



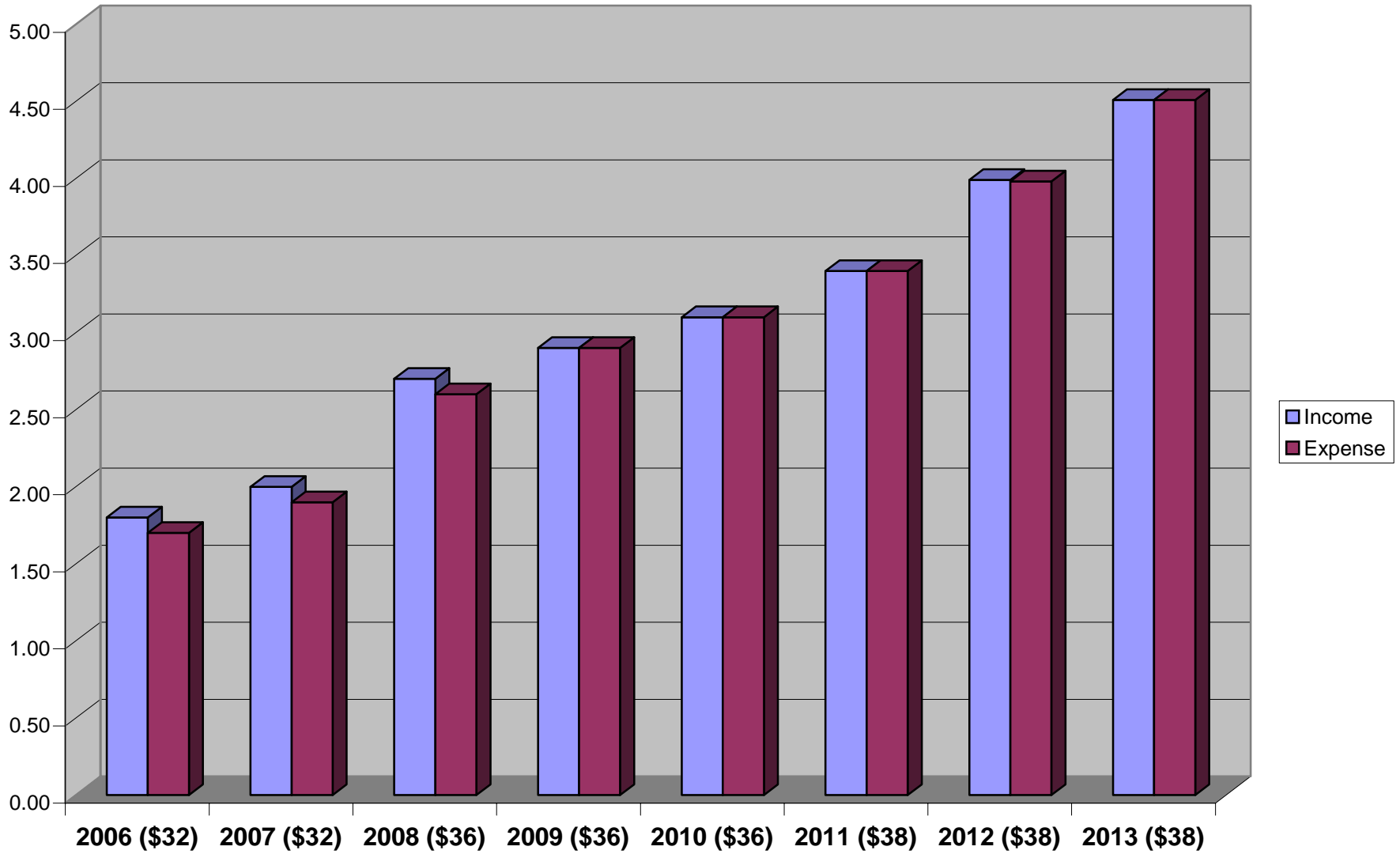
# 2013 BUDGET

Approved November 14, 2012

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2823 Roslyn Street • Denver CO 80238 • (303)388-0724  
[www.stapletoncommunity.com](http://www.stapletoncommunity.com)

### MCA Revenue & Expense History





## 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.

### 2012 Community Numbers

#### Current Community Statistics

• Estimated Population.....	13,360
• Number of Residential Properties.....	4600 (+385)
• Number of Rental Properties.....	744 (+310)
• Number of Business Entities.....	85 (+5)

#### Aquatics

• # of Resident Cards.....	9700 (+700)
• % of population that use facilities	86%
• Current annual usage (4 pools).....	120,000
• Lessons Packages....	2063 (+35%)
• 2012 Swim Team.....	270 (+50)

#### Programming

• Season Attendees	85,000
• “Markets on the Green”	23
• “Movies on the Green”	5
• “Concerts on the Green”	5
• First Friday Flights	5
• “Theater on the Green”	4
• July 4 <sup>th</sup> 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



## 2013 Budget Assumptions

### Assessments

1. Residential Assessments remain the same (\$38 per month)
2. Estimated units as of Jan 1, 2013 is 4674
3. We will continue to see 35 – 45 new sales per month.
4. Residential Development will continue in filings 16, 35 & North
5. Inventory of properties that the builders & developer should increase in 2013-14
6. Rental Property will increase late 2013 – 14 (Current is 744 units)
7. Commercial Development will increase late 2013 – 14 (Current is 700 units)
8. Commercial Assessment Rate will remain the same. (\$4.60 – \$12.40)

### Pool Fees

1. Resident card fee will remain \$20 per year.
2. Discounted renewals “**Online Only**” for \$10 per card
3. Non-Resident fees will increase to \$8 per regular entry (Holiday’s & Weekends \$10)
4. Resident Guests will remain at \$5 per entry (except weekends and holidays \$10)
5. Unlimited Resident Guest Card will increase to \$80 each (4 max per household)
6. Swim programs will increase approximately 20% per session (\$8 for standard session \$42-\$50)

### Administration (\$650K/\$100K/\$150K)

1. MCA will staff its operations with 4 fulltime employees (Executive Director, Programming Director, Aquatics Director, Business & HR Manager)
2. MCA will continue with 2 hourly positions that will focus on the increased daily demands of front desk, communication and information delivery as well as database management.
3. MCA will continue to lease 3,000sf to house MCA offices and Community Room
4. MCA will oversee contracts with MSI to bill and collect from residential and commercial owners (4600/744/700)



### **Parks & Parkways (\$1.5M)**

1. MCA will over see contracts for the maintenance and operation of approx 100 acres of Park, Medians, ROW and open space (60/40)

### **Pools (\$768K)**

1. MCA will hire and train a seasonal staff of approximately 100 Seasonal employees to operate pools from Memorial Day to Labor Day
2. MCA will operate 4 pools with an estimated usage of 130,000 visits from Memorial Day to Labor Day.
3. MCA will operate Pool Concession.
4. MCA will operate a robust offering of swim programs to the community including: Swim Team; Learn to swim; Adult Programs

### **Programming (\$372K)**

1. MCA will program the 29<sup>th</sup> ave Town Center Green with a robust summer series of actives including: Movies, Concerts and Markets.
2. MCA will produce the Stapleton Beer Festival, Stapleton Rocks and the Winter Welcome
3. MCA will continue to grow several successful 2012 events such as “First Friday Flights”, “Active Minds” and “Family Fun Nights at the Pools”
4. MCA will expand to outdoor live theater production most likely for Mid June and mid September
5. MCA will add additional season lighting to reflect both summer and winter ambiance primarily located within the 29<sup>th</sup> ave town center
6. MCA will work to develop unique programming suitable for the North Green. (e.g. Thursday evening farmers market)
7. MCA will produce at least one major event for the North Green to celebrate its grand opening in 2013.
8. MCA will develop a partnership with Sam Gary Library to support added community programming
9. MCA will continue to partner with Central Park Rec Center to support added community programming.



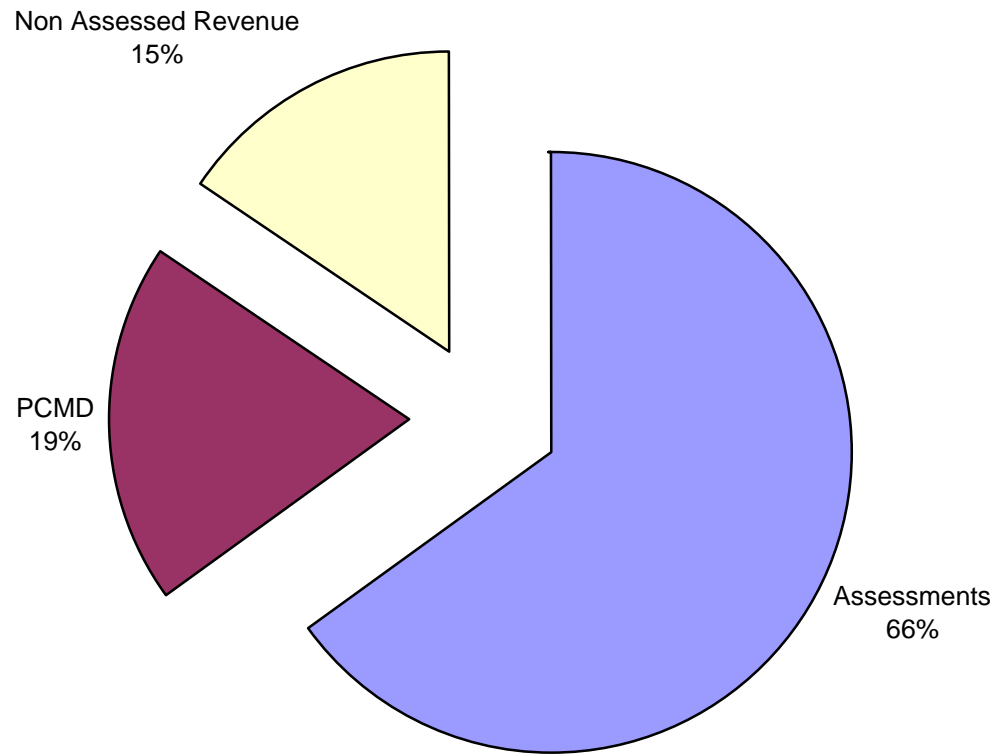
### **Repair & Replacements (\$200K)**

1. Pools = \$100K (Re surfacing Aviator / PJ)
2. Parks = \$50K (Drainage & Landscaping)
3. Parkways = \$25K (Trees)
4. Alleys = \$25K (Concrete)

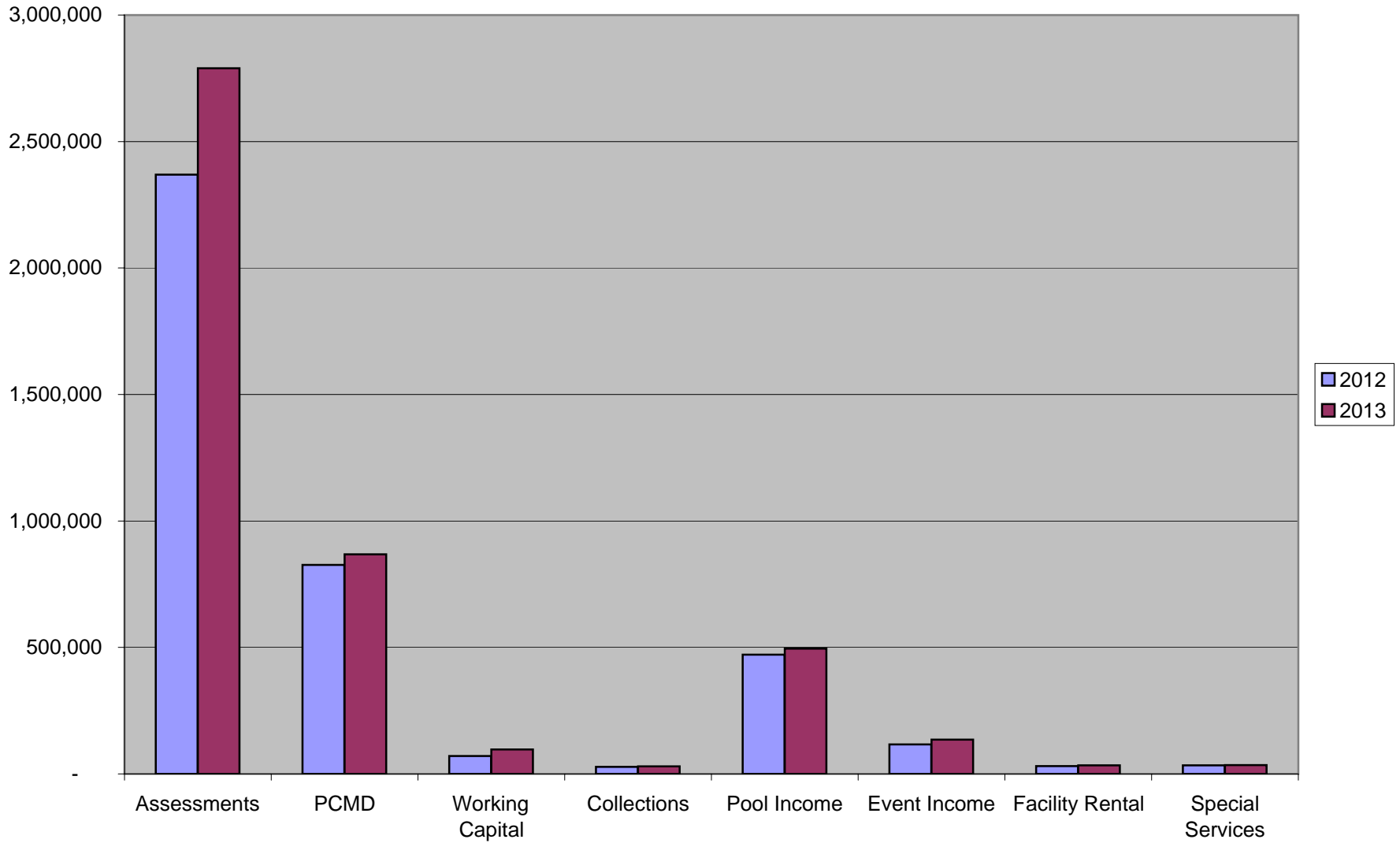
### **Improvements (\$320K)**

1. Founders Green Performance Stage Cover and Restrooms (\$250K)
2. Added Deck at Jet Stream Pool (\$30K)
3. Sound Systems -PJ, Aviator, JS (\$10K)
4. Added lighting and security systems at Aviator, PJ, F15, JS (\$30K)

### 2013 MCA Funding

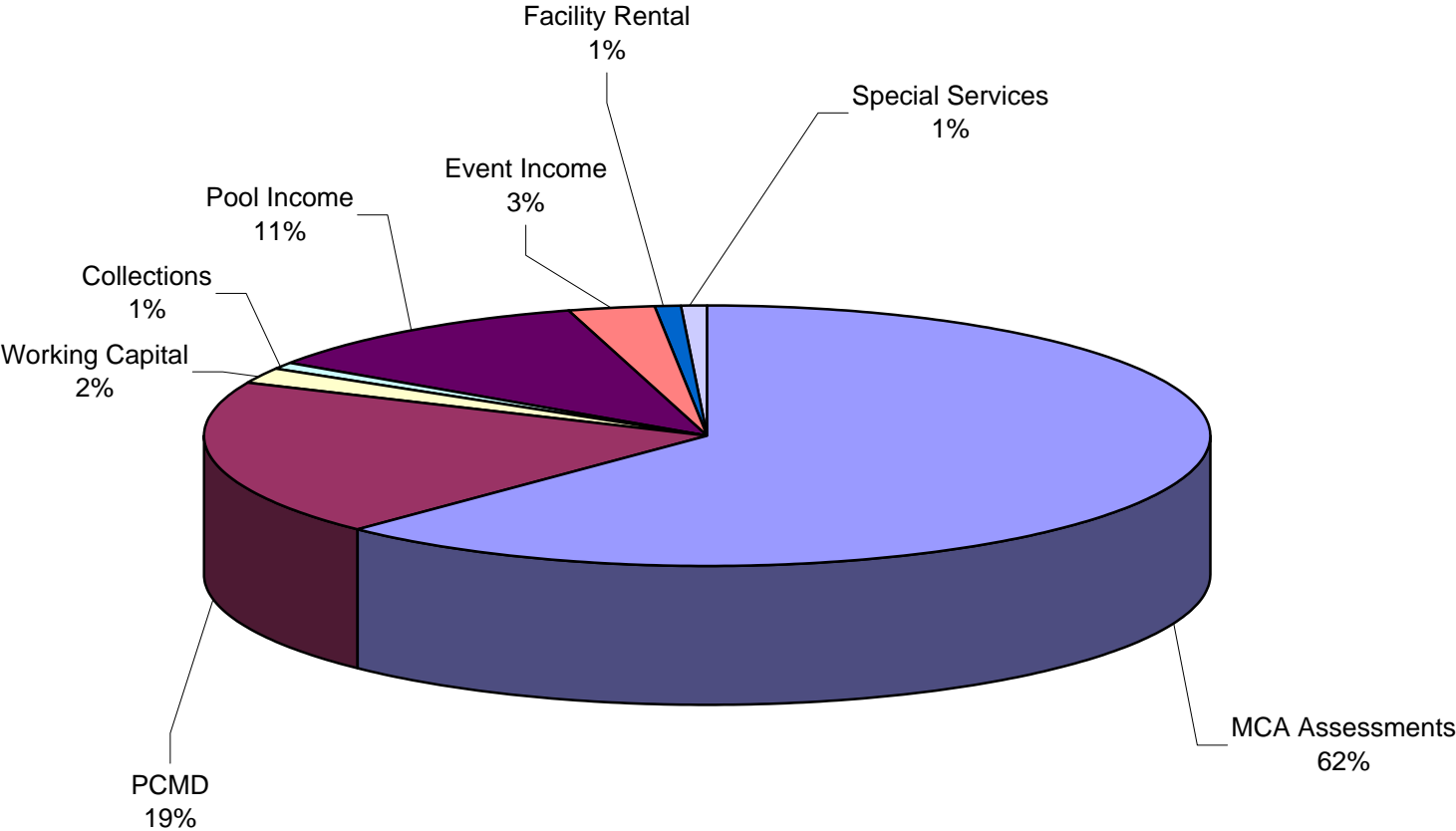


## Revenue Comps

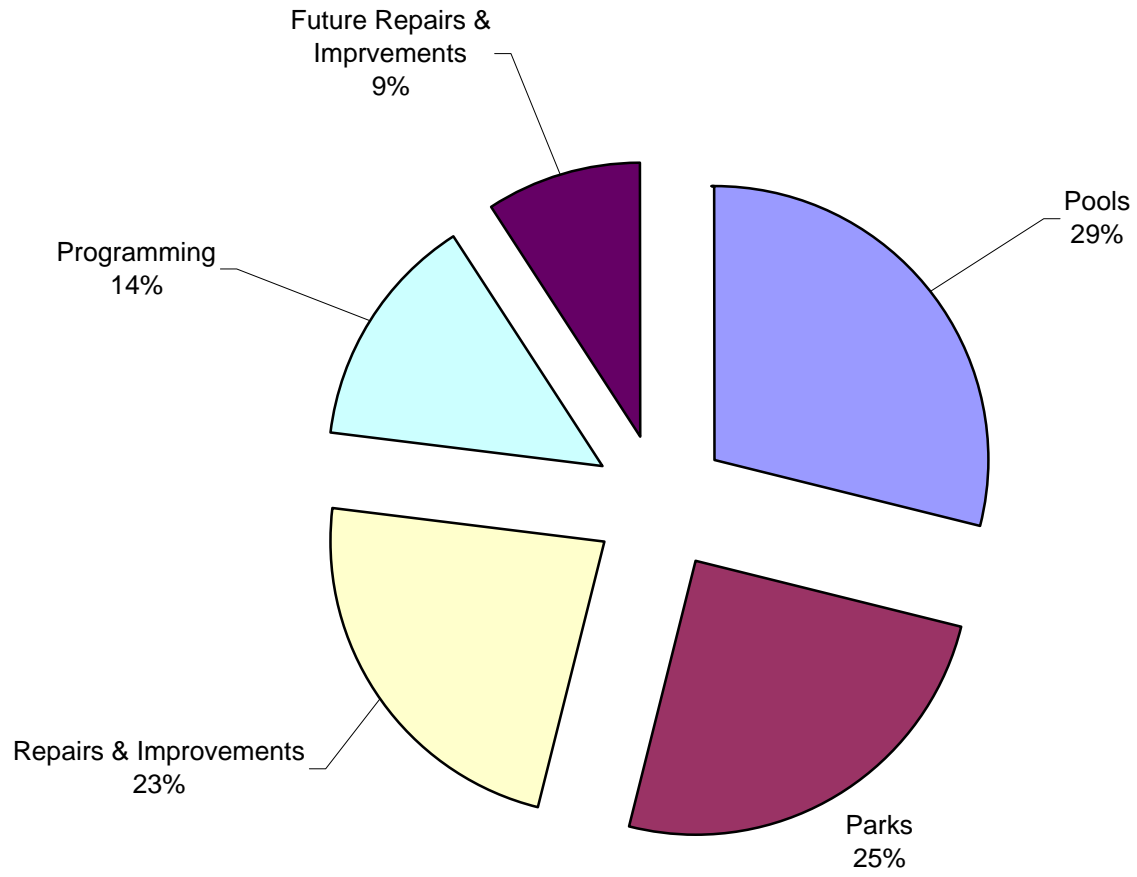


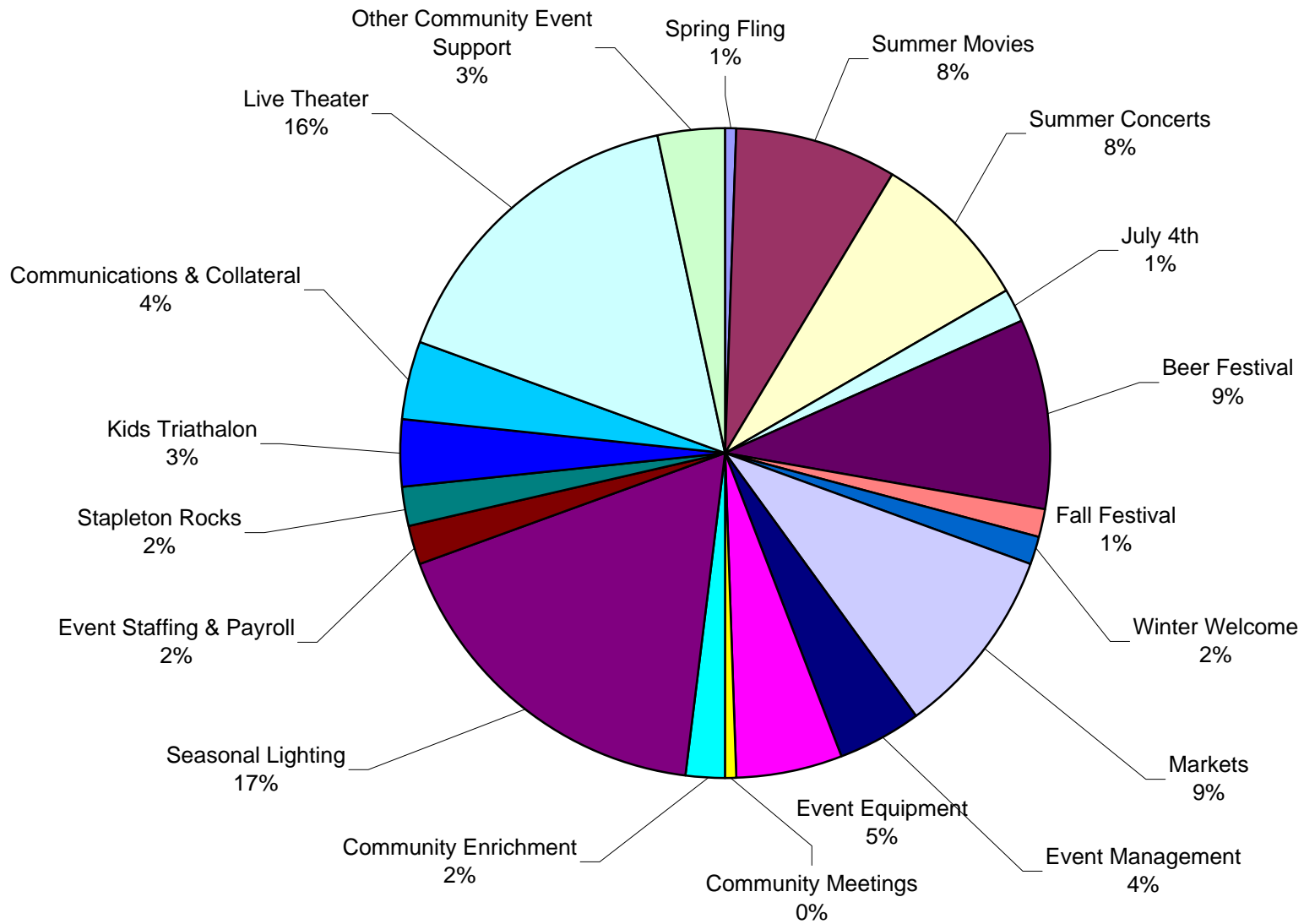


# 2013 Revenues

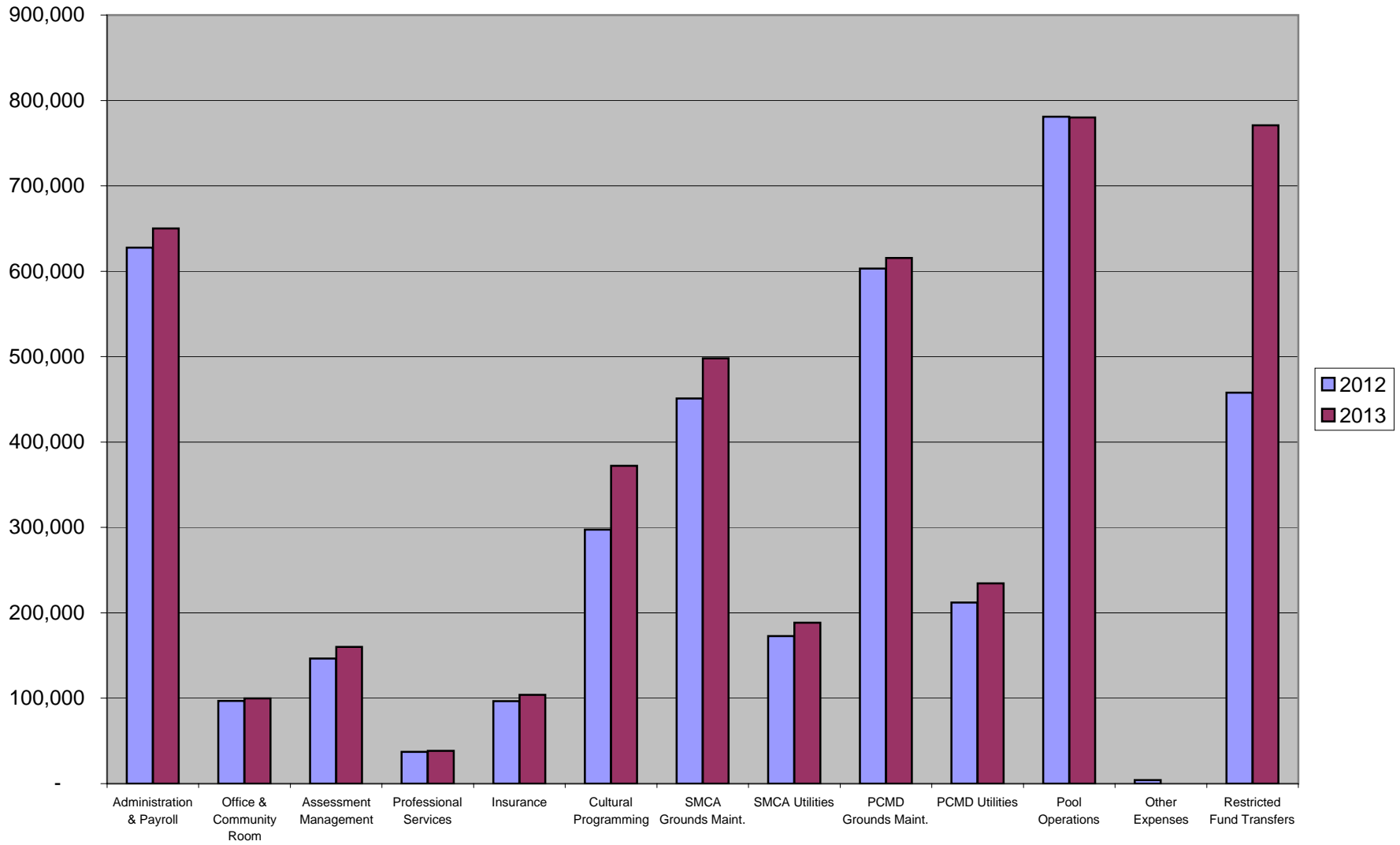


# MCA Core Spending 2013

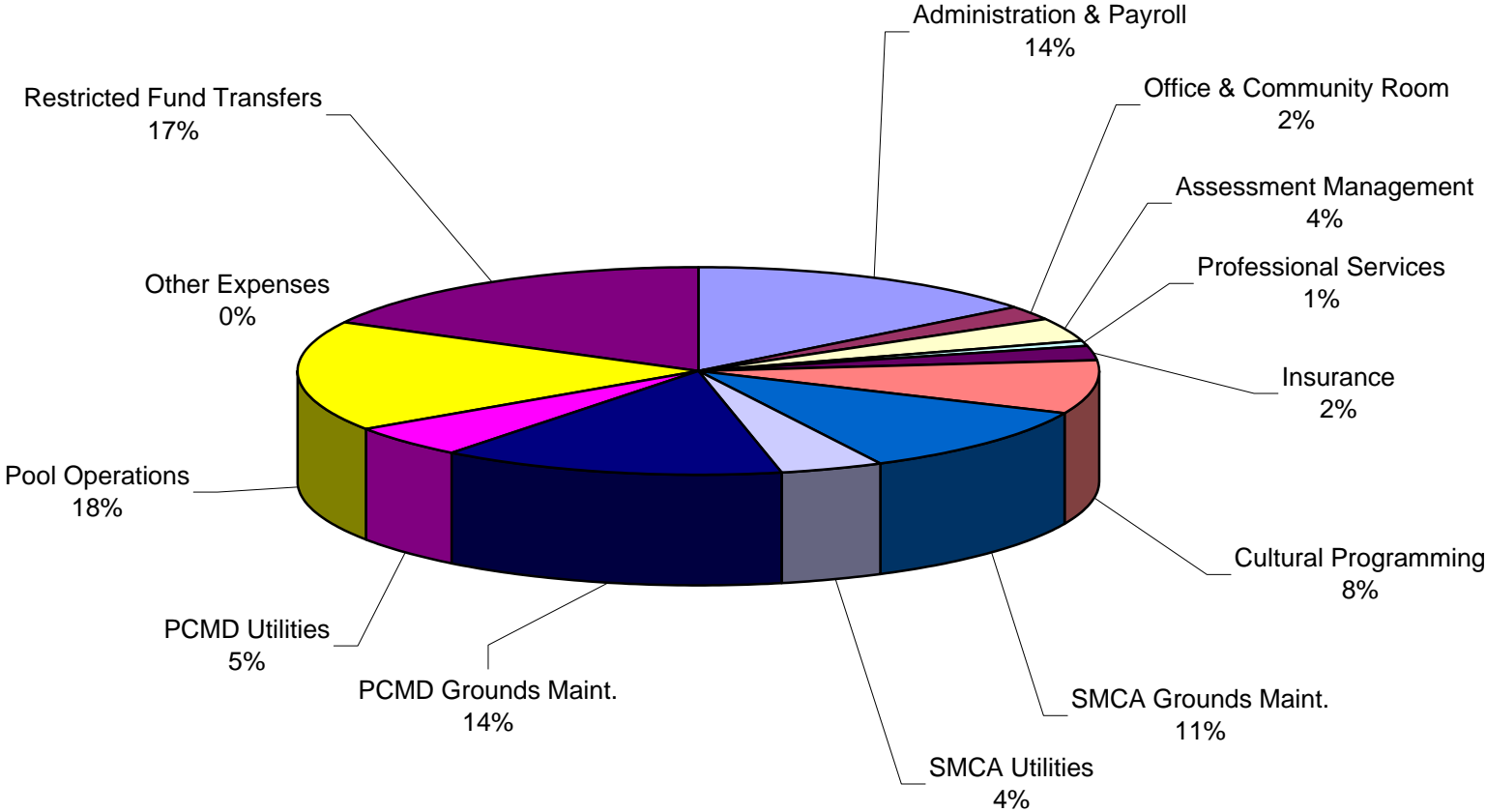




## Expense Comps



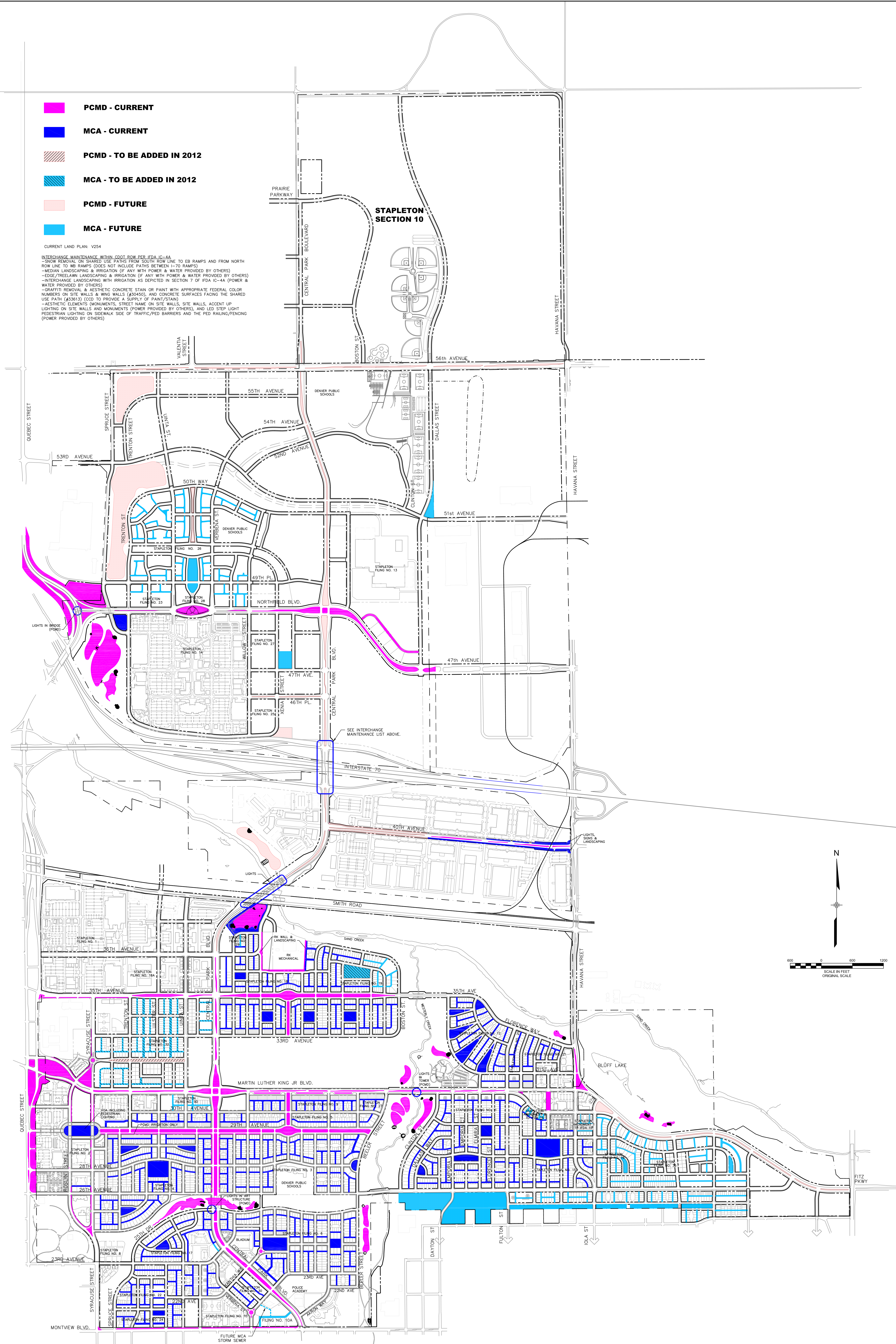
# 2013 EXPENSE



- PCMD - CURRENT**
- MCA - CURRENT**
- PCMD - TO BE ADDED IN 2012**
- MCA - TO BE ADDED IN 2012**
- PCMD - FUTURE**
- MCA - FUTURE**

CURRENT LAND PLAN: V254

INTERCHANGE MAINTENANCE WITHIN CDDT ROW PER IFDA IC-4A  
 -SNOW REMOVAL ON SHARED USE PATHS FROM SOUTH ROW LINE TO EB RAMP AND FROM NORTH ROW LINE TO WB RAMP (DOES NOT INCLUDE PATHS BETWEEN I-70 RAMP)  
 -MEDIAN LANDSCAPING & IRRIGATION (IF ANY WITH POWER & WATER PROVIDED BY OTHERS)  
 -EDGE/STREETLAMP LANDSCAPING & IRRIGATION (IF ANY WITH POWER & WATER PROVIDED BY OTHERS)  
 -INTERCHANGE LANDSCAPING WITH IRRIGATION AS DEPICTED IN SECTION 7 OF IFDA IC-4A (POWER & WATER PROVIDED BY OTHERS)  
 -GRAFFITI REMOVAL & AESTHETIC CONCRETE STAIN OR PAINT WITH APPROPRIATE FEDERAL COLOR NUMBERS ON SITE WALLS & WING WALLS (430450), AND CONCRETE SURFACES FACING THE SHARED USE PATH (433613) (CDDT TO PROVIDE & SUPPLY OF PAINT/STAIN)  
 -AESTHETIC ELEMENTS (MONUMENTS, STREET NAME ON SITE WALLS, SITE WALLS, ACCENT UP LIGHTING ON SITE WALLS AND MONUMENTS (POWER PROVIDED BY OTHERS), AND LED STEP LIGHT PEDESTRIAN LIGHTING ON SIDEWALK SIDE OF TRAFFIC/PED BARRIERS AND THE PED RAILING/FENCING (POWER PROVIDED BY OTHERS)



**STAPLETON MANAGED FACILITIES  
AS OF JANUARY 1, 2012**

PREPARED BY:	<b>Matrix</b> DESIGN GROUP	JOB NO. 11.447.002.001
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