

MCA



2014 BUDGET SUMMARY

ADOPTED November 21, 2013



2823 Roslyn Street • Denver CO 80238 • (303)388-0724
www.stapletoncommunity.com

MCA



2014 Draft Budget Summary

Table of Contents

MCA History.....	2
Third Quarter Financials.....	4
Budget Assumptions.....	9
Administration.....	13
Aquatics & Recreation.....	16
Community Programming.....	21
Community Parks & Facilities.....	25
Draft Community Budget.....	28

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.

MCA



MCA History

The Stapleton MCA was originally created and funded in 2001 by Stapleton's Master Developer (Forest City) through the statutes identified in the Colorado Common Ownership Act of 1973 (CCIOA) to be responsible for the operation and management all property owned by the Park Creek Metropolitan District which includes community recreational facilities and centers, neighborhood parks, pedestrian paths, and parkways for the common benefit of all Stapleton residents.

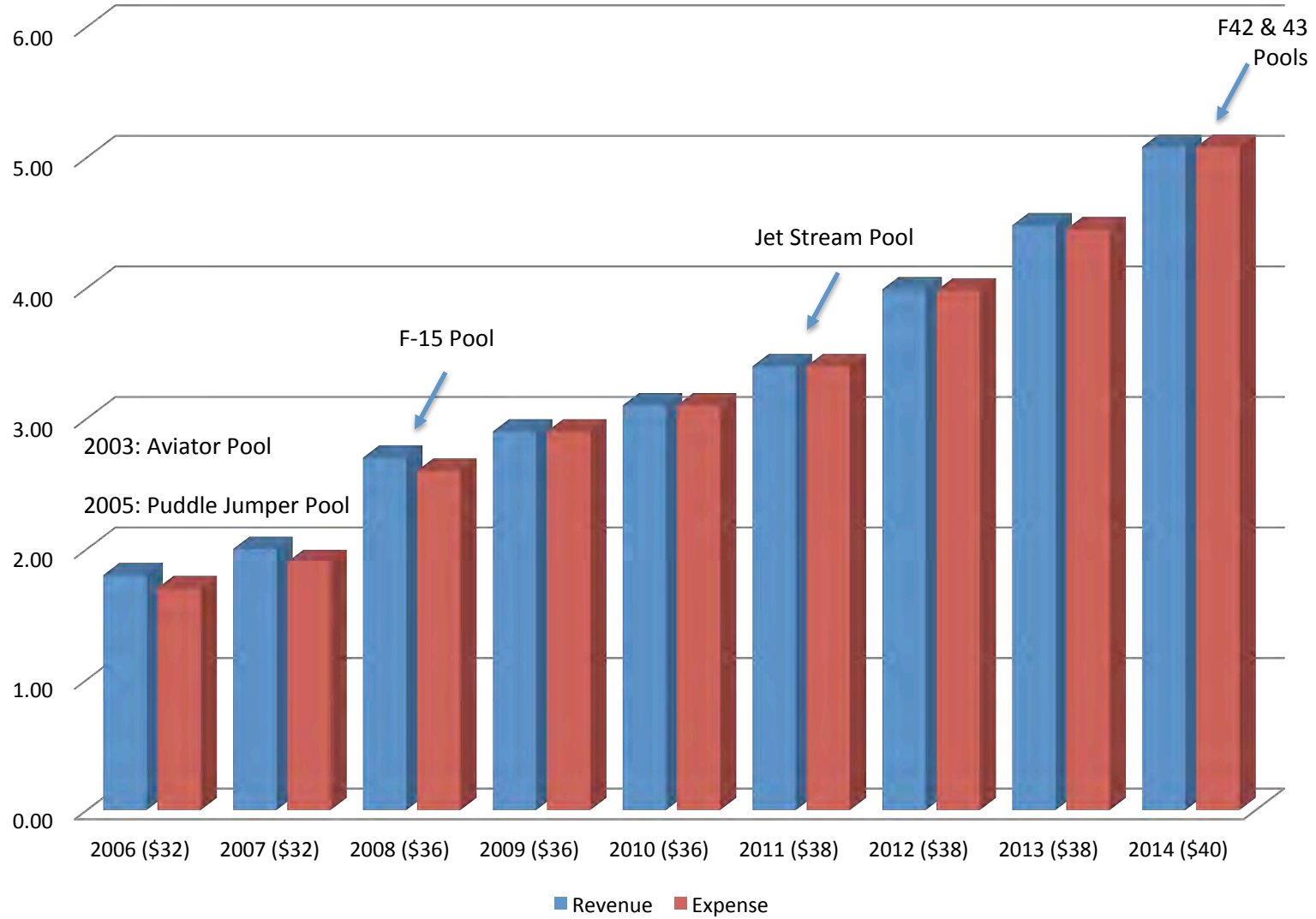
The Stapleton MCA is funded through monthly assessments levied to each property owner within the boundaries of the Stapleton planned unit development (PUD). The assessment authority granted through Colorado state statute is outlined in the Association's Declaration, which residents are provided when they purchased property. All property owners (residential & commercial) within the Stapleton PUD are members of the Stapleton MCA and are subject to these community assessments.

At the inception of the Stapleton community, monthly "single family" home assessments were set at approximately \$32 / month. It was always envisioned that as new facilities came online that incremental increases to those assessments would be necessary to adequately respond the neighborhoods needs. Over the past 8 years we will have brought on over 25 additional parks, 5 additional aquatic facilities and been able to dramatically expand the community programming, all the while keeping up with the ability to repair and replace aging components necessary to meet the community standards. With next years anticipated increase we will have accomplished all that with average increase of \$1/month/year to the average Stapleton homeowner.

Since 2006 the SMCA has been a self-managed organization consisting of the Executive Board, Community Delegates and an Executive Director. The "Community Delegates" set annual assessment rates as part of the budgeting process. Stapleton is currently organized into 14 delegate districts. Members of each district elect a delegate annually to act as the primary advisory committee to the Executive Board. The board is the governing body, which transacts the business of the SMCA. The Executive Director manages the day-to-day operations of the organization and oversees SMCA staff and contractors.

All SMCA documents, budgets, financials and meeting information are posted online and can be downloaded at www.stapletoncommunity.com. The MCA welcomes all forms of comments and suggestions from the residents on how we may better serve the community.

MCA Revenue & Expense History



MCA



2013 Q3 Financials

Net Ordinary Income

- **YTD Results** **↑** **Better than budgeted 2.8% or \$69K**

Revenue Highlights

- **Total Revenues** **↑** **Up 3% or \$108K**
- **Assessments:** **↑** **Up 1.7%**
- **Aquatics:** **↑** **Up 15%**
- **Programming:** **↑** **Up 25%**
- **Retail Sales:** **↑** **Up 46%**

Expense Highlights

- **Total Expenses** **↑** **Over 1% or \$38K**
- **Administration:** **↓** **Under 2%**
- **Aquatics:** **↑** **Over 15%**
- **Programming:** **↑** **Over 13%**
- **Parks:** **↓** **Under 5%**
- **Utilities:** **↓** **Under 19%**

Stapleton Master Community Association

Statement of Activity

January through September 2013

11/06/13

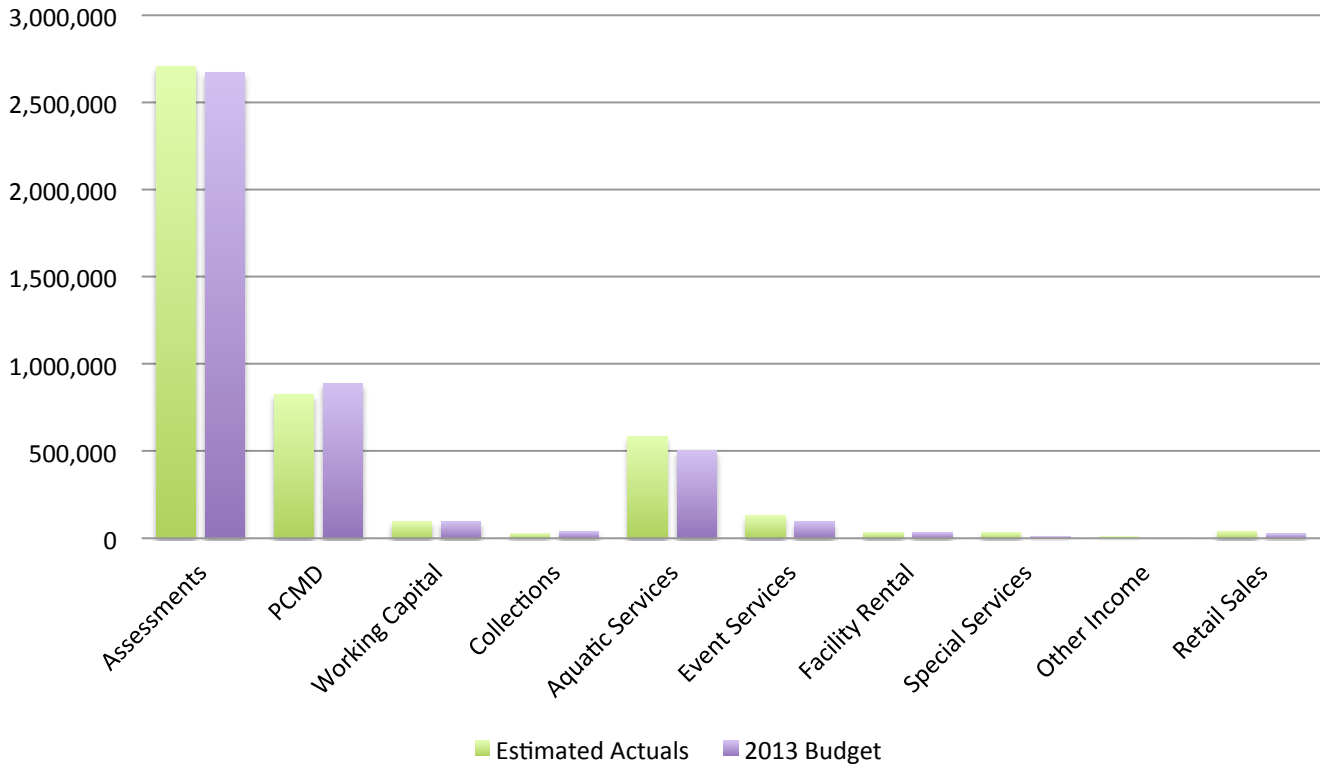
Accrual Basis

	Jan - Sep 13	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4010 · Assessments	2,016,923.01	1,983,510.00	33,413.01	101.7%
4020 · PCMD	637,869.15	697,167.00	-59,297.85	91.5%
4030 · Working Capital	73,375.37	72,000.00	1,375.37	101.9%
4040 · Collections	18,851.17	29,700.00	-10,848.83	63.5%
4050 · Community Fee	0.00			
4060 · Aquatic Services	584,170.27	505,000.00	79,170.27	115.7%
4070 · Programming	121,496.99	97,000.00	24,496.99	125.3%
4080 · Facility Rental	31,866.95	32,250.00	-383.05	98.8%
4085 · Special Services	28,990.08	9,000.00	19,990.08	322.1%
4090 · Other Income	7,361.91			
4095 · Retail Sales	40,608.89	27,750.00	12,858.89	146.3%
Total Income	3,561,513.79	3,453,377.00	108,136.79	103.1%
Gross Profit	3,561,513.79	3,453,377.00	108,136.79	103.1%
Expense				
5010 · Administration & Governance	448,317.17	456,858.00	-8,540.83	98.1%
5015 · MCA Office & Community Room	134,187.17	121,928.00	12,259.17	110.1%
5030 · Assessment Management	108,458.16	111,024.00	-2,565.84	97.7%
5040 · Professional Services	64,412.54	47,500.00	16,912.54	135.6%
5060 · Insurance	75,313.37	77,298.00	-1,984.63	97.4%
5100 · Community Programming	367,810.34	323,875.00	43,935.34	113.6%
5210 · Park Maintenance	363,940.97	348,142.00	15,798.97	104.5%
5220 · Park Utilities	107,933.36	136,951.00	-29,017.64	78.8%
5300 · District Maintenance	477,981.30	503,488.00	-25,506.70	94.9%
5320 · District Utilities	146,617.00	180,179.00	-33,562.00	81.4%
5400 · Aquatic Programming	609,298.84	526,402.00	82,896.84	115.7%
5450 · Aquatic Facilities	194,665.64	226,375.00	-31,709.36	86.0%
5500 · Other Expenses	1,728.97	2,250.00	-521.03	76.8%
5900 · Fund Transfers	462,852.00	462,852.00	0.00	100.0%
Total Expense	3,563,516.83	3,525,122.00	38,394.83	101.1%
Net Ordinary Income	-2,003.04	-71,745.00	69,741.96	2.8%
Other Income/Expense				
Other Income				
6010 · Reserve Funds	252,698.68	252,585.00	113.68	100.0%
6020 · Improvement Fund	210,852.00	210,852.00	0.00	100.0%
6050 · Community Fund	28,227.51	25,770.00	2,457.51	109.5%
Total Other Income	491,778.19	489,207.00	2,571.19	100.5%
Other Expense				
7010 · Reserve Repairs & Replacements	149,040.98	200,000.00	-50,959.02	74.5%
7020 · Improvement Projects	65,154.36	320,000.00	-254,845.64	20.4%
7050 · Community Fund Projects	53,008.64	50,000.00	3,008.64	106.0%
Total Other Expense	267,203.98	570,000.00	-302,796.02	46.9%
Net Other Income	224,574.21	-80,793.00	305,367.21	-278.0%
Net Income	222,571.17	-152,538.00	375,109.17	-145.9%

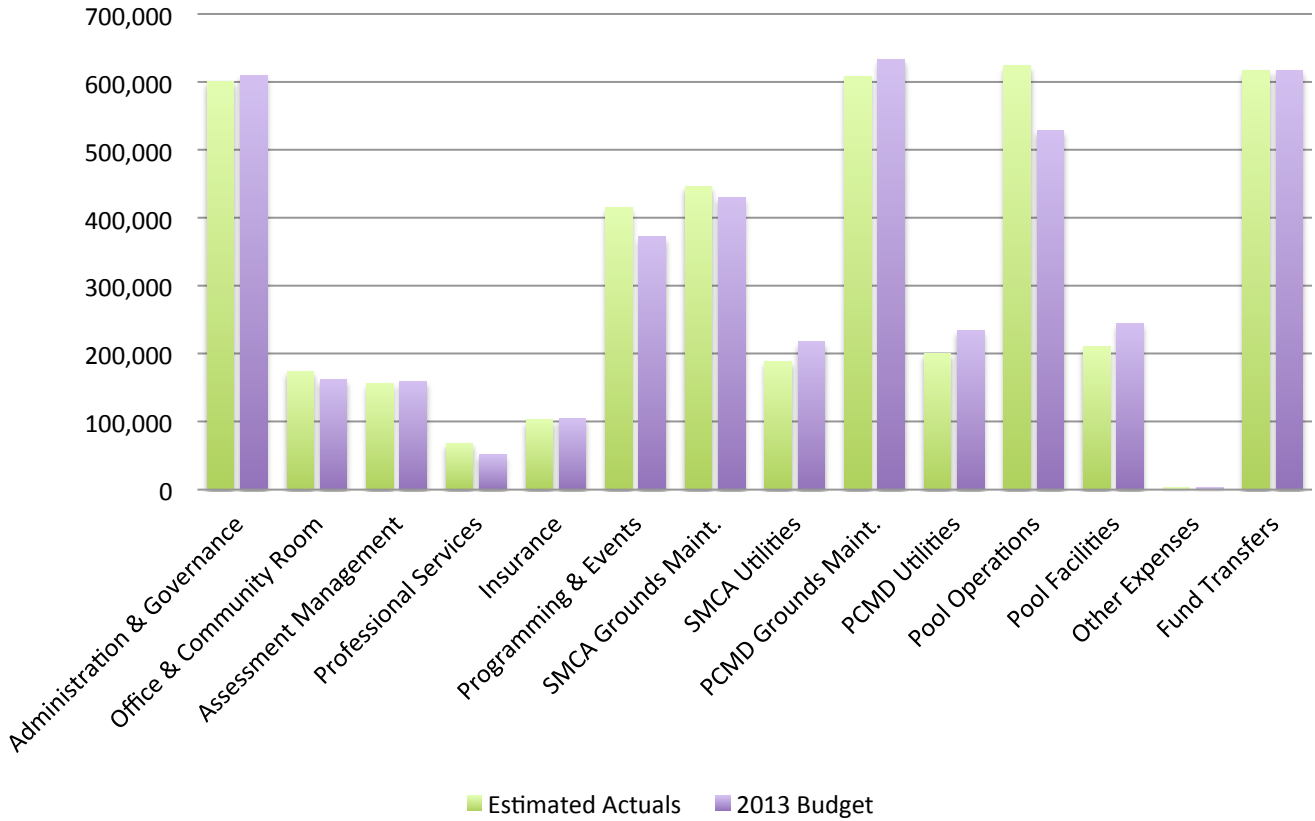
Stapleton Master Community Association
Balance Sheet Prev Year Comparison
As of September 30, 2013

	Sep 30, 13	Sep 30, 12	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1010 · MSI Assessment Acct	189,397.73	168,594.00	20,803.73	12.3%
1015 · MCA Operating Acct	184,818.08	111,684.88	73,133.20	65.5%
1020 · MCA Operating Reserve	516.16	236.88	279.28	117.9%
1030 · MCA Community Reserve	535,325.69	287,486.87	247,838.82	86.2%
1070 · MCA Community Fee Fund	129,381.29	154,001.83	-24,620.54	-16.0%
1080 · MCA Investment - Schwab	793,731.95	793,731.95	0.00	0.0%
Total Checking/Savings	1,833,170.90	1,515,736.41	317,434.49	20.9%
Accounts Receivable				
1110 · Accounts receivable				
1110-01 · AR-Homeowners	80,570.04	75,171.34	5,398.70	7.2%
1110-02 · AR-Commercial	12,133.18	5,476.83	6,656.35	121.5%
1110-03 · AR-Declarant	26,607.16	3,928.99	22,678.17	577.2%
1110-04 · AR-Builders	60,348.78	56,050.88	4,297.90	7.7%
1110-05 · AR-PCMD	100,055.20	95,284.98	4,770.22	5.0%
1110-06 · AR-For Rent	31,127.59	10,190.47	20,937.12	205.5%
1110-08 · AR-Domestic Water Service	14,869.28	13,689.56	1,179.72	8.6%
1110-09 · AR-Event Sponsorships	8,850.00	8,850.00	0.00	0.0%
1110-10 · AR-Aquatics	624.66	0.00	624.66	100.0%
1110-11 · AR-MCA Operations	210.00	210.00	0.00	0.0%
1110 · Accounts receivable - Other	1,419.88	51,540.47	-50,120.59	-97.3%
Total 1110 · Accounts receivable	336,815.77	320,393.52	16,422.25	5.1%
1115 · Doubtful accounts allowance	-52,000.00	-52,000.00	0.00	0.0%
Total Accounts Receivable	284,815.77	268,393.52	16,422.25	6.1%
Other Current Assets	18,552.81	19,197.27	-644.46	-3.4%
Total Current Assets	2,136,539.48	1,803,327.20	333,212.28	18.5%
Fixed Assets	151,014.47	166,342.17	-15,327.70	-9.2%
TOTAL ASSETS	<u>2,287,553.95</u>	<u>1,969,669.37</u>	<u>317,884.58</u>	<u>16.1%</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	204,528.99	244,777.03	-40,248.04	-16.4%
Credit Cards	-376.49	1,169.64	-1,546.13	-132.2%
Other Current Liabilities	153,079.19	123,190.20	29,888.99	24.3%
Total Current Liabilities	357,231.69	369,136.87	-11,905.18	-3.2%
Total Liabilities	357,231.69	369,136.87	-11,905.18	-3.2%
Equity				
3001 · Opening Bal Equity	85,504.30	85,633.30	-129.00	-0.2%
3010 · Unrestrict (retained earnings)	680,446.99	499,895.42	180,551.57	36.1%
3300 · Working Capital Equity	941,799.80	860,399.80	81,400.00	9.5%
Net Income	222,571.17	154,603.98	67,967.19	44.0%
Total Equity	1,930,322.26	1,600,532.50	329,789.76	20.6%
TOTAL LIABILITIES & EQUITY	<u>2,287,553.95</u>	<u>1,969,669.37</u>	<u>317,884.58</u>	<u>16.1%</u>

Revenue



Expense



Stapleton Master Community Association
SMCA Statement of Activities
 January through December 2013

	Estimated Actuals	2013 Budget	Over/Under
Ordinary Income/Expense			
Income			
Assessments	2,705,453	2,672,040	33,413
PCMD	826,770	886,068	(59,298)
Working Capital	97,375	96,000	1,375
Collections	28,751	39,600	(10,849)
Aquatic Services	584,163	502,600	81,563
Event Services	130,728	97,000	33,728
Facility Rental	35,267	34,500	767
Special Services	32,490	12,000	20,490
Other Income	7,361	-	7,361
Retail Sales	40,608	27,750	12,858
Total Income	4,488,966	4,367,558	121,408.00
Gross Profit			
Expense			
Administration & Governance	600,603	609,144	(8,541)
Office & Community Room	174,363	162,104	12,259
Assessment Management	156,870	159,436	(2,566)
Professional Services	68,162	51,250	16,912
Insurance	102,529	104,514	(1,985)
Programming & Events	414,778	372,000	42,778
SMCA Grounds Maint.	445,754	429,956	15,798
SMCA Utilities	188,374	217,392	(29,018)
PCMD Grounds Maint.	607,977	633,484	(25,507)
PCMD Utilities	201,022	234,584	(33,562)
Pool Operations	623,771	528,411	95,360
Pool Facilities	210,061	245,140	(35,079)
Other Expenses	2,478	3,000	(522)
Fund Transfers	617,136	617,136	-
Total Expense	4,413,878	4,367,551	46,327
Net Ordinary Income	75,088	7	

MCA



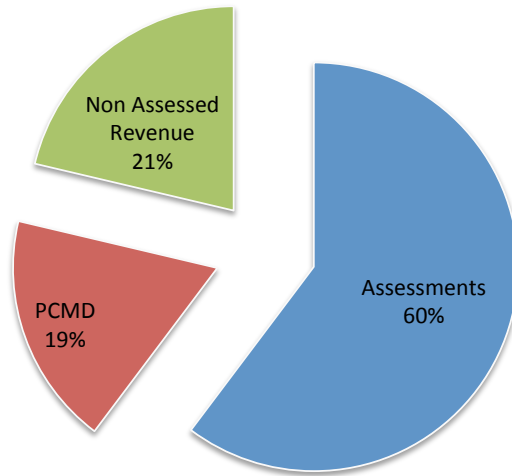
2014 Community Statistics

• Estimated Population.....	15,250
• Change in MSP Residential.....	+ 5% (Trulia)
• Number of Residential Properties.....	4,950 (+350)
• Number of Rental Properties.....	1,247 (+460)
• Number of Business Entities.....	90 (+5)
• Total Commercial Units	867 (+167)
• Total Alley Surface Maintained.....	37.8 Miles
• Pool/Aquatic Facilities Managed	6
• Parks Managed.....	#25 / 40 Acres
• Parkways maintained.....	5 miles / 14 acres
• ROW Managed.....	60 acres
• Full time & Part-time Employees	12
• Seasonal Employees.....	145

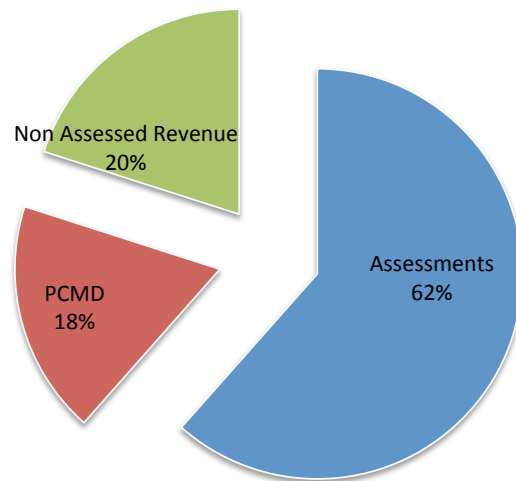
2014 Budget Assumptions

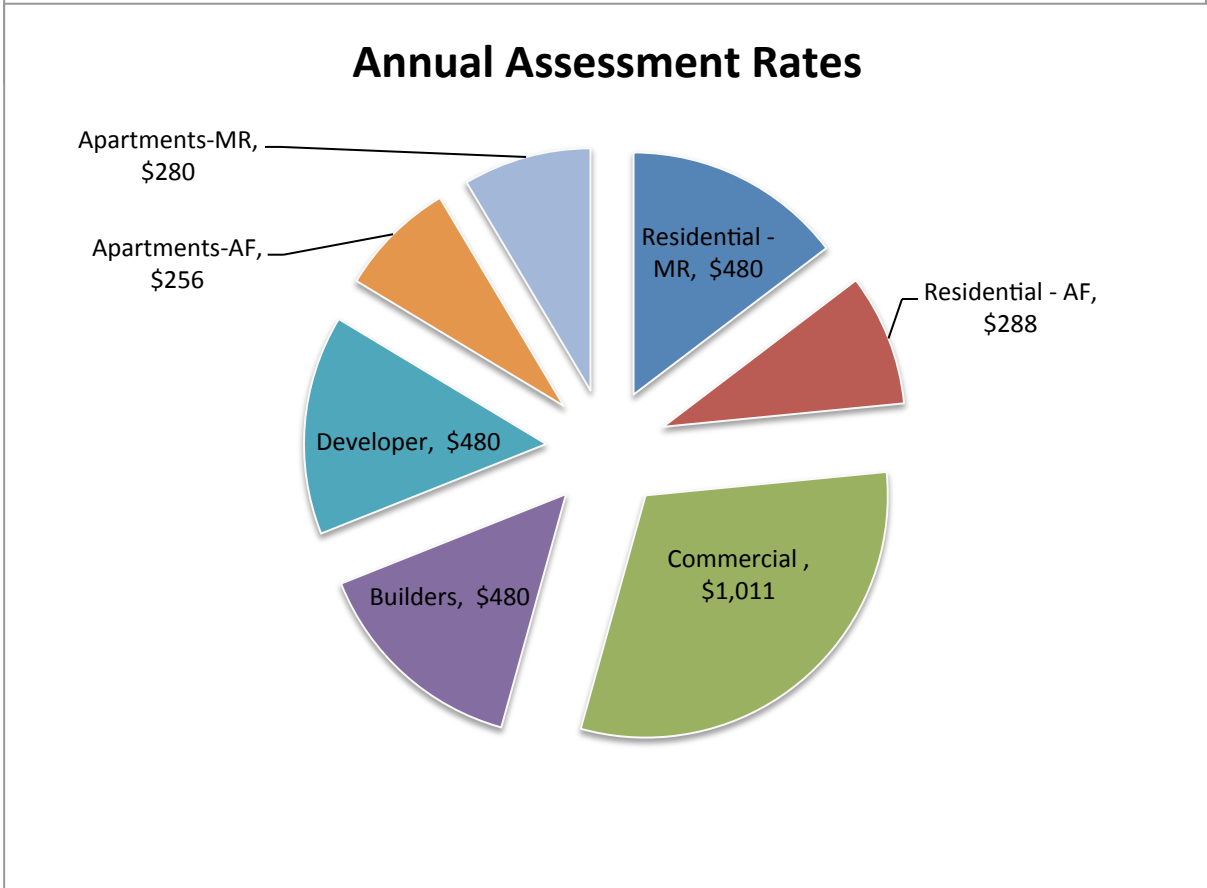
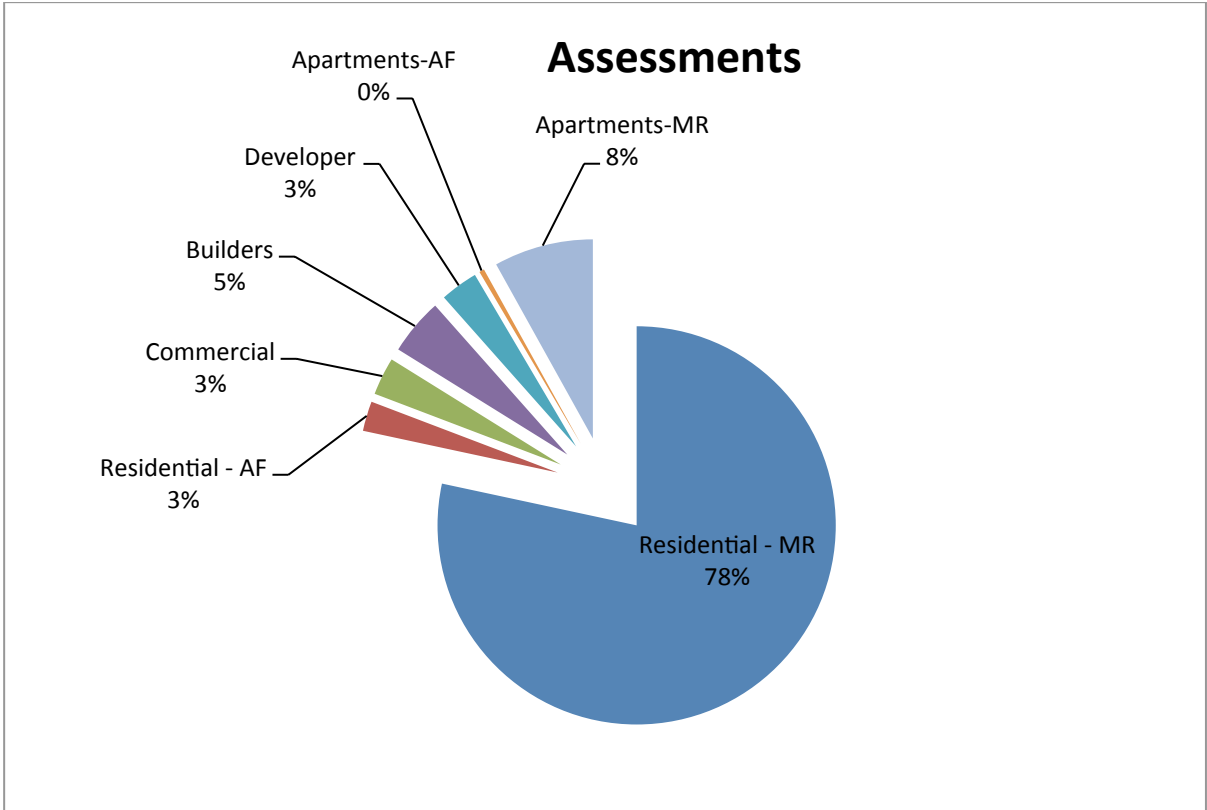
1. Residential Assessments to increase by \$2/month (\$40 per month)
2. Estimated units as of Jan 1, 2014 is 4950
3. We will continue to see 35 – 45 new sales per month
4. Residential Development will continue in filings 35, 40 & North 36, 42, 43 &45
5. Inventory of properties that the builders & developer should maintain in 2014
6. Rental property will increase to 1247 units by mid 2014
7. Commercial development will increase to 867 units by summer 2014
8. Top tier commercial assessment rate will increase the same percentage. (\$4.60 – \$14.40)

2013 MCA Funding (\$4.4M)

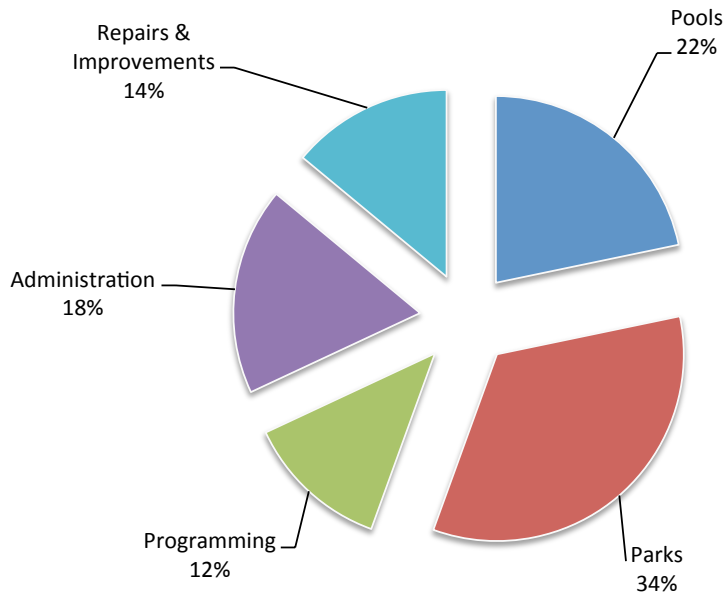


2014 MCA Funding (\$5.0M)

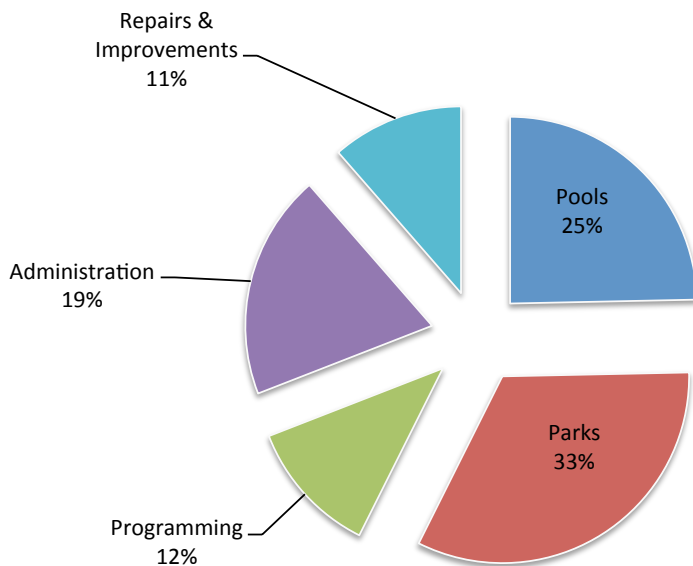




MCA Core Spending 2013



MCA Core Spending 2014



MCA



Administration & Governance

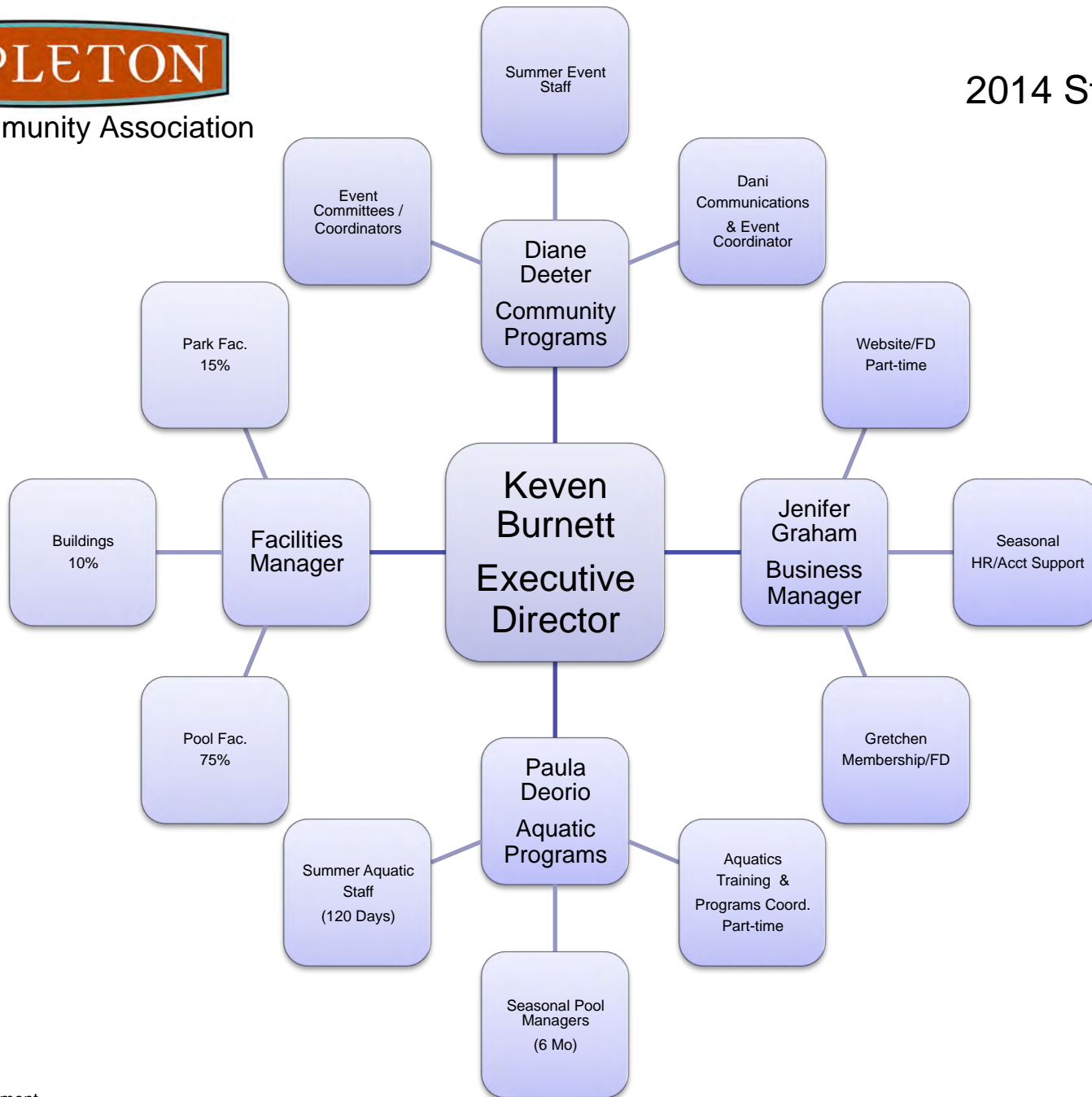
The mission of MCA administration is to provide the appropriate level of operational support and oversight that allows for efficient operations in the three main areas of MCA operations; Pools, Parks and Programming. MCA Administration will provide support through strong accounting and financial management of MCA revenues and expenses. MCA Administration will provide comprehensive human resource management to support the recruitment, training and deployment of the 150+ staff necessary to operate the community as identified. MCA will manage a responsive member services team to promptly respond to the wide variety of community questions, concerns and needs that the MCA office fields on a daily basis.

1. MCA will staff its operations with 6 fulltime Staff (Executive Director, Community Director, Aquatics Director, Business & HR Manager) A Facilities Manager will be recruited to begin January 2014.
2. MCA will Increase its support staff with an additional of 2 hourly positions that will focus on the increased daily demands of front desk, website maintenance, aquatic program training.
3. MCA will continue to lease 3,000 sf. to house MCA front desk, aquatic office and Community Room. MCA will add an additional 2500 sf. located in the 29th Ave TC specifically for its administrative function. This is a short-term license agreement that will be maintained until a long-term solution is determined.
4. MCA will oversee contracts with MSI to bill and collect from approximately 6,000 residential and commercial owners.



Master Community Association

2014 Staffing



**Stapleton Master Community Association
Administrative & Support Budget Overview
January through December 2014**

Accrual Basis

	<u>Jan - Dec 14</u>
Ordinary Income/Expense	
Expense	
5010 · Administration & Governance	722,100.00
5015 · MCA Office & Community Room	276,156.00
5030 · Assessment Management	171,288.00
5040 · Professional Services	73,000.00
5060 · Insurance	117,900.00
Total Expense	<u>1,360,444.00</u>
Net Ordinary Income	<u>-1,360,444.00</u>
Net Income	<u><u>-1,360,444.00</u></u>

MCA



Stapleton Aquatics

The mission of the MCA Aquatics department is to recruit, train and deploy a qualified and customer service oriented staff intended to provide a safe and accessible facility for the Stapleton residents to swim and recreate on a daily basis. The MCA aquatics department will recruit, train and deploy a qualified teaching staff to ensure sufficient aquatic programming is offered for each skill level and interest group that show the critical mass necessary to make programs financially viable. The MCA Aquatics department will recruit, train and deploy qualified front desk and concession staff necessary to fully operate each aquatic facility in accordance with the community standards.

• Number of Resident Cards.....	10,500
• Percent of population that use facilities	80%
• 2013 annual usage (4 pools).....	120,000
• 2013 Maximum Daily users	3,193 (5/27)
• 2013 Program Participants....	1,427 (+16%)
• 2013 Swim Team.....	320 (+50)
• 2013 Total Program Visits.....	30,364

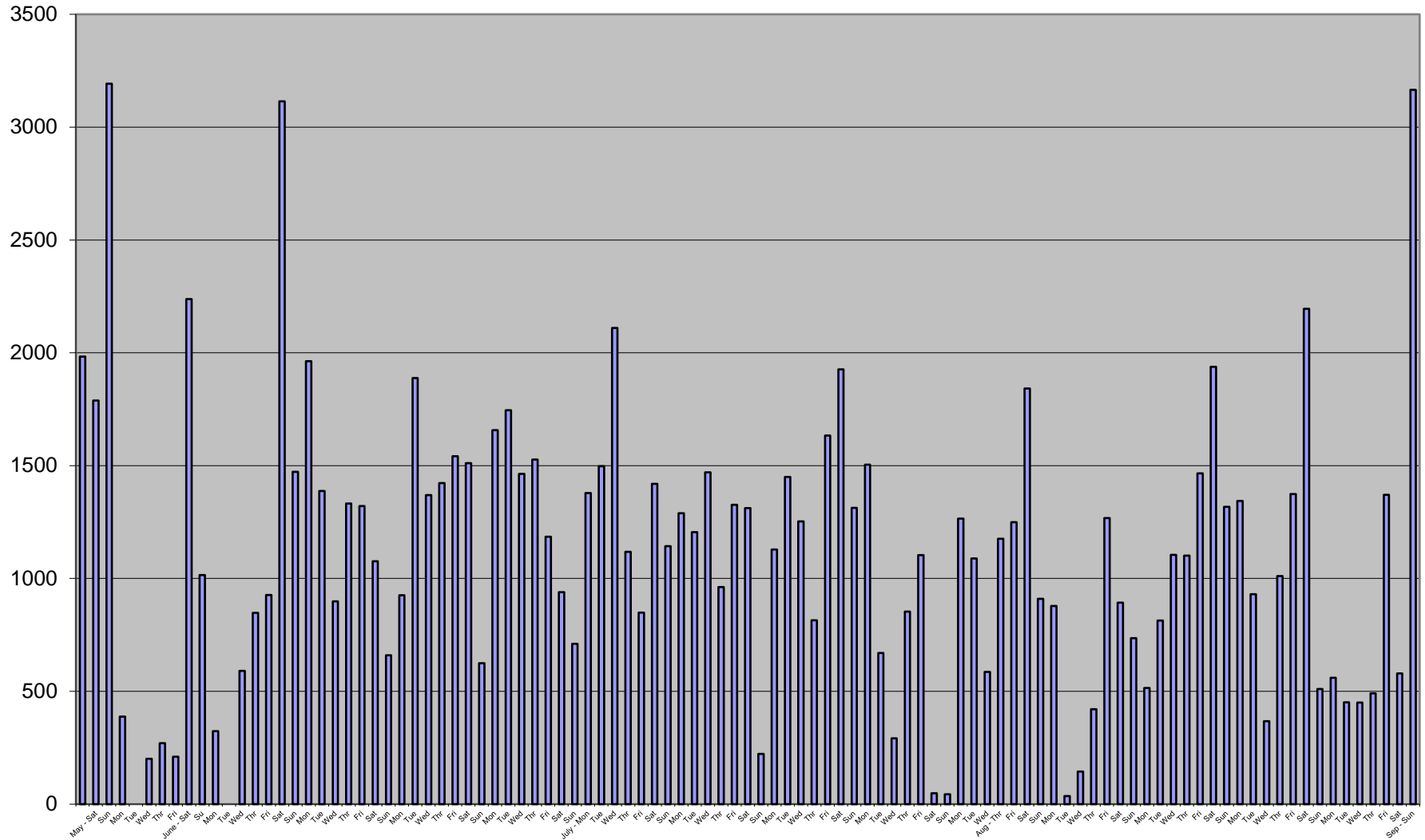
Pools

1. MCA will hire and train a seasonal staff of approximately 140 Seasonal employees to operate pools from Memorial Day to Labor Day
2. MCA will operate 6 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 full offering of swim programs to the community including: Swim Team; Learn to swim; Adult Programs

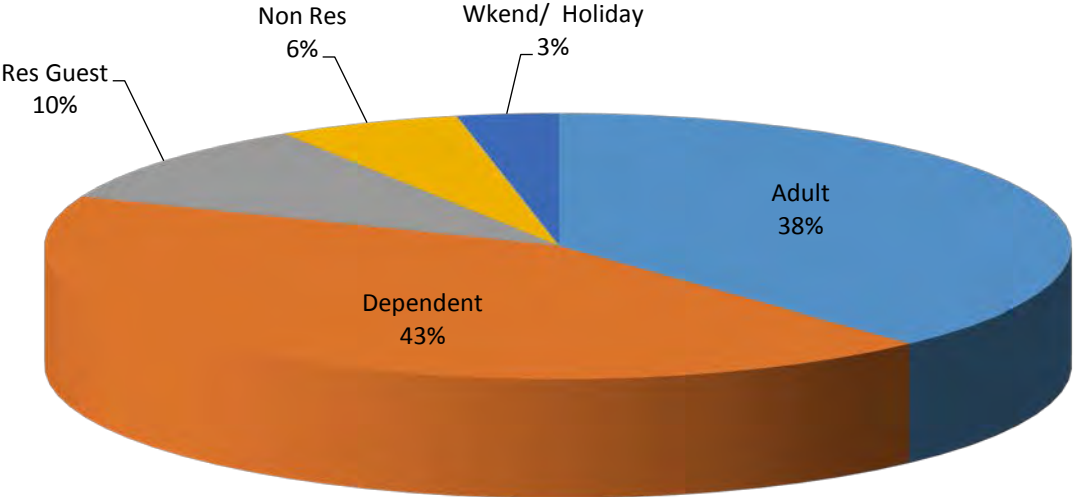
Pool Fees

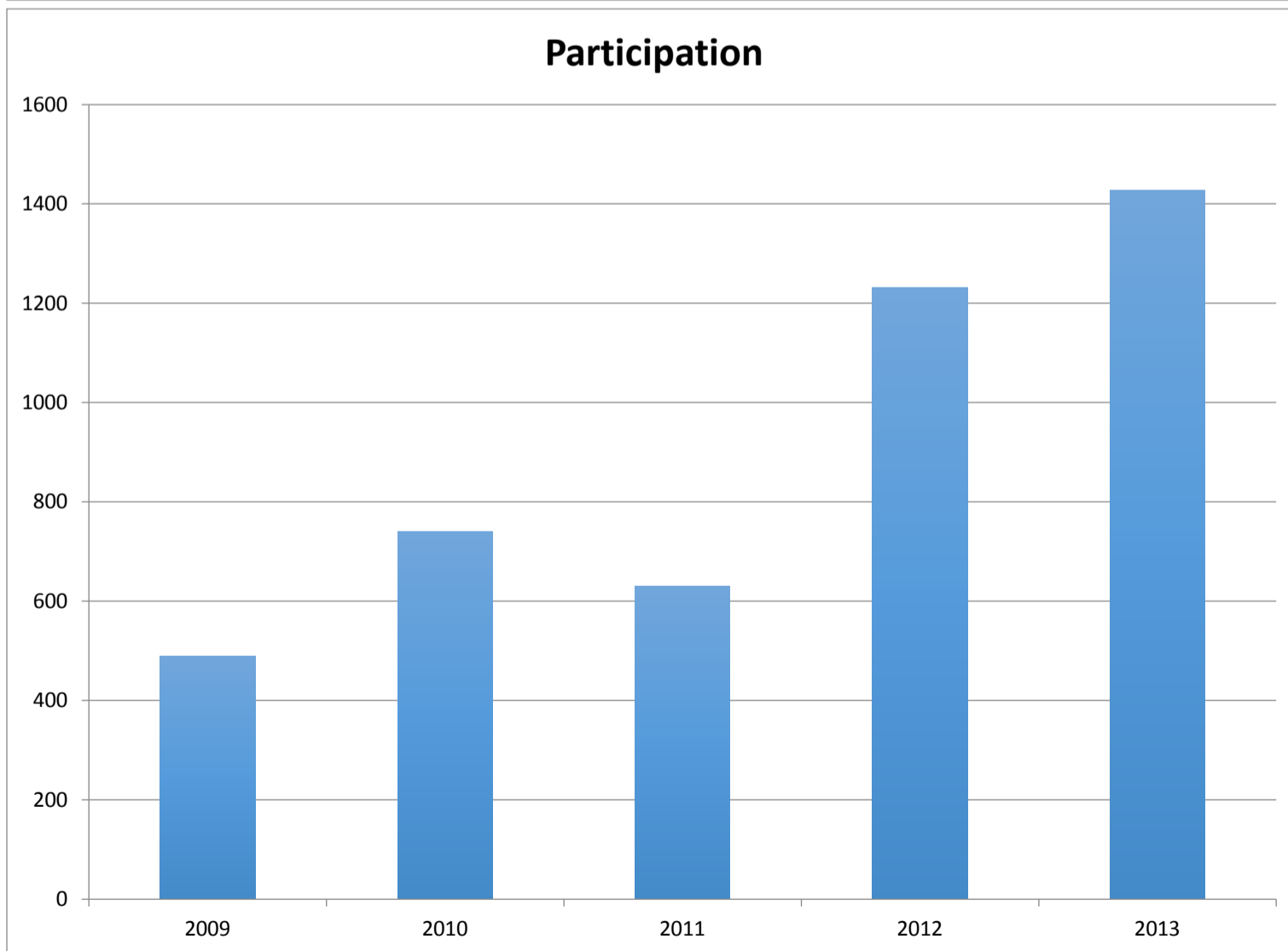
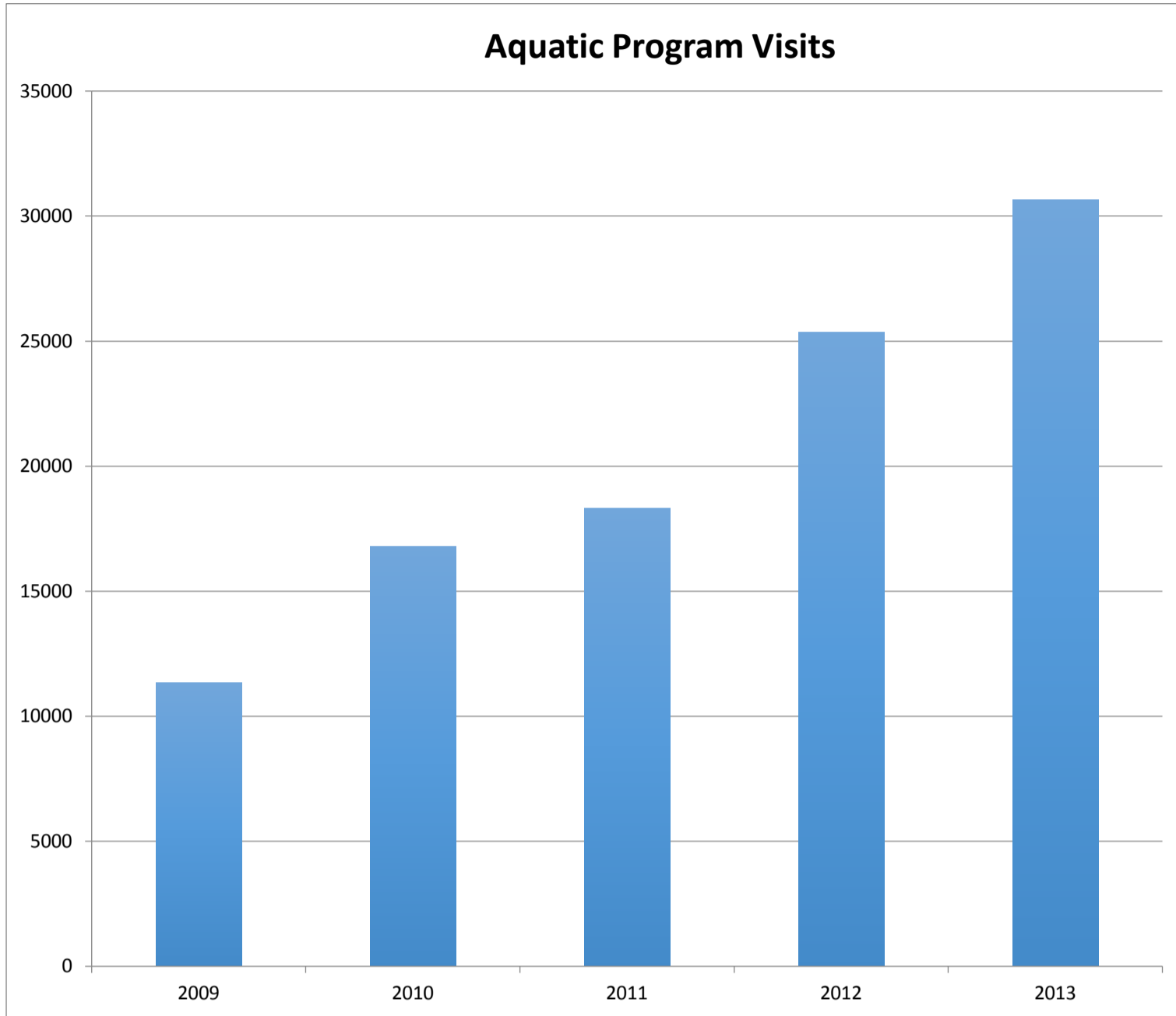
1. Resident card fee will remain \$20 per year.
2. Discounted renewals **“Online Only”** for \$10 per card
3. Non-Resident fees will remain at \$8 per regular entry (Holiday’s & Weekends \$10)
4. Resident Guests will remain at \$5 per entry (except weekends and holidays \$10)
5. Unlimited Resident Guest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

Total Visits



Totals By Users Groups





**Stapleton Master Community Association
Aquatics Budget Overview
January through December 2014**

Accrual Basis

	Jan - Dec 14
Ordinary Income/Expense	
Income	
4060 · Aquatic Services	634,500.00
4095 · Retail Sales	49,500.00
Total Income	684,000.00
Gross Profit	684,000.00
Expense	
5400 · Aquatic Programming	
5400-01 · Payroll Expense	638,160.00
5405 · General Pool Operation	51,550.00
5406 · Facility Equip & Supply	17,500.00
5407 · Pool Programming	4,000.00
5408 · Swim Team	40,000.00
Total 5400 · Aquatic Programming	751,210.00
5450 · Aquatic Facilities	
5451 · Aviator Pool	61,150.00
5452 · Puddle Jumper Pool	57,550.00
5453 · Filing 15 Pool	60,350.00
5454 · Jet Stream Pool	56,800.00
5455 · Filing 43	55,000.00
5456 · Filing 42	55,000.00
5490 · Facility Maintenance	1,200.00
Total 5450 · Aquatic Facilities	347,050.00
Total Expense	1,098,260.00
Net Ordinary Income	-414,260.00
Net Income	-414,260.00

MCA

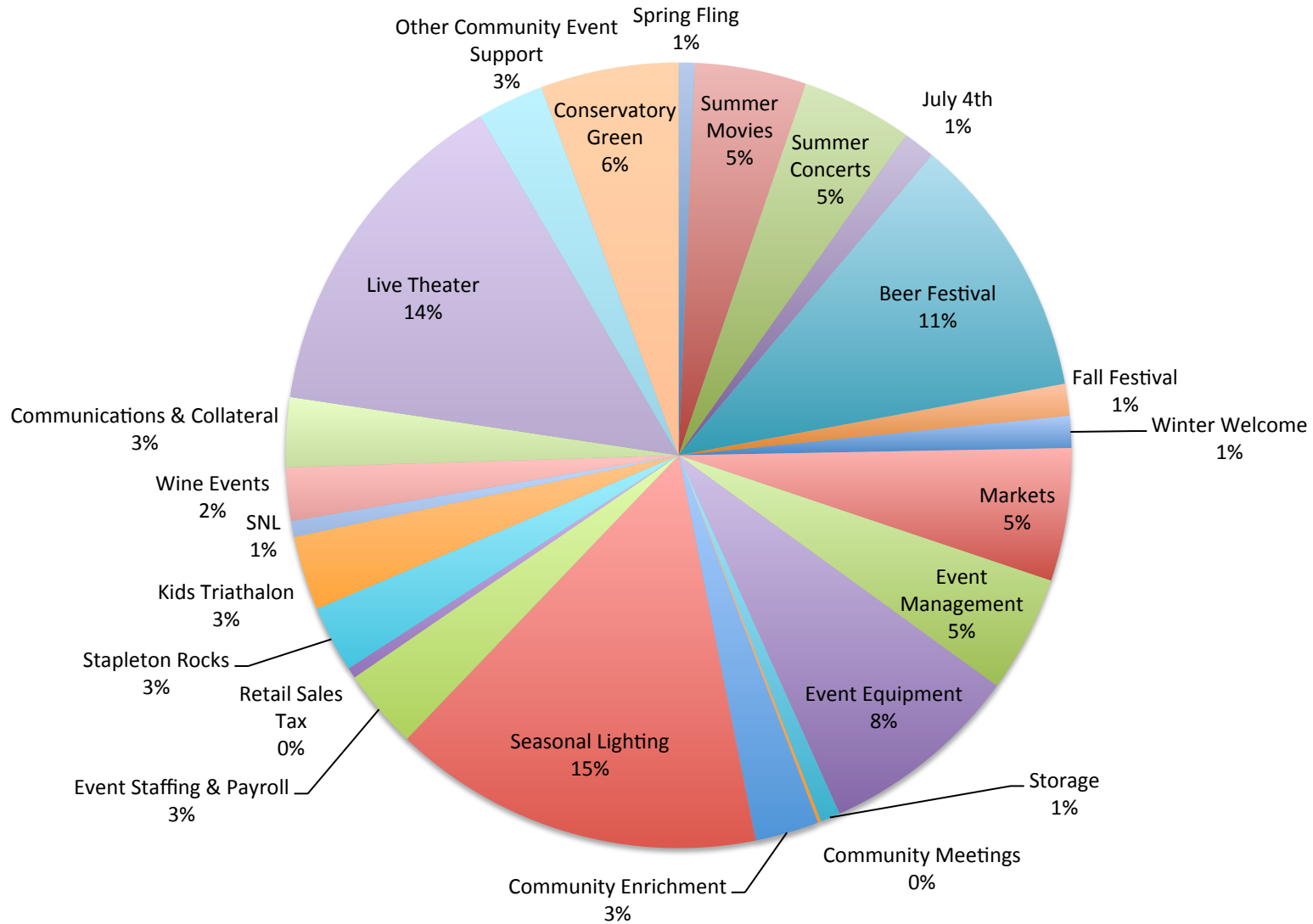


Community Programming

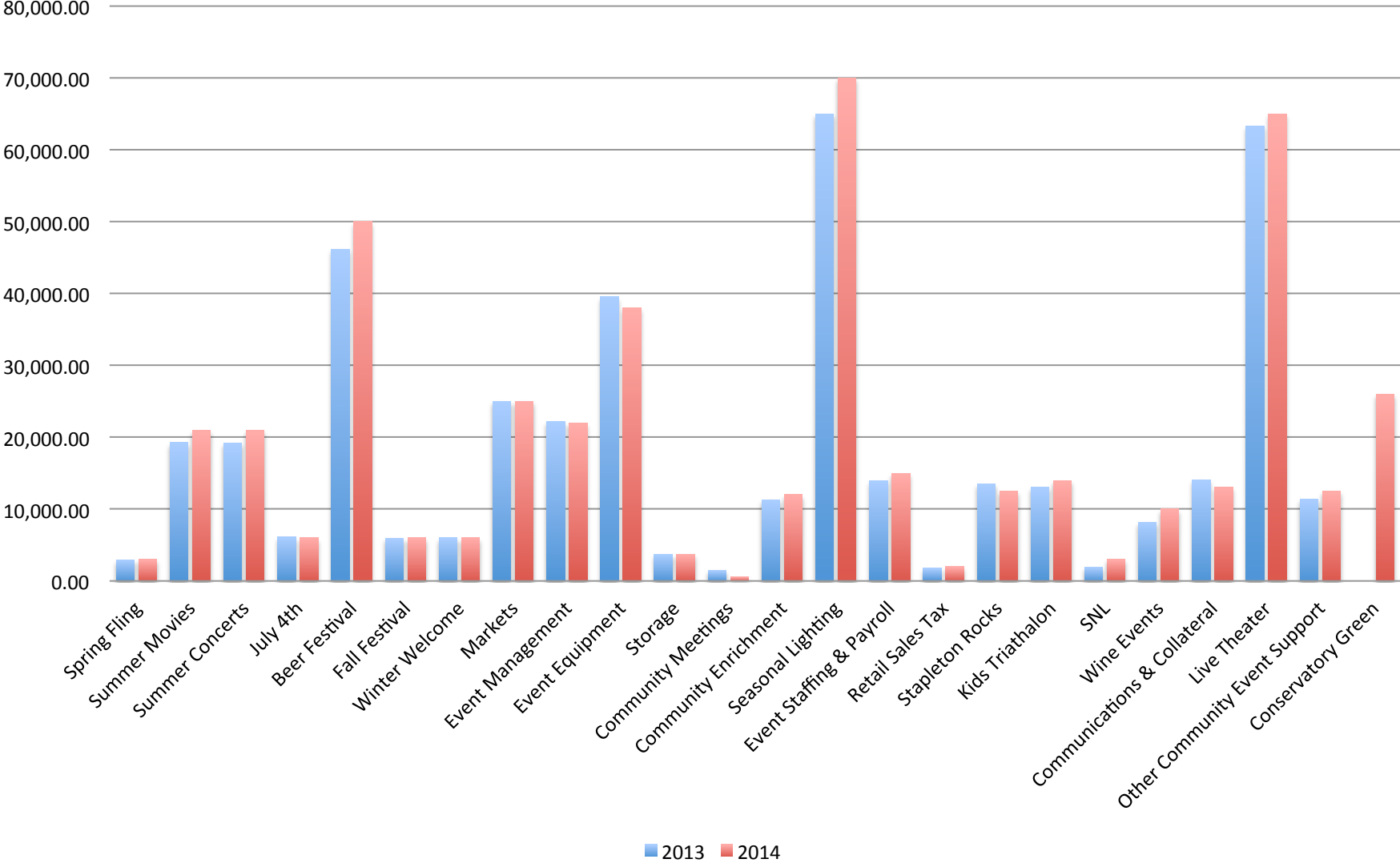
The mission of the MCA Community Events & Programming department is to provide community-wide access to a variety of free and low cost cultural programming, community oriented events and general community gatherings that are identified by the community through their initiative and/or participation. It is the goal of the community events & programming department to offer programming to all major sectors of the community including but not limited to families, singles, empty-nesters, kids, seniors and “identified common community groups” etc.

- **2013 Season Attendees** **85,000**
- **CORE COMMUNITY PROGRAMMING:** “Markets on the Green”. “Movies on the Green”, “Concerts on the Green”, Friday Night Flights, Wine on Wednesday, “Theater on the Green”, July 4th Pancake Breakfast & Parade, Stapleton Beer Festival, Stapleton Rocks, Spring Egg Scramble, Winter Welcome and Town Center Lighting, Active Minds, Activities Inc
- 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 2013 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 2014. (upon turn-over)
- 8. MCA will develop a partnership with Sam Gary Library to support added community programming (Focus on tweens & teens)
- 9. MCA will continue to partner with Central Park Rec Center to support added community programming. (focus on tweens & teens)

Community Programming 2014



Community Programming



Stapleton Master Community Association Community Programming Budget Overview

January through December 2014

Accrual Basis

	Jan - Dec 14
Ordinary Income/Expense	
Income	
4070 - Programming	
4070-01 - Beer Festival	50,000.00
4070-03 - Event Sponsorships	40,000.00
4070-04 - Kids Triathlon	15,000.00
4070-05 - SNL	5,000.00
4070-06 - Wine Events	12,000.00
4070-10 - Other Event Income	20,000.00
Total 4070 - Programming	142,000.00
4095 - Retail Sales	
4095-03 - Event Concessions	3,750.00
Total 4095 - Retail Sales	3,750.00
Total Income	145,750.00
Gross Profit	145,750.00
Expense	
5100 - Community Programming	
5100-01 - Spring Fling	3,000.00
5100-02 - Summer Movies	21,000.00
5100-03 - Summer Concerts	21,000.00
5100-04 - July 4th	6,000.00
5100-05 - Beer Festival	50,000.00
5100-06 - Fall Festival	6,000.00
5100-07 - Holiday Festival	6,000.00
5100-08 - Farmers Market	25,000.00
5100-09 - Event Management	22,000.00
5100-10 - Event Equipment	38,000.00
5100-11 - Storage	3,720.00
5100-12 - Community Meetings	600.00
5100-13 - Community Enrichment	12,000.00
5100-14 - Seasonal Lighting	70,000.00
5100-15 - Event Staffing & Payroll	15,000.00
5100-16 - Retail Sales Tax	2,000.00
5100-17 - Stapleton Rocks	12,500.00
5100-18 - Kids Triathlon	14,000.00
5100-19 - SNL	3,000.00
5100-20 - Wine Events	10,000.00
5120-01 - Programming & Communication	13,100.00
5120-02 - Community Theater	65,000.00
5120-03 - Other Community Event Support	38,500.00
Total 5100 - Community Programming	457,420.00
Total Expense	457,420.00
Net Ordinary Income	-311,670.00
Net Income	-311,670.00

MCA



Community Parks and Facilities

It is the Mission of the MCA Community Parks & Facilities Department to maintain and operate all community parks and facilities in accordance with the established Stapleton community standards. The parks and facilities department will ensure the on going preventative maintenance needed for maximum lifespan of each individual facility. The MCA Parks and facilities department will oversee and/or manage all capital improvement projects (CIP) authorized by the Board of Directors and will ensure proper future maintenance procedures are outlined for each.

Parks & Facilities

1. MCA will manage and oversee the maintenance and operation of 6 outdoor aquatic facilities and corresponding systems that shall operated between Memorial day weekend and Labor Day weekend. MCA shall manage the system as a whole and determine the most efficient operating hours and season to best respond to the seasonal demands by residents.
2. MCA will over see contracts for the maintenance and operation of approx. 100acres of Park, Medians, ROW and open space.

Repair & Replacements

1. Pools = \$120K (Re-surfacing and misc. repairs)
2. Parks = \$50K (Drainage & Landscaping)
3. Parkways = \$25K (Trees)
4. Alleys = \$100K (Concrete)

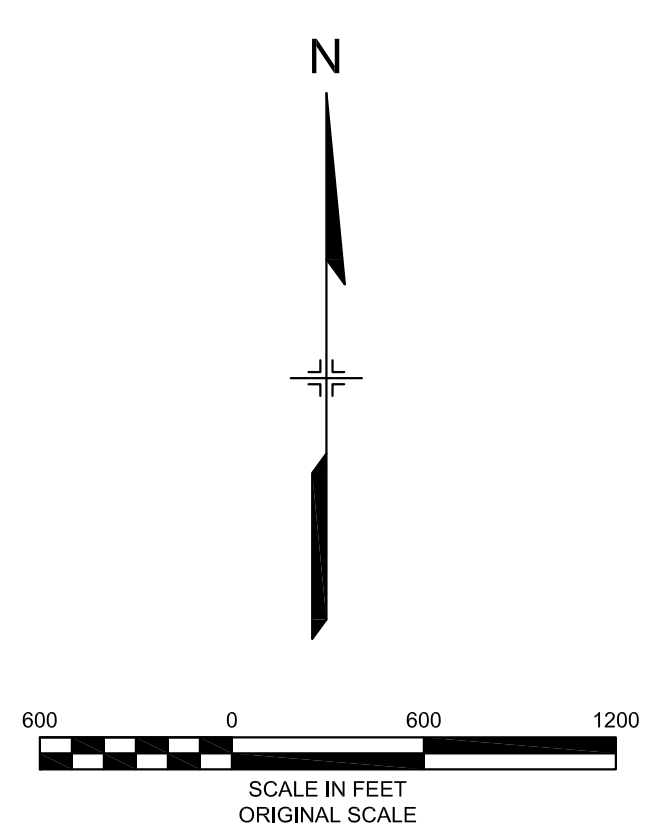
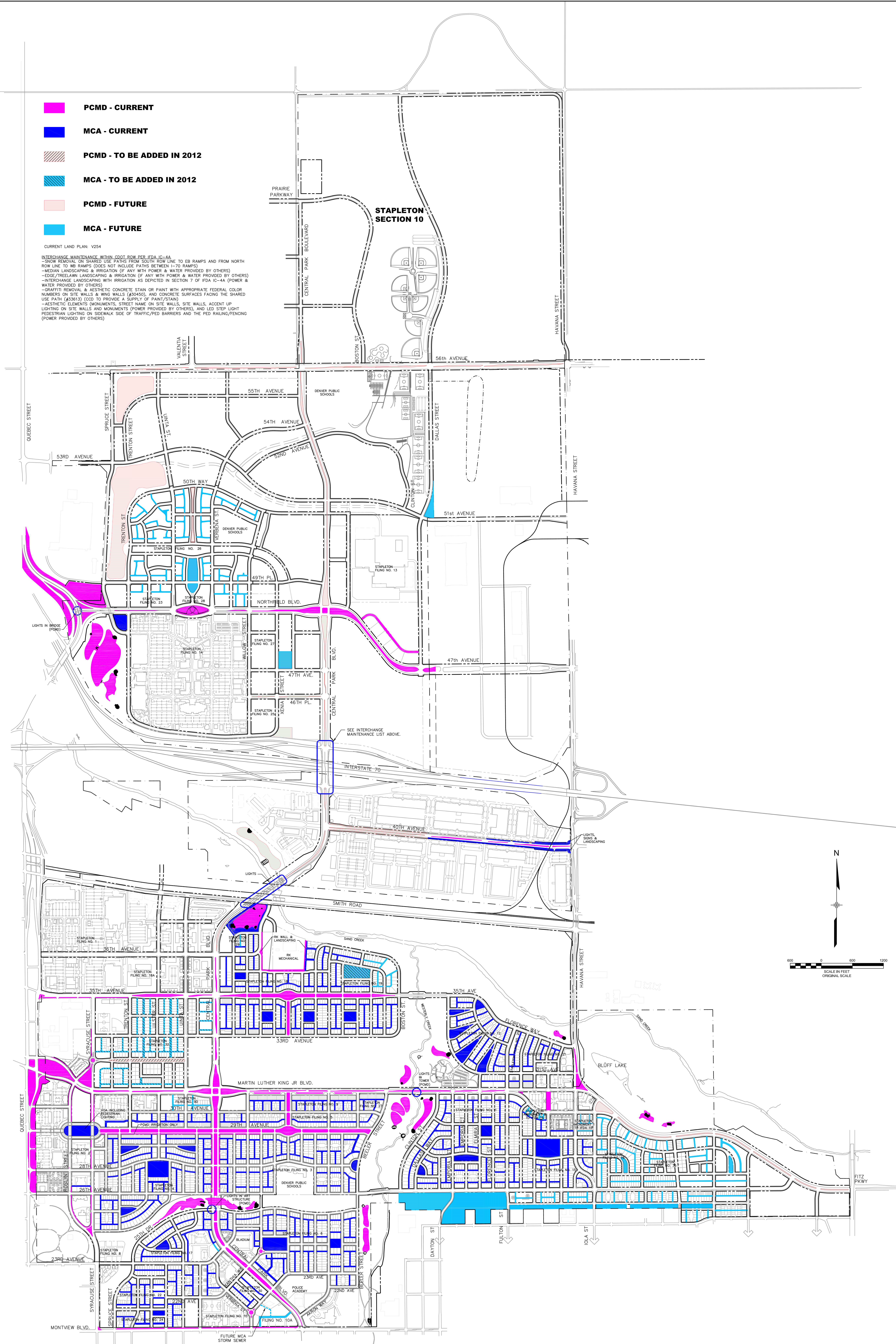
Improvements

1. Founders Green Performance Stage and Cover
2. Added lighting and security systems at Aviator, PJ, F15, JS
3. Purchase operating equipment for Filing 42 & 43 Pools
4. Additional shade structures in specified picnic areas
5. Additional park features geared towards active teens and adults

- 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 A 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:



JOB NO. 11.447.002.001

SHEET 1 OF 1

**Stapleton Master Community Association
 Parks Budget Overview
 January through December 2014**

	<u>Jan - Dec 14</u>
Ordinary Income/Expense	
Expense	
5210 - Park Maintenance	
5210-01 - Maintenance Contract	231,840.00
5210-02 - Annual Installations	50,000.00
5210-03 - Irrigation Maintenance	35,000.00
5210-04 - Grounds Maintenance	15,000.00
5210-05 - Grounds Improvements	40,000.00
5210-06 - Lighting Maintenance	14,000.00
5210-07 - Playground Maintenance	10,000.00
5210-08 - Snow Removal	40,000.00
5210-09 - Irrigation Control Upgrades	3,480.00
5210-10 - Waterscape Maintenance	21,000.00
5210-11 - Trash & Debris	3,000.00
5210-13 - Tree Maintenance	5,000.00
5210-14 - Storage	3,000.00
Total 5210 - Park Maintenance	471,320.00
5220 - Park Utilities	
5220-01 - Water	112,375.00
5220-02 - Gas & Electricity	13,800.00
5220-04 - Storm Drain Fees	53,100.00
5230-01 - F32 Water	15,100.00
Total 5220 - Park Utilities	194,375.00
5300 - District Maintenance	
5310-01 - Maintenance Contract	449,640.00
5310-03 - Irrigation Maintenance	41,000.00
5310-04 - Grounds Maint/Repair	25,000.00
5310-05 - Grounds Improvement	12,500.00
5310-06 - Storm Water Maintenance	80,000.00
5310-07 - Lighting Maintenance	9,000.00
5310-08 - Irrigation Controls	3,480.00
5310-09 - Snow Removal	40,000.00
5310-11 - Tree Maint/Replace	15,000.00
5310-12 - SMCA Management Fee	18,000.00
Total 5300 - District Maintenance	693,620.00
5320 - District Utilities	
5320-01 - Water	204,750.00
5320-02 - Gas & Electricity	20,280.00
5320-03 - Storm Drain Fees	150.00
Total 5320 - District Utilities	225,180.00
Total Expense	1,584,495.00
Net Ordinary Income	-1,584,495.00
Net Income	<u><u>-1,584,495.00</u></u>

MCA



2014 COMMUNITY BUDGET

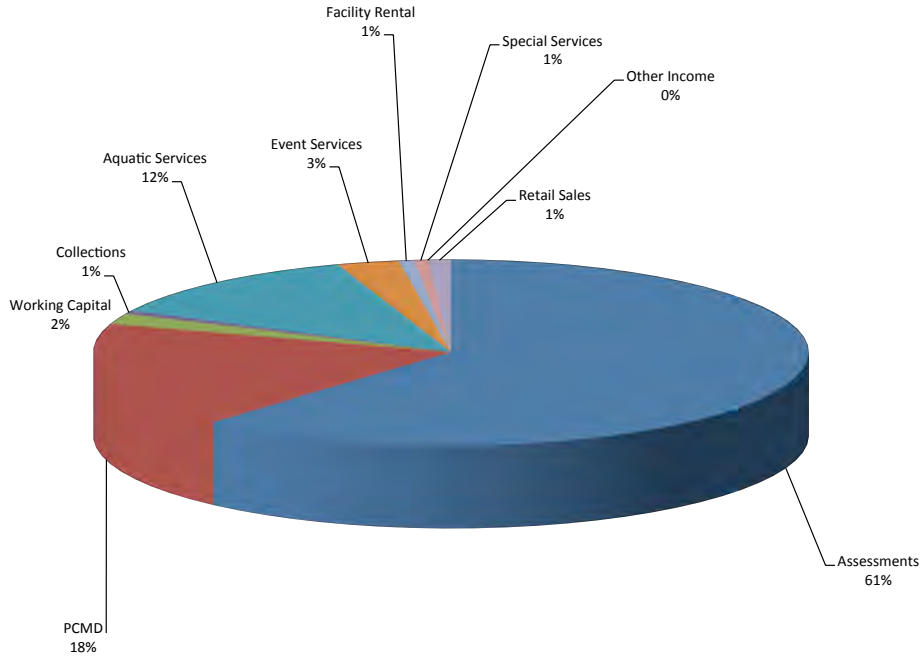
2014 is a year that the SMCA will see significant growth in its operational responsibilities. This is the first year that it will start to play a major role in the operation of parks, pools and programming north of I-70. Major components that we are anticipating include: 2 new aquatic facilities, one located in filing 43 adjacent to Northfield and one located in Conservatory Green filing 42. The SMCA is also anticipating the delivery of the Conservatory Green amphitheater and fountain area.

SMCA staff has focused on compiling and presenting a responsible, forward-looking budget. Given the pace of growth in the community as it relates to facility development we want to ensure the proper funding levels for all areas of operation. It is our intent to expand carefully and conservatively. We will continue to closely evaluate all the contractual services that we currently contract on an annual basis and determine if cost saving will continue or if those areas will more cost effective under one of the “in-house” departments.

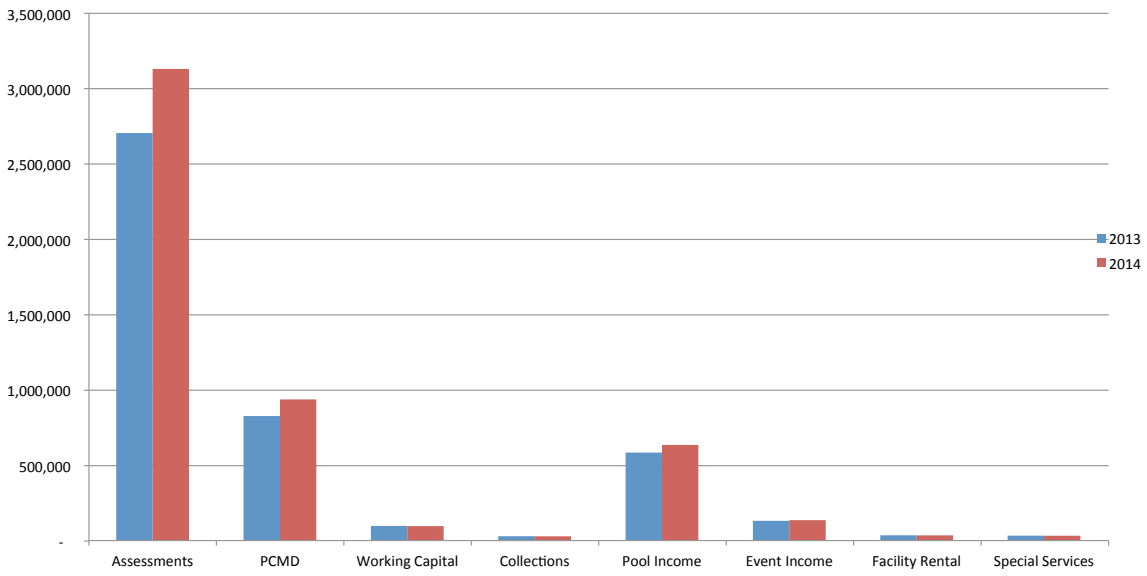
It is the responsibility of the 2013 elected community delegates to ratify the proposed budget and send it to the SMCA executive board. This ratification will occur at the annual meeting of the Community Delegates and Executive Board scheduled for Thursday November 21 at Noon at the SMCA Community Room (2823 Roslyn St. Denver, CO 80238). If the delegates fail to ratify a new budget with a revised assessment schedule the board will be required to revert to the most recent previous budget and corresponding assessment schedule.

Any and all comments in regards to this proposed budget or any other concerns with SMCA operations should be directed to your elected delegate or to the executive board. Delegates can be contacted via email or at the annual members meeting scheduled for Wednesday November 13th at 6:30 PM at the SMCA Community Room (2823 Roslyn St. Denver, CO 80238).

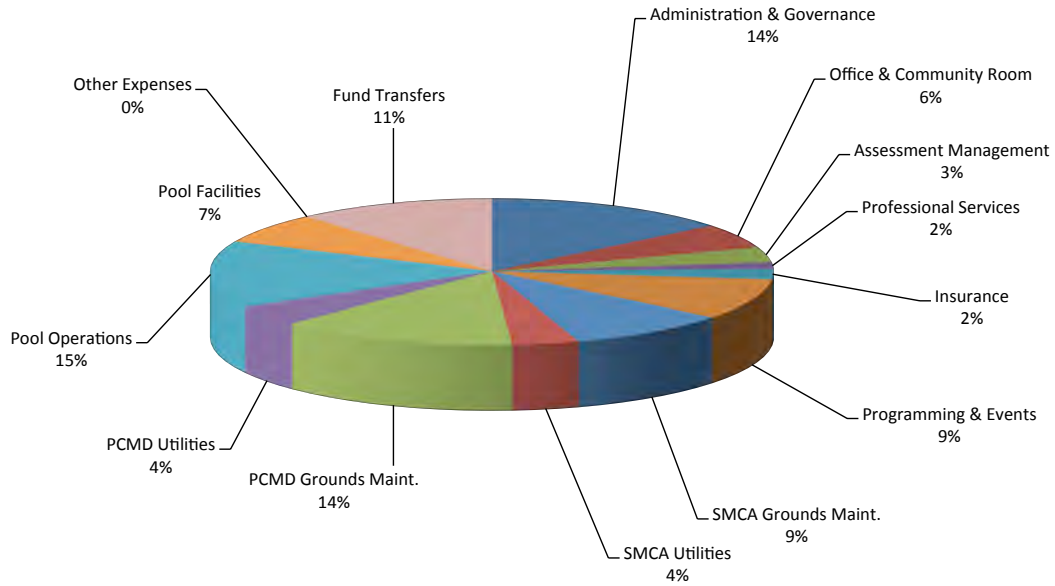
2014 Revenues



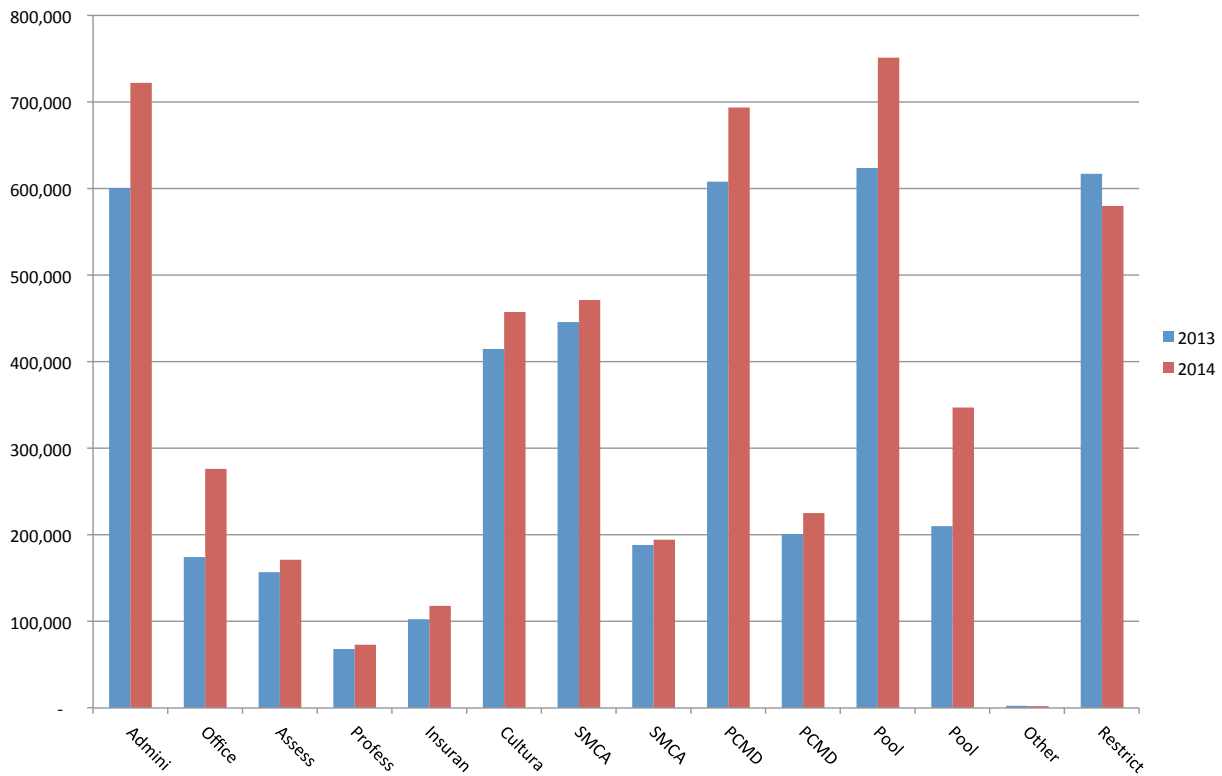
Revenue Comps



2014 EXPENSE



Expense Comps



Stapleton Master Community Association
SMCA Budget Comparison
 2011 vs. 2012

	2013	2014	+/-	%
Ordinary Income/Expense				
Income				
1 Assessments	2,705,453	3,130,584	425,131	14%
2 PCMD	826,770	936,800	110,030	12%
3 Working Capital	97,375	96,000	(1,375)	-1%
4 Collections	28,751	28,200	(551)	-2%
5 Pool Income	584,163	634,500	50,337	8%
6 Event Income	130,728	142,000	11,272	8%
7 Facility Rental	35,267	34,500	(767)	-2%
8 Special Services	32,490	31,750	(740)	-2%
9 Other Income	7,361	120	(7,241)	
10 Retail Sales	40,608	53,250	12,642	24%
Total Income	4,488,966	5,087,704	598,738	12%
Expense				
1 Administration & Payroll	600,603	722,100	121,497	17%
2 Office & Community Room	174,363	276,156	101,793	37%
3 Assessment Management	156,870	171,288	14,418	8%
4 Professional Services	68,162	73,000	4,838	7%
5 Insurance	102,529	117,900	15,371	13%
6 Cultural Programming	414,778	457,420	42,642	9%
7 SMCA Grounds Maint.	445,754	471,320	25,566	5%
8 SMCA Utilities	188,374	194,375	6,001	3%
9 PCMD Grounds Maint.	607,977	693,620	85,643	12%
10 PCMD Utilities	201,022	225,180	24,158	11%
11 Pool Programming	623,771	751,210	127,439	17%
12 Pool Facilities	210,061	347,050	136,989	39%
13 Other Expenses	2,478	2,100	(378)	-18%
14 Restricted Fund Transfers	617,136	580,000	(37,136)	-6%
Total Expense	4,413,878	5,082,719	668,841	13%
Net Ordinary Income	75,088	4,985	(70,103)	

Stapleton Master Community Association
Budget Overview
January through December 2014

	<u>Jan - Dec 14</u>
Ordinary Income/Expense	
Income	
4010 · Assessments	3,130,584.00
4020 · PCMD	936,800.00
4030 · Working Capital	96,000.00
4040 · Collections	28,200.00
4060 · Aquatic Services	634,500.00
4070 · Programming	142,000.00
4080 · Facility Rental	34,500.00
4085 · Special Services	31,750.00
4090 · Other Income	120.00
4095 · Retail Sales	53,250.00
	<hr/>
Total Income	5,087,704.00
	<hr/>
Gross Profit	5,087,704.00
	<hr/>
Expense	
5010 · Administration & Governance	722,100.00
5015 · MCA Office & Community Room	276,156.00
5030 · Assessment Management	171,288.00
5040 · Professional Services	73,000.00
5060 · Insurance	117,900.00
5100 · Community Programming	457,420.00
5210 · Park Maintenance	471,320.00
5220 · Park Utilities	194,375.00
5300 · District Maintenance	693,620.00
5320 · District Utilities	225,180.00
5400 · Aquatic Programming	751,210.00
5450 · Aquatic Facilities	347,050.00
5500 · Other Expenses	2,100.00
5900 · Fund Transfers	580,000.00
	<hr/>
Total Expense	5,082,719.00
	<hr/>
Net Ordinary Income	4,985.00
	<hr/>
Net Income	<u>4,985.00</u>