



2010 BUDGET

Adopted December 11, 2009



2010 Budget Assumptions

1. Residential Assessments will remain at \$36/month
2. Commercial Assessments remain as is; \$12 (29th ave TC) & \$8.80 (all other locations). North Stapleton Filings Commercial will drop 50% to \$4.40/unit due to limited service impact.
3. We will continue to see 15 – 20 new sales per month.
4. Residential Development will continue in filings 19, 22 & 24
5. Commercial Development will continue in filing 7
6. MCA will be responsible for 25 acres of parks including filings 18,19 and 24
7. MCA through the PCMD contract will be responsible for 55 combined acres of roadway median and frontage.
8. MCA will operate 3 pools from Memorial Day to Labor Day
9. MCA will be adding 1 staff to manage hard facilities (Pools, buildings, alleys, electrical and hard plumbing)
10. MCA will “Not” be renewing the water feature Contract with CTM. All other components of CTM contracts to remain.

Reserve Fund Budget Assumptions

1. Aviator pool coping stones (\$30-60K)
2. Alley replacement will be held at a minimum (\$15K – \$25K)
3. Continued development of Founders Green as the primary event and cultural arts facility for Stapleton. (\$25K)
4. West Crescent Fountain Improvements. Chemical system vs. UV (10-25K)

Improvement Fund Assumptions

1. Park Improvements: Applications should be completed by February meeting to entertain local improvement projects (\$36K Budgeted)

Stapleton Master Community Association
2010 Budget Overview
 January through December 2010

Accrual Basis

	<u>Jan - Dec 10</u>
Ordinary Income/Expense	
Income	
4010 · Assessments	2,066,099.15
4020 · PCMD	755,667.00
4030 · Working Capital	48,000.00
4040 · Collections	42,600.00
4060 · Pool Income	195,750.00
4070 · Event Income	53,500.00
Total Income	<u>3,161,616.15</u>
Expense	
5010 · Administration & Payroll	527,912.00
5020 · Office & Community Room	89,184.00
5030 · Assessment Management	137,780.00
5040 · Professional Services	41,600.00
5060 · Insurance	91,125.00
5100 · Programming & Events	203,800.00
5210 · SMCA Grounds Maint.	372,200.00
5220 · SMCA Utilities	103,000.00
5300 · PCMD Grounds Maint.	600,216.00
5320 · PCMD Utilities	137,450.00
5400 · Pool Operations	531,825.00
5500 · Other Expenses	64,020.15
5900 · Restricted Fund Transfers	261,504.00
Total Expense	<u>3,161,616.15</u>
Net Ordinary Income	0.00
Other Income/Expense	
Other Income	
6010 · Reserve Funds	232,704.00
6020 · Improvement Fund	36,000.00
6050 · Community Fund	12,000.00
Total Other Income	<u>280,704.00</u>
Other Expense	
7000 · Reserve Fund Projects	125,000.00
7020 · Improvement Projects	36,000.00
7050 · Community Fund Projects	1,500.00
Total Other Expense	<u>162,500.00</u>
Net Other Income	<u>118,204.00</u>
Net Income	<u><u>118,204.00</u></u>

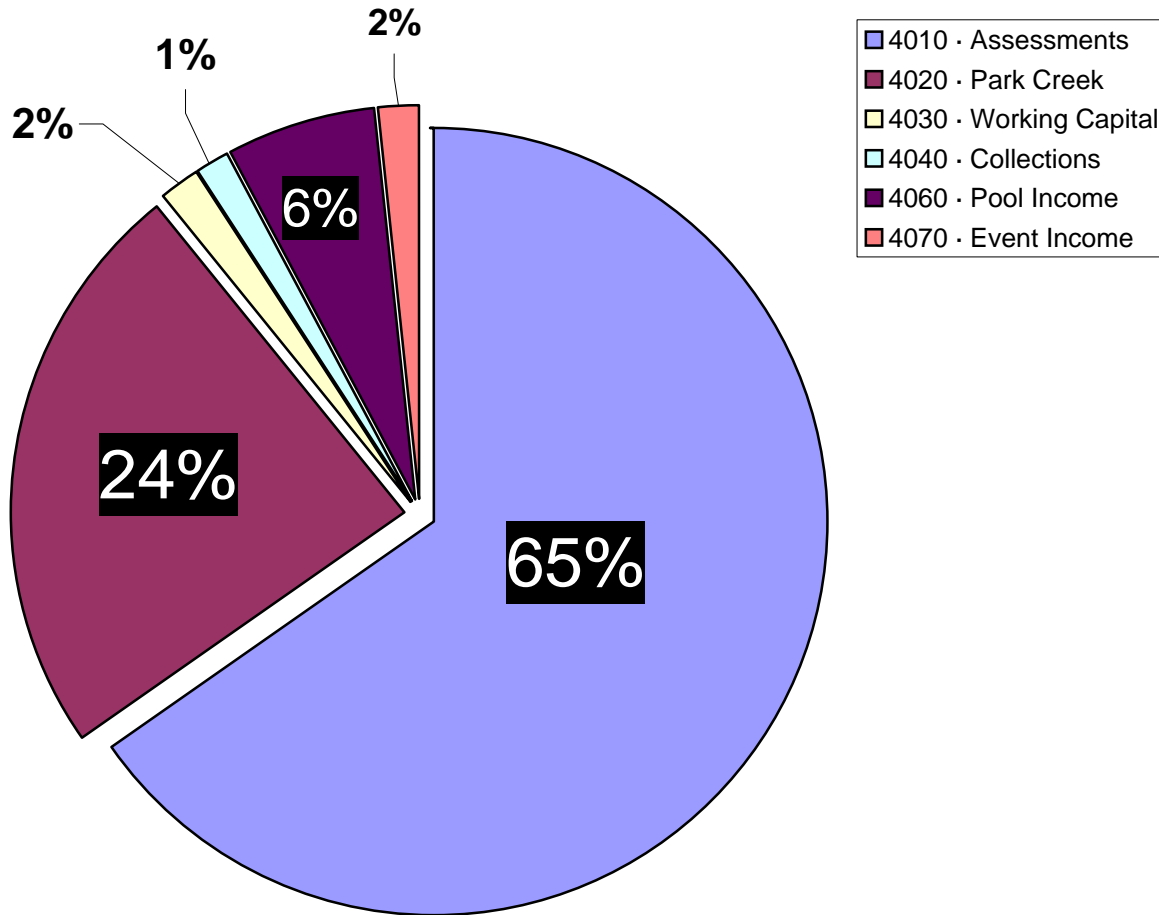
Stapleton Master Community Association
Est. Actuals vs. 2009 Budget
January through December 2009

	<u>EST. TOTAL</u>	<u>09 BUDGET</u>	<u>DIFF +/-</u>	
Ordinary Income/Expense				
Income				
4010 - Assessments	1,949,593.78	1,952,892.00	-3,298.22	0%
4020 - Park Creek	656,267.82	570,450.00	85,817.82	15%
4030 - Working Capital	43,664.60	60,000.00	-16,335.40	-27%
4040 - Collections	49,578.36	47,000.00	2,578.36	5%
4060 - Pool Income	179,441.72	41,155.00	138,286.72	336%
4070 - Event Income	39,379.06	40,000.00	-620.94	-2%
4080 - Other Income	15,992.05	13,000.00	2,992.05	23%
Total Income	<u>2,933,917.39</u>	<u>2,724,497.00</u>	<u>209,420.39</u>	8%
Expense				
5010 - Administration & Payroll	485,074.19	487,870.00	-2,795.81	-1%
5020 - Office & Community Room	84,247.88	106,392.00	-22,144.12	-21%
5030 - Assessment Management	124,814.82	117,012.00	7,802.82	7%
5040 - Professional Services	41,010.05	25,165.00	15,845.05	63%
5060 - Insurance	78,797.45	80,352.00	-1,554.55	-2%
5100 - Programming & Events	159,074.09	200,200.00	-41,125.91	-21%
5210 - SMCA Operations	404,091.78	338,456.00	65,635.78	19%
5220 - SMCA Utilities	106,105.02	112,600.00	-6,494.98	-6%
5300 - PCMD Operations	519,846.42	474,500.00	45,346.42	10%
5320 - PCMD Utilities	118,421.40	114,450.00	3,971.40	3%
5330 - Central Park	450.00	0.00	450.00	
5400 - Pool Operations	553,236.81	401,196.00	152,040.81	38%
5500 - Other Expenses	736.49	10,800.00	-10,063.51	-93%
5900 - Restricted Fund Transfers	255,075.00	255,504.00	-429.00	0%
Total Expense	<u>2,930,981.40</u>	<u>2,724,497.00</u>	<u>206,484.40</u>	8%
Net Ordinary Income	2,935.99	0.00	2,935.99	
Other Income/Expense				
Other Income				
6010 - Reserve Funds	233,293.92	233,304.00	-10.08	
6020 - Improvement Fund	30,000.00	30,000.00	0.00	
6050 - Community Fund	16,670.98	29,800.00	-13,129.02	
Total Other Income	<u>279,964.90</u>	<u>293,104.00</u>	<u>-13,139.10</u>	
Other Expense				
7000 - Reserve Fund Projects	77,514.00	50,000.00	27,514.00	
7020 - Improvement Projects	45,379.52	30,000.00	15,379.52	
7050 - Community Fund Projects	500.00	13,000.00	-12,500.00	
Total Other Expense	<u>123,393.52</u>	<u>93,000.00</u>	<u>30,393.52</u>	
Net Other Income	<u>156,571.38</u>	<u>200,104.00</u>	<u>-43,532.62</u>	
Net Income	<u><u>159,507.37</u></u>	<u><u>200,104.00</u></u>	<u><u>-40,596.63</u></u>	

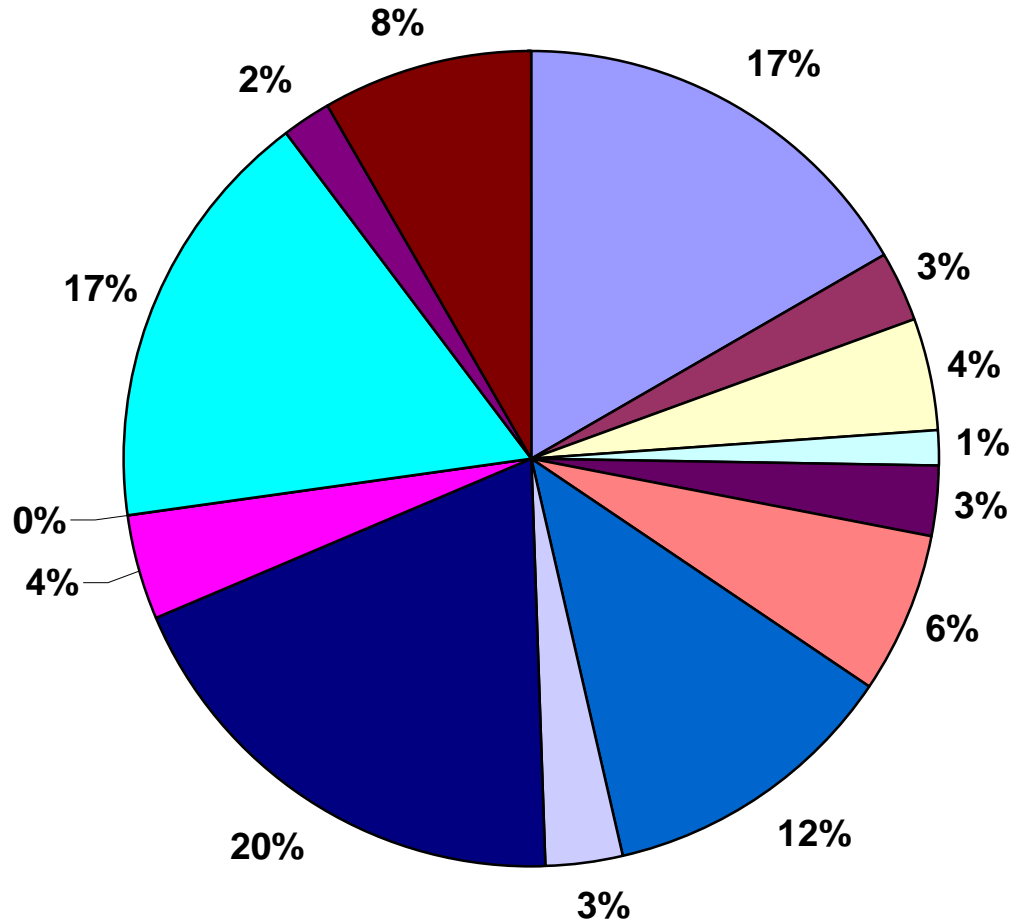
Stapleton Master Community Association
Est. Actuals vs. 2010 Budget
January through December 2009

	<u>EST. TOTAL</u>	<u>10 BUDGET</u>	<u>DIFF +/-</u>	<u>DIFF +/-</u>
Ordinary Income/Expense				
Income				
4010 - Assessments	1,949,593.78	2,066,099.00	116,505.22	6%
4020 - Park Creek	656,267.82	755,667.00	99,399.18	13%
4030 - Working Capital	43,664.60	48,000.00	4,335.40	9%
4040 - Collections	49,578.36	42,600.00	-6,978.36	-16%
4060 - Pool Income	179,441.72	215,745.00	36,303.28	17%
4070 - Event Income	39,379.06	53,500.00	14,120.94	26%
4080 - Other Income	15,992.05		-15,992.05	
Total Income	<u>2,933,917.39</u>	<u>3,181,611.00</u>	<u>247,693.61</u>	<u>8%</u>
Expense				
5010 - Administration & Payroll	485,074.19	527,912.00	42,837.81	8%
5020 - Office & Community Room	84,247.88	89,184.00	4,936.12	6%
5030 - Assessment Management	124,814.82	137,780.00	12,965.18	9%
5040 - Professional Services	41,010.05	41,600.00	589.95	1%
5060 - Assoc. Insurance	78,797.45	91,125.00	12,327.55	14%
5100 - Programming & Events	159,074.09	203,800.00	44,725.91	22%
5210 - SMCA Grounds Maint.	404,091.78	372,200.00	-31,891.78	-9%
5220 - SMCA Utilities	106,105.02	103,000.00	-3,105.02	-3%
5300 - PCMD Grounds Maint.	519,846.42	600,216.00	80,369.58	13%
5320 - PCMD Utilities	118,421.40	137,450.00	19,028.60	14%
5330 - Central Park	450.00	0.00	-450.00	
5400 - Pool Operations	584,000.00	551,820.00	-32,180.00	-6%
5500 - Other Expenses	736.49	64,020.00	63,283.51	
5900 - Restricted Fund Transfers	255,075.00	261,504.00	6,429.00	2%
Total Expense	<u>2,930,981.40</u>	<u>3,181,611.00</u>	<u>219,866.41</u>	<u>7%</u>
Net Ordinary Income	<u>2,935.99</u>	<u>0.00</u>	<u>-2,935.99</u>	<u>0.01</u>
Other Income/Expense				
Other Income				
6010 - Reserve Funds	233,293.92	232,704.00	-589.92	
6020 - Improvement Fund	30,000.00	36,000.00	6,000.00	
6050 - Community Fund	16,670.98	3.00	-16,667.98	
Total Other Income	<u>279,964.90</u>	<u>268,707.00</u>	<u>-11,257.90</u>	<u>0.00</u>
Other Expense				
7000 - Reserve Fund Projects	77,514.00	125,000.00	47,486.00	
7020 - Improvement Projects	45,379.52	36,000.00	-9,379.52	
7050 - Community Fund Projects	500.00	500.00	0.00	
Total Other Expense	<u>123,393.52</u>	<u>161,500.00</u>	<u>38,106.48</u>	<u>0.00</u>
Net Other Income	<u>156,571.38</u>	<u>107,207.00</u>	<u>-49,364.38</u>	<u>0.00</u>
Net Income	<u><u>159,507.37</u></u>	<u><u>107,207.00</u></u>	<u><u>-52,300.37</u></u>	<u><u>0.01</u></u>

2010 MCA Budgeted Income



2010 MCA Budgeted Expense



- 5010 · Administration & Payroll
- 5020 · Office & Community Room
- 5030 · Assessment Management
- 5040 · Professional Services
- 5060 · Insurance
- 5100 · Programming & Events
- 5210 · SMCA Grounds Maint.
- 5220 · SMCA Utilities
- 5300 · PCMD Grounds Maint.
- 5320 · PCMD Utilities
- 5330 · Central Park
- 5400 · Pool Operations
- 5500 · Other Expenses
- 5900 · Restricted Fund Transfers

**Stapleton Master Community Association
2010 Budget Overview
January through December 2010**

Accrual Basis

	Jan 10	Feb 10	Mar 10	Apr 10	May 10	Jun 10	Jul 10	Aug 10	Sep 10	Oct 10	Nov 10	Dec 10	TOTAL Jan - Dec 10
Ordinary Income/Expense													
Income													
4010 - Assessments	146,873.00	147,523.00	213,176.25	148,832.77	149,492.57	215,155.67	150,822.08	151,491.83	217,164.92	152,841.38	153,521.22	219,204.46	2,066,099.15
4020 - PCMD	54,593.00	47,593.00	73,093.00	53,593.00	98,518.00	64,018.00	75,018.00	70,018.00	75,518.00	43,518.00	46,093.00	54,094.00	755,667.00
4030 - Working Capital	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	48,000.00
4040 - Collections	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	3,550.00	42,600.00
4060 - Pool Income	1,200.00	1,200.00	25,200.00	14,900.00	15,500.00	47,000.00	56,500.00	30,000.00	3,000.00	500.00	500.00	250.00	195,750.00
4070 - Event Income						37,000.00	8,250.00	8,250.00					53,500.00
Total Income	210,216.00	203,866.00	319,019.25	224,875.77	271,060.57	370,723.67	298,140.08	267,309.83	303,232.92	204,409.38	207,664.22	281,098.46	3,161,616.15
Expense													
5010 - Administration & Payroll	43,951.00	43,951.00	43,951.00	43,951.00	43,951.00	43,951.00	43,951.00	44,451.00	43,951.00	43,951.00	43,951.00	43,951.00	527,912.00
5020 - Office & Community Room	7,432.00	7,432.00	7,432.00	7,432.00	7,432.00	7,432.00	7,432.00	7,432.00	7,432.00	7,432.00	7,432.00	7,432.00	89,184.00
5030 - Assessment Management	18,540.00	10,590.00	10,640.00	10,690.00	10,740.00	10,790.00	10,840.00	10,890.00	10,940.00	10,990.00	11,040.00	11,090.00	137,780.00
5040 - Professional Services	2,425.00	2,300.00	2,300.00	3,675.00	13,300.00	2,300.00	3,675.00	2,300.00	2,300.00	2,425.00	2,300.00	2,300.00	41,600.00
5060 - Insurance	5,625.00	5,625.00	5,625.00	1,000.00	2,000.00	34,500.00	6,625.00	6,625.00	6,625.00	5,625.00	5,625.00	5,625.00	91,125.00
5100 - Programming & Events	8,900.00	13,900.00	4,150.00	1,650.00	8,150.00	23,650.00	46,900.00	30,400.00	21,400.00	36,650.00	6,650.00	1,400.00	203,800.00
5210 - SMCA Grounds Maint.	25,350.00	20,350.00	24,850.00	70,350.00	57,850.00	35,350.00	28,850.00	27,850.00	20,350.00	15,350.00	20,350.00	25,350.00	372,200.00
5220 - SMCA Utilities	11,100.00	1,100.00	1,100.00	11,100.00	3,500.00	7,000.00	21,000.00	11,000.00	11,000.00	19,000.00	5,000.00	1,100.00	103,000.00
5300 - PCMD Grounds Maint.	50,518.00	43,518.00	68,518.00	49,518.00	79,518.00	44,518.00	41,018.00	41,018.00	56,018.00	34,518.00	42,018.00	49,518.00	600,216.00
5320 - PCMD Utilities	2,575.00	2,575.00	3,075.00	2,575.00	17,500.00	18,000.00	32,500.00	27,500.00	18,000.00	7,500.00	2,575.00	3,075.00	137,450.00
5400 - Pool Operations	1,350.00	9,050.00	2,550.00	12,750.00	67,125.00	102,825.00	149,325.00	134,325.00	48,925.00	1,200.00	1,200.00	1,200.00	531,825.00
5500 - Other Expenses	5,300.00	5,300.00	5,300.00	5,300.00	5,300.00	5,300.00	5,300.00	5,300.00	5,300.00	5,300.00	5,300.00	5,720.15	64,020.15
5900 - Restricted Fund Transfers	21,792.00	21,792.00	21,792.00	21,792.00	21,792.00	21,792.00	21,792.00	21,792.00	21,792.00	21,792.00	21,792.00	21,792.00	261,504.00
Total Expense	204,858.00	187,483.00	201,283.00	241,783.00	338,158.00	357,408.00	419,208.00	370,883.00	274,033.00	211,733.00	175,233.00	179,553.15	3,161,616.15
Net Ordinary Income	5,358.00	16,383.00	117,736.25	-16,907.23	-67,097.43	13,315.67	-121,067.92	-103,573.17	29,199.92	-7,323.62	32,431.22	101,545.31	0.00
Other Income/Expense													
Other Income													
6010 - Reserve Funds	19,392.00	19,392.00	19,392.00	19,392.00	19,392.00	19,392.00	19,392.00	19,392.00	19,392.00	19,392.00	19,392.00	19,392.00	232,704.00
6020 - Improvement Fund	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	36,000.00
6050 - Community Fund	3,000.00			3,000.00			3,000.00			3,000.00			12,000.00
Total Other Income	25,392.00	22,392.00	22,392.00	25,392.00	22,392.00	22,392.00	25,392.00	22,392.00	22,392.00	25,392.00	22,392.00	22,392.00	280,704.00
Other Expense													
7000 - Reserve Fund Projects			75,000.00		50,000.00								125,000.00
7020 - Improvement Projects				36,000.00									36,000.00
7050 - Community Fund Projects						1,000.00	500.00						1,500.00
Total Other Expense			75,000.00	36,000.00	50,000.00	1,000.00	500.00						162,500.00
Net Other Income	25,392.00	22,392.00	-52,608.00	-10,608.00	-27,608.00	21,392.00	24,892.00	22,392.00	22,392.00	25,392.00	22,392.00	22,392.00	118,204.00
Net Income	30,750.00	38,775.00	65,128.25	-27,515.23	-94,705.43	34,707.67	-96,175.92	-81,181.17	51,591.92	18,068.38	54,823.22	123,937.31	118,204.00