



2012 BUDGET

Draft October 19, 2011



Mission Statement

The Stapleton MCA is a 501(c) 4 Non Profit Community Development Organization whose mission it is to create and sustain a sense of community at Stapleton through comprehensive management of parks and recreational facilities, community events and cultural programming.

2011 Community Numbers

Current Community Statistics

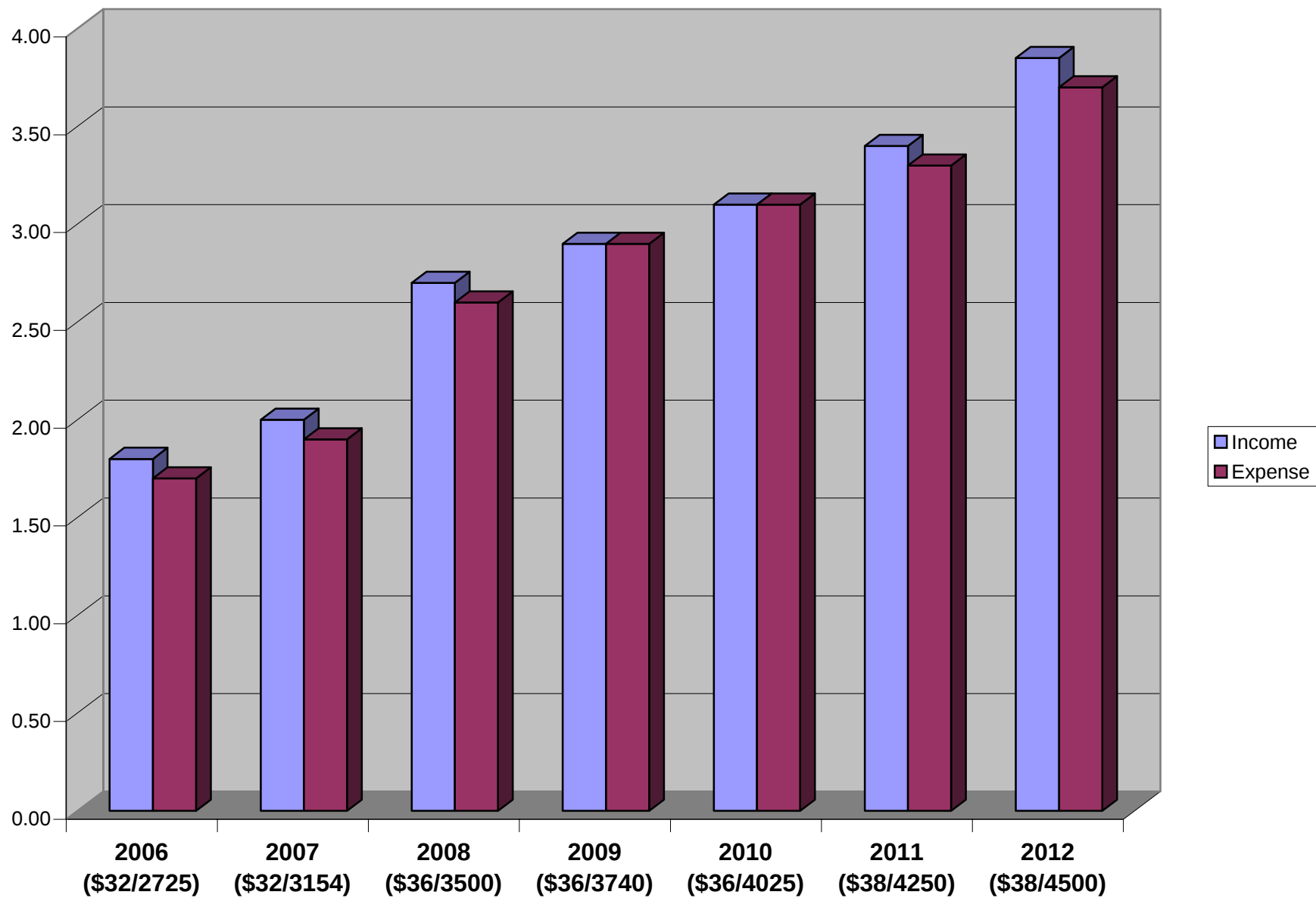
- Estimated Population..... 14,000
- Number of Households..... 4095 (+292)
- Number of Business Entities..... 80 (+0)

Aquatics

- # of Recreation Memberships..... 9000 (+800)
- % of population that use Pool facilities 64%
- Current Annual usage (4 pools)..... 115,000 (+15%)
- Lessons Given..... +30% (approx 14K)
- 2011 Swim Team..... 220 (+50)

Events

- Season Attendees 70,000
- "Movies on the Green" 5
- "Concerts on the Green" 5
- "Markets on the Green" 23
- "Theater on the Green" 4
- July 4th Pancake Breakfast & Parade 1
- Stapleton Beer Festival 1
- Stapleton Rocks talent show 1
- Spring Egg Scramble 1
- Winter Welcome and Town Center Lighting 1
- Active Minds 12
- Activities Inc 12





2012 Budget Assumptions

Assessments

1. Residential Assessments remain the same (\$38 per month)
2. Commercial Assessments will remain the same.
3. Estimated units as of Jan 1, 2012 is 4200
4. We will continue to see 20 – 25 new sales per month.
5. Residential Development will continue in filings 19, 22, 24, 32 & 16
6. Inventory of properties that the builders & developer should increase in 2012
7. Rental Property will increase late 2012
8. Commercial Development will increase late 2012

Operations

1. MCA will staff its operations with 4 fulltime employees (Executive Director, Aquatics Director, Program and Events Director, Office Manager)
2. MCA will add 1-2 FT/PT positions that will focus on the increased daily demands of front desk, communication and information delivery as well as database management. These are seen as critical positions to manage the amount of hiring, training and managing the 100 seasonal staff effectively and efficiently.
3. MCA will hire and train a seasonal staff of approximately 100 Seasonal employees to operate pools from Memorial Day to Labor Day
4. MCA will operate 4 pools with an estimated usage of 135,000 visits from Memorial Day to Labor Day.
5. MCA will operate Pool Concession.

Contracts

1. MCA will oversee contracts for the maintenance and operation of approx 100 acres of Park, Medians, ROW and open space (60/40)
2. MCA will oversee accounting contract with MSI to bill and collect from residential and commercial tenants (4200/85)

Pool Fees

1. Pool card renewals will remain \$10 per year.
2. New pool cards will be issued for \$20 per card
3. Non-Resident fees will remain \$7 per entry
4. Resident Guests will remain to \$5 per entry
5. Unlimited Resident Guest Card will remain \$60 each (4 max per household)

Repair & Replacements

1. Pools = \$50K
2. Parks = \$40K
3. Parkways = \$60K

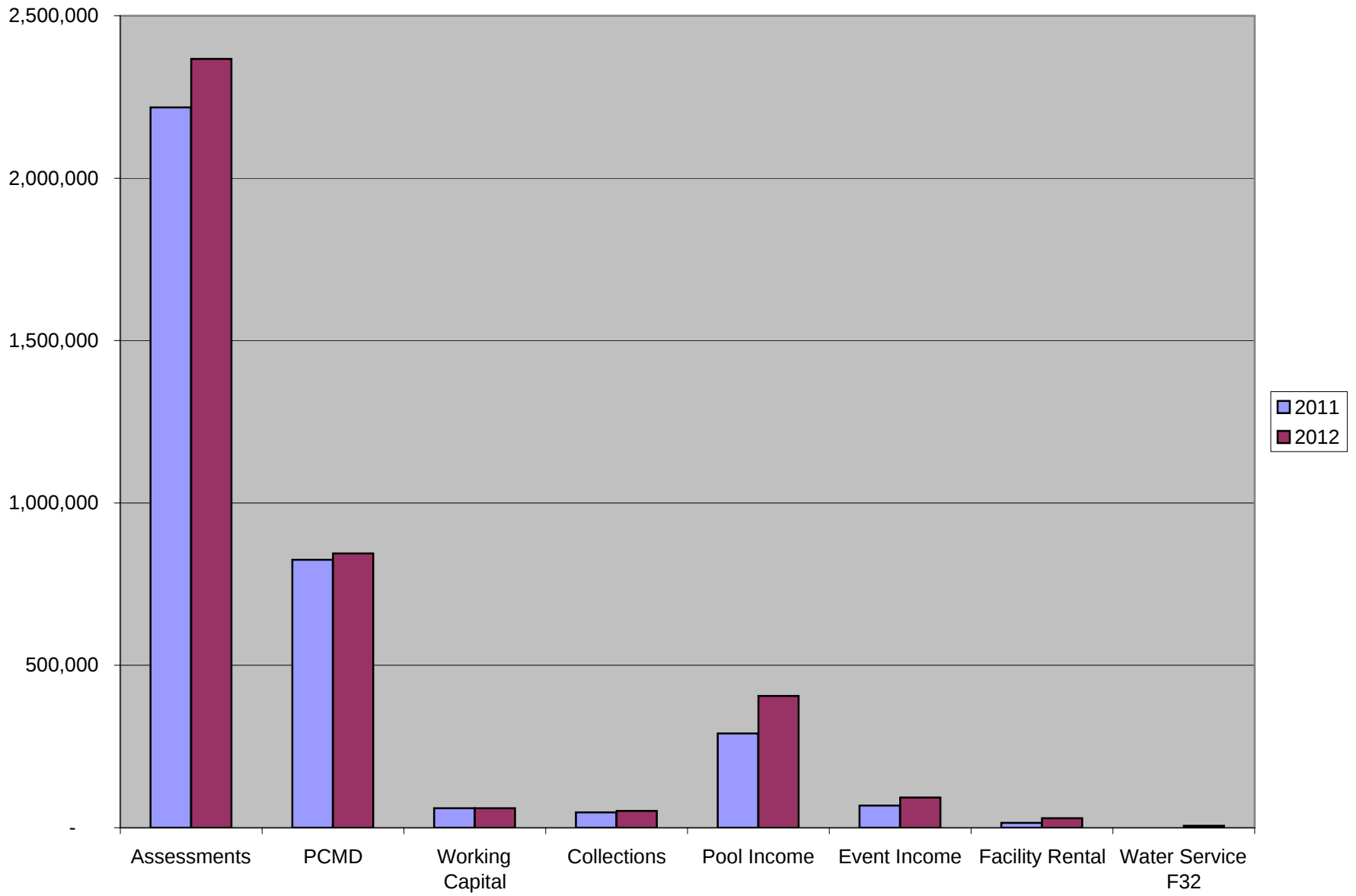
Improvements

Founders Green Stage Cover

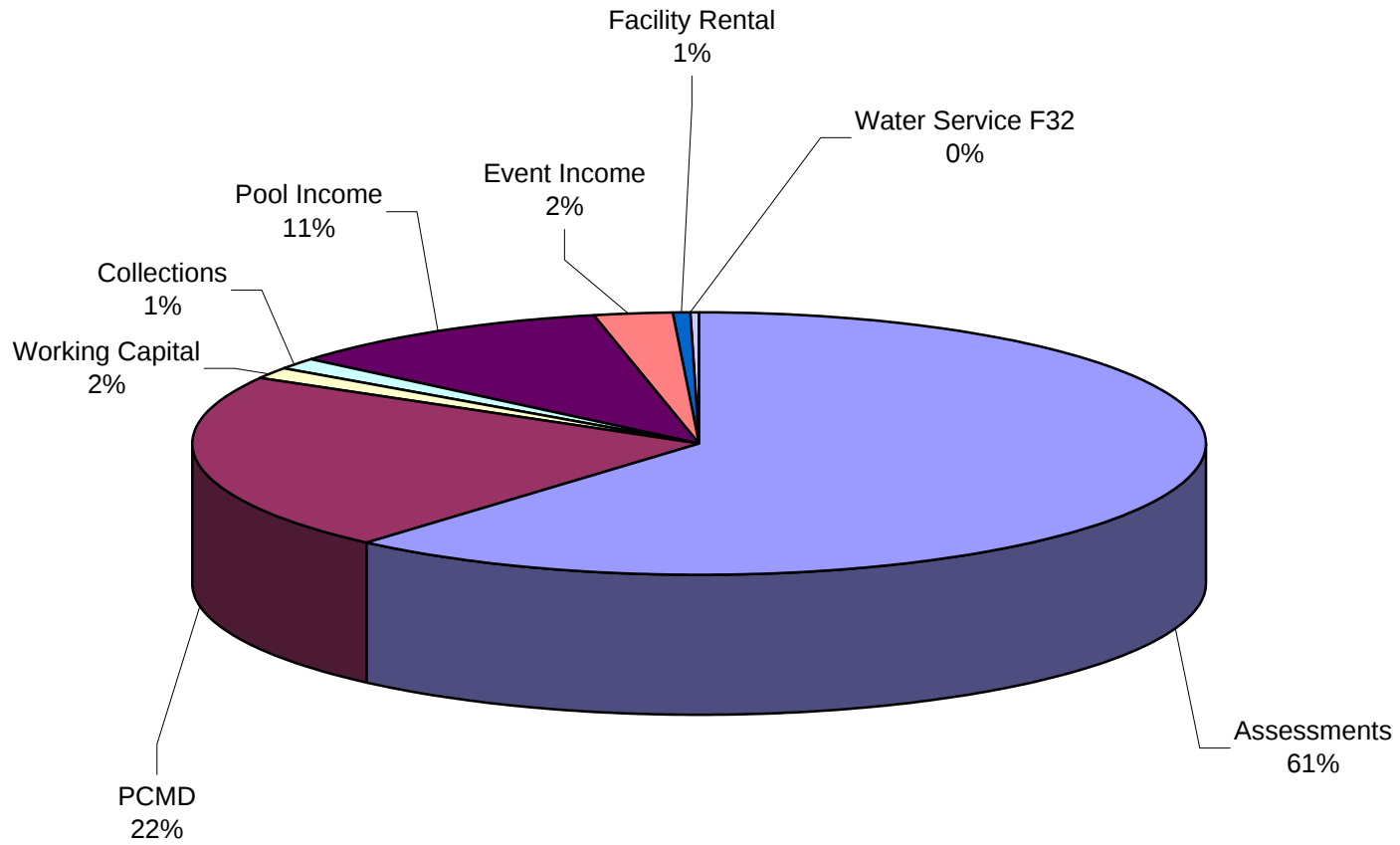
\$75K – \$100K

Stapleton Master Community Association
SMCA Budget Comparison
2011 vs. 2012

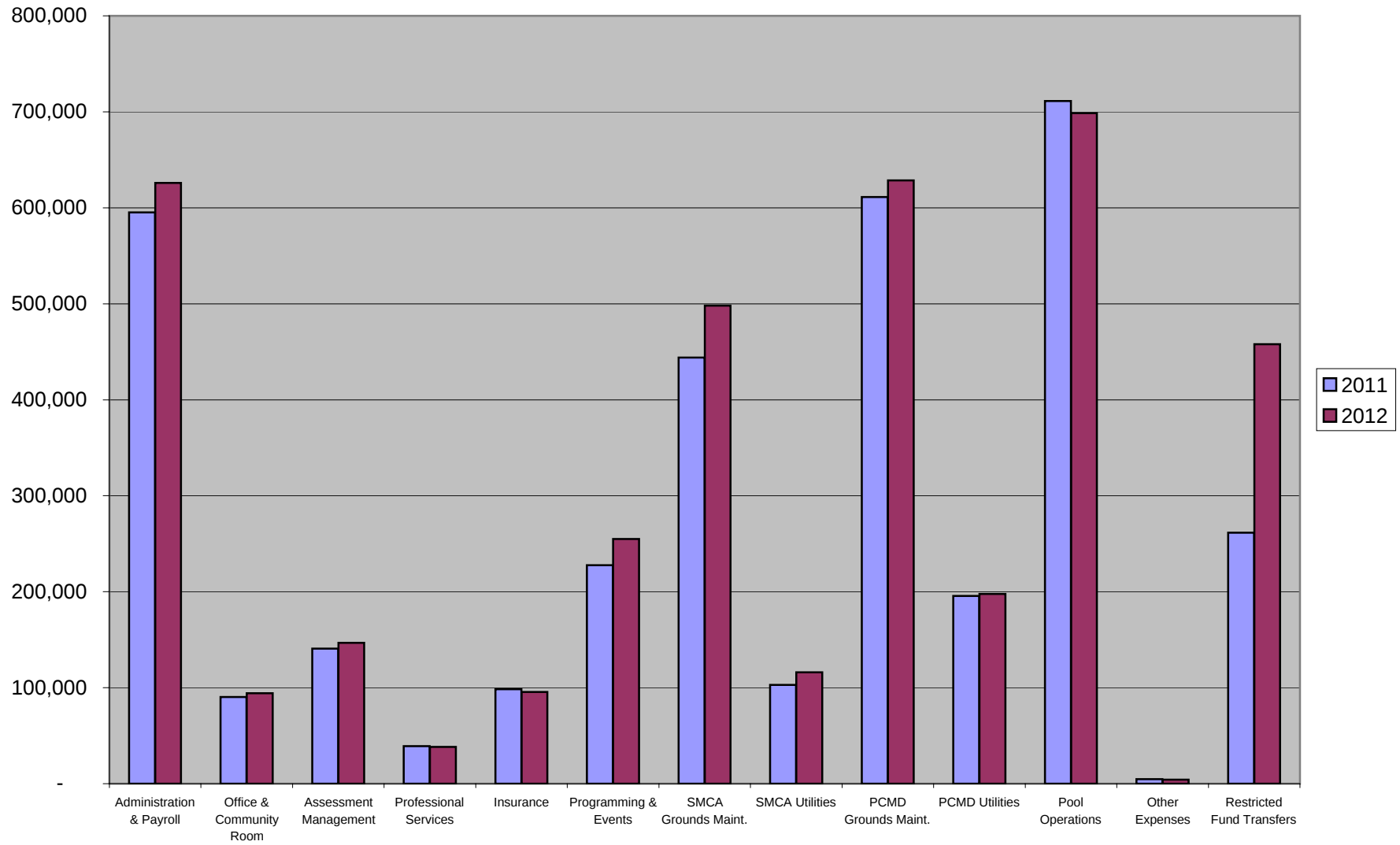
	2011	2012	+/-	%
Ordinary Income/Expense				
Income				
1 Assessments	2,217,816	2,367,024	149,208	6%
2 PCMD	824,852	844,284	19,432	2%
3 Working Capital	60,000	60,000	-	0%
4 Collections	47,000	51,600	4,600	9%
5 Pool Income	290,001	405,700	115,699	29%
6 Event Income	68,001	93,000	24,999	27%
7 Facility Rental	15,000	29,300	14,300	49%
8 Water Service F32		6,000		
7 Other Income			-	
Total Income	3,522,670	3,856,908	328,238	9%
Expense				
1 Administration & Payroll	595,182	625,885	30,703	5%
2 Office & Community Room	90,264	94,140	3,876	4%
3 Assessment Management	140,760	146,682	5,922	4%
4 Professional Services	39,000	38,400	(600)	-2%
5 Insurance	98,432	95,571	(2,861)	-3%
6 Programming & Events	227,650	255,000	27,350	11%
7 SMCA Grounds Maint.	444,000	498,140	54,140	11%
8 SMCA Utilities	103,000	116,000	13,000	11%
9 PCMD Grounds Maint.	611,292	628,584	17,292	3%
10 PCMD Utilities	195,560	197,700	2,140	1%
11 Pool Operations	711,167	698,650	(12,517)	-2%
12 Other Expenses	4,857	4,200	(657)	-16%
13 Restricted Fund Transfers	261,504	457,956	196,452	43%
Total Expense	3,522,668	3,856,908	334,240	9%
Net Ordinary Income	2	-	(2)	



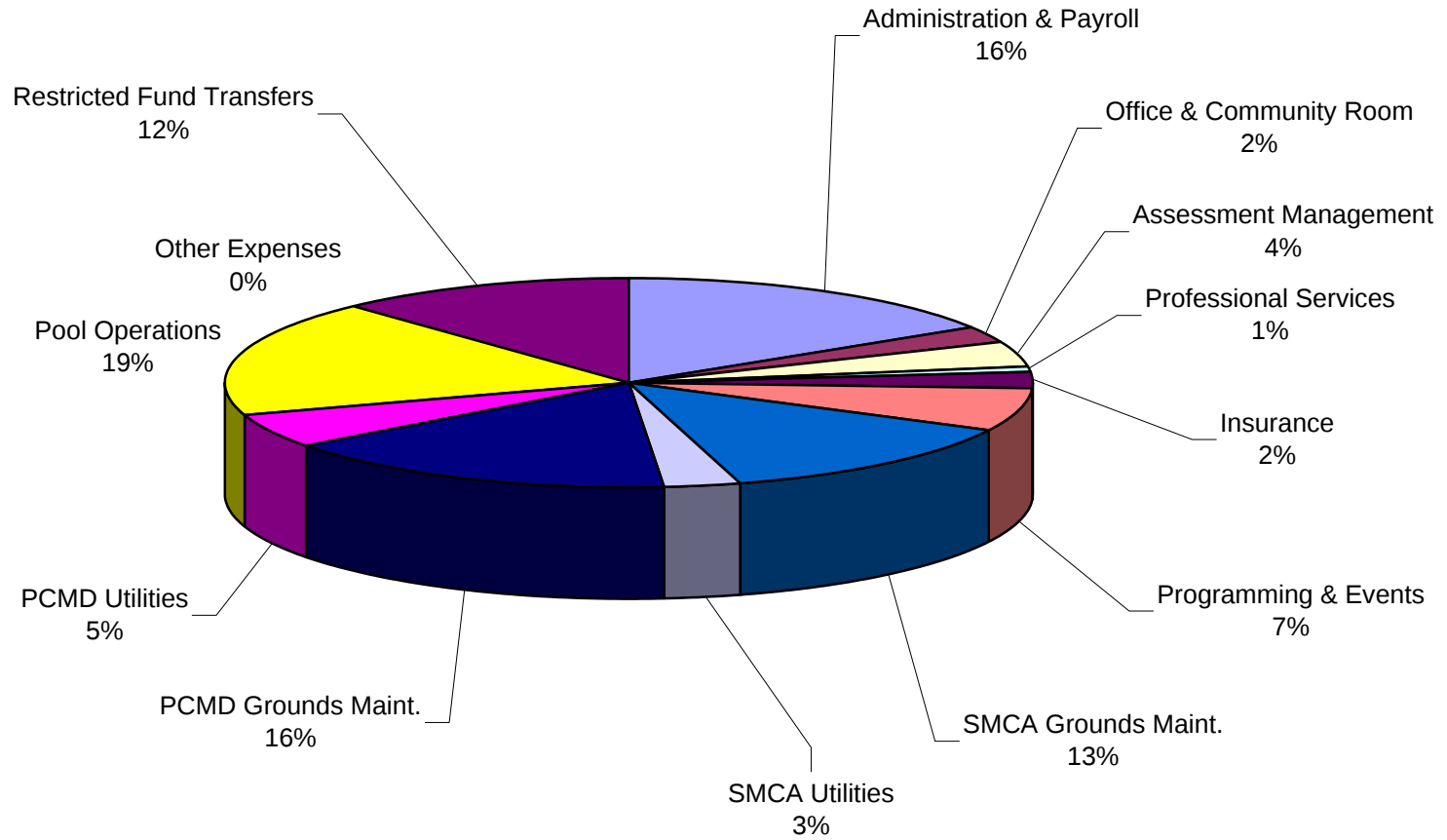
2012 INCOME = \$3.85M



Expense Comps



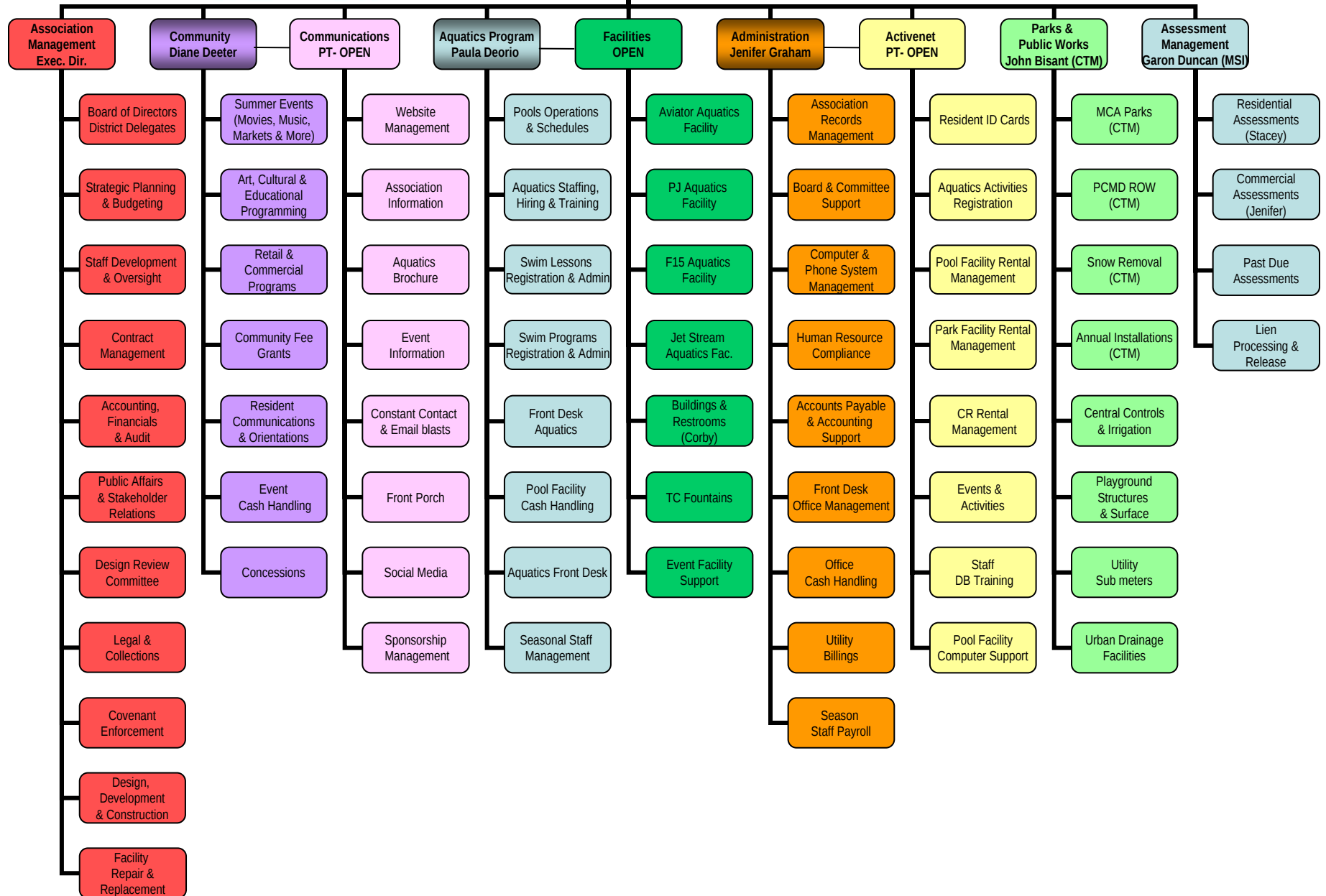
2012 EXPENSE = \$3.85M



STAPLETON

Keven Burnett
Executive
Director

Master Community Association Inc.



10:11 AM
 11/03/11
 Accrual Basis

Stapleton Master Community Association

Budget Overview

January through December 2012

	<u>Jan - Dec 12</u>
Ordinary Income/Expense	
Income	
4010 · Assessments	2,367,024.00
4020 · PCMD	844,284.00
4030 · Working Capital	60,000.00
4040 · Collections	51,600.00
4060 · Pool Income	405,700.00
4070 · Event Income	93,000.00
4080 · Facility Rental	29,300.00
4085 · Water Service	6,000.00
Total Income	<u>3,856,908.00</u>
Gross Profit	3,856,908.00
Expense	
5010 · Administration & Payroll	625,885.00
5020 · Office & Community Room	94,140.00
5030 · Assessment Management	146,682.00
5040 · Professional Services	38,400.00
5060 · Insurance	95,571.00
5100 · Programming & Events	255,000.00
5210 · SMCA Grounds Maint.	498,140.00
5220 · SMCA Utilities	116,000.00
5300 · PCMD Grounds Maint.	628,584.00
5320 · PCMD Utilities	197,700.00
5400 · Pool Operations	698,650.00
5500 · Other Expenses	4,200.00
5900 · Fund Transfers	457,956.00
Total Expense	<u>3,856,908.00</u>
Net Ordinary Income	0.00
Other Income/Expense	
Other Income	
6010 · Reserve Funds	287,964.00
6020 · Improvement Fund	97,992.00
6050 · Community Fund	72,000.00
Total Other Income	<u>457,956.00</u>
Other Expense	
7010 · Reserve Repairs & Replacements	110,000.00
7020 · Improvement Projects	75,000.00
7040 · Parkway Replacements	65,000.00
Total Other Expense	<u>250,000.00</u>
Net Other Income	<u>207,956.00</u>
Net Income	<u><u>207,956.00</u></u>