

Discovery Bay Resort

Finance Committee

DBR Funds Structure

L/H Maintenance Fees (aka Dues)

Operations

OPERATIONS BUDGET

- Replacement Contributions
- Salaries, Administrative, Accounting, Taxes
- Park Maintenance and Supplies
- Landscape Maintenance
- Insurance and Utilities

Operations Savings

- SURPLUS FROM BUDGET UNDERRUNS
Expenses not budgeted

Reserve Funds

REPLACEMENT CONTRIBUTIONS

- Floors, Roofs/Siding, Windows
- Appliances, Equipment
- Computers, Furniture
- Septic, Well, Pool, Fences
- Heaters, Gates and Painting

CAPITAL IMPROVEMENT

(NEW INFRASTRUCTURE)

- Donations, Fundraising, Special Assessments, Estate Legacy

DBR 2021 Operations Budget vs Actuals

<u>Income</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Comments</u>
Reserves	\$101,040	\$101,718	+\$678	interest
Operations	\$181,860	\$182,085	+\$225	dues
Other	\$46,485	\$58,858	+\$12,372	laundry/electric
<u>Total Income</u>	<u>\$329,385</u>	<u>\$342,661</u>	<u>+\$13,276</u>	
<u>Expenses</u>				
Wages	\$86,770	\$85,119	-\$1,651	less hours
Admin	\$38,045	\$36,883	-\$1,162	accounting/insur
Cont. Services	\$12,720	\$13,366	+646	septic manager
Repairs/Main.	\$16,800	\$15,198	-\$1,602	gravel/ maint.
Parts/Supplies	\$1,850	\$1,103	-\$747	less supplies
Utilities	\$61,100	\$69,805	+\$8,705	electric
Taxes	\$11,600	\$9,718	-\$1,882	real estate
<u>Total Expenses</u>	<u>\$228,885</u>	<u>\$231,191</u>	<u>+\$2,306</u>	
Total Ops Income	\$228,345	\$240,943	+\$12,598	
Difference	-\$540	+\$9,752		
<u>Reserve Contributions</u>	\$101,718.	<u>Reserve Expenses</u>	\$122,214.	<u>Difference</u>

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Accrual Basis

Discovery Bay Leaseholders Association

Balance Sheet

As of June 30, 2022

	Jun 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	
KB 001 - Operating Account 5011	
5011 - DB Fundraising	
5011-2 - SAFETY	522.08
5011-3 - GREEN TEAM	473.77
5011-4 - ACTIVITIES COMMITTEE	1,318.25
5011-5 - PET COMMITTEE	
Pet Emergency Fund	818.05
5011-5 - PET COMMITTEE - Other	105.25
Total 5011-5 - PET COMMITTEE	923.30
5011 - DB Fundraising - Other	1,844.53
Total 5011 - DB Fundraising	5,081.93
KB 001 - Operating Account 5011 - Other	18,497.08
Total KB 001 - Operating Account 5011	23,579.01
KB 003 - Operating Savings 5020	11,922.06
Total Operating	35,501.07
Petty Cash SF	118.80
Safe/Laundry	294.00
Reserves	
Key Bank	61,186.63
US BANK@.15% 01/17/26	32,812.74
DA 6488 - DA Davidson & Co Brokerage BIDP	
BANK OF INDIA .2 % 07/06/22	155,000.00
STATE BANK INDIA .2% 07/22/22	152,000.00
DA 6488 - DA Davidson & Co Brokerage BIDP - Other	98.73
Total DA 6488 - DA Davidson & Co Brokerage BIDP	307,098.73
KB 8918 - KB 8918 Market Fund Reserve	143,337.93
KB 8919 - Kitsap Bank Cap Improvement	29,897.29
Total Reserves	574,333.32
Total Checking/Savings	610,247.19
Accounts Receivable	
132 - Maintenance Fees	-30,953.22
133 - Special Assessment Rec	30.03
134 - Reserve Receivable	115,421.08
Total Accounts Receivable	84,497.89

Discovery Bay Leaseholders Association
Balance Sheet
As of June 30, 2022

	Jun 30, 22
Other Current Assets	
175 - Prepaid Insurance	1,668.29
Total Other Current Assets	1,668.29
Total Current Assets	696,413.37
Fixed Assets	
HOA/LH Property	
Accum Depreciation	-34,404.00
HOA/LH Property - Other	66,861.86
Total HOA/LH Property	32,457.86
Total Fixed Assets	32,457.86
TOTAL ASSETS	728,871.23
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - *Accounts Payable	-2,169.99
Total Accounts Payable	-2,169.99
Credit Cards	
700 - Kitsap Visa	1,079.45
Total Credit Cards	1,079.45
Other Current Liabilities	
411 - Accrued Fed W/hldg, SS, Medi	-1,189.13
412 - Accrued SUTA	4.71
413 - Accrued FUTA	135.94
414 - Accrued L & I	-66.71
Total Other Current Liabilities	-1,115.19
Total Current Liabilities	-2,205.73
Total Liabilities	-2,205.73
Equity	
30000 - Opening Balance Equity	-453,325.08
3900 - Retained Earnings	221,820.11
610 - Operating Fund Balance	32,376.56
620 - Reserve Fund Balance	868,458.78
Net Income	61,746.59
Total Equity	731,076.96
TOTAL LIABILITIES & EQUITY	728,871.23

DBR Jan – Jun 2022 Operations Budget vs Actuals

<u>Income</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Comments</u>
Reserves	\$47,562	\$47,731	+\$169	interest
Operations	\$125,688	\$134,886	+\$9,198	Electric
Other	\$0	\$25,143	+\$25,143	legal donations
<u>Total Income</u>	<u>\$173,250</u>	<u>\$207,740</u>	<u>+\$34,490</u>	
<u>Expenses</u>				
Wages	\$44,463	\$39,145	-\$5,318	Bookkeeping
Admin	\$29,343	\$44,356	+\$15,013	Legal re-org
Cont. Services	\$6,826	\$8,552	+\$1,726	Bookkeeping
Repairs/Main.	\$10,533	\$8,278	-\$2,255	Gravel
Parts/Supplies	\$1,010	\$1,071	+\$61	gas
Utilities	\$34,914	\$40,078	+\$5,164	electric
Taxes	\$5,700	\$5,282	-\$418	real estate
<u>Total Expenses</u>	<u>\$132,789</u>	<u>\$146,762</u>	<u>+\$13,973</u>	Legal
Total Ops Income	\$125,688	\$160,029	+\$34,341	Electric/legal donations
Difference	+\$7,101	+\$11,896		
<u>Reserve Contributions</u>	<u>\$47,731.</u>	<u>Reserve Expenses</u>	<u>\$0</u>	<u>Difference</u> <u>\$47,731</u>



Reserve Study Executive Summary

With-Site-Visit

Discovery Bay Leaseholder Assoc.

Sequim, WA

Level of Service: **Update "With-Site-Visit"**

Report #: **8592-14**

of Units: 115

January 1, 2023 through December 31, 2023

Findings & Recommendations

as of January 1, 2023

Starting Reserve Balance	\$611,405
Current Fully Funded Reserve Balance	\$886,087
Percent Funded	69.0 %
Average Reserve (Deficit) or Surplus Per Unit	(\$2,389)
Recommended 2023 100% Monthly "Full Funding" Contributions	\$7,927
Recommended 2023 70% Monthly "Threshold Funding" Contributions	\$7,100
2023 "Baseline Funding" minimum to keep Reserves above \$0	\$4,550
Most Recent Budgeted Contribution Rate	\$7,927

Reserve Fund Strength: 69.0%

Weak

Fair

Strong

< 30%

< 70%

> 130%



Risk of Special Assessment:

High

Medium

Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves **1.00 %**

Annual Inflation Rate **3.00 %**

Fiscal Year Start: 2023					Interest:	
Reserve Fund Strength: as-of Fiscal Year Start Date					Projected	

					% Increase	
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	In Annual Reserve Funding Reserve Funding
2023	\$611,405	\$886,087	69.0 %		Medium	0.00 % \$95,124
2024	\$681,466	\$983,108	69.3 %		Medium	1.70 % \$96,741
2025	\$713,348	\$1,007,736	70.8 %		Low	1.70 % \$98,386
2026	\$747,307	\$1,023,038	73.0 %		Low	1.70 % \$100,058
2027	\$832,258	\$1,090,795	76.3 %		Low	1.70 % \$101,759
2028	\$917,070	\$1,158,648	79.2 %		Low	1.70 % \$103,489
2029	\$992,321	\$1,218,143	81.5 %		Low	1.70 % \$105,248
2030	\$1,077,700	\$1,289,998	83.5 %		Low	1.70 % \$107,038
2031	\$1,169,545	\$1,368,558	85.5 %		Low	1.70 % \$108,857
2032	\$1,241,900	\$1,428,173	87.0 %		Low	1.70 % \$110,708
2033	\$1,321,710	\$1,496,624	88.3 %		Low	1.70 % \$112,590
2034	\$1,416,822	\$1,582,168	89.5 %		Low	1.70 % \$114,504
2035	\$1,515,584	\$1,673,251	90.6 %		Low	1.70 % \$116,451
2036	\$931,082	\$1,066,050	87.3 %		Low	1.70 % \$118,430
2037	\$990,699	\$1,107,051	89.5 %		Low	1.70 % \$120,111

Discovery Bay Resort

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