,621	-\$62,950	\$11,330	18.00%	-\$15,727	-\$35,894	-228.23%

Year to Date

	Actual	Budget	Variance \$	Variance %	Prior Year	Variance \$	Variance %
Revenue							
Golf Green Fees - Member	\$275,244	\$276,460	-\$1,216	-0.44%	\$250,005	\$25,239	10.10%
Golf Green Fees - Guest	\$315,680	\$397,950	-\$82,270	-20.67%	\$388,609	-\$72,929	-18.77%
Golf Green Fees - Public	\$270,067	\$198,400	\$71,667	36.12%	\$183,562	\$86,505	47.13%
Golf Passes / Multi Day Packs	\$352,409	\$233,800	\$118,609	50.73%	\$331,956	\$20,453	6.16%
Retail	\$116,285	\$91,950	\$24,335	26.47%	\$68,560	\$47,725	69.61%
Lessons and Rentals	\$236,730	\$256,600	-\$19,870	-7.74%	\$246,318	-\$9,588	-3.89%
Driving Range	\$66,583	\$62,250	\$4,333	6.96%	\$68,627	-\$2,044	-2.98%
Total Revenue	\$1,632,998	\$1,517,410	\$115,588	7.62%	\$1,537,637	\$95,361	6.20%
Cost of Goods Sold	\$79,970	\$56,400	-\$23,570	-41.79%	\$58,539	-\$21,432	-36.61%
Gross Margin	\$1,553,028	\$1,461,010	\$92,018	6.30%	\$1,479,098	\$116,793	7.90%
Payroll (incl burden)	\$1,086,292	\$979,734	-\$106,558	-10.88%	\$831,174	-\$255,118	-30.69%
Other Operating Expenses	\$477,864	\$473,389	-\$4,475	-0.95%	\$474,125	-\$3,740	-0.79%
Total Operating Cost	\$1,564,156	\$1,453,123	-\$111,033	-7.64%	\$1,305,299	-\$258,857	-19.83%
Operating Result	-\$11,129	\$7,887	-\$19,016	-241.10%	\$173,799	-\$184,928	-106.40%

Tahoe Donner Association
Operating Fund - Summary Income Statement by Department
for the month October 2022

Net Operating Results				Department	Revenue				Total Operating Expenses			
Actual	Budget	Variance to Budget Amount %			Actual	Budget	Variance to Budget Amount %		Actual	Budget	Variance to Budget Amount %	
\$ 114,565	\$ (84,712)	\$ 199,277	235%	Private Amenities	\$ 284,972	\$ 61,704	\$ 223,268	362%	\$ (170,407)	\$ (146,416)	\$ (23,991)	-16%
165,453	(25,986)	191,439	737%	Trout Creek Rec Ctr	242,904	46,750	196,154	420%	(77,450)	(72,736)	\$ (4,714)	-6%
(5,263)	(8,910)	3,647	41%	Aquatics	-	-	-	#DIV/0!	(5,263)	(8,910)	\$ 3,647	41%
(23,995)	(15,795)	(8,200)	-52%	Beach Club Marina	2,135	1,499	636	42%	(26,130)	(17,294)	\$ (8,836)	-51%
(3,400)	(7,516)	4,116	55%	Tennis Center	28,652	12,855	15,797	123%	(32,053)	(20,371)	\$ (11,682)	-57%
(4,755)	(3,559)	(1,196)	-34%	Day Camps	-	-	-	#DIV/0!	(4,755)	(3,559)	\$ (1,196)	-34%
(13,474)	(22,946)	9,472	41%	Recreation Programs	11,281	600	10,681	1780%	(24,756)	(23,546)	\$ (1,210)	-5%
(372,405)	(303,508)	(68,897)	-23%	Public Amenities	315,533	217,716	\$ 97,817	45%	(687,937)	\$ (521,224)	\$ (166,713)	-32%
(117,223)	(95,995)	(21,228)	-22%	Downhill Ski	(3,093)	-	(3,093)	0%	(114,130)	(95,995)	\$ (18,135)	-19%
(38,915)	(33,760)	(5,155)	-15%	Cross Country Ski	429	-	429	-	(39,345)	(33,760)	\$ (5,585)	-17%
(4,708)	(3,851)	(857)	-22%	Snowplay	-	-	-	-	(4,708)	(3,851)	\$ (857)	-22%
(51,620)	(62,950)	11,330	18%	Golf	113,350	76,350	37,000	48%	(164,970)	(139,300)	\$ (25,670)	-18%
(5,403)	(3,902)	(1,501)	-38%	Campground	344	-	344	#DIV/0!	(5,747)	(3,902)	\$ (1,845)	-47%
(34,695)	(15,406)	(19,289)	-125%	Equestrian	3,955	2,500	1,455	58%	(38,650)	(17,906)	\$ (20,744)	-116%
(11,031)	(3,892)	(7,139)	-183%	Bikeworks	576	-	576	#DIV/0!	(11,607)	(3,892)	\$ (7,715)	-198%
(9,016)	(21,839)	12,823	59%	Trails	-	-	-	0%	(9,016)	(21,839)	\$ 12,823	59%
(83,042)	(29,470)	(53,572)	-182%	The Lodge	125,710	137,266	(11,556)	-8%	(208,751)	(166,736)	\$ (42,015)	-25%
(15,158)	(10,818)	(4,340)	-40%	Summer Food and Bev	13,758	1,600	12,158	760%	(28,916)	(12,418)	\$ (16,498)	-133%
(2,962)	(9,205)	6,243	68%	Pizza on the Hill	38,525	-	38,525	#DIV/0!	(41,487)	(9,205)	\$ (32,282)	-351%
1,368	(12,420)	13,788	111%	Alder Creek Café	21,980	-	21,980	#DIV/0!	(20,612)	(12,420)	\$ (8,192)	-66%
(257,840)	(388,220)	130,380	34%	Amenities Total	600,505	279,420	321,085	115%	(858,345)	(667,640)	(190,705)	-29%
(711,072)	(663,969)	(47,503)	-7%	HOA & Amenities Support Services	11,778	77,042	\$ (65,264)	-85%	(722,850)	(741,011)	\$ 18,161	2%
(71,646)	(63,124)	(8,522)	-14%	General	-	-	-	-	(71,646)	(63,124)	\$ (8,522)	-14%
(121,725)	(85,938)	(35,787)	-42%	Administration	(10,625)	5,450	(16,075)	-295%	(111,100)	(91,388)	\$ (19,712)	-22%
(51,999)	(39,924)	(12,075)	-30%	Communications	11,755	24,150	(12,395)	-51%	(63,754)	(64,074)	\$ 320	1%
(69,643)	(69,757)	114	0%	Information Tech	-	-	-	-	(69,643)	(69,757)	\$ 114	0%
(82,353)	(75,445)	(6,908)	-9%	Accounting	-	50	(50)	-100%	(82,353)	(75,495)	\$ (6,858)	-9%
(37,726)	(35,039)	(2,687)	-8%	Human Resources	-	-	-	-	(37,726)	(35,039)	\$ (2,687)	-8%
(25,837)	(20,192)	(5,645)	-28%	Architectural Standards	4,230	18,690	(14,460)	-77%	(30,068)	(38,882)	\$ 8,814	23%
(22,710)	(32,170)	9,460	29%	Member Services	679	1,702	(1,023)	-60%	(23,390)	(33,872)	\$ 10,482	31%
(61,788)	(50,048)	(11,740)	-23%	Risk & Facility Admin	-	-	-	-	(61,788)	(50,048)	\$ (11,740)	-23%
(107,473)	(119,263)	11,790	10%	Forestry	5,738	27,000	(21,262)	-79%	(113,211)	(146,263)	\$ 33,052	23%
(58,172)	(73,069)	14,897	20%	Maintenance	-	-	-	-	(58,172)	(73,069)	\$ 14,897	20%
\$ (968,912)	\$ (1,052,189)	\$ 83,277	8%	TDA Operating Fund	\$ 612,283	\$ 356,462	\$ 255,821	72%	\$ (1,581,194)	\$ (1,408,651)	\$ (172,543)	-12%

Tahoe Donner Association
Operating Fund - Summary Income Statement by Department
for the ten months ended October 2022

Net Operating Results				Department	Revenue				Total Operating Expenses			
Actual	Budget	Variance to Budget			Actual	Budget	Variance to Budget		Actual	Budget	Variance to Budget	
		Amount	%			Amount	%			Amount	%	
\$ 711,390	\$ 584,162	\$ 127,228	22%	Private Amenities	\$ 3,243,646	\$ 2,940,241	\$ 303,405	10%	\$ (2,532,256)	\$ (2,356,079)	\$ (176,177)	-7%
339,249	165,730	173,519	105%	Trout Creek Rec Ctr	1,150,789	950,185	200,604	21%	(811,540)	(784,455)	\$ (27,085)	-3%
29,178	9,373	19,805	211%	Aquatics	296,930	279,659	17,271	6%	(267,753)	(270,286)	\$ 2,534	1%
225,495	262,378	(36,883)	-14%	Beach Club Marina	744,717	723,207	21,510	3%	(519,222)	(460,829)	\$ (58,393)	-13%
62,638	87,911	(25,273)	-29%	Tennis Center	497,220	447,490	49,730	11%	(434,582)	(359,579)	\$ (75,003)	-21%
94,980	84,255	10,725	13%	Day Camps	354,797	353,000	1,797	1%	(259,817)	(268,745)	\$ 8,928	3%
(40,150)	(25,485)	(14,665)	-58%	Recreation Programs	199,193	186,700	12,493	7%	(239,344)	(212,185)	\$ (27,159)	-13%
833,443	1,110,897	(277,454)	-25%	Public Amenities	10,400,181	9,755,941	\$ 644,240	7%	(9,566,738)	\$ (8,645,044)	\$ (921,694)	-11%
1,292,753	1,289,054	3,699	0%	Downhill Ski	4,046,479	3,771,664	274,815	7%	(2,753,726)	(2,482,610)	\$ (271,116)	-11%
707,383	349,063	358,320	103%	Cross Country Ski	1,528,065	1,133,452	394,613	35%	(820,682)	(784,389)	\$ (36,293)	-5%
87,856	110,858	(23,002)	-21%	Snowplay	197,413	230,831	(33,418)	-14%	(109,558)	(119,973)	\$ 10,415	9%
(11,128)	7,888	(19,016)	-241%	Golf	1,632,998	1,517,410	115,588	8%	(1,644,126)	(1,509,522)	\$ (134,604)	-9%
854	28,538	(27,684)	-97%	Campground	100,079	117,750	(17,671)	-15%	(99,225)	(89,212)	\$ (10,013)	-11%
(152,543)	(98,366)	(54,177)	-55%	Equestrian	152,457	144,200	8,257	6%	(305,000)	(242,566)	\$ (62,434)	-26%
(36,990)	10,290	(47,280)	-459%	Bikeworks	142,527	168,350	(25,823)	-15%	(179,517)	(158,060)	\$ (21,457)	-14%
(59,685)	(260,203)	200,518	77%	Trails	87	1,012	(925)	-91%	(59,772)	(261,215)	\$ 201,443	77%
(749,158)	(245,572)	(503,586)	-205%	The Lodge	1,572,135	1,711,412	(139,277)	-8%	(2,321,294)	(1,956,984)	\$ (364,310)	-19%
(23,700)	(35,790)	12,090	34%	Summer Food and Bev	279,765	253,400	26,365	10%	(303,465)	(289,190)	\$ (14,275)	0%
(160,386)	(6,262)	(154,124)	-2461%	Pizza on the Hill	436,999	447,690	(10,691)	-2%	(597,385)	(453,952)	\$ (143,433)	-32%
(61,814)	(38,601)	(23,213)	-60%	Alder Creek Café	311,176	258,770	52,406	20%	(372,990)	(297,371)	\$ (75,619)	-25%
1,544,833	1,695,059	(150,226)	-9%	Amenities Total	13,643,827	12,696,182	947,645	7%	(12,098,995)	(11,001,123)	(1,097,872)	-10%
(6,593,228)	(6,780,998)	187,770	3%	HOA & Amenities Support Services	637,640	726,659	\$ (89,019)	-12%	(7,230,868)	(7,507,657)	\$ 276,789	4%
(736,691)	(762,950)	26,259	3%	General	-	-	-	-	(736,691)	(762,950)	\$ 26,259	3%
(815,055)	(797,310)	(17,745)	-2%	Administration	131,382	132,300	(918)	-1%	(946,437)	(929,610)	\$ (16,827)	-2%
(463,707)	(433,488)	(30,219)	-7%	Communications	182,020	241,500	(59,480)	-25%	(645,727)	(674,988)	\$ 29,261	4%
(675,190)	(692,443)	17,253	2%	Information Tech	-	-	-	0%	(675,190)	(692,443)	\$ 17,253	2%
(770,660)	(757,043)	(13,617)	-2%	Accounting	33	500	(467)	-93%	(770,693)	(757,543)	\$ (13,150)	-2%
(362,090)	(380,626)	18,536	5%	Human Resources	-	-	-	0%	(362,090)	(380,626)	\$ 18,536	5%
(93,823)	(162,782)	68,959	42%	Architectural Standards	264,258	222,550	41,708	19%	(358,082)	(385,332)	\$ 27,250	7%
(264,914)	(303,545)	38,631	13%	Member Services	13,811	29,309	(15,498)	-53%	(278,725)	(332,854)	\$ 54,129	16%
(515,132)	(502,365)	(12,767)	-3%	Risk & Facility Admin	-	-	-	0%	(515,132)	(502,365)	\$ (12,767)	-3%
(1,310,476)	(1,272,299)	(38,177)	-3%	Forestry	46,136	100,500	(54,364)	-54%	(1,356,612)	(1,372,799)	\$ 16,187	1%
(585,490)	(716,147)	130,657	18%	Maintenance	-	-	-	0%	(585,490)	(716,147)	\$ 130,657	18%
\$ (5,048,395)	\$ (5,085,939)	\$ 37,544	0.7%	TDA Operating Fund	\$ 14,281,467	\$ 13,422,841	\$ 858,626	6%	\$ (19,329,863)	\$ (18,508,780)	\$ (821,083)	-4%

Tahoe Donner Association
Operating Fund - NOR and Per Property Metrics
For the ten months ending October 2022

Net Operating Results (NOR)				Department	Per Property Metrics			
Actual	Budget	Variance to Budget			Actual	Budget	Variance to Budget	
		Amount	Pctg			Amount	Pctg	
				# of Assessed Lots				
					6473	6473		
\$ 711,390	\$ 584,162	\$ 127,228	22%	Private Amenities	\$ 109.90	\$ 90.25	\$ 19.66	22%
339,249	165,730	173,519	105%	Trout Creek Rec Ctg	52.41	25.60	26.81	105%
29,178	9,373	19,805	211%	Aquatics	4.51	1.45	3.06	211%
225,495	262,378	(36,883)	-14%	Beach Club Marina	34.84	40.53	-5.70	-14%
62,638	87,911	(25,273)	-29%	Tennis Center	9.68	13.58	-3.90	-29%
94,980	84,255	10,725	13%	Day Camps	14.67	13.02	1.66	13%
(40,150)	(25,485)	(14,665)	-58%	Recreation Programs	(6.20)	(3.94)	-2.27	-58%
\$ 833,443	\$ 1,110,897	\$ (277,454)	-25%	Public Amenities	\$ 129	\$ 172	\$ (42.86)	-25%
1,292,753	1,289,054	3,699	0%	Downhill Ski	199.71	199.14	0.57	0%
707,383	349,063	358,320	103%	Cross Country Ski	109.28	53.93	55.36	103%
87,856	110,858	(23,002)	-21%	Snowplay	13.57	17.13	-3.55	-21%
(11,128)	7,888	(19,016)	-241%	Golf	(1.72)	1.22	-2.94	-241%
854	28,538	(27,684)	-97%	Campground	0.13	4.41	-4.28	-97%
(152,543)	(98,366)	(54,177)	-55%	Equestrian	(23.57)	(15.20)	-8.37	-55%
(36,990)	10,290	(47,280)	-459%	Bikeworks	(5.71)	1.59	-7.30	-459%
(59,685)	(260,203)	200,518	77%	Trails	(9.22)	(40.20)	30.98	77%
(749,158)	(245,572)	(503,586)	-205%	The Lodge	(115.74)	(37.94)	-77.80	-205%
(23,700)	(35,790)	12,090	34%	Summer Food and Bev	(3.66)	(5.53)	1.87	34%
(160,386)	(6,262)	(154,124)	-2461%	Pizza on the Hill	(24.78)	(0.97)	-23.81	-2461%
(61,814)	(38,601)	(23,213)	-60%	Alder Creek Café	(9.55)	(5.96)	-3.59	-60%
\$ 1,544,833	\$ 1,695,059	\$ (150,226)	-9%	Amenities Total	\$ 238.66	\$ 261.87	\$ (23.21)	-9%
\$ (6,593,228)	\$ (6,780,998)	\$ 187,770	3%	HOA & Amenities				
(736,691)	(762,950)	26,259	3%	Support Services	\$ (1,018.57)	\$ (1,047.58)	\$ 29.01	3%
(815,055)	(797,310)	(17,745)	-2%	General	(113.81)	(117.87)	4.06	3%
(463,707)	(433,488)	(30,219)	-7%	Administration	(125.92)	(123.17)	-2.74	-2%
(675,190)	(692,443)	17,253	2%	Communications	(71.64)	(66.97)	-4.67	-7%
(770,660)	(757,043)	(13,617)	-2%	Information Tech	(104.31)	(106.97)	2.67	2%
(362,090)	(380,626)	18,536	5%	Accounting	(119.06)	(116.95)	-2.10	-2%
(93,823)	(162,782)	68,959	42%	Human Resources	(55.94)	(58.80)	2.86	5%
(264,914)	(303,545)	38,631	13%	Architectural Standards	(14.49)	(25.15)	10.65	42%
(515,132)	(502,365)	(12,767)	-3%	Member Services	(40.93)	(46.89)	5.97	13%
(1,310,476)	(1,272,299)	(38,177)	-3%	Risk & Facility Admin	(79.58)	(77.61)	-1.97	-3%
(585,490)	(716,147)	130,657	18%	Forestry	(202.45)	(196.55)	-5.90	-3%
				Maintenance	(90.45)	(110.64)	20.18	18%
\$ (5,048,395)	\$ (5,085,939)	\$ 37,544	0.74%	Net Operating Result	\$ (779.92)	\$ (785.72)	\$ 5.80	0.74%

Tahoe Donner Association
Consolidated Statement of Revenues, Expenses and Changes in Members' Equity
For the ten months ending October 2022

	Actual	Budget	Prior Yr	Variance to Budget		Variance to PriorYr	
				Amount	Pctg	Amount	Pctg
Operating Fund							
Operating Revenue	\$ 14,281,467	\$ 13,422,913	\$ 11,572,044	\$ 858,554	6%	\$ 2,709,423	23%
Operating Costs	(19,329,790)	(18,508,780)	(15,750,165)	(821,010)	-4%	(3,579,625)	-23%
Net Operating Result	<u>(5,048,323)</u>	<u>(5,085,867)</u>	<u>(4,178,121)</u>	<u>37,544</u>	<u>1%</u>	<u>(870,202)</u>	<u>-21%</u>
Assessment Revenue	5,085,867	5,085,867	5,397,494	-	-	(311,627)	-
Members Equity Transfer	-	-	-	-	-	-	-
Change in Members' Equity	<u>\$ 37,544</u>	<u>\$ -</u>	<u>\$ 1,219,373</u>	<u>\$ 37,544</u>	<u>-</u>	<u>\$ (1,181,829)</u>	<u>97%</u>
Replacement Reserve Fund							
Investment Income	\$ 66,273	\$ 133,333	\$ 101,836	\$ (67,060)	-50%	\$ (35,563)	-35%
Expenditures - Capital	(2,541,136)	(4,324,290)	(2,061,878)	1,783,154	41%	(479,258)	-23%
Expenditures - Expense	(730,544)	(949,235)	(717,121)	218,691	23%	(13,423)	-2%
Fund Expenses	(65,069)	(20,833)	(22,441)	(44,236)	-212%	(42,628)	-190%
Assets Sale Proceeds	42,433	33,333	29,873	9,100	27%	12,561	42%
Net Result	<u>(3,228,041)</u>	<u>(5,127,692)</u>	<u>(2,669,731)</u>	<u>1,899,651</u>	<u>37%</u>	<u>(558,310)</u>	<u>-21%</u>
Assessment Revenue	5,489,104	5,489,104	5,184,873	-	0%	304,231	6%
Members Equity Transfer	-	-	-	-	-	-	-
Change in Members' Equity	<u>\$ 2,261,063</u>	<u>\$ 361,412</u>	<u>\$ 2,515,142</u>	<u>\$ 1,899,651</u>	<u>526%</u>	<u>\$ (254,079)</u>	<u>-10%</u>
Development Fund							
Investment Income	\$ 128,985	\$ 77,500	\$ 33,870	\$ 51,485	66%	\$ 95,115	281%
Expenditures - Capital	(1,739,059)	(1,022,175)	(953,560)	(716,884)	-70%	(785,498)	-82%
Expenditures - Expense	(8,611)	-	-	(8,611)	0%	(8,611)	0%
Fund Expenses	<u>(26,247)</u>	<u>(11,667)</u>	<u>(5,000)</u>	<u>(14,580)</u>	<u>-125%</u>	<u>(21,247)</u>	<u>-425%</u>
Net Result	<u>(1,644,932)</u>	<u>(956,342)</u>	<u>(924,691)</u>	<u>(688,590)</u>	<u>-72%</u>	<u>(720,241)</u>	<u>-78%</u>
Assessment Revenue	<u>3,592,515</u>	<u>3,592,515</u>	<u>2,874,012</u>	-	0%	<u>718,503</u>	<u>25%</u>
Change in Members' Equity	<u>\$ 1,947,583</u>	<u>\$ 2,636,173</u>	<u>\$ 1,949,321</u>	<u>\$ (688,590)</u>	<u>-26%</u>	<u>\$ (1,738)</u>	<u>0%</u>
New Equipment Fund							
Investment Income	\$ 1,206	\$ 92	\$ 41	\$ 1,114	1211%	\$ 1,165	2816%
Expenditures - Capital	(28,123)	(117,083)	(38,901)	88,960	76%	10,777	28%
Expenditures - Expense	-	-	-	-	-	-	-
Net Result	<u>(26,917)</u>	<u>(116,991)</u>	<u>(38,860)</u>	<u>90,074</u>	<u>77%</u>	<u>11,943</u>	<u>31%</u>
Assessment Revenue	-	-	-	-	-	-	-
Change in Members' Equity	<u>\$ (26,917)</u>	<u>\$ (116,991)</u>	<u>\$ (38,860)</u>	<u>\$ 90,074</u>	<u>-77%</u>	<u>\$ 11,943</u>	<u>-31%</u>
Property Fund							
Expenditures - Capital (increase ME in Fund)	\$ 4,308,318	\$ 5,463,548	\$ 3,054,339	\$ (1,155,230)	-21%	\$ 1,253,979	41%
Depreciation Expense / Chg in ME for Fund	<u>(2,880,000)</u>	<u>(2,880,000)</u>	<u>(2,810,766)</u>	-	0%	<u>(69,234)</u>	<u>-2%</u>
Change in Members' Equity	<u>\$ 1,428,318</u>	<u>\$ 2,583,548</u>	<u>\$ 243,573</u>	<u>\$ (1,155,230)</u>	<u>-45%</u>	<u>\$ 1,184,745</u>	<u>486%</u>
Consolidated Change in Members' Equity	<u>\$ 5,647,591</u>	<u>\$ 5,464,142</u>	<u>\$ 5,888,550</u>	<u>\$ 183,449</u>	<u>3%</u>	<u>\$ (240,959)</u>	<u>-4%</u>

Statement of Financial Position by Fund

Tahoe Donner Association

As of 10/31/2022

Name	Development Fund	Operating Fund	Replacement Reserve Fund	New Machinery and Equipment	Property Fund	Total
Cash - Operating	0.00	2,154,544.47	0.00	0.00	0.00	2,154,544.47
Cash - Invested	13,186,352.24	2,653,042.62	17,394,949.41	277,352.70	0.00	33,511,696.97
Inventory	0.00	389,315.89	0.00	0.00	0.00	389,315.89
Member Receivables, Net	0.00	7,232.49	0.00	0.00	0.00	7,232.49
Other Receivables	20,357.51	469,823.59	18,948.06	0.00	0.00	509,129.16
Prepaid Expenses	0.00	1,654,914.64	36,667.04	0.00	0.00	1,691,581.68
Due From (To) Other Funds	(222,097.01)	600,792.85	(372,946.00)	(5,748.84)	0.00	1.00
Property and Equipment	0.00	0.00	0.00	0.00	44,561,623.65	44,561,623.65
Total Assets	12,984,612.74	7,929,666.55	17,077,618.51	271,603.86	44,561,623.65	82,825,125.31
Accounts Payable	0.00	489,087.52	0.00	0.00	0.00	489,087.52
Accrued Liabilities	5,247.00	1,163,625.85	18,747.00	0.00	0.00	1,187,619.85
Deferred Revenue, Assessment	0.00	6,042,144.73	0.00	0.00	0.00	6,042,144.73
Deferred Revenue, Recreation Fee	0.00	324,496.78	0.00	0.00	0.00	324,496.78
Deferred Revenue, Other	0.00	1,355,286.10	0.00	0.00	0.00	1,355,286.10
Deposits	0.00	510,691.70	0.00	0.00	0.00	510,691.70
Total Liabilities	5,247.00	9,885,332.68	18,747.00	0.00	0.00	9,909,326.68
Members Equity *	11,031,782.59	1,535,167.67	14,797,809.00	298,520.85	43,098,939.85	72,319,716.96
Operating Fund Contingency Reserve	11,031,782.59	1,557,497.00	14,797,809.00	298,520.85	43,098,939.85	72,319,716.96
Net Operating Result	1,947,583.15	(5,048,330.80)	2,261,062.51	(26,916.99)	1,462,683.80	596,081.67
Total Liabilities and Equity	12,984,612.74	7,929,666.55	17,077,618.51	271,603.86	44,561,623.65	82,825,125.31

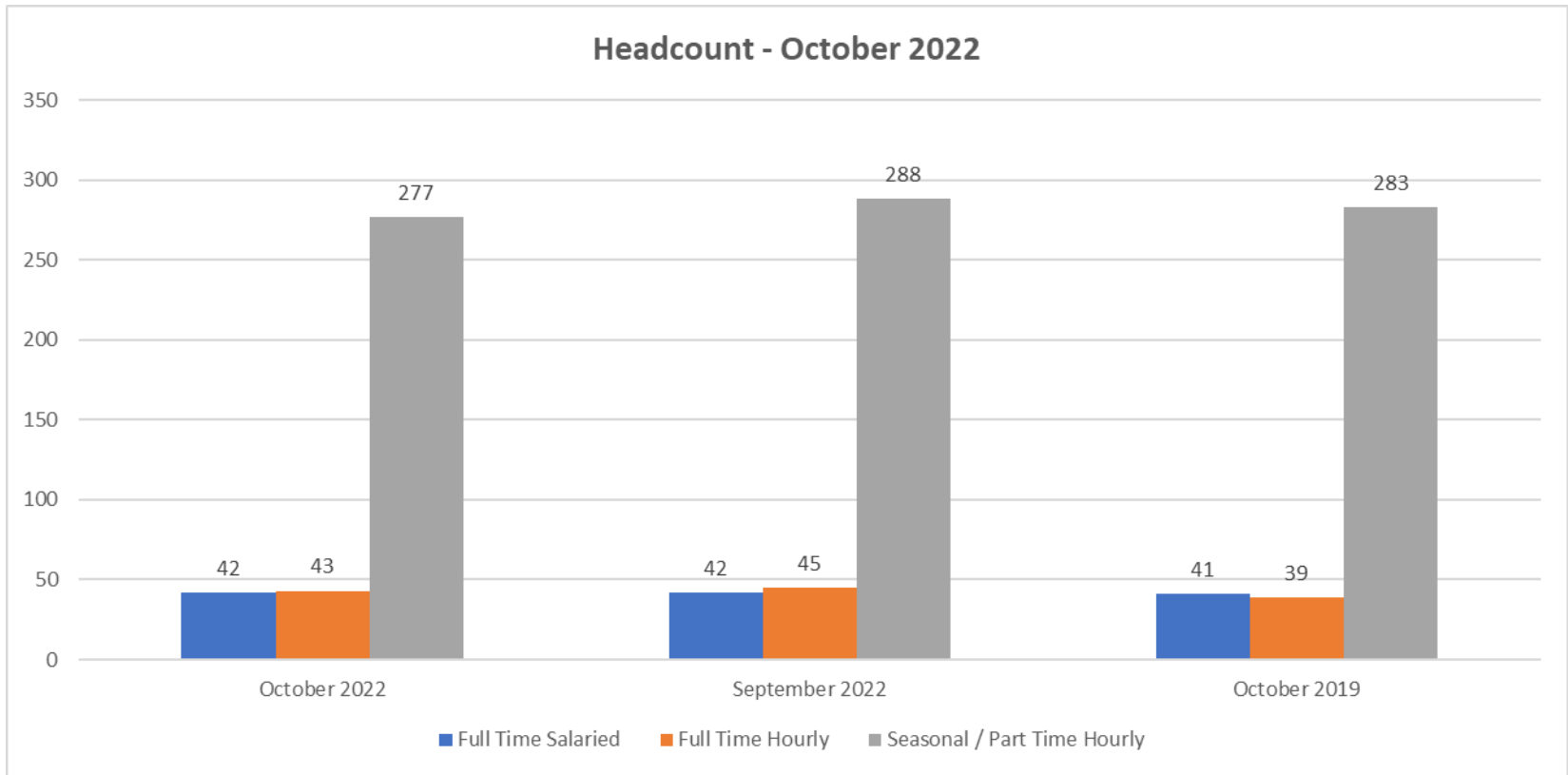
* Operating Fund Members Equity includes the 2021 Operating Surplus of \$850,000

Balance Sheet Comparison

Tahoe Donner Association

Name	As Of 10/31/2022	As Of 09/30/2022	Variance	As Of 10/31/2021	Variance
Cash - Operating	2,154,544.47	1,953,800.62	200,743.85	1,055,538.55	1,099,005.92
Cash - Invested	33,511,696.97	36,978,149.94	(3,466,452.97)	34,041,871.46	(530,174.49)
Inventory	389,315.89	339,024.79	50,291.10	276,609.04	112,706.85
Member Receivables, Net	7,232.49	241,668.79	(234,436.30)	297,905.73	(290,673.24)
Other Receivables	509,129.16	482,342.21	26,786.95	58,811.59	450,317.57
Prepaid Expenses	1,691,581.68	214,497.90	1,477,083.78	388,974.67	1,302,607.01
Due From (To) Other Funds	1.00	1.00	0.00	0.00	1.00
Property and Equipment	44,561,623.65	44,361,124.05	200,499.60	42,502,883.19	2,058,740.46
Total Assets	82,825,125.31	84,570,609.30	(1,745,483.99)	78,622,594.23	4,202,531.08
Accounts Payable	489,087.52	576,520.75	(87,433.23)	822,805.58	(333,718.06)
Accrued Liabilities	1,187,619.85	1,208,094.09	(20,474.24)	1,185,306.06	2,313.79
Deferred Revenue, Assessment	6,042,144.73	6,181,131.73	(138,987.00)	2,317,026.79	3,725,117.94
Deferred Revenue, Recreation Fee	324,496.78	554,761.78	(230,265.00)	451,770.00	(127,273.22)
Deferred Revenue, Other	1,355,286.10	1,253,959.49	101,326.61	1,434,244.89	(78,958.79)
Deposits	510,691.70	528,973.65	(18,281.95)	417,299.02	93,392.68
Total Liabilities	9,909,326.68	10,303,441.49	(394,114.81)	6,628,452.34	3,280,874.34
Members Equity *	72,319,716.96	72,319,716.96	0.00	67,446,242.62	4,873,474.34
Operating Fund Contingency Reserve	72,319,716.96	72,319,716.96	0.00	67,446,242.62	4,873,474.34
Net Operating Result	596,081.67	1,947,450.85	(1,351,369.18)	4,547,899.27	(3,951,817.60)
Total Liabilities and Equity	82,825,125.31	84,570,609.30	(1,745,483.99)	78,622,594.23	4,202,531.08

* Members Equity includes the \$850,000 Operating Fund Surplus from 2021



	October 2022	September 2022	October 2019	Variance 22 MTM	Variance 22/19	Terms / EOS Layoff	New Hires
Full Time Salaried	42	42	41	0%	2%	0	0
Full Time Hourly	43	45	39	-4%	10%	2	0
Total Full Time Year Round	85	87	80	-2%	6%	2	0
Seasonal / Part Time Hourly	277	288	283	-4%	-2%	11	0
Contractor		0	0				
Total Employees	362	375	363	-3%	0%	13	0

1) Vacancies - Financial Analyst, ASO Security Officer, FT Hourly Maintenance

2) IT saw the departure of 2 hourly employees in October, these positions have since been filled in the month of November