

EXHIBIT E
10-YEAR DEVELOPMENT FUND INVESTMENTS
PROJECTION

2025 BUDGET CYCLE – DEVELOPMENT FUND EXPENSES

10-YEAR FUNDS PROJECTION DRAFT

Amenity	Project	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Changes from 2024
Assoc. Wide	Workforce Housing Feasibility Study/Project	50,000	100,000	250,000	1,500,000	2,000,000	-	-	-	-	-	No Major change until cost benefit analysis - Reduced \$500k
Assoc. Wide	Mailboxes	-	300,000	-	-	-	-	-	-	-	-	-
Assoc. Wide	Fueling Stations for Equipment - DH Ski, XC, Golf	-	-	-	-	-	-	-	-	-	150,000	Reprioritized for NW Clubhouse - Start planning
Assoc. Wide	New Storage Facility for Association	-	-	-	-	-	-	-	-	-	500,000	Changed location designation & reprioritized for NW Clubhouse
ACAC	Air Conditioning	-	150,000	-	-	-	-	-	-	-	-	New item added to 20-Year Plan
ACAC	Snowmaking Phase 2 - XC	-	-	-	-	-	-	200,000	2,000,000	-	-	-
ACAC	Pave Access Road to Pumphouse and Add Staff Parking	153,500	-	-	-	-	-	-	-	-	-	New project added from 20-Year Plan
Campground	Campground Bathhouse	-	-	-	-	21,000	515,000	-	-	-	-	Reevaluated cost, useful life and deferred
Downhill Ski	Downhill Ski Lodge Replacement	13,152,169	1,462,667	-	-	-	-	-	-	-	-	Changed for approved budget and timing
Downhill Ski	Phase 2 Snowmaking - Eagle Rock	-	50,000	1,025,000	-	-	-	-	-	-	-	Accelerated from 2028 to 2027
Equestrian	Refurbishment/Arena Relocate	-	-	-	-	250,000	-	-	-	-	-	New project added from 20-Year Plan
Forestry	New Access Road	-	-	-	-	-	-	-	200,000	-	-	Reprioritized for NW Clubhouse - Start planning, const 2035
Golf	Golf Cart Charging/Storage Facility	-	-	-	-	-	-	-	4,500,000	-	-	Reevaluated cost estimate
Golf	Driving Range Renovation	-	-	-	-	-	-	-	-	100,000	-	Added to CIP to plan with Snowplay and Parking Projects
Maintenance	Maintenance Yard Fuel Station Replacement	356,000	-	-	-	-	-	-	-	-	-	Permitting delay, deferred from 2024
Marina	Day Camp Building Replacement	-	-	-	-	-	-	-	-	-	-	Reprioritized from 2028 to beyond 10 year
Northwoods	Campus Master Plan - Clubhouse Building	-	500,000	500,000	500,000	500,000	500,000	4,383,410	8,121,560	8,121,560	-	Reprioritized and reevaluated cost estimate
Northwoods	Campus Master Plan - Ancillary Facilities	-	-	-	-	-	-	134,573	134,573	134,573	3,192,560	Reprioritized and reevaluated cost estimate
The Lodge	Lodge Generator and Bar Shed	-	780,000	-	-	-	-	-	-	-	-	Reevaluated cost based on Marina bid
Tennis	Pickleball Court Enhancements	50,000	410,000	-	-	-	-	-	-	-	-	Added by staff based on LRPC outreach
Tennis	Tennis Building Replacement	-	144,000	144,000	1,904,000	-	-	-	-	-	-	Added as New Project separate from NW campus
Trails & Open Space	Implement Trail/Trailhead Projects in the TMP	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	Filled in outer years
Trails & Open Space	Teton Way Trailhead Improvements	-	50,000	95,000	-	-	-	-	-	-	-	New item added off 20-Year Plan and TMP
Trout Creek	Parking Lot Expansion and Entrance Reconfiguration	-	-	-	-	-	-	-	-	-	200,000	Reprioritized for NW Clubhouse - Start planning
Trout Creek	Storage Building	-	163,000	-	-	-	-	-	-	-	-	New project added by staff to match RRF study
Trout Creek	Basketball/Playground Revamp	-	-	-	-	-	-	-	-	-	100,000	New project added from 20-Year Plan - Start planning
Snowplay	Snowplay Building with restroom and storage	-	-	-	-	-	-	-	-	-	100,000	Reprioritized for NW Clubhouse - Start planning
Estimated Annual Totals, exclude RRF, Inflation Factor, and direct/allocated overhead		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Projects Costs		13,861,669	4,209,667	2,114,000	4,004,000	2,871,000	1,115,000	4,817,983	15,056,133	8,456,133	4,342,560	
Direct and Allocated Overhead		264,844	275,438	286,456	297,914	309,830	322,224	335,113	348,517	362,458	376,956	
Expenditures Total		14,126,514	4,485,105	2,400,456	4,301,914	3,180,830	1,437,224	5,153,096	15,404,650	8,818,591	4,719,516	
Inflation Factor		1,123,354	502,039	348,803	772,948	684,107	361,503	1,489,646	5,048,920	3,241,607	1,928,476	
Total Including Inflation		15,249,868	4,987,144	2,749,259	5,074,862	3,864,937	1,798,726	6,642,741	20,453,570	12,060,198	6,647,992	
Operating Fund Surplus Transfer												
Interest Income 3.0%		322,000	17,000	50,000	158,000	207,000	302,000	469,000	504,000	135,000	16,000	
Income Tax Expense		26,000	1,000	4,000	13,000	17,000	24,000	38,000	40,000	11,000	1,000	
Projected Development Fund Portion of Annual Assessment (4% annual increase)		902	938	975	1,014	1,055	1,097	1,141	1,187	1,234	1,283	
Annual Contribution		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	8,307,266	
Beginning		9,670,835	553,541	1,652,435	5,262,015	6,897,506	10,050,536	15,630,895	16,804,283	4,495,247	546,805	
Ending		553,541	1,652,435	5,262,015	6,897,506	10,050,536	15,630,895	16,804,283	4,495,247	546,805	2,221,079	
		Yr 2025	Yr 2026	Yr 2027	Yr 2028	Yr 2029	Yr 2030	Yr 2031	Yr 2032	Yr 2033	Yr 2034	