

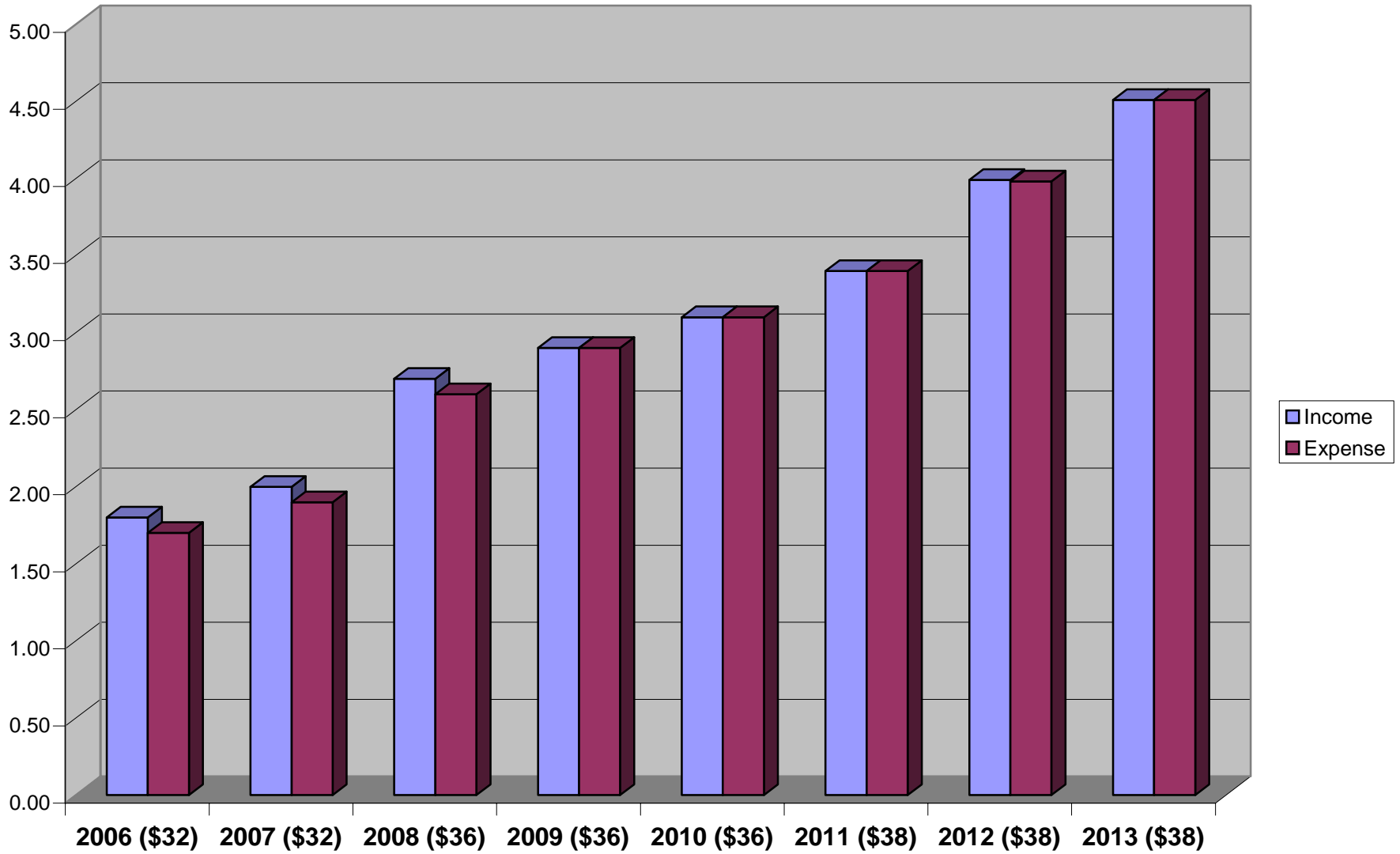


2013 BUDGET

Draft October 30, 2012

2823 Roslyn Street • Denver CO 80238 • (303)388-0724
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.....	15,000
• 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 th 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 29th 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 29th 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)

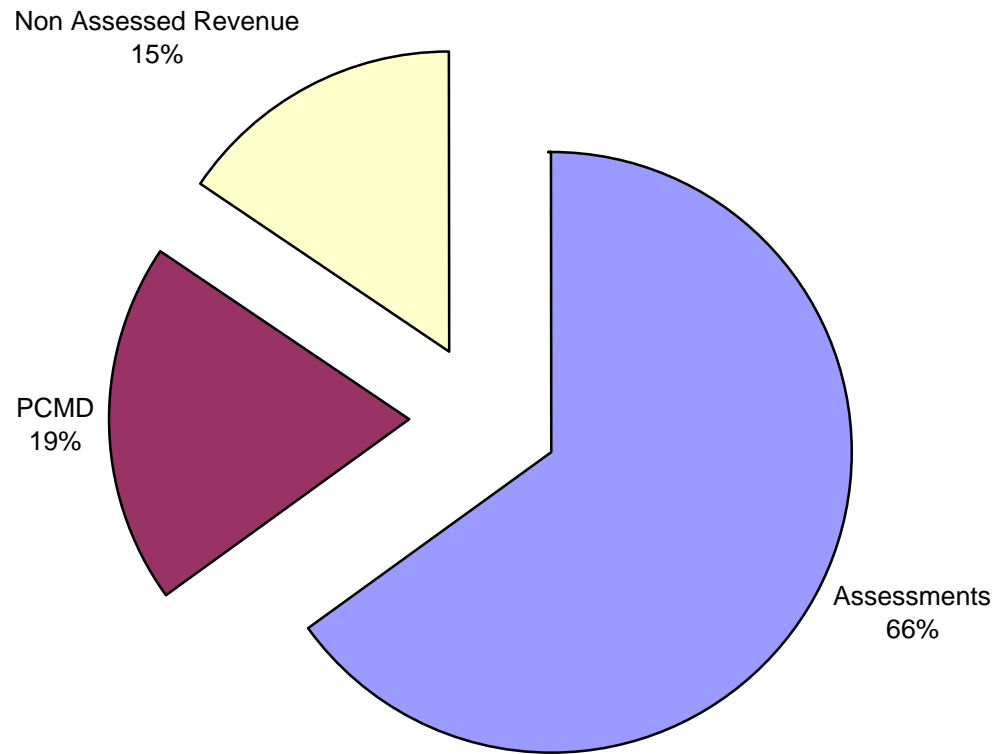
Improvements (\$320K)

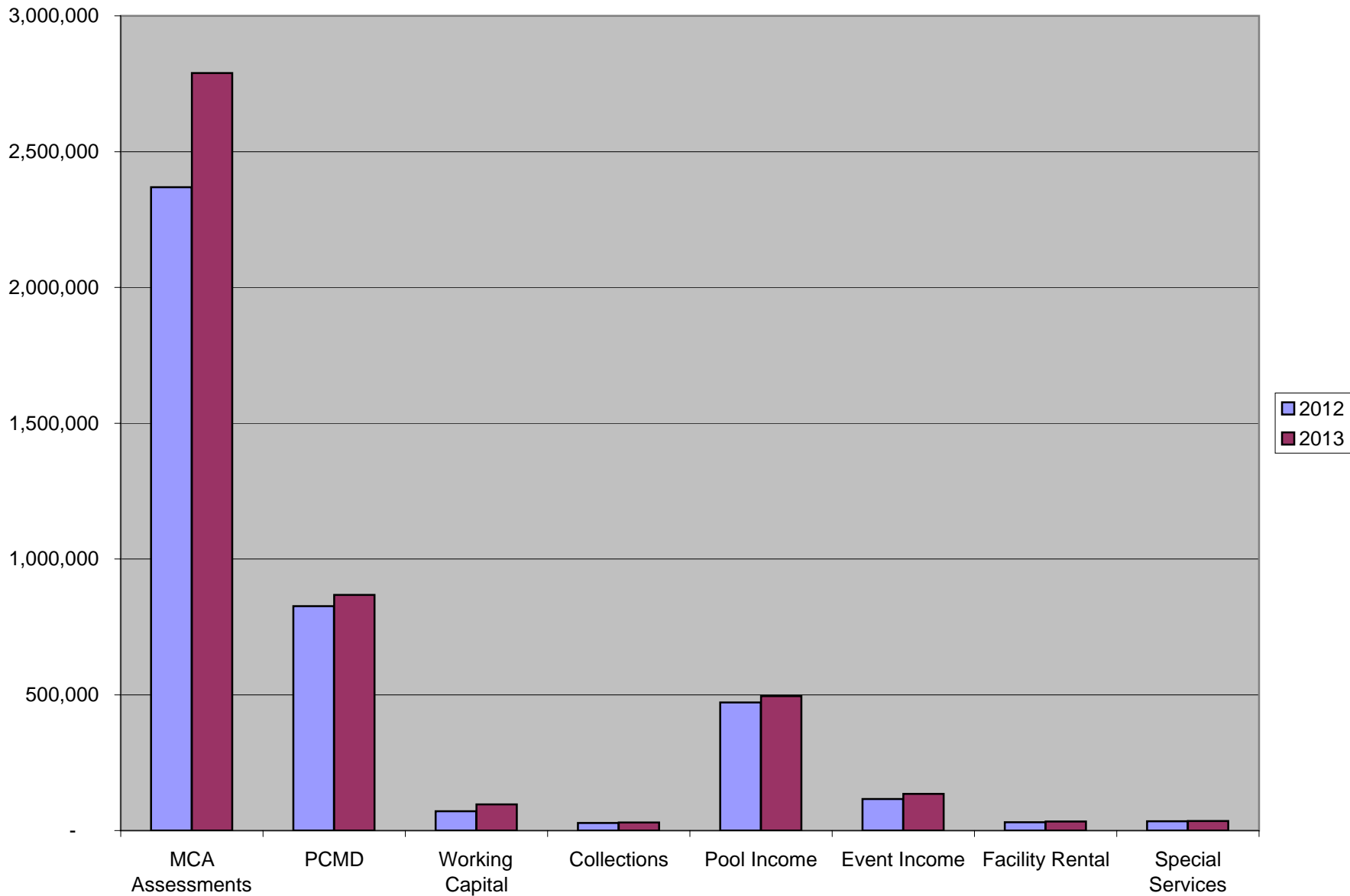
1. Founders Green Performance Stage Cover and Restrooms (\$250K)
2. Added Deck at Jet Stream Pool (\$30K)
3. Sound Systems -PJ, Aviator, JS (\$10K)
4. Added lighting and security systems at Aviator, PJ, F15, JS (\$30K)

Stapleton Master Community Association
SMCA Budget Comparison
2011 vs. 2012

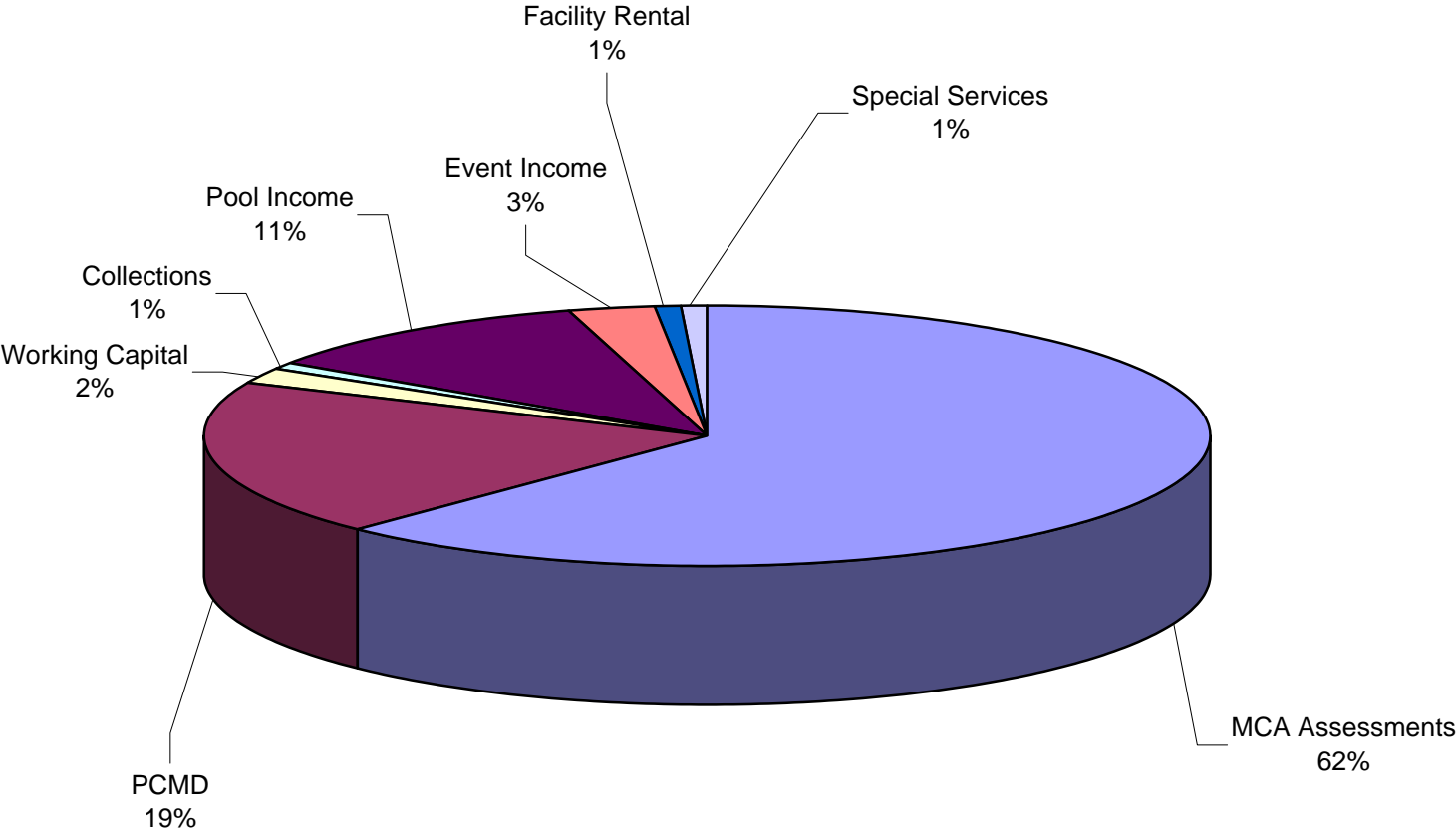
	2012	2013	+/-	%
Ordinary Income/Expense				
Income				
1 MCA Assessments	2,368,647	2,789,558	420,911	15%
2 PCMD	826,081	868,068	41,987	5%
3 Working Capital	71,200	96,200	25,000	26%
4 Collections	27,616	30,000	2,384	8%
5 Pool Income	471,425	494,996	23,571	5%
6 Event Income	116,421	135,500	19,079	14%
7 Facility Rental	30,523	33,573	3,050	9%
8 Special Services	33,856	35,000	1,144	3%
9 Other Income	20,981	-	(20,981)	
10 Retail Sales	26,760	29,436	2,676	9%
Total Income	3,993,509	4,512,331	518,822	11%
Expense				
1 Administration & Payroll	627,755	650,000	22,245	3%
2 Office & Community Room	96,796	99,699	2,903	3%
3 Assessment Management	146,574	160,000	13,426	8%
4 Professional Services	37,150	38,400	1,250	3%
5 Insurance	96,587	104,074	7,487	7%
6 Cultural Programming	297,310	372,000	74,690	20%
7 SMCA Grounds Maint.	450,935	498,000	47,065	9%
8 SMCA Utilities	172,787	188,500	15,713	8%
9 PCMD Grounds Maint.	603,008	615,484	12,476	2%
10 PCMD Utilities	212,211	234,584	22,373	10%
11 Pool Operations	780,958	780,000	(958)	0%
12 Other Expenses	4,075	704	(3,371)	
13 Restricted Fund Transfers	457,956	770,886	312,930	41%
Total Expense	3,984,102	4,512,331	528,229	12%
Net Ordinary Income	9,407	-	(9,407)	
Restricted Income	503,271	857,091	353,820	41%
Restricted Expense				
Repairs & replacements		200,000		
Capital Improvements		390,000		
Community Fund Projects		25,000		
	259,903	615,000	355,097	58%
Net	243,367	242,091	(1,276)	-1%

2013 MCA Funding

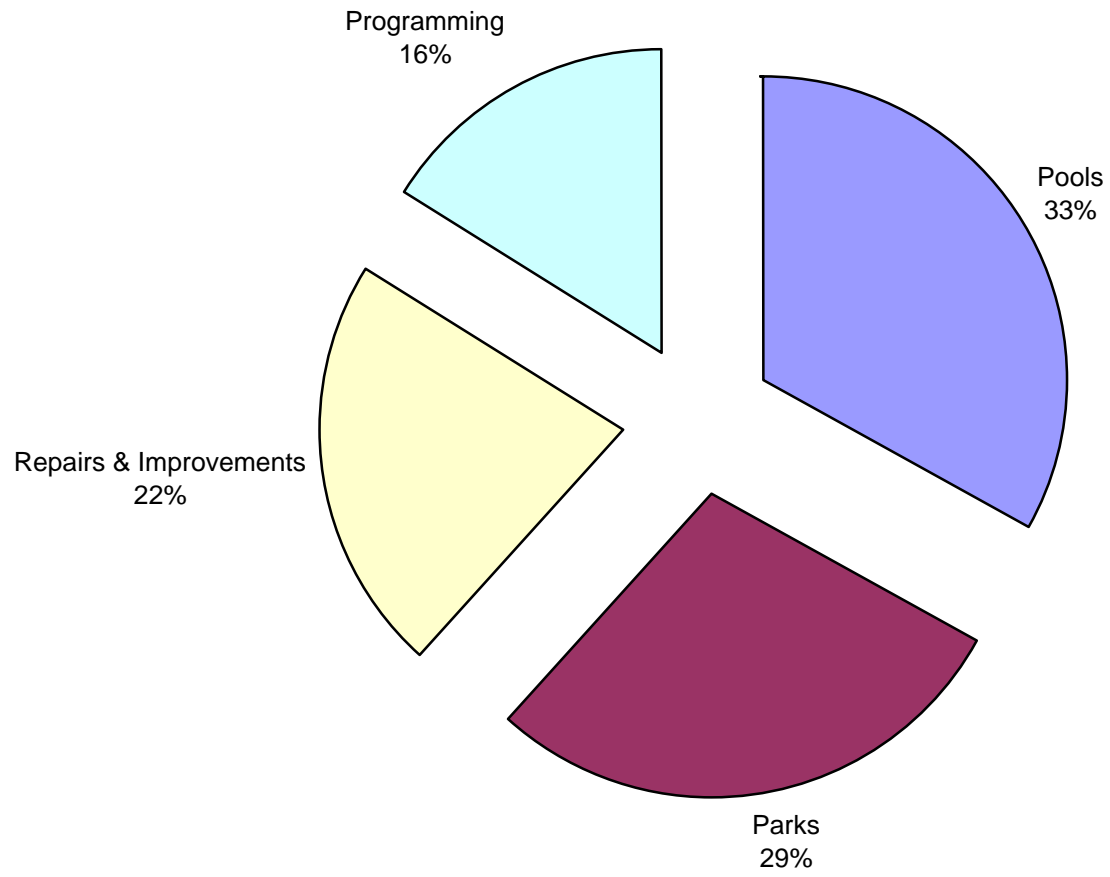


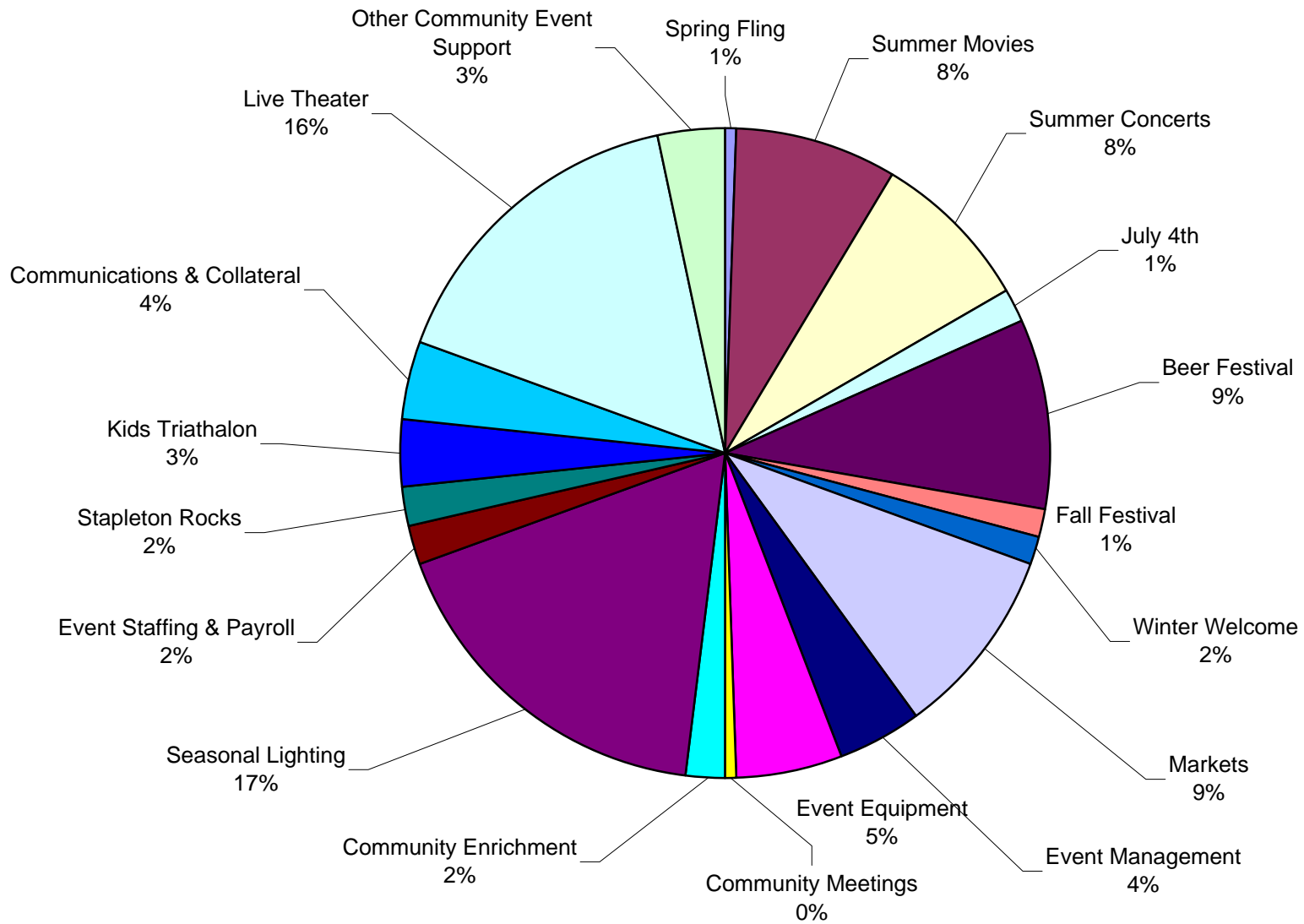


2013 Revenues

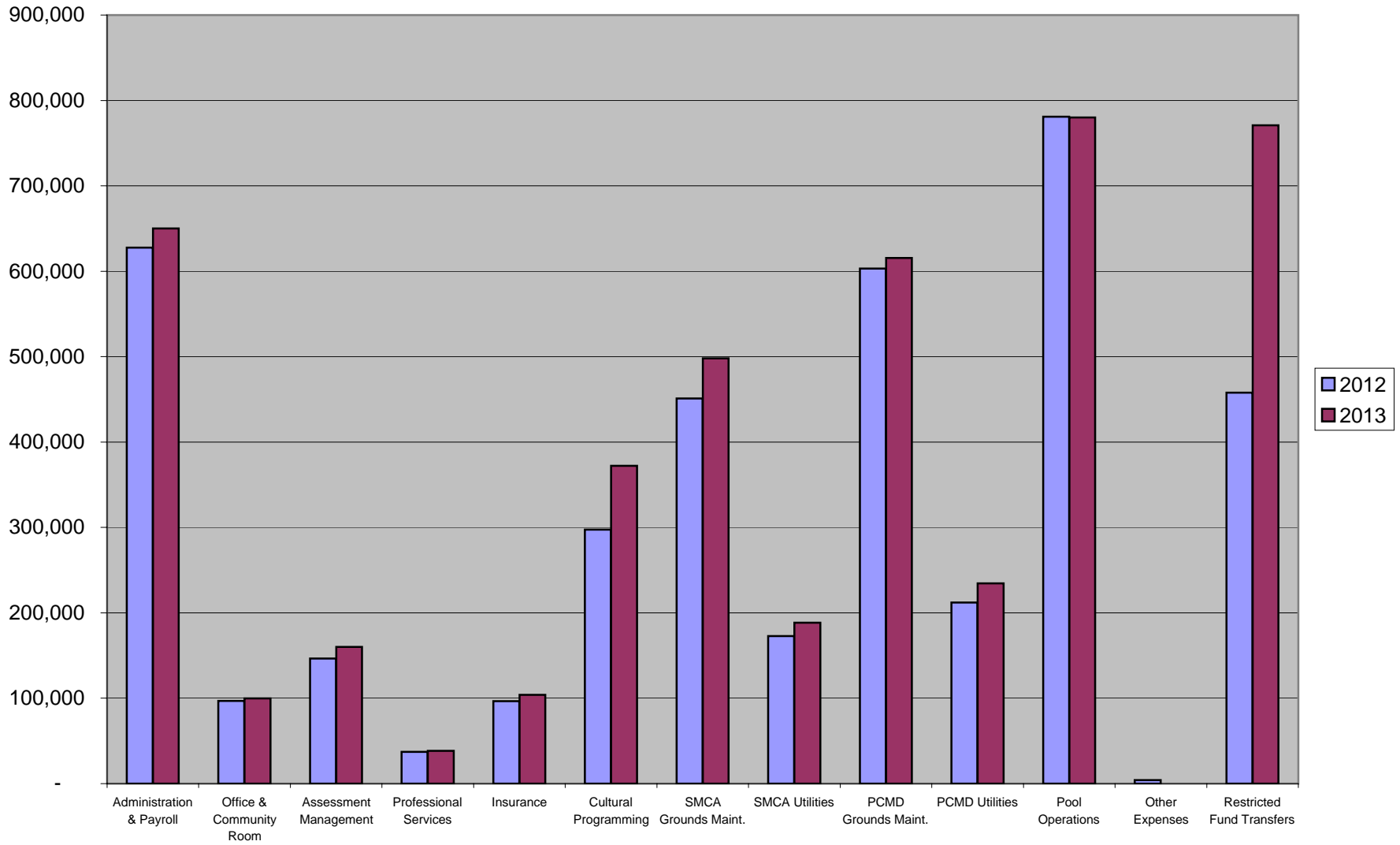


MCA Core Spending





Expense Comps



2013 EXPENSE

