



2024 BUDGET WORKSHOP

TAHOE DONNERSM SEPTEMBER 28, 2023



TODAY'S FOCUS – CAPITAL FUNDS

NEXT BUDGET WORKSHOP (#3) – OCT. 12, 2023

- Revisions to previously presented draft budgets, including guidance from the Board relating to the Operating Fund and three Capital Funds
- Other Board guidance / ask response
- Total Annual Assessment recommendation

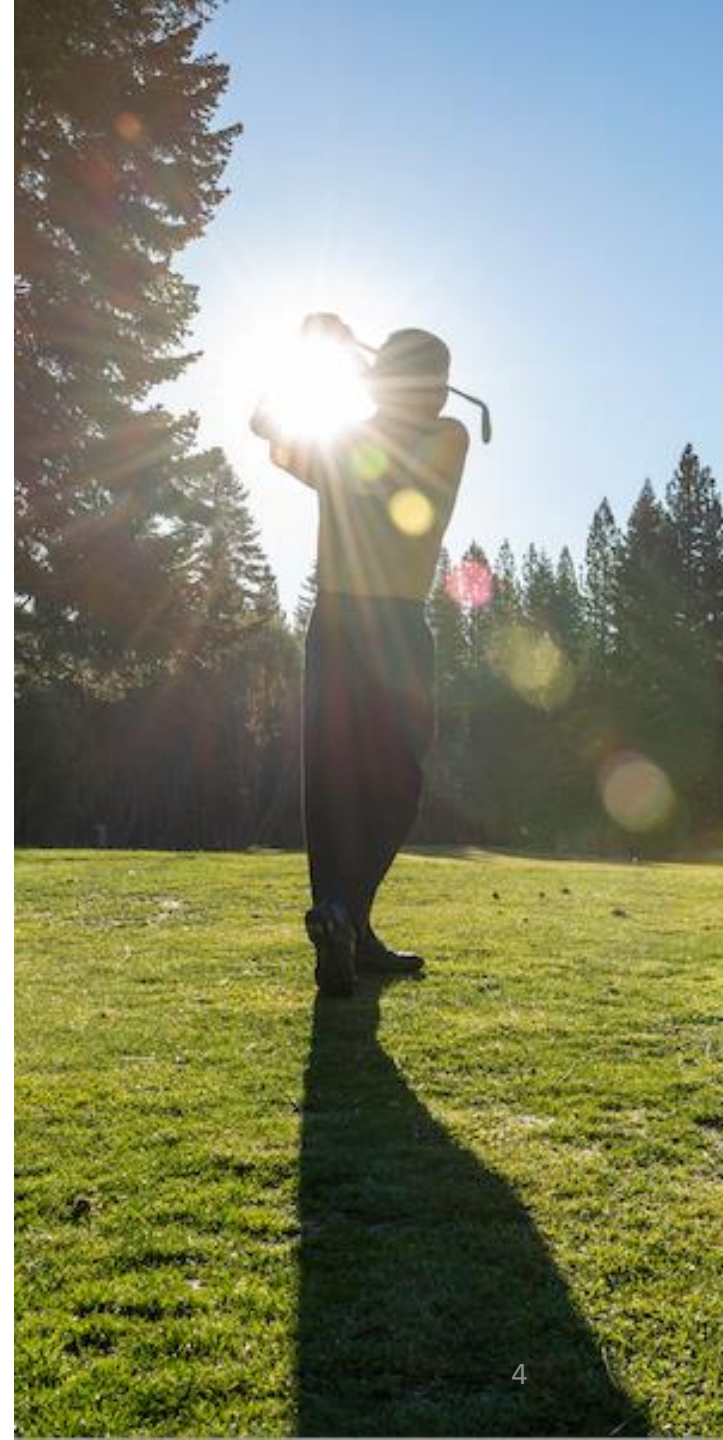
OBJECTIVES FOR TODAY'S WORKSHOP

- Brief update on Operating Fund budget development
- Create a common understanding of Tahoe Donner's Capital Budgets
- Review the 20-Year Plan
- Review the 10-Year Capital Improvement Plan
- Review draft budgets and receive Board direction for:
 - New Equipment Fund
 - Replacement Reserve Fund
 - Development Fund



OPERATING FUND UPDATE

- Workforce Housing department created for accounting purposes
- TDA Property Casualty and Worker's Compensation Insurance update
- Trout Creek Rec Center Kids Club planning for program success
- Aquatics budget labor expense correction
- Continued F+B deep dive
 - Member discount products starting in October to generate visitation and member value
- Not included today but will present next meeting:
 - Including the total incentive potential in the budget as an option
 - Marina member parking prioritization
 - Private amenity cost per use comparison
 - Competitive wage review – Op Fund Policy Resolution 2023-3



CAPITAL FUNDS

(Presented draft fund budgets. Final budgets subject to Board approval)

- New Equipment Fund
- Replacement Reserve Fund
- Development Fund

WHAT IS IN THE CAPITAL FUNDS?

NEW EQUIPMENT

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

REPLACEMENT RESERVE

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

DEVELOPMENT

- Anticipated Capital large-scale improvements
- Ex: Buildings, additions, and infrastructure improvements



TAHOE DONNER AT A GLANCE

52

AGE OF OLDEST
BUILDING (CLUBHOUSE)

7,300

ACRES

14

BUILDING COMPLEXES

5,080

TDA-OWNED ACRES

16,648

LARGEST FACILITY, IN SQ. FEET

\$89M

IN TOTAL ASSETS

**60+
MILES**

OF TRAILS

2,290

TOTAL COMPONENTS



A COMMITMENT TO LONG-RANGE PLANNING

- Strategic Plan Initiative Five: Planning, Development and Infrastructure
- Board to review 20-Year Plan annually per Resolution 2017-3
- Align with Long-Range Planning Committee Charter, directing the committee to “support staff in developing, updating and maintaining long-range planning documents for the Association to complement the Association’s Five-Year Strategic Plan.”

UNDERSTANDING OUR LONG-RANGE CAPITAL PLANS

TDA 20-YEAR PLAN

20-year comprehensive capital project list used as a planning tool for the Association's long-range projects

- Includes all major projects regardless of funding source (Replacement Reserve Fund, Development Fund, grants, TSSA-1, etc.)
- How do projects get on the plan:
 - Generally, needs to be considered a large-scale project (requires planning and permitting)
 - Projects committed in other planning documents (trails master plan, building replacement program, etc.)
 - Recommendations that are in line with the strategic plan initiatives and may come from staff, committees, member feedback, etc.
 - The Board reviews the plan annually and has the final say on any proposed changes to the plan

10-YEAR CAPITAL IMPROVEMENT PLAN (CIP)*

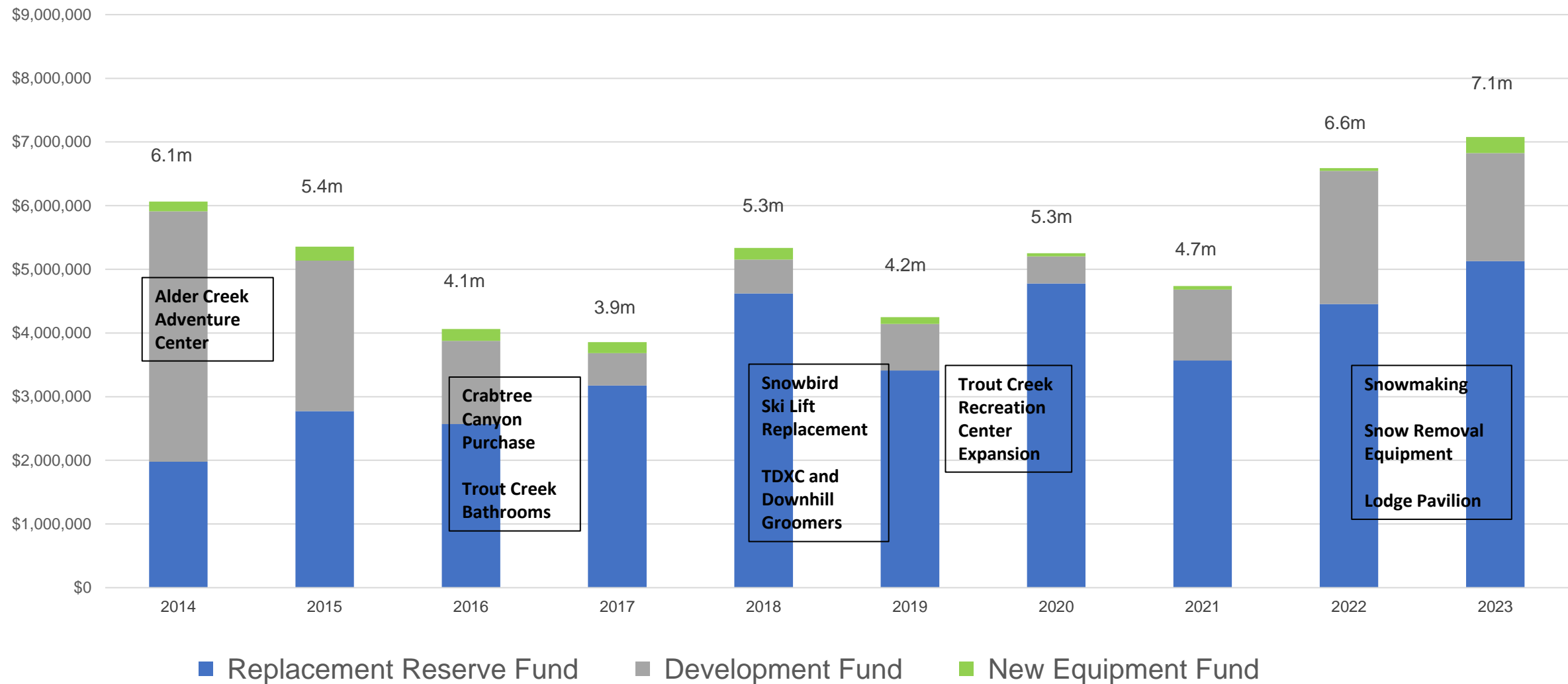
Plan showing all projects from the 20-year plan happening over the next 10 years.

- Plan is reviewed and approved annually by the Board
- Plan changes annually based on available budgets, workload, exterior influences, Board direction

**Formally, 5-Year CIP. Expanding time range per Board discussion for the 2024 Budget process*

10-YEAR CAPITAL FUND INVESTMENTS

CAPITAL FUNDS EXPENDITURES BY YEAR
10 Year Total = \$53 Million



LONG-RANGE PLANNING COMMITTEE 2024 BUDGET REVIEW

- Reviewed 20-Year Plan on June 8, 2023
- Adopted recommendations on 20-Year Plan list on July 13, 2023
- The committee submitted budget recommendations to Board of Directors on July 25, 2023

LRPC 2024 PROJECT RECOMENDATIONS

PROJECT	LRPC RECOMENDATION	STAFF RESPONSE
1. Class-1 Trail – Connect Town’s Trout Creek Trail to ACAC	Make first priority for capital projects with funds allocated in 2024 budget	Project is already in CIP. Starting planning in 2024 using TSSA-1 funds for planning, as approved during the Town budget process in spring 2023. Construction funding TBD and will be looking for grant opportunities
2. Northwood Clubhouse and Campus Planning	Continue master plan efforts into 2024 and funds be allocated for retention of a consultant	Project is already in CIP and planning funds are allocated in 2024
3. Traffic Calming Master Plan	Working with the Town of Truckee, accelerate Traffic Calming Master Plan to be a project in 2024	This has not been accelerated and no funding allocated as it is a Town project and not TDA jurisdiction. Looking for Board guidance
4. Bike Parking	Bike parking should be upgraded at Northwoods Clubhouse, Trout Creek, ACAC and Marina.	Staff added “Bike Parking Enhancement Throughout Amenities” to 20-year plan. Marina bike parking will likely be upgraded with deck expansion project
5. Electric Vehicle Charging Stations	LRPC recommends that TDA not install electric vehicle charging station for general public access and taken off list	Staff has no current plans to add charging stations at this time. Recommend leaving on 20-Year Plan. Town code will likely require in future with new parking projects
6. TD Vehicle Fleet: Transition to Electric Vehicles	LRPC recommends TDA-owned vehicle fleet transition to electric vehicles when feasible	Staff added “Tahoe Donner Facilities Electric Vehicles and Charging Stations” to 20-Year Plan

2023 CAPITAL IMPROVEMENT PROJECT STATUS

2023 Capital Improvement Projects

Amenity	Project	Status
Association Wide	Workforce Housing Feasibility Study/Project	In progress
Downhill Ski Resort	Downhill Ski Lodge Replacement	In progress
Golf	Course Restroom Remodel (3)	Completed
Golf	Pedestrian Bridge on 18	Still in permitting, shifted construction to 2024
Maintenance	Maintenance Yard Fuel Station Replacement Planning	In Design Development, construction in 2024
Marina	Marina Deck Expansion and Shade Structure	Still in permitting, shifted construction to 2024
Northwoods	Bocce Court Remodel	Completed
The Lodge	Lodge Generator	Updated to Lodge Generator and Bar Shed and shifted to 2026
Trails + Open Space	Implement Trail/Trailhead Projects in the TMP	Master plan complete, project implementation commencing
Trails + Open Space	Glacier Way Parking Lot Expansion	Conceptual design underway, starting outreach
Trails + Open Space	Euer Valley Restoration Phase 1 (Coyote Crossing)	Timing of project being driven by TRWC grant funding shortfall, TRWC optimistic project to move forward 2024
Trails + Open Space	South Euer Valley Road - Improvements	Timing of project being driven by TRWC grant funding shortfall, TRWC optimistic project to move forward 2024

2021 & 2022 Capital Improvement Projects Rolled to 2023

Amenity	Project	Status
ACAC	Air Conditioning/Airflow	New fans installed, heating issue resolved, evaluating need for AC
ACAC	ACAC Trailhead and Boardwalk	Trailhead and boardwalk completed, old trail section decommissioning substantially complete
ACAC	TDXC Snowmaking and Shed	Substantially complete, pending final inspection
Golf	New Roof at Golf Course Maintenance	Roof repaired and new roof deemed unnecessary at this time
The Lodge	Pavilion Family Dining Area Renovation	Completed
The Lodge	ADA Parking Lot Improvements	Under construction, projected completion fall 2023
The Lodge	Grotto Enhancement	Completed

DRAFT 20-YEAR PLAN



TAHOE DONNERSM

20-YEAR PLAN CHANGES + HIGHLIGHTS

Notable changes to the 20-Year Plan for the 2024 budget cycle review

- The discretionary and non-discretionary column has been removed. It morphed beyond its original purpose and no longer adds value to the 20-year plan discussion, generally causing confusion
- Added a “notes” column to delineate the changes made since the previous year’s approved plan
- Projects sorted chronologically (priority) by amenity
- Projects are now moved to the capital improvement plan for the next 10 years as opposed to five years, as done in the past, i.e. 10-Year Capital Improvement Plan (CIP), instead of 5-Year CIP



20-YEAR PLAN DRAFT

Amenity	Project	Strategic Plan Initiative	Proposed Year Const.	Funding Source	Notes for 2024
Association Wide	Mailboxes	5	2026	DF, RRF	Shifted from 2025 to 2026
	Workforce Housing Feasibility Study/Project	3, 5	2028	DF	Shifted from 2025 to 2028
	Fueling stations for equipment - Downhill Ski, XC Ski, Golf fueling pads	4	2031	DF	Set date added to CIP
	Traffic Calming/Mobility Master Plan	1	2033+	TOT	LRPC would like to accelerate
	Electric Vehicle Charging Stations & e-bikes at select amenities as parking lot renovation projects come up on RR	3, 4, 5	2033+	DF	LRPC recommends removing
	Tahoe Donner Facilities electric vehicles and charging stations	3, 4, 5	2033+	DF, RRF	Added by LRPC
	Solar Opportunities	3, 4	ongoing	DF	
	Bike parking enhancement throughout amenities	4, 5	ongoing	DF, RRF	Added by LRPC
Alder Creek Adventure Center	Fix North Parking Lot Drainage (CASP - RR)	1	2028	DF, RRF	Modified name shifted from 2025 to 2028
	Snowmaking - Phase 2	5	2032	DF	Placed on CIP
Campground	Bathhouse	5	2026	DF, RRF	Added by staff
Downhill Ski Area	Downhill Ski Lodge Replacement	2, 5	2024	DF, RRF	Shifted from 2023 to 2024
	Snowmaking Phase 2 - Eagle Rock	2	2028	DF	Shifted from 2025 to 2028
	Conveyor Replacement (C2 and C3) with covers improve beginner area layout (assumes yurt is gone) RR comp	2, 5	2030	RRF	Shifted from 2026 to 2030
	Mile Run Improvements	2	2033+	DF, RRF	
Forestry	New access road from Skislope with utilities including fiber - May be part of workforce housing above	5	2033	DF	Placed on CIP
	New storage building at Forestry Facility to replace multiple storage containers	5	2034	DF	Set start date
Golf Course	Golf Course Pedestrian Bridge on 18	2, 5	2024	RRF	Added by staff
	Cart Path Replacement – RR	2, 5	2024	RRF	Shifted from 2023 to 2024
	Golf Cart Storage Barn	2, 5	2032	DF, RRF	Added by staff
	Renovate Driving Range with shade structure include performance stage with power	5	2033+	DF, RRF	
	Ball Shed Building	5	2033+	RRF	

KEY

DF - Development Fund

RRF - Replacement Reserve Fund

TSSA-1 - Truckee Special Service Area 1 Funding (Town of Truckee tax dollars)

TOT - Town of Truckee Jurisdiction

2033+ Project not scheduled and not currently on the 10-Year CIP

*Grant – Truckee River Water Shed Council Grants

**Final 20-Year Plan subject to Board approval*

Continued on the following slide

20-YEAR PLAN DRAFT

Amenity	Project	Strategic Plan Initiative	Proposed Year Const.	Funding Source	Notes for 2024
Maintenance	Maintenance Yard Fuel Station Replacement - Pump, tank replacement, and roof structure	1, 5	2024	DF, RRF	
Marina	Deck Expansion and Shade Structure	2	2024	DF, RRF	Shifted from 2023 to 2024
	Boat House/Snack Shack remodel	2, 5	2026	DF, RRF	Added by staff - code
	Marina and Day Camp Building Replacement	2, 5	2028	DF, RRF	Shifted from 2027 to 2028
	Revisit Beach Expansion Project - Expanded seating on hillside	2	2033+	DF	
	Dedicated walkway/safer parking lot	2, 5	2033+	DF, RRF	LRPC added
Northwoods Campus/Tennis	Campus Master Plan and Project	2, 5	2027	DF, RRF	
	Parking Capacity Expansion				
	Northwoods Clubhouse Remodel/Replace				
	Tennis Building Remodel/Replace				
	Pool Expansion/Hot Tub				
The Lodge	Rec Revamp (Playground, Horseshoe, Bocce, Archery, Volleyball, etc.)				
	Generator and Bar Shed	2, 5	2026	DF	Added by staff - code
	Host area remodel	2, 5	2033+	DF, RRF	Added by staff
Trails and Open Space	South Euer Valley Road - Improvements	2, 4	2024	RRF, Grant*	Shifted from 2023 to 2024
	Euer Valley Restoration Phase 1 (Coyote Crossing)	2, 4	2024	RRF, Grant*	Shifted from 2023 to 2024
	Glacier Way Trailhead - Expansion and restroom improvement	2, 5	2024	DF, RRF	
	ADA Glacier way loop trail - TMP	2, 5	2024	DF, RRF	Added by staff
	Alder Creek Trail Fjord to Campground Improvements	2, 5	2025	RR	
	Paved class-1, 4-season trail from the Town's Trout Creek Trailhead to ACAC	2, 4, 5, 6	2026	TSSA-1	
	ACAC West Side Boardwalk - TMP	2, 5	2026	DF	Added by staff
	ACAC Family Flow Trail - TMP	2, 5	2026	DF	Added by staff
	Equestrian Arena Relocation - TMP	2, 4, 5	2029	RRF	Added by staff
	Trail enhancements to align with updated trails and Open Space Master Plan	2, 4, 5, 6	ongoing	DF, RRF	

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**Final 20-Year Plan subject to Board approval*

Continued on the following slide

20-YEAR PLAN DRAFT

Amenity	Project	Strategic Plan Initiative	Proposed Year Const.	Funding Source	Notes for 2024
Trout Creek Recreation Center	Snowplay Building with restroom and adequate storage	2, 5	2029	DF	Set year and added to CIP
	Parking Lot Expansion and Entrance Reconfiguration - Needed for any future expansion at Trout Creek	5	2033+	DF	
	Expand Patio heating system - Hydronic heating rec. pool	5	2033+	DF	
	Splash Pad/Basketball Court revamp	2, 5	2033+	DF, RRF	
	Construct permanent Marco Polo Grill at rec pool	2, 5	2033+	DF	Added by staff
	Add proper storage facility	5	2033+	DF, RRF	Added by staff
IT	Micro trench fiber on cart path via TCRC-Lodge-Cart Barn-Golf Maintenance	5	2024	DF	Shifted from 2023 to 2024
	Fiber install from TCRC to Snowplay	5	2024	DF	Shifted from 2023 to 2024
	Fiber from NWCH to TCRC - If/when paving trail	5	2026	DF	
	Wireless from TCRC to cell tower	5	2033+	DF	
	Suddenlink fiber to Top Shop	5	2033+	DF	
	Network operations center expansion of Golf Maintenance Facility	5	2033+	DF	
	Suddenlink fiber to Forestry - If/when install new road	5	2033	DF	
	Fiber and power in all parking lots	5	ongoing	DF	
Projects Placed in "Parking Lot"	Teton Way Trailhead - Rustic improvement	2, 5	2033+	DF	
	Cook House at Euer Valley with year-round restrooms	2, 5	2033+	DF	
	Shade Structure at Bocce Courts	2, 5	2033+	DF	
	Mini Golf	2	2033+	DF	
	Adventure Park	2	2033+	DF	

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**Final 20-Year Plan subject to Board approval*

DRAFT 10-YEAR CAPITAL IMPROVEMENT PLAN



TAHOE DONNERSM

10-YEAR PLAN CHANGES + HIGHLIGHTS

Notable changes to the 10-Year Plan for the 2024 budget cycle review

- Added a “notes” column to delineate the changes made since the previous year’s approved plan
- Projects are now moved to the capital improvement plan for the next 10 years as opposed to five years, as shown in the past, i.e. 10-Year Capital Improvement Plan (CIP), instead of 5-Year CIP
- Updated project cost estimates based on market data and/or actual bids



10-YEAR CAPITAL IMPROVEMENT PROJECT SCHEDULE DRAFT

Formerly 5-Year CIP. Showing projects using all funds, grants and TSSA-1 funds

Amenity	Project	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Changes from 2023
Assoc. Wide	Workforce Housing Feasibility Study/Project	-	-	100,000	250,000	1,500,000	2,500,000	-	-	-	-	Shifted Construction start from 2025 to 2028
Assoc. Wide	Mailboxes	75,000	-	700,400	-	-	-	-	-	-	-	Shifted construction start 2025 to 2026
Assoc. Wide	Fueling Stations for equipment - DH ski, XC, Golf	-	-	-	-	-	-	300,000	3,000,000	-	-	Added project from 20yr
ACAC	Snowmaking Phase 2	-	-	-	-	-	-	-	200,000	2,000,000	-	Added project from 20yr
ACAC	North Parking Lot Drainage Improvements	-	-	-	30,000	250,000	-	-	-	-	-	Changed name & shifted from 2025 to 2028
Campground	Campground Bathhouse	-	51,000	450,000	-	-	-	-	-	-	-	
Downhill Ski	Downhill Ski Lodge Replacement	18,800,000	11,000,000	-	-	-	-	-	-	-	-	Shifted from 2023 to 2024
Downhill Ski	Snowmaking Phase 2 - Eagle Rock	-	-	-	50,000	1,025,000	-	-	-	-	-	Shifted from 2025 to 2028
Downhill Ski	Conveyor Replacement	-	-	-	-	-	-	380,000	-	-	-	Shifted from 2026 2030
Forestry	New Access Road	-	-	-	-	-	-	-	-	500,000	5,000,000	Added project from 20yr
Forestry	New Storage Facility for Association	-	-	-	-	-	-	-	-	-	500,000	Added project from 20yr
Golf	Pedestrian Bridge on 18	250,000	-	-	-	-	-	-	-	-	-	Shifted from 2023 to 2024
Golf	Cart Path Replacement	1,620,000	-	-	-	-	-	-	-	-	-	Shifted from 2023 to 2024
Golf	Golf Cart Storage Barn	-	-	-	-	-	-	-	500,000	4,000,000	-	New Project off Bldg Repl sched
Maintenance	Maintenance Yard Fuel Station Replacement	1,106,000	-	-	-	-	-	-	-	-	-	Reduced cost
Marina	Deck Expansion and Shade Structure	650,000	-	-	-	-	-	-	-	-	-	Shifted 2023 to 2024 increased cost
Marina	Day Camp Building Replacement	-	-	-	100,000	600,000	-	-	-	-	-	Shifted 2027 to 2028
Marina	Boat House/Snack Shack Remodel	-	50,000	400,000	-	-	-	-	-	-	-	New Project
Northwoods	Campus Master Plan and Project	50,000	50,000	2,000,000	5,400,000	3,000,000	3,000,000	4,500,000	-	-	-	
The Lodge	Lodge Generator and Bar Shed	-	50,000	400,000	-	-	-	-	-	-	-	Changed project to include bar
Trails & Open Space	Implement trail/trailhead projects in the TMP	100,000	100,000	100,000	100,000	50,000	50,000	-	-	-	-	Adjusted budget to reflect real projects
Trails & Open Space	Class-1 Trail from Trout Creek Trailhead to ACAC Planning	200,000	200,000	200,000	-	-	-	-	-	-	-	
Trails & Open Space	Glacier Way Parking Lot Expansion	900,000	-	-	-	-	-	-	-	-	-	Increased budget
Trails & Open Space	Euer Valley Restoration Phase 1 (Coyote Crossing)	1,856,164	-	-	-	-	-	-	-	-	-	Shifted from 2023 to 2024
Trails & Open Space	South Euer Valley Road	137,000	-	-	-	-	-	-	-	-	-	Shifted from 2023 to 2024
Trails & Open Space	Alder Creek Trail Fjord to Campground	50,000	85,000	-	-	-	-	-	-	-	-	Added project from 20yr
Trails & Open Space	ADA Glacier Way Loop Trail	80,000	-	-	-	-	-	-	-	-	-	Added project from TMP
Trails & Open Space	ACAC West Side Boardwalk	-	50,000	500,000	-	-	-	-	-	-	-	Added project from TMP
Trails & Open Space	ACAC Family Flow Trail	-	10,000	50,000	-	-	-	-	-	-	-	Added project from TMP
Snowplay	Snowplay Building with restroom and adequate storage	-	-	-	-	100,000	800,000	-	-	-	-	Added project from 20yr
Annual Project Total		\$ 25,874,164	\$ 11,646,000	\$ 4,900,400	\$ 5,930,000	\$ 6,525,000	\$ 6,350,000	\$ 5,180,000	\$ 3,700,000	\$ 6,500,000	\$ 5,500,000	
Replacement Reserve CIP Total		6,306,164	4,236,000	890,400	2,430,000	275,000	-	380,000	500,000	850,000	-	
Replacement Reserve General Asset Expenditure		4,633,480	6,990,264	5,970,028	5,299,655	6,046,282	7,694,058	7,495,365	6,574,805	4,360,949	7,381,304	
Total Capital Annual Spend		30,507,644	18,636,264	10,870,428	11,229,655	12,571,282	14,044,058	12,675,365	10,274,805	10,860,949	12,881,304	
Other outside funding (TTSA1 & Grant - Watershed Council)		1,712,000	200,000	200,000	-	-	-	-	-	-	-	

**Final 10-Year Capital Improvement Project (CIP) subject to Board approval*

CAPITAL PROJECTS FOR 2024

Slides 18-31 Individual Project Sheets

2024 CAPITAL PROJECTS

MAILBOXES

Amenity:	Association-wide
Project Description:	With more full-time residents in Tahoe Donner, there is a need to expand our mailboxes. We currently have 2,630 mailboxes split between four different outside locations. The project needs further analysis to understand the full scope and best direction for the association. Staff are assuming no roof structures at this time.
Strategic Plan Initiative:	5



	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	75,000										
	Construction			700,400								
	Total	\$ 75,000	\$ -	\$ 700,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 775,400
Funding Source	Development Fund			300,000								
	Replacement Reserve Fund	75,000		400,400								
	Total	\$ 75,000	\$ -	\$ 700,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 775,400

2024 CAPITAL PROJECTS

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



	Phase	Budget											Total
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	1,460,000	510,000	200,000									
	Construction		18,490,000	10,800,000									
	Total	\$ 1,460,000	\$19,000,000	\$11,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$31,460,000
Funding Source	Development Fund	1,460,000	16,500,000	7,000,000									
	Replacement Reserve Fund		2,500,000	4,000,000									
	Total	\$ 1,460,000	\$19,000,000	\$11,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$31,460,000

2024 CAPITAL PROJECTS

GOLF COURSE PEDESTRIAN BRIDGE ON 18

Amenity:	Golf
Project Description:	The golf course's pedestrian bridge over Trout Creek on the 18th fairway has failed. Full replacement is necessary.
Strategic Plan Initiative:	2, 5



	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services											
	Construction	250,000										
	Total	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Funding Source	Development Fund											
	Replacement Reserve Fund	250,000										
	Total	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000

2024 CAPITAL PROJECTS

GOLF COURSE CART PATHS

Amenity:	Golf
Project Description:	Re-paving of cart paths. Involves root removal, some grinding in areas (but not completely pulverized) and some patching with full asphalt overlay throughout.
Strategic Plan Initiative:	2, 5

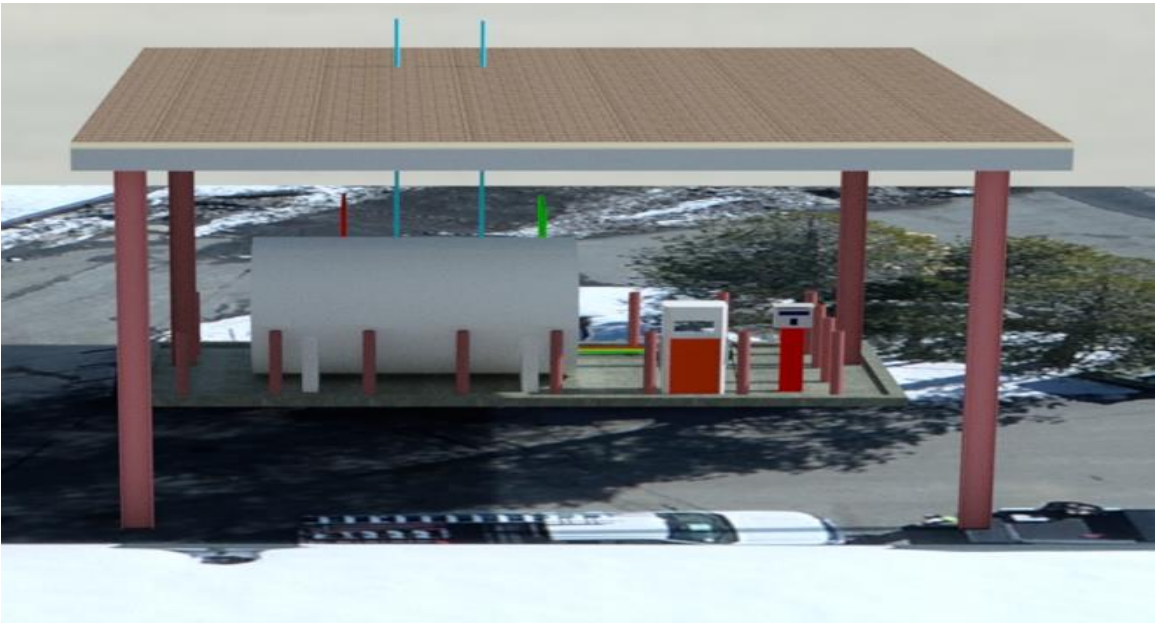


	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services											
	Construction	1,620,000										
	Total	\$ 1,620,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,620,000
Funding Source	Development Fund											
	Replacement Reserve Fund	1,620,000										
	Total	\$ 1,620,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,620,000

2024 CAPITAL PROJECTS

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

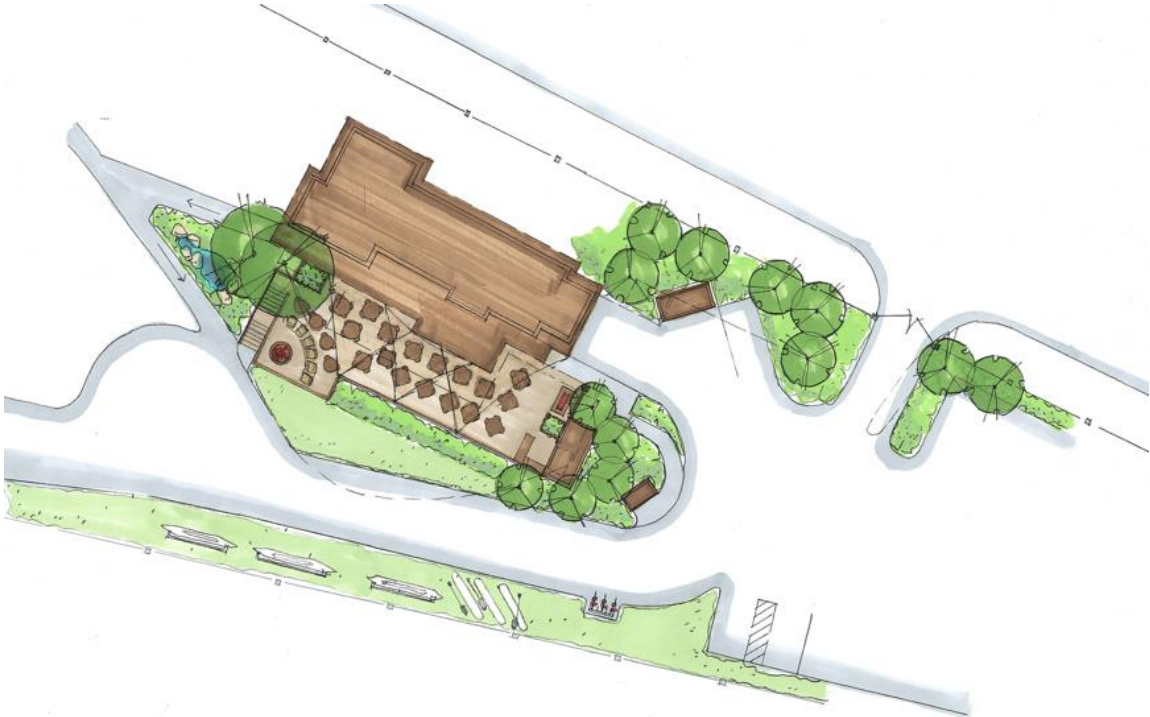


	Phase	Budget											Total
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	107,794	106,000										
	Construction		1,000,000										
	Total	\$ 107,794	\$ 1,106,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,213,794
Funding Source	Development Fund		356,000										
	Replacement Reserve Fund	107,794	750,000										
	Total	\$ 107,794	\$ 1,106,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,213,794

2024 CAPITAL PROJECTS

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



	Phase	Budget												Total
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	70,000	40,000											
	Construction			650,000										
	Total	\$70,000	\$40,000	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$760,000
Funding Source	Development Fund	70,000	40,000	225,000										
	Replacement Reserve Fund			425,000										
	Total	\$70,000	\$40,000	\$650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$760,000

2024 CAPITAL PROJECTS

CAMPUS MASTER PLAN AND PROJECT

Amenity:	Northwoods Clubhouse
Project Description:	The Northwoods Clubhouse campus was built in 1971 and is one of Tahoe Donner's oldest amenities. The association is beginning to outgrow its original facilities, and several facilities are beginning to exceed their useful life. The project is a full master plan of the associated area, including parking capacity expansion, Northwood Clubhouse remodel/replacement, tennis center building remodel/replacement, pool expansion, hot tub addition, recreation revamp (playground, horseshoes, bocce ball, archery, volleyball, etc.). This will likely be a phased project due to the size and scope.
Strategic Plan Initiative:	2, 5



	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	50,000	50,000	2,000,000	100,000							
	Construction				5,300,000	3,000,000	3,000,000	4,500,000				
	Total	\$ 50,000	\$ 50,000	\$ 2,000,000	\$ 5,400,000	\$ 3,000,000	\$ 3,000,000	\$ 4,500,000	\$ -	\$ -	\$ -	\$18,000,000
Funding Source	Development Fund			2,000,000	3,000,000	3,000,000	3,000,000	4,500,000				
	Replacement Reserve Fund	50,000	50,000		2,400,000							
	Total	\$ 50,000	\$ 50,000	\$ 2,000,000	\$ 5,400,000	\$ 3,000,000	\$ 3,000,000	\$ 4,500,000	\$ -	\$ -	\$ -	\$18,000,000

2024 CAPITAL PROJECTS

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



	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services											
	Construction	100,000	100,000	100,000	100,000	50,000	50,000					
	Total	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Funding Source	Development Fund	100,000	100,000	100,000	100,000	50,000	50,000					
	Replacement Reserve Fund											
	Total	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 550,000

2024 CAPITAL PROJECTS

CLASS-1 TRAIL FROM TROUT CREEK TRAILHEAD TO ALDER CREEK ADVENTURE CENTER PLANNING

Amenity:	Trails and Open Space
Project Description:	Master plan to study the feasibility of constructing a class-1 multi-use paved trail connecting the Trout Creek Trailhead parking area to the Alder Creek Adventure Center.
Strategic Plan Initiative:	2, 4, 5, 6



	Phase	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Project Costs	Professional Services	200,000	200,000	200,000								
	Construction											
	Total	\$200,000	\$200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$600,000
Funding Source	Development Fund											
	Replacement Reserve Fund											
	TSSA-1	200,000	200,000	200,000								
	Total	\$200,000	\$200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$600,000

2024 CAPITAL PROJECTS

GLACIER WAY PARKING LOT EXPANSION

Amenity:	Trails and Open Space
Project Description:	The Glacier Way Trailhead parking area is one of the most popular trailheads for both summer and winter use. The current parking lot is undersized for its current use. There is also a need for permanent restroom facilities in this area. The project expands the parking lot and adds a permanent restroom facility to the site.
Strategic Plan Initiative:	2, 5



	Phase	Budget											Total
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	55,000											
	Construction		900,000										
	Total	\$ 55,000	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 955,000
Funding Source	Development Fund	55,000	795,000										
	Replacement Reserve Fund		105,000										
	Total	\$ 55,000	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 955,000

2024 CAPITAL PROJECTS

EUER VALLEY RESTORATION PHASE 1 (COYOTE CROSSING)

Amenity:	Trails and Open Space
Project Description:	Euier 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

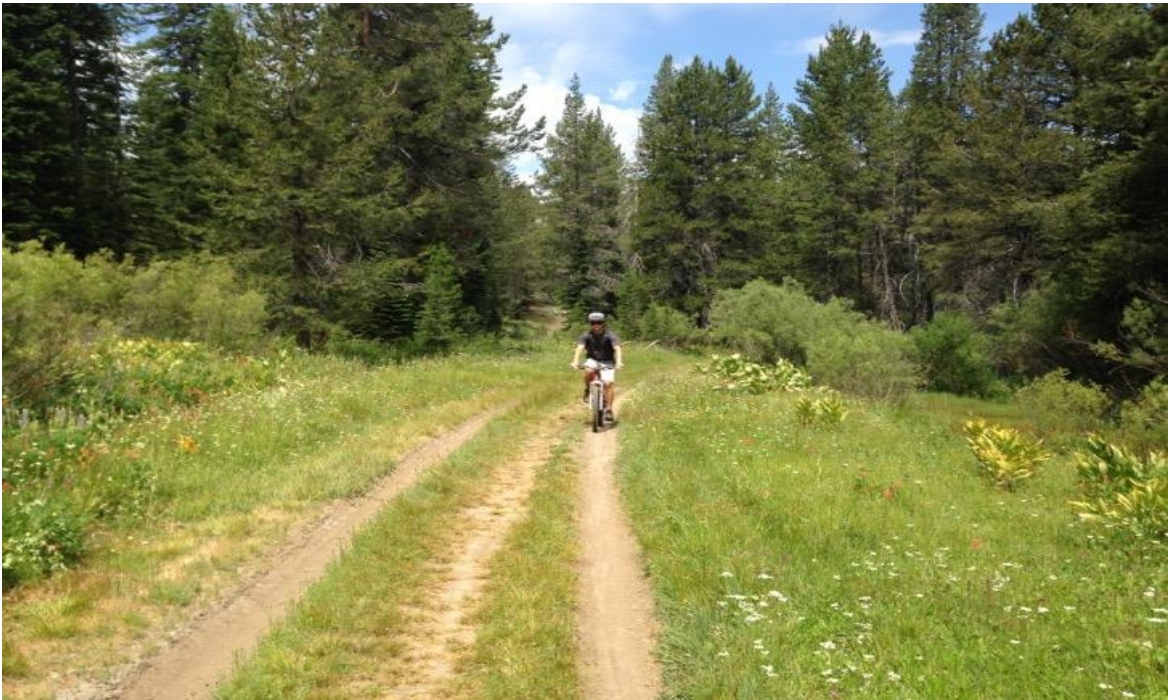


	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services											
	Construction	3,000,000										
	Total	\$3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$3,000,000
Funding Source	Development Fund											
	Replacement Reserve Fund	356,164										
	Grant - Watershed Council	1,500,000										
	Total	\$1,856,164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,856,164

2024 CAPITAL PROJECTS

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



	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	12,000										
	Construction	125,000										
	Total	\$ 137,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,000
Funding Source	Development Fund											
	Replacement Reserve Fund	125,000										
	Grant - Watershed Council	12,000										
	Total	\$ 137,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,000

2024 CAPITAL PROJECTS

ADA GLACIER WAY LOOP TRAIL

Amenity:	Trails and Open Space
Project Description:	Add 1/2 mile asphalt ADA trail loop from Glacier Way parking lot
Strategic Plan Initiative:	2, 4



	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services											
	Construction	80,000										
	Total	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000
Funding Source	Development Fund	80,000										
	Replacement Reserve Fund											
	Total	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000

2024 CAPITAL PROJECTS

ALDER CREEK TRAIL FJORD TO CAMPGROUND

Amenity:	Trails and Open Space
Project Description:	Heavy maintenance on existing trail to address flooding and erosion concerns
Strategic Plan Initiative:	2, 4



	Phase	Budget										Total
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Project Costs	Professional Services	50,000										
	Construction		85,000									
	Total	\$ 50,000	\$ 85,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,000
Funding Source	Development Fund											
	Replacement Reserve Fund	50,000	85,000									
	Total	\$ 50,000	\$ 85,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,000

NEW EQUIPMENT FUND



NEW EQUIPMENT FUND

Have not funded in three years. Funding is recommended for 2024

	Forecast 2023	Budget 2024
Beginning Balance	\$269,669	\$24,405
Assessment Funds	\$0	\$194,190
Interest Income	\$8,598	\$2,500
Expenditures		
Capital Additions / Expenditures	-\$253,862	-\$175,000
Ending Balance	\$24,405	\$46,095

Resolution 2017-4

"A contingency reserve minimum balance of \$25,000 will be maintained in the NEF, with Board approval required to draw down below this minimum."



WHAT IS THE NEW EQUIPMENT FUND?

Used to acquire new items identified as necessary to be more efficient in operations or to provide new services to the membership. Resolution 2017-4

2023 INVESTMENTS

- Implemented Zendesk (customer service software) at XC and Forestry
- Pavilion Umbrellas and Smoker
- Bikeworks fleet of eMTB and Demo Bikes
- Equestrian Horse Trailer
- DOMO Software, financial and statistical reporting software

2024 PROPOSED FUNDING - \$194,190

- Maintenance Dump Trailer (\$15k)
- Forestry ASVI Mastication Implement (\$10k)
- Fleet Vehicles (\$80k)
- Other



BOARD GUIDANCE ON THE 2024 NEW EQUIPMENT FUND

- 2024 Budget funding recommendation currently at \$30 per owner
- A \$20 per property owner contribution would allow for the purchase of one vehicle, but not two as recommended
- Forecast total operating surplus at year-end 2023 to be \$750,000
- A portion of this operating surplus could provide funding to the New Equipment Fund to help offset the overall Assessment increase

REPLACEMENT RESERVE FUND

WHAT IS THE REPLACEMENT RESERVE FUND (RRF)?

- The fund is used to account for the financial resources designated for the repair, restoration, replacement or maintenance of major common area components of the Association
 - Administrative Resolution 2019-1
 - Components must have a minimum threshold of \$2,000 in the aggregate
 - Components must have a useful life greater than one year and less than 30 years
- Current Board policy to maintain a minimum 25% funding level year-to-year
- Management Note: Newly adopted update to the national CAI Reserve Study Standards will impact policy, practice and funding moving forward (see recent staff presentation at the September 22, 2023 board meeting)



RESERVE STUDY STANDARDS

Community Association Institute (CAI) Reserve Study Standards (July 2023)

STANDARDS UPDATE	IMPLICATION(S)
Component selection guidelines	Improves and clarifies the component selection process Provides 3-part test for component selection Will require a review of current TDA components and potential add/removal
Clarification of definitions	Improves and clarifies. Expanded definitions
New maintenance element	Maintenance projects currently funded in the Op Fund may be eligible as Reserve Study components
Added guidelines for recommended periodic structural inspection	To follow guidelines, will need to include new inspection components
Long-life components (components with a useful life greater than 30 years) are eligible	Makes funding building replacement program out of Replacement Reserve Fund more feasible. Will require an updated funding plan to address these major components.
Adequate funding language clarification	TDA Replacement Reserve Fund policy funding objectives should be reviewed. Additionally, will need to address funding due to higher success in completing annual projects, thus investing more year-to-year in aging infrastructure, and higher replacement/repair costs than estimated due to inflation.
Added disclosure requirements to the membership	Assurance activities are occurring and provide appropriate new disclosures in the Budget Report

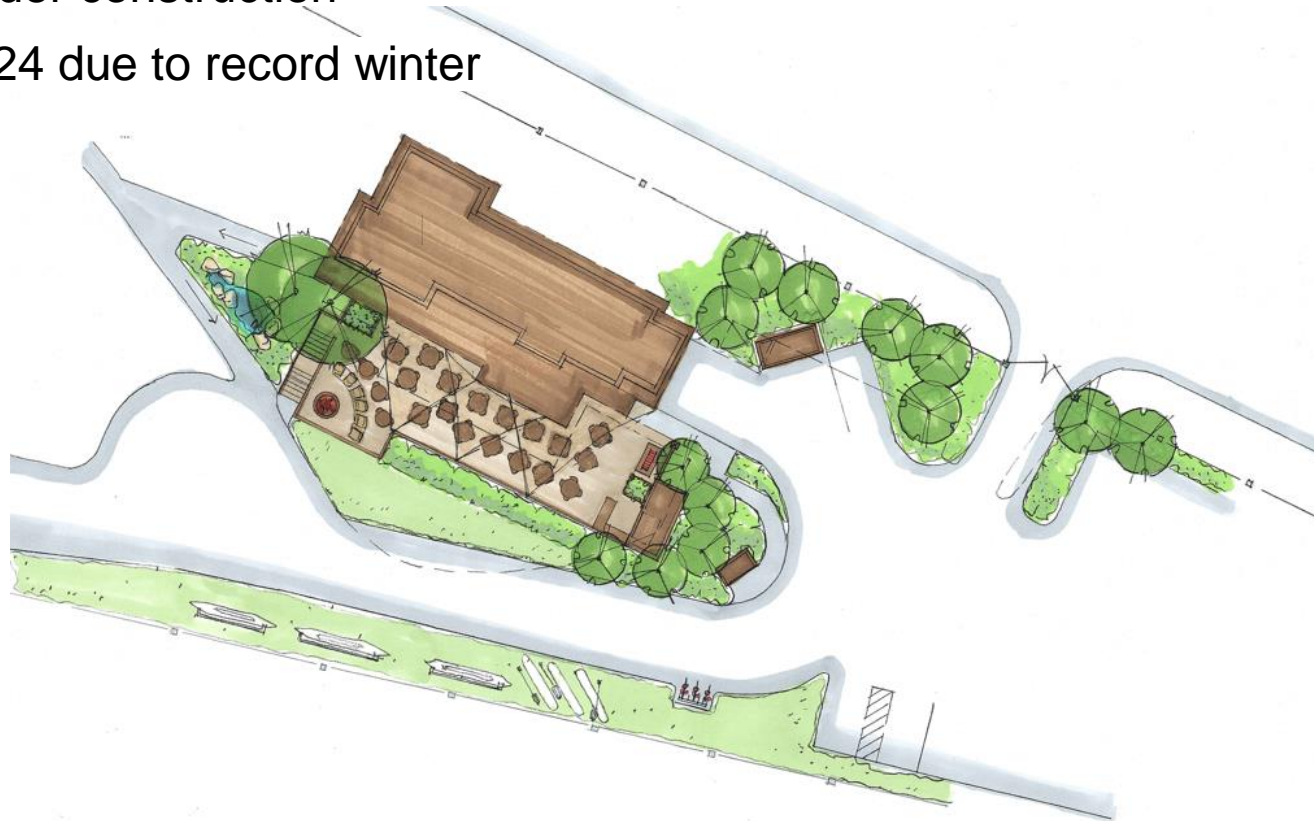
REPLACEMENT RESERVE FUND

	Forecast 2023	Budget 2024
Beginning balance	\$15,629,024	\$16,176,787
Assessment Funds	\$5,599,145	\$5,825,700
Interest Income	\$303,471	\$240,000
Salvage Receipts	\$26,034	\$26,000
Expenditures		
Consulting	-\$14,135	-\$16,500
Bad Debt	-\$23,083	-\$26,000
Income Tax	-\$12,498	-\$17,500
Overhead / Payroll Allocations	-\$203,000	-\$281,000
Capital Additions / Expenditures	-\$5,128,171	-\$11,072,187
Ending Balance	\$16,176,787	\$10,855,300

2023 REPLACEMENT RESERVE FUND INVESTMENTS

PROJECTS/REPLACEMENTS HIGHLIGHTS

- Alder Creek Adventure Center Fencing – Substantially complete
- Lodge Pavilion Family Dining Area Renovation – Complete
- The Lodge ADA Parking Lot Improvements – Under construction
- Golf Cart Path Replacement - Postponed to 2024 due to record winter
- Golf Course Restroom Remodel - Complete
- Pedestrian Bridge on 18 – Pending permits
- Marina Deck Expansion – Pending permits
- Bocce Court Refurbishment - Complete
- Trail Projects - Ongoing



MAJOR CHANGES & ASSUMPTIONS TO RESERVE STUDY IN 2024

- Continue to add preventative maintenance components to the study
- Added common area defensible space components to study
- Continued update for recent significant cost escalation on all components having a major impact on the study
- Added components for The Lodge Pavilion, The Lodge Parking Improvements and Adventure Center Boardwalk & Trailhead (projects completed in 2023)
- Components to be added for XC and Snowplay Snowmaking (does not impact first 10-year cash flow)
- Further adjustments are anticipated with Board guidance and possible future update to RRF Policy Resolution
- Increased Downhill Ski Lodge components based on updated estimated replacement costs
- Increase to RRF through assessment



2024 REPLACEMENT RESERVE FUND HIGHLIGHTS

PROJECTS/REPLACEMENTS

- Common Area Defensible Space Maintenance Year 1 (Units 4, 6, 11)
- Pedestrian Bridge on Hole 18 construction
- Golf Cart Path Replacement construction
- Marina Deck Expansion construction
- Maintenance Yard Fuel Station Replacement construction
- Northwood Campus Master Plan continued planning
- Euer Valley Restoration Phase-1 (Coyote Crossing) construction
- South Euer Valley Road construction
- CAT 950 Loader replacement



30-YEAR CASH FLOW/RESERVE STUDY FUNDING PLAN 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 / Members	Change in Avg. Annual Capital / Reserve Assessment / Members	Monthly Avg. Capital / Reserve Assessment / Members	Change in Avg. Monthly Capital / Reserve Assessment / Members	Estimated Interest, Net of Tax	Annual Expenditures	Capital Contingency	Ending Balance
1/1/2024	4.00%	16,176,787	45,236,387	35.76%	223,966	5,823,111	899.60	34.60	74.97	2.88	185,082	(11,353,187)	-	10,831,793
1/1/2025	10.00%	10,831,793	48,010,139	22.56%	582,311	6,405,422	989.56	89.96	82.46	7.50	113,276	(11,652,209)	-	5,698,281
1/1/2026	8.00%	5,698,281	45,384,573	12.56%	512,434	6,917,856	1,068.72	79.16	89.06	6.60	77,487	(7,084,350)	-	5,609,274
1/1/2027	5.00%	5,609,274	47,302,731	11.86%	345,893	7,263,748	1,122.16	53.44	93.51	4.45	72,602	(7,960,295)	-	4,985,329
1/1/2028	5.00%	4,985,329	48,550,352	10.27%	363,187	7,626,936	1,178.27	56.11	98.19	4.68	76,167	(6,558,841)	-	6,129,592
1/1/2029	5.00%	6,129,592	51,408,042	11.92%	381,347	8,008,283	1,237.18	58.91	103.10	4.91	85,068	(7,938,744)	-	6,284,199
1/1/2030	5.00%	6,284,199	53,128,078	11.83%	400,414	8,408,697	1,299.04	61.86	108.25	5.15	88,663	(8,127,391)	-	6,654,167
1/1/2031	5.00%	6,654,167	55,025,045	12.09%	420,435	8,829,132	1,363.99	64.95	113.67	5.41	102,141	(7,334,392)	-	8,251,047
1/1/2032	5.00%	8,251,047	57,729,200	14.29%	441,457	9,270,588	1,432.19	68.20	119.35	5.68	140,031	(5,478,324)	-	12,183,343
1/1/2033	5.00%	12,183,343	62,529,551	19.48%	463,529	9,734,118	1,503.80	71.61	125.32	5.97	182,464	(7,656,700)	-	14,443,225
1/1/2034	5.00%	14,443,225	65,343,357	22.10%	486,706	10,220,823	1,578.99	75.19	131.58	6.27	215,060	(7,939,196)	-	16,939,912
1/1/2035	4.00%	16,939,912	68,168,361	24.85%	408,833	10,629,656	1,642.15	63.16	136.85	5.26	247,477	(8,643,295)	-	19,173,751
1/1/2036	4.00%	19,173,751	70,599,508	27.16%	425,186	11,054,843	1,707.84	65.69	142.32	5.47	294,913	(6,661,276)	-	23,862,231
1/1/2037	4.00%	23,862,231	75,159,038	31.75%	442,194	11,497,036	1,776.15	68.31	148.01	5.69	333,969	(10,820,244)	-	24,872,992
1/1/2038	4.00%	24,872,992	76,026,864	32.72%	459,881	11,956,918	1,847.20	71.05	153.93	5.92	377,467	(6,997,587)	-	30,209,790
1/1/2039	4.00%	30,209,790	80,904,767	37.34%	478,277	12,435,195	1,921.09	73.89	160.09	6.16	442,585	(8,711,973)	-	34,375,596
1/1/2040	4.00%	34,375,596	84,310,118	40.77%	497,408	12,932,602	1,997.93	76.84	166.49	6.40	490,832	(10,548,748)	-	37,250,282
1/1/2041	4.00%	37,250,282	86,363,071	43.13%	517,304	13,449,906	2,077.85	79.92	173.15	6.66	528,458	(11,362,353)	-	39,866,293
1/1/2042	4.00%	39,866,293	88,009,717	45.30%	537,996	13,987,903	2,160.96	83.11	180.08	6.93	582,799	(9,256,929)	-	45,180,065
1/1/2043	4.00%	45,180,065	92,064,865	49.07%	559,516	14,547,419	2,247.40	86.44	187.28	7.20	641,212	(11,978,207)	-	48,390,489
1/1/2044	4.00%	48,390,489	93,831,588	51.57%	581,897	15,129,316	2,337.30	89.90	194.77	7.49	701,467	(10,248,386)	-	53,972,886
1/1/2045	4.00%	53,972,886	97,613,381	55.29%	605,173	15,734,488	2,430.79	93.49	202.57	7.79	740,820	(16,315,018)	-	54,133,176
1/1/2046	4.00%	54,133,176	95,936,701	56.43%	629,380	16,363,868	2,528.02	97.23	210.67	8.10	768,376	(13,271,444)	-	57,993,975
1/1/2047	4.00%	57,993,975	97,752,387	59.33%	654,555	17,018,422	2,629.14	101.12	219.09	8.43	846,557	(10,316,900)	-	65,542,055
1/1/2048	4.00%	65,542,055	102,862,633	63.72%	680,737	17,699,159	2,734.31	105.17	227.86	8.76	942,253	(12,224,930)	-	71,958,536
1/1/2049	4.00%	71,958,536	106,523,576	67.55%	707,966	18,407,126	2,843.68	109.37	236.97	9.11	1,012,915	(15,524,930)	-	75,853,647
1/1/2050	4.00%	75,853,647	107,362,124	70.65%	736,285	19,143,411	2,957.42	113.75	246.45	9.48	1,069,332	(15,875,122)	-	80,191,267
1/1/2051	4.00%	80,191,267	108,552,437	73.87%	765,736	19,909,147	3,075.72	118.30	256.31	9.86	1,145,913	(14,217,406)	-	87,028,921
1/1/2052	4.00%	87,028,921	111,849,870	77.81%	796,366	20,705,513	3,198.75	123.03	266.56	10.25	1,260,389	(12,098,258)	-	96,896,566
1/1/2053	4.00%	96,896,566	117,670,472	82.35%	828,221	21,533,733	3,326.70	127.95	277.23	10.66	1,361,158	(18,057,645)	-	101,733,812

Reserve study & funding plan subject to Board approval



BOARD GUIDANCE ON THE REPLACEMENT RESERVE FUND

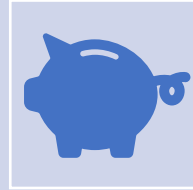
- Consistent with previous years, the 2024 Budget funding recommendation is a 4% increase from 2023, or \$900 per owner
- With the increase in ski lodge components, along with including defensible space common area work amongst other inclusions, the percent funded drops below the Association-recommended 25% based on staff's 4% recommendation. Staff is seeking guidance from the Board as to what that level should be based on the additional components added
- Staff are forecasting an operating surplus at year-end 2023 to be \$750,000
- A portion of this operating surplus could provide funding to the Replacement Reserve Fund to increase the overall funding level, but would still not get the funding level back to 25%

DEVELOPMENT FUND

WHAT IS THE DEVELOPMENT FUND?



Development Fund Policy
Administrative Resolution 2017-3



Established to accumulate funds for
large-scale projects



Large-scale projects are identified
through the 20-Year Capital Plan



This includes building
replacements, amenity
expansions, additions, land
acquisitions and infrastructure
improvements

MAJOR CHANGES & ASSUMPTIONS TO DEVELOPMENT FUND IN 2024

- Significant cost increases year-over-year on all projects, affecting the overall budget, planning, permitting and scheduling
- Added annual contribution increase of 4% for future years to offset inflation pressures
- Downhill ski lodge delay and cost increase creates pressures on the budget and timing of other projects. Several projects shifted to outer years
- Timely permitting/planning approval process through Town continues to be challenging, affecting timing, cost and scheduling of projects
- Updated CAI Reserve Study Standards to impact what goes into the Development Fund and what is in the Replacement Reserve Fund moving forward



2023 DEVELOPMENT FUND INVESTMENTS

- Workforce Housing Feasibility Study/Project - Planning underway
- Downhill Ski Lodge - Planning continued
- Maintenance Yard Fuel Station Replacement- Planning underway
- Marina Deck Expansion and Shade Structure - Planning underway

	Forecast 2023
Beginning Balance	\$12,664,267
Assessment Funds	\$4,492,262
Interest Income	\$124,589
Operating Surplus Transfer	\$0
Expenditures	
Income Tax Expense	-\$5,498
Bad Debt Expense	-\$14,583
Overhead / Payroll	-\$170,000
Capital Additions / Expenditures	-\$1,696,182
Inflation	\$0
Ending Balance	\$15,394,855

2024 DEVELOPMENT FUND HIGHLIGHTS

- Downhill Ski Lodge Construction to begin
- Maintenance Yard Fuel Station Replacement construction
- Marina Deck Expansion and shade structure construction
- Continue to implement Trail/Trailhead Projects in the Trails Master Plan
- Glacier Way Parking Lot Expansion construction
- ADA Glacier Way Loop Trail construction



DEVELOPMENT FUND

	Forecast 2023	Budget 2024
Beginning Balance	\$12,664,267	\$15,394,855
Assessment Funds	\$4,492,262	\$5,612,091
Interest Income	\$124,589	\$529,000
Operating Surplus Transfer	\$0	\$0
Expenditures		
Income Tax Expense	-\$5,498	-\$42,000
Bad Debt Expense	-\$14,583	-\$7,000
Overhead / Payroll	-\$170,000	-\$226,000
Capital Additions / Expenditures	-\$1,696,182	-\$17,976,000
Inflation	\$0	-\$728,080
Ending Balance	\$15,394,855	\$2,556,866

2024 BUDGET CYCLE – DEVELOPMENT FUND EXPENSES

10-YEAR CAPITAL FUNDS PROJECTION DRAFT

Amenity	Project	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Changes from 2023
Assoc. Wide	Workforce Housing Feasibility Study/Project	-	-	100,000	250,000	1,500,000	2,500,000	-	-	-	-	Shifted investment start from 2025 to 2028
Assoc. Wide	Mailboxes	-	-	300,000	-	-	-	-	-	-	-	Shifted construction start 2025 to 2026
Assoc. Wide	Fueling Stations for equipment - DH ski, XC, Golf	-	-	-	-	-	-	300,000	3,000,000	-	-	Added project from 20yr
ACAC	Snowmaking Phase 2	-	-	-	-	-	-	-	200,000	2,000,000	-	Added project from 20yr
ACAC	North Parking Lot Drainage Improvements	-	-	-	-	100,000	-	-	-	-	-	Changed name & Shifted from 2025 to 2028
Campground	Campground Bathhouse	-	-	360,000	-	-	-	-	-	-	-	
Downhill Ski	Downhill Ski Lodge Replacement	16,500,000	7,000,000	-	-	-	-	-	-	-	-	Shifted from 2023 to 2024
Downhill Ski	Phase 2 Snowmaking - Eagle Rock	-	-	-	50,000	1,025,000	-	-	-	-	-	Shifted from 2025 to 2028
Forestry	New Access Road	-	-	-	-	-	-	-	-	500,000	5,000,000	Added project from 20yr
Forestry	New Storage Facility for Association	-	-	-	-	-	-	-	-	-	500,000	Added project from 20yr
Golf	Golf Cart Storage Barn	-	-	-	-	-	-	-	-	3,150,000	-	New Project off Bldg Repl sched
Maintenance	Maintenance Yard Fuel Station Replacement	356,000	-	-	-	-	-	-	-	-	-	Reduced cost
Marina	Deck Expansion and Shade Structure	225,000	-	-	-	-	-	-	-	-	-	Shifted 2023 to 2024 increased cost
Marina	Day Camp Building Replacement	-	-	-	100,000	475,000	-	-	-	-	-	Shifted 2027 to 2028
Northwoods	Campus Master Plan and Project	-	-	2,000,000	3,000,000	3,000,000	3,000,000	4,500,000	-	-	-	Shifted 2026 to 2027
The Lodge	Lodge Generator and Bar shed	-	50,000	400,000	-	-	-	-	-	-	-	Changed project to include bar
Trails & Open Space	Implement Trail/Tailhead Projects in the TMP	100,000	100,000	100,000	100,000	50,000	50,000	-	-	-	-	Adjusted budget to reflect real projects
Trails & Open Space	Glacier Way Parking Lot Expansion	795,000	-	-	-	-	-	-	-	-	-	Increased budget
Trails & Open Space	ADA Glacier Way Loop Trail	80,000	-	-	-	-	-	-	-	-	-	Added project from TMP
Trails & Open Space	ACAC West Side Boardwalk	-	50,000	500,000	-	-	-	-	-	-	-	Added project from TMP
Trails & Open Space	ACAC Family Flow Trail	-	10,000	50,000	-	-	-	-	-	-	-	Added project from TMP
Snowplay	Snowplay Building with restroom and adequate storage	-	-	-	-	100,000	800,000	-	-	-	-	Added project from 20yr

Final Development Fund 10-Year Plan (2024) subject to Board approval

Continued on the following slide

2024 BUDGET CYCLE – DEVELOPMENT FUND EXPENSES

10-YEAR CAPITAL FUNDS PROJECTION DRAFT

Estimated Annual Totals, exclude RRF, Inflation Factor, and direct/allocated overhead	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Projects Costs	17,976,000	7,150,000	3,260,000	3,500,000	6,150,000	5,550,000	4,800,000	3,200,000	5,650,000	5,500,000
Direct and Allocated Overhead	226,000	235,040	244,442	254,219	264,388	274,964	285,962	297,401	309,297	321,668
Land Acquisition										
Expenditures Total	18,202,000	7,385,040	3,504,442	3,754,219	6,414,388	5,824,964	5,085,962	3,497,401	5,959,297	5,821,668
Inflation Factor 4% Projected in 2024	728,080	656,249	456,414	637,456	1,314,251	1,404,036	1,415,265	1,107,336	2,122,198	2,310,032
Total Including Inflation	18,930,080	8,041,289	3,960,856	4,391,675	7,728,639	7,229,000	6,501,227	4,604,737	8,081,494	8,131,700
Operating Fund Surplus Transfer										
Interest Income 3.0%	529,000	77,000	12,000	76,000	135,000	104,000	95,000	115,000	201,000	194,000
Income Tax Expense	42,000	6,000	1,000	6,000	11,000	8,000	8,000	9,000	16,000	16,000
Bad Debt Expense	7,000	7,280	7,571	7,874	8,189	8,517	8,857	9,212	9,580	9,963
Projected Development Fund Portion of Annual Assessment (4% annual increase)	867	902	938	975	1,014	1,055	1,097	1,141	1,187	1,234
Annual Contribution	5,612,091	5,836,575	6,070,038	6,312,839	6,565,353	6,827,967	7,101,085	7,385,129	7,680,534	7,987,755
Beginning	15,394,855	2,556,866	415,871	2,528,482	4,511,772	3,464,297	3,150,748	3,828,749	6,705,929	6,480,389
Ending	2,556,866	415,871	2,528,482	4,511,772	3,464,297	3,150,748	3,828,749	6,705,929	6,480,389	6,504,481
	Yr 2024	Yr 2025	Yr 2026	Yr 2027	Yr 2028	Yr 2029	Yr 2030	Yr 2031	Yr 2032	Yr 2033

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2024 BUDGET CYCLE – DEVELOPMENT FUND EXPENSES

YEAR 1-5 CAPITAL FUNDS PROJECTION DRAFT

Amenity	Project	2024	2025	2026	2027	2028	Changes from 2023
Assoc. Wide	Workforce Housing Feasibility Study/Project	-	-	100,000	250,000	1,500,000	Shifted construction start from 2025 to 2028
Assoc. Wide	Mailboxes	-	-	300,000	-	-	Shifted construction start 2025 to 2026
ACAC	Fix North Parking Lot Drainage	-	-	-	-	100,000	Changed name & Shifted from 2025 to 2028
Campground	Campground Bathhouse	-	-	360,000	-	-	
Downhill Ski	Downhill Ski Lodge Replacement	16,500,000	7,000,000	-	-	-	Shifted from 2023 to 2024
Downhill Ski	Phase 2 Snowmaking - Eagle Rock	-	-	-	50,000	1,025,000	Shifted from 2025 to 2028
Maintenance	Maintenance Yard Fuel Station Replacement	356,000	-	-	-	-	Reduced cost
Marina	Deck Expansion and Shade Structure	225,000	-	-	-	-	Shifted 2023 to 2024 increased cost
Marina	Day Camp Building Replacement	-	-	-	100,000	475,000	Shifted 2027 to 2028
Northwoods	Campus Master Plan and Project	-	-	2,000,000	3,000,000	3,000,000	Shifted 2026 to 2027
The Lodge	Lodge Generator and Bar shed	-	50,000	400,000	-	-	Changed project to include bar
Trails & Open Space	Implement Trail/Trailhead Projects in the TMP	100,000	100,000	100,000	100,000	50,000	Adjusted budget to reflect real projects
Trails & Open Space	Glacier Way Parking Lot Expansion	795,000	-	-	-	-	Increased budget
Trails & Open Space	ADA Glacier Way Loop Trail	80,000					Added project from TMP
Trails & Open Space	ACAC West Side Boardwalk	-	50,000	500,000	-	-	Added project from TMP
Trails & Open Space	ACAC family flow trail	-	10,000	50,000	-	-	Added project from TMP
Snowplay	Snowplay building with restroom and adequate storage	-	-	-	-	100,000	Added project from 20yr

Final Development Fund 10-Year Plan (2024) subject to Board approval

2024 BUDGET CYCLE YEAR 1-5 DEVELOPMENT FUND PROJECTION DRAFT

Estimated Annual Totals, exclude RRF, Inflation Factor, and direct/allocated overhead	2024	2025	2026	2027	2028
Project Costs	17,976,000	7,150,000	3,260,000	3,500,000	6,150,000
Direct and Allocated Overhead	226,000	235,040	244,442	254,219	264,388
Land Acquisition					
Expenditures Total	18,202,000	7,385,040	3,504,442	3,754,219	6,414,388
Inflation Factor 4% Projected in 2024	728,080	656,249	456,414	637,456	1,314,251
Total Including Inflation	18,930,080	8,041,289	3,960,856	4,391,675	7,728,639
Operating Fund Surplus Transfer					
Interest Income 3.0%	529,000	77,000	12,000	76,000	135,000
Income Tax Expense	42,000	6,000	1,000	6,000	11,000
Bad Debt Expense	7,000	7,280	7,571	7,874	8,189
Projected Development Fund Portion of Annual Assessment (4% annual increase)	867	902	938	975	1,014
Annual Contribution	5,612,091	5,836,575	6,070,038	6,312,839	6,565,353
Beginning	15,394,855	2,556,866	415,871	2,528,482	4,511,772
Ending	2,556,866	415,871	2,528,482	4,511,772	3,464,297

Final Development Fund 10-Year Plan (2024) subject to Board approval

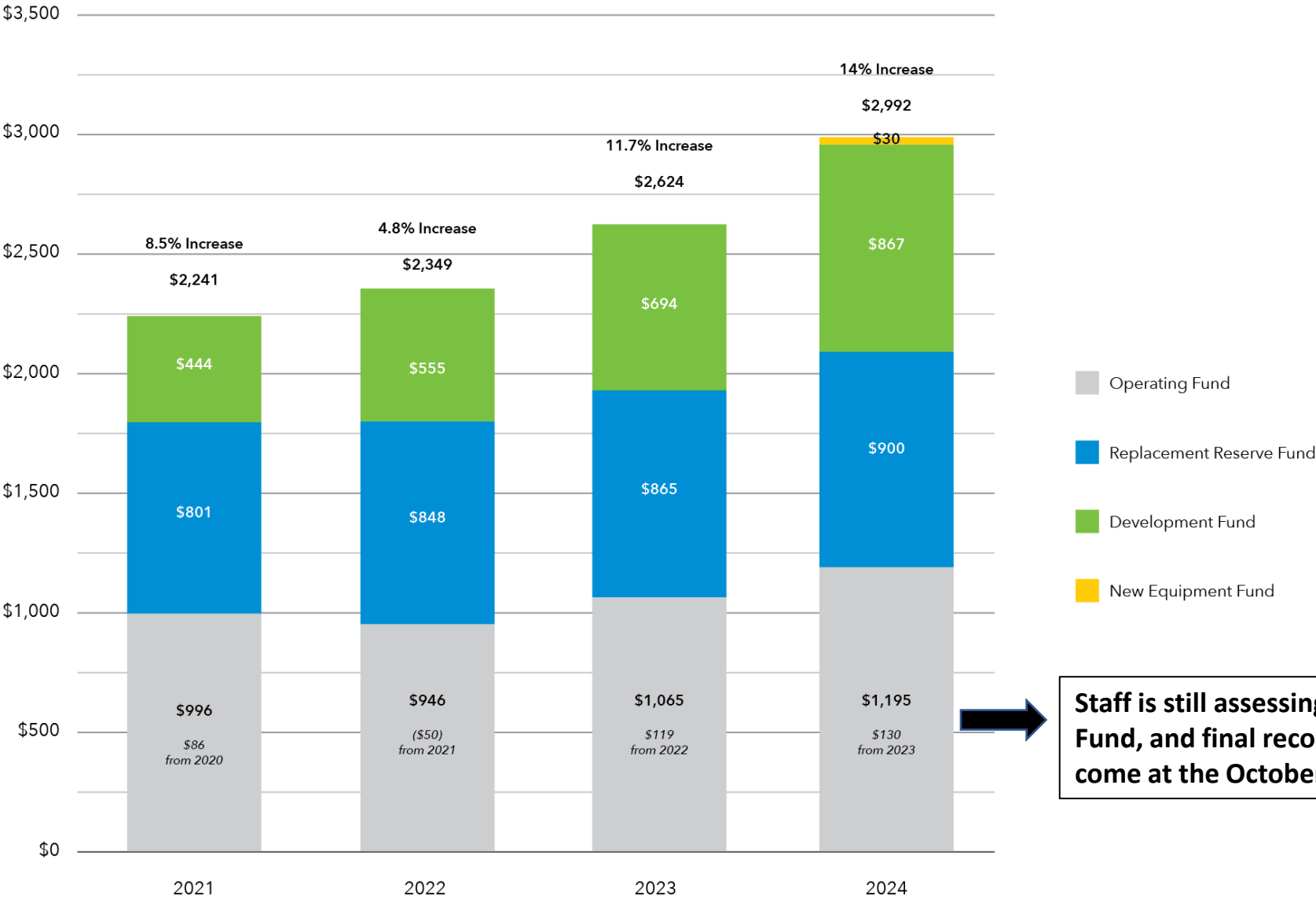


BOARD GUIDANCE ON THE DEVELOPMENT FUND

- 2024 Budget funding recommendation currently at \$867 per owner, a 25% increase from 2023 (as planned in 2021)
- Estimated funding from 2025 to the Development Fund is a 4% increase
- Staff are forecasting an operating surplus at year-end 2023 to be \$750,000
- A portion of this operating surplus could provide funding to the Development Fund to reduce the overall Assessment increase

ANNUAL ASSESSMENT

DRAFT ASSESSMENT CONTRIBUTION TO OPERATING + CAPITAL FUNDS



Staff is still assessing the Operating Fund, and final recommendation will come at the October 12 meeting.

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

	Portion of the 2024 Budget	\$ increase from previous year	% increase from previous year
Replacement Reserve Fund	\$900	\$35	4%
Development Fund	\$867	\$173	25%
New Equipment Fund	\$30	\$30	n/a
Operating Fund	\$1,195	\$130	12%
TOTAL	\$2,992	\$368	14%

NEXT MEETING'S FOCUS

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

QUESTIONS?

THANK YOU



TAHOE DONNER™