



2012 BUDGET

Draft September 21, 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.

2011Community Numbers

Current Community Statistics

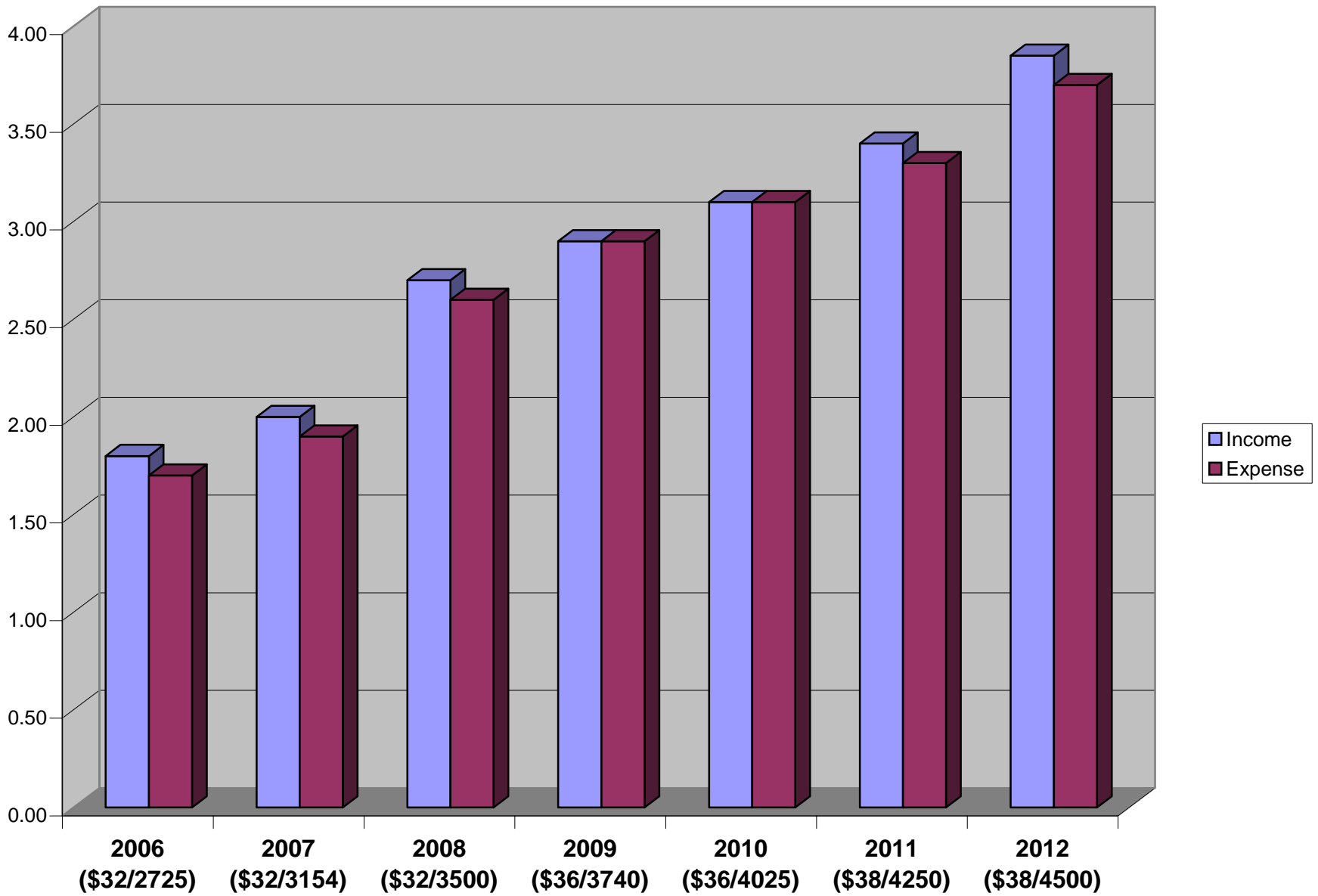
- Estimated Population..... 14,000
- Number of Households..... 4095 (+292)
- Number of Business Entities..... 80 (+0)

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 increase to \$7 per entry
4. Resident Guests will increase to \$5 per entry

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 Budget	2012 Budget	+/-	%
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	616,320	21,138	3%
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	219,651	249,000	29,349	12%
7 SMCA Grounds Maint.	444,000	438,140	(5,860)	-1%
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	719,167	735,150	15,983	2%
12 Other Expenses	4,857	4,200	(657)	-16%
13 Restricted Fund Transfers	261,504	369,504	108,000	29%
Total Expense	3,522,669	3,729,391	206,722	6%
Net Ordinary Income	1	127,517	121,516	

Income Notes

1 Assessments
2 PCMD
3 Working Capital
4 Collections
5 Pool Income
6 Event Income
7 Other Income

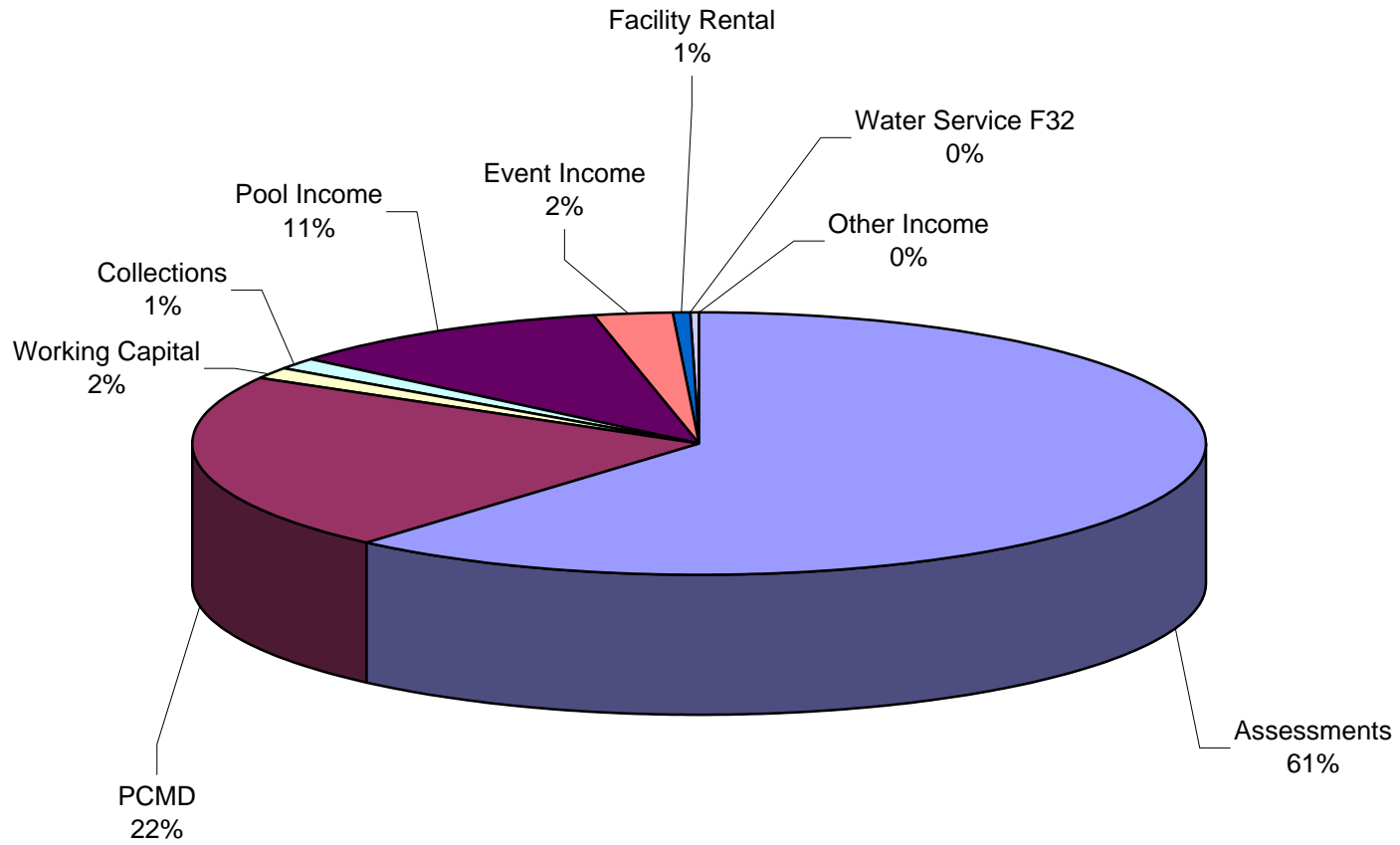
Expense Notes

1 Administration & Payroll
2 Office & Community Room
3 Assessment Management
4 Professional Services
5 Insurance
6 Programming & Events
7 SMCA Grounds Maint.
8 SMCA Utilities
9 PCMD Grounds Maint.
10 PCMD Utilities
11 Pool Operations
12 Other Expenses
13 Restricted Fund Transfers

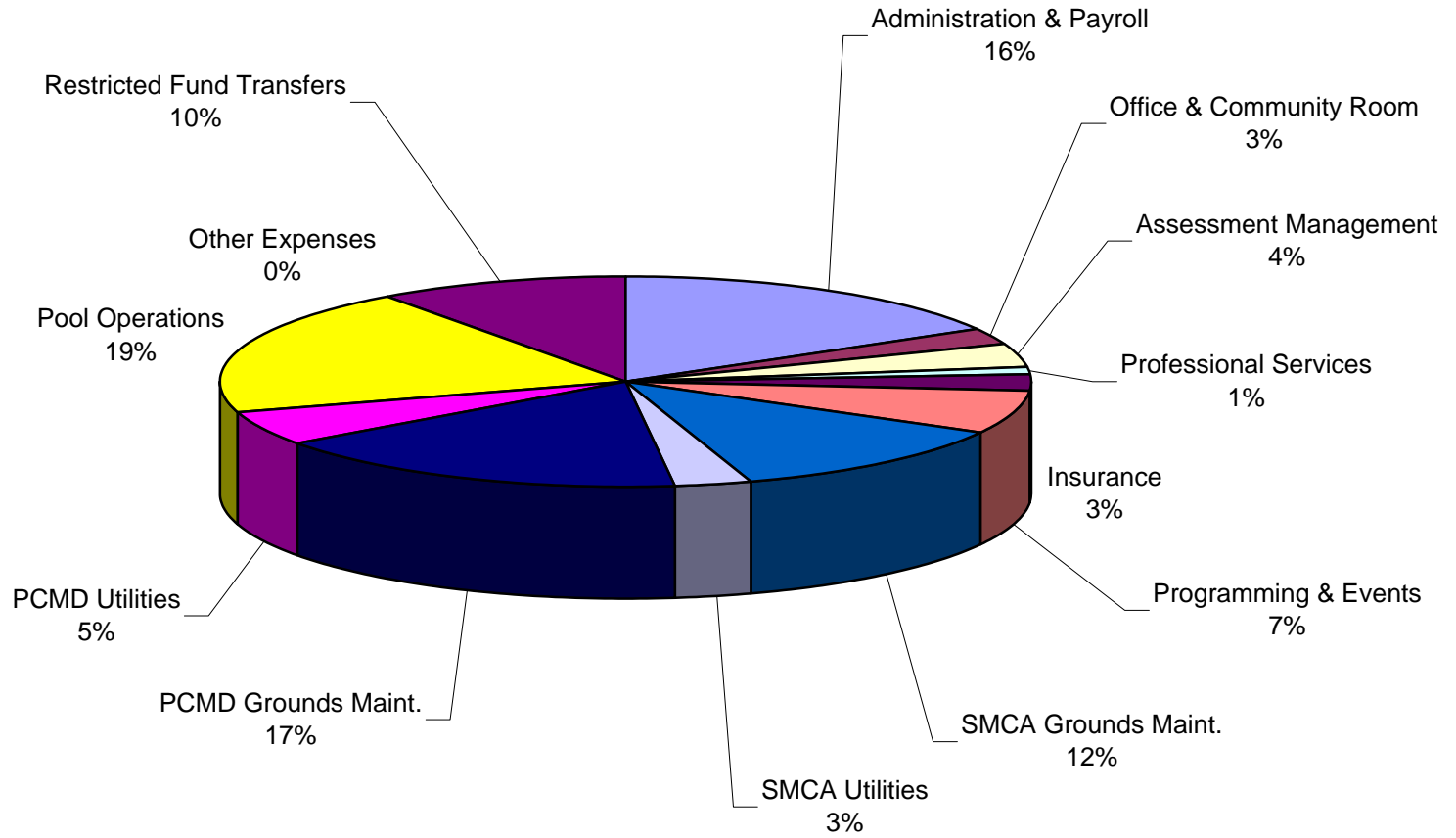
Stapleton Master Community Association Budget Overview January through December 2012

	Jan - Dec 12
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	3,856,908.00
Gross Profit	3,856,908.00
Expense	
5010 · Administration & Payroll	616,320.00
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	249,000.00
5210 · SMCA Grounds Maint.	438,140.00
5220 · SMCA Utilities	116,000.00
5300 · PCMD Grounds Maint.	628,584.00
5320 · PCMD Utilities	197,700.00
5400 · Pool Operations	735,150.00
5500 · Other Expenses	4,200.00
5900 · Fund Transfers	369,504.00
Total Expense	3,729,391.00
Net Ordinary Income	127,517.00
Other Income/Expense	
Other Income	
6010 · Reserve Funds	225,504.00
6020 · Improvement Fund	72,000.00
6050 · Community Fund	72,000.00
Total Other Income	369,504.00
Other Expense	
7010 · Reserve Repairs & Replacements	110,000.00
7020 · Improvement Projects	75,000.00
7040 · Parkway Replacements	65,000.00
Total Other Expense	250,000.00
Net Other Income	119,504.00
Net Income	247,021.00

2012 INCOME = \$3.85M



2012 EXPENSE = \$3.85M



STAPLETON

Master Community Association Inc.

Keven Burnett
Executive Director

