

MCA



2016 COMMUNITY BUDGET

ADOPTED November 18, 2015

MCA



2016 DRAFT BUDGET SUMMARY

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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 of all property owned by the Park Creek Metropolitan District which includes community recreational facilities and centers, neighborhood parks, pedestrian paths, parkways and alleys 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 11 years we will have brought on over 40 parks, 6 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 rates we will have accomplished all that with average increase of \$0.72/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



2015 Q3 FINANCIALS

Net Ordinary Income

- **YTD Results** **↑** **Better than budget**

Revenue Highlights

- **Total Revenues** **↑** **106%**
- **Assessments** **↑** **107%**
- **Aquatics** **Even**
- **Programming** **↑** **116%**

Expense Highlights

- **Total Expenses** **Even**
- **Leases** **↓** **96.5%**
- **Administration** **Even**
- **Aquatics** **↓** **92%**
- **Programming** **↑** **113%**
- **Parks** **↑** **118%**

Year over Year Growth = 5.3%

Stapleton Master Community Association
Statement of Activity
January through September 2015

Accrual Basis

	Jan - Sep 15	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4010 · Assessments	2,749,818.02	2,566,782.00	183,036.02	107.1%
4020 · PCMD	758,926.21	786,257.00	-27,330.79	96.5%
4030 · Working Capital	75,600.00	90,000.00	-14,400.00	84.0%
4040 · Collections	13,925.60	14,994.00	-1,068.40	92.9%
4050 · Community Fee	0.00			
4060 · Aquatic Services	611,008.66	608,000.00	3,008.66	100.5%
4070 · Programming	142,683.83	122,500.00	20,183.83	116.5%
4080 · Facility Rental	48,660.70	4,000.00	44,660.70	1,216.5%
4085 · Special Services	32,329.26	29,500.00	2,829.26	109.6%
4090 · Other Income	6,518.57	90.00	6,428.57	7,242.9%
4095 · Retail Sales	30,221.01	0.00	30,221.01	100.0%
49900 · Uncategorized Income	0.00			
Total Income	<u>4,469,691.86</u>	<u>4,222,123.00</u>	<u>247,568.86</u>	<u>105.9%</u>
Gross Profit	4,469,691.86	4,222,123.00	247,568.86	105.9%
Expense				
IPN Fees	3.40			
5010 · Administration & Governance	495,283.07	493,263.00	2,020.07	100.4%
5015 · MCA Office & Community Rooms	256,617.63	265,906.00	-9,288.37	96.5%
5030 · Assessment Management	131,082.44	122,100.00	8,982.44	107.4%
5040 · Professional Services	47,614.46	48,250.00	-635.54	98.7%
5060 · Insurance	124,501.62	134,661.76	-10,160.14	92.5%
5100 · Community Programming	490,452.68	431,031.00	59,421.68	113.8%
5210 · Park Maintenance	504,838.88	443,284.00	61,554.88	113.9%
5220 · Park Utilities	149,594.10	122,050.00	27,544.10	122.6%
5300 · District Maintenance	577,283.75	610,096.00	-32,812.25	94.6%
5320 · District Utilities	165,635.06	187,370.00	-21,734.94	88.4%
5400 · Aquatic Programming	649,791.18	724,820.00	-75,028.82	89.6%
5450 · Aquatic Facilities	324,423.41	343,250.00	-18,826.59	94.5%
5500 · Other Expenses	3,721.78	3,600.00	121.78	103.4%
5900 · Fund Transfers	414,852.00	390,852.00	24,000.00	106.1%
Total Expense	<u>4,335,695.46</u>	<u>4,320,533.76</u>	<u>15,161.70</u>	<u>100.4%</u>
Net Ordinary Income	133,996.40	-98,410.76	232,407.16	-136.2%
Other Income/Expense				
Other Income				
6010 · Reserve Funds	219,909.36	180,000.00	39,909.36	122.2%
6020 · Improvement Fund	210,852.00	210,852.00	0.00	100.0%
6050 · Community Fund	30,933.37			
Total Other Income	<u>461,694.73</u>	<u>390,852.00</u>	<u>70,842.73</u>	<u>118.1%</u>
Other Expense				
7010 · Reserve Repairs & Replacements	233,782.37	250,000.00	-16,217.63	93.5%
7020 · Improvement Projects	224,359.05	250,000.00	-25,640.95	89.7%
7050 · Community Fund Projects	20,000.00	20,000.00	0.00	100.0%
Total Other Expense	<u>478,141.42</u>	<u>520,000.00</u>	<u>-41,858.58</u>	<u>92.0%</u>
Net Other Income	-16,446.69	-129,148.00	112,701.31	12.7%
Net Income	<u><u>117,549.71</u></u>	<u><u>-227,558.76</u></u>	<u><u>345,108.47</u></u>	<u><u>-51.7%</u></u>

Stapleton Master Community Association
Balance Sheet Prev Year Comparison
As of September 30, 2015

Accrual Basis

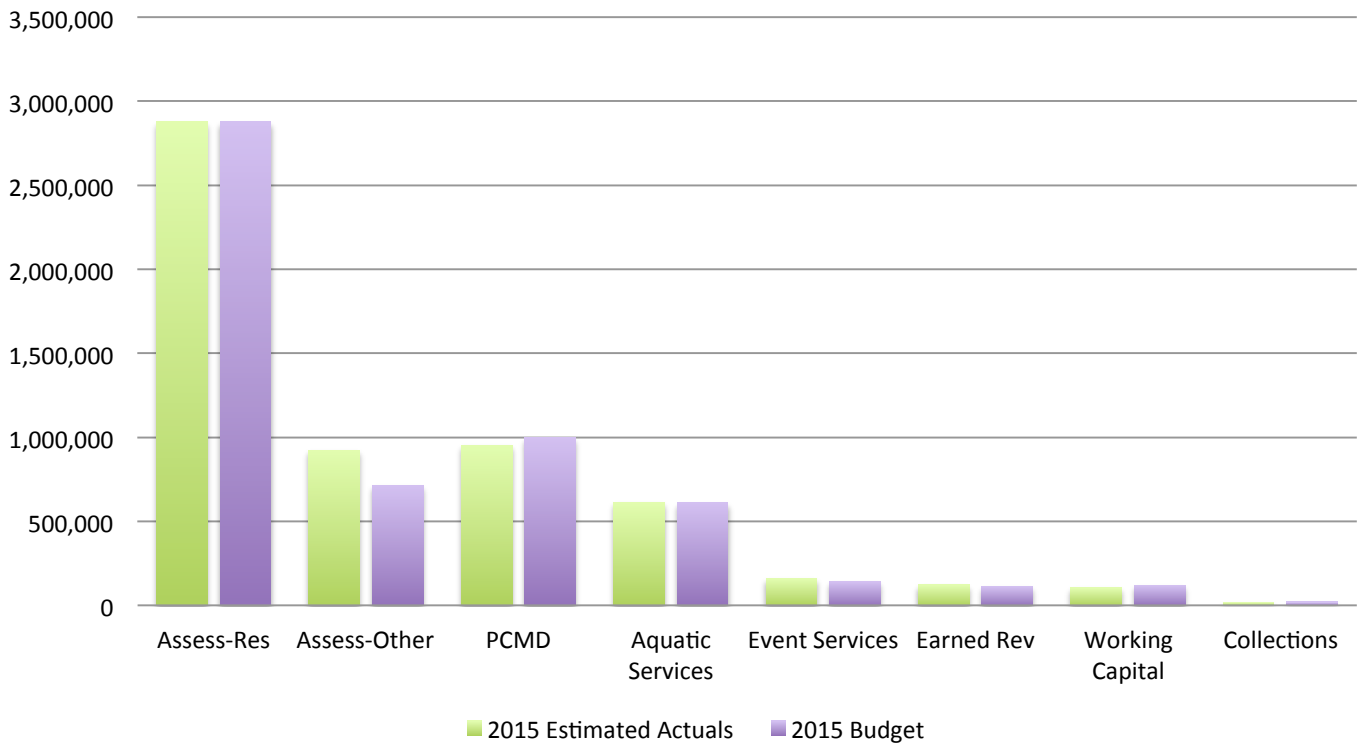
	Sep 30, 15	Sep 30, 14	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1000 · Operating Funds	542,850.83	555,474.31	-12,623.48	-2.3%
1050 · MCA Reserve Funds	1,435,709.68	1,523,560.51	-87,850.83	-5.8%
1070 · MCA Community Fee Fund	186,325.95	155,081.49	31,244.46	20.2%
Total Checking/Savings	2,164,886.46	2,234,116.31	-69,229.85	-3.1%
Accounts Receivable				
1110 · Accounts receivable				
1110-01 · AR-Homeowners	57,649.60	63,177.60	-5,528.00	-8.8%
1110-02 · AR-Commercial	10,430.25	11,454.22	-1,023.97	-8.9%
1110-03 · AR-Declarant	12,085.83	9,928.15	2,157.68	21.7%
1110-04 · AR-Builders	97,998.49	82,522.73	15,475.76	18.8%
1110-05 · AR-PCMD	130,157.16	132,916.52	-2,759.36	-2.1%
1110-06 · AR-For Rent	46,933.83	53,937.15	-7,003.32	-13.0%
1110-08 · AR-Domestic Water Service	13,554.22	17,876.35	-4,322.13	-24.2%
1110-09 · AR-Event Sponsorships	18,184.79	11,250.00	6,934.79	61.6%
1110-10 · AR-Aquatics	1,582.48	0.00	1,582.48	100.0%
1110-11 · AR-MCA Operations	210.00	10,801.04	-10,591.04	-98.1%
1110 · Accounts receivable - Other	1,319.88	1,319.88	0.00	0.0%
Total 1110 · Accounts receivable	390,106.53	395,183.64	-5,077.11	-1.3%
1115 · Doubtful accounts allowance	-52,000.00	-52,000.00	0.00	0.0%
Total Accounts Receivable	338,106.53	343,183.64	-5,077.11	-1.5%
Other Current Assets	47,214.17	18,519.43	28,694.74	154.9%
Total Current Assets	2,550,207.16	2,595,819.38	-45,612.22	-1.8%
Fixed Assets				
1620 · Pool Facility - operating	22,874.64	20,020.41	2,854.23	14.3%
1630 · Leasehold improvements	258,809.66	124,828.80	133,980.86	107.3%
1640 · Furniture, fixtures, & equip	268,372.88	218,882.09	49,490.79	22.6%
1650 · Vehicles	72,271.51	72,271.51	0.00	0.0%
1660 · Construction in progress	14,634.12	0.00	14,634.12	100.0%
1745 · Accum deprec	-107,925.90	-107,925.90	0.00	0.0%
Total Fixed Assets	529,036.91	328,076.91	200,960.00	61.3%
TOTAL ASSETS	3,079,244.07	2,923,896.29	155,347.78	5.3%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	285,074.40	312,081.67	-27,007.27	-8.7%
Credit Cards	268.68	1,756.10	-1,487.42	-84.7%
Other Current Liabilities				
2100 · Payroll Liabilities	-2,068.78	2,326.51	-4,395.29	-188.9%
2111 · Direct Deposit Liabilities	-12,633.25	1,778.22	-14,411.47	-810.4%
2200 · Prepaid Assessments	147,677.59	149,676.84	-1,999.25	-1.3%
2240 · Future Improvement Fund	230,000.00	230,000.00	0.00	0.0%
2250 · Swim Team Fund	5,098.75	3,406.53	1,692.22	49.7%
2260 · F10 Stormsewer Reserve Fund	12,000.00	12,000.00	0.00	0.0%
2410 · Refundable advances	-260.23	-260.23	0.00	0.0%
Total Other Current Liabilities	379,814.08	398,927.87	-19,113.79	-4.8%
Total Current Liabilities	665,157.16	712,765.64	-47,608.48	-6.7%
Total Liabilities	665,157.16	712,765.64	-47,608.48	-6.7%
Equity	2,414,086.91	2,211,130.65	202,956.26	9.2%
TOTAL LIABILITIES & EQUITY	3,079,244.07	2,923,896.29	155,347.78	5.3%

Stapleton Master Community Association
SMCA Statement of Activities
 January through December

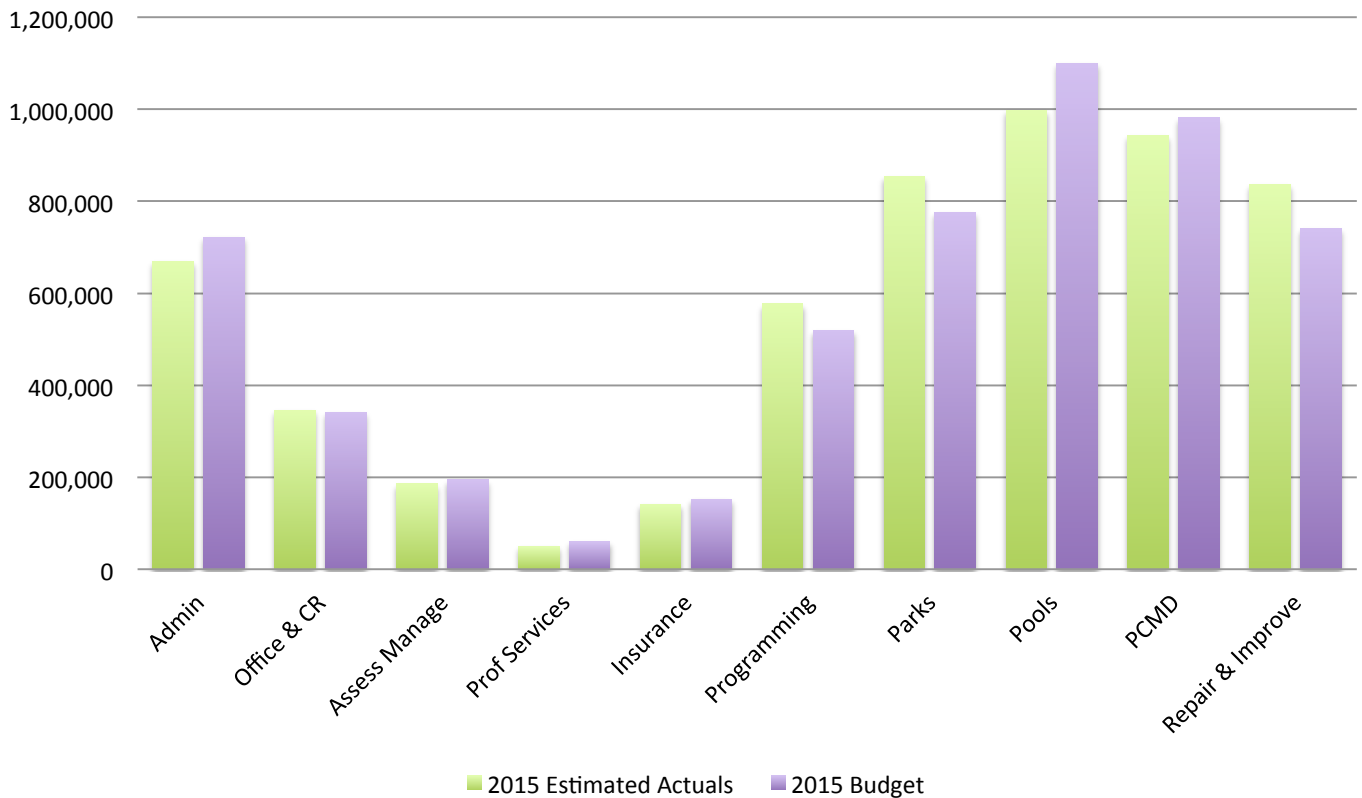
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	2015			
	Estimated			
Ordinary Income/Expense	Actuals	2015 Budget	Over/Under	%
Income				
Assess-Res	2,877,888	2,877,888	-	0%
Assess-Other	924,112	710,856	213,256	30%
PCMD	953,685	997,767	(44,082)	-4%
Aquatic Services	613,008	610,000	3,008	0%
Event Services	160,686	142,000	18,686	13%
Earned Rev	122,728	113,500	9,228	8%
Working Capital	105,600	120,000	(14,400)	-12%
Collections	18,931	20,000	(1,069)	-5%
Total Income	5,776,638	5,592,011	184,627.00	3%
Expense				
Admin	668,748	722,100	(53,352)	-7%
Office & CR	345,300	340,933	4,367	1%
Assess Manage	185,657	194,000	(8,343)	-4%
Prof Services	49,864	60,000	(10,136)	-17%
Insurance	141,478	152,500	(11,022)	-7%
Programming	576,876	519,874	57,002	11%
Parks	854,569	775,500	79,069	10%
Pools	998,196	1,099,680	(101,484)	-9%
PCMD	942,504	981,016	(38,512)	-4%
Repair & Improve	837,027	740,000	97,027	13%
Total Expense	5,600,219	5,585,603	14,616	0%
Net Ordinary Income	176,419	6,408		

Revenue



Expense



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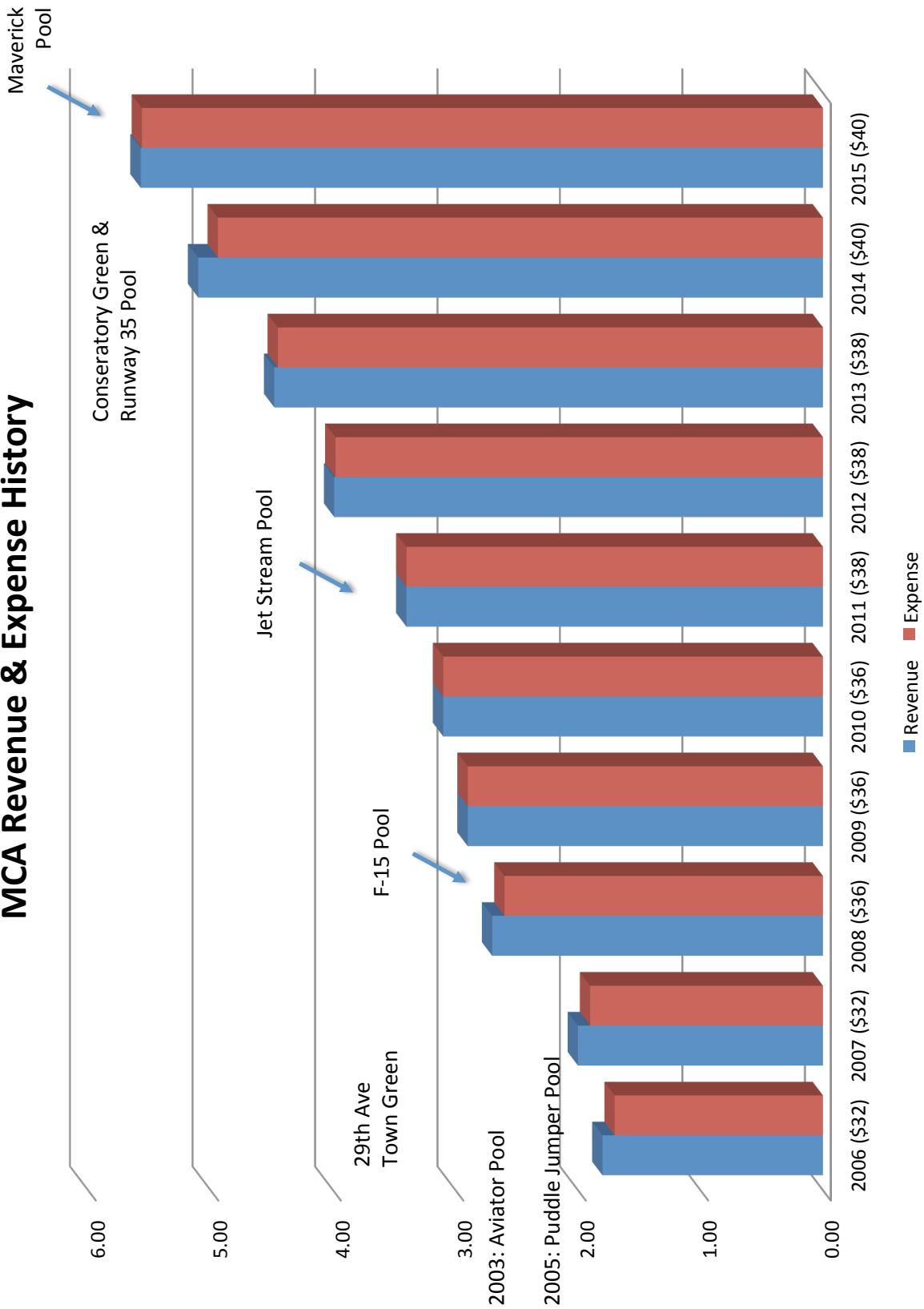
2016 COMMUNITY STATISTICS

• Estimated Population.....	20,000
• Number of Residential Properties.....	6250 (+750)
• Number of Rental Properties.....	1,479 (+232)
• Number of Business Entities.....	110
• Total Commercial Units	867
• Total Alley Surface Maintained.....	35 Miles
• Pool/Aquatic Facilities Managed	6
• Park Acres Managed.....	60 Acres
• ROW Managed.....	65 acres
• Full time & Part-time Employees	12
• Seasonal Employees.....	133

2016 BUDGET ASSUMPTIONS

1. Residential Assessments to remain at \$40 per month
2. Estimated units as of Jan 1, 2016 is 6,250
3. We will continue to see 35 – 45 new sales per month
4. Development will continue in filings on the North up to 56th and East to CPB
5. Inventory of properties that the builders & developer should maintain in 2016
6. Rental property will increase to 1600 units by mid 2016
7. Commercial development will increase to 1200 units by summer 2016
8. Commercial assessment rate will remain the same (\$4.60 – \$14.40) in 2016
9. “For Rent” Affordable product will drop to \$12.00/ Month in 2016

MCA Revenue & Expense History



MCA



2016 ASSESSMENT SCHEDULE

Assessment are as follows: Effective January 1, 2016		
TYPE OF UNIT	DESCRIPTION	ASSESSMENT
For Sale Regular Residential	Individually owned dwelling units sold at market rate prices.	\$40.00 / Month
For Sale Affordable Residential	Individually owned dwelling units subject to restrictions under the Workforce Housing Program.	\$24.00 / Month
For Rent Residential - Market Rate	Apartments/multi-family rental units.	\$24.00 / Month
For Rent Residential - Affordable	Apartments/multi-family rental units.	\$12.00 / Month
Filing 2 Commercial, Office, Other	Units used for commercial, retail, light industrial, office, or public or private recreation use.	\$13.25 per 2,000 s.f./ Month
Filing 13 & 7 Industrial	Units used for commercial, retail, light industrial, office, or public or private recreation use.	\$4.85 per 2,000 s.f./ Month
All other Commercial, Office, Other	Units used for commercial, retail, light industrial, office, or public or private recreation use.	\$9.25 per 2,000 s.f./ Month
Filing 10 Montevue & Central Park Mixed-Use	Commercial units located to adjacent private storm sewer system owned by Park Creek Metro District (PCMD)	\$9.25 per 2,000 s.f./ month PLUS \$15/ parcel /month

MCA



ADMINISTRATION & GOVERNANCE

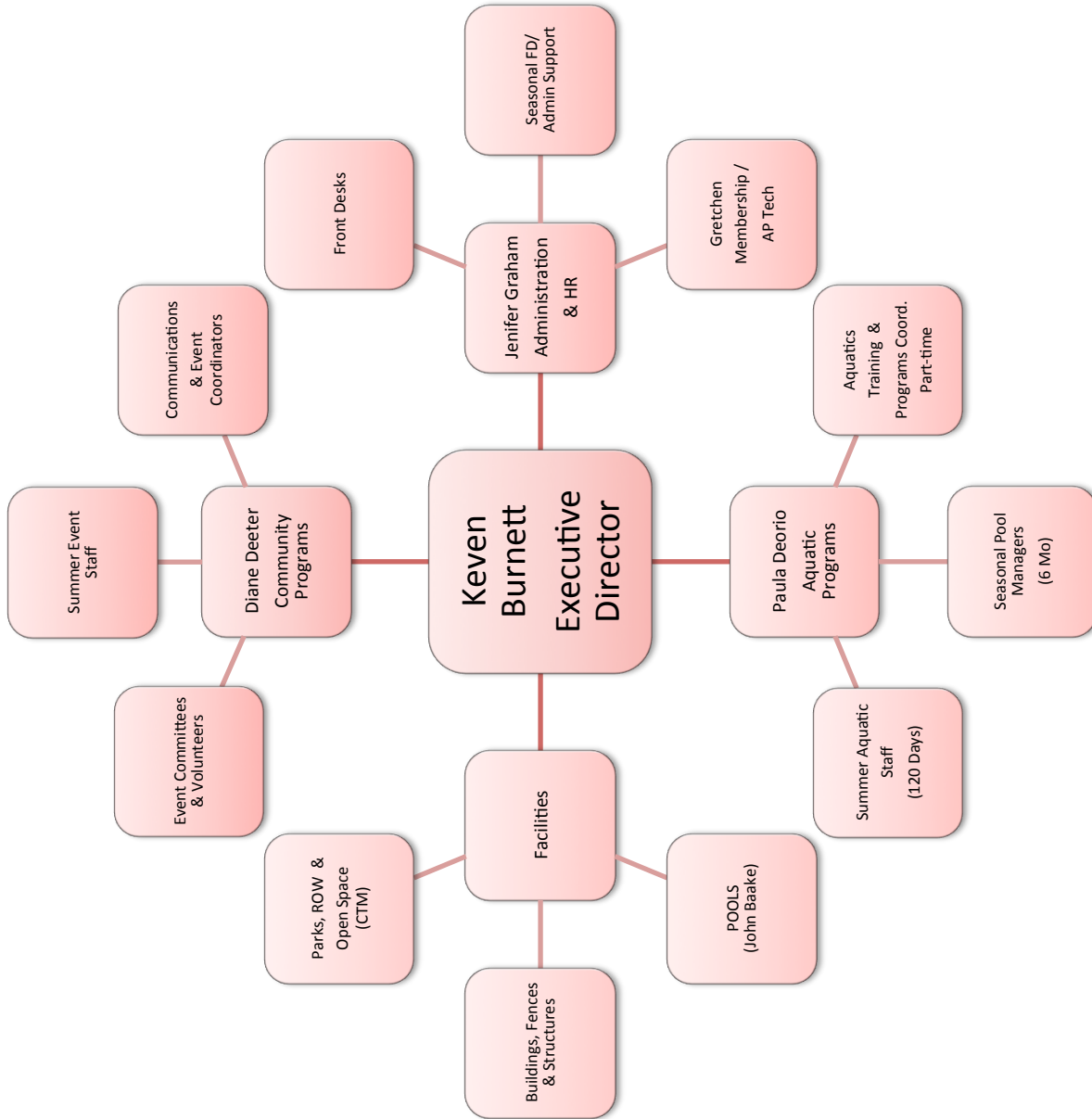
The mission of MCA administration is to provide the appropriate level of operational support and oversight that allows for efficient operations in the three main areas of MCA operations; Pools, Parks and Programming. MCA Administration will provide support through strong accounting and financial management 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 continue to staff its operations with 4 fulltime Directors (Executive Director, Community Director, Aquatics Director, Admin/HR Director)
2. MCA will Increase its support staff from 5 to 7 with an additional of 2 positions that will focus on the increased demands of front desk and community events, in addition to the current positions, (Membership, Communications and Aquatics Coordinators)
3. MCA will continue to 7350 E. 29th Ave in the Town Center Building to house MCA Front Desk, Aquatic, Programming, Facilities, Administration, and the Community Room. This is still a short-term lease agreement that will be maintained until a long-term solution is determined.
4. MCA will lease North Stapleton location at 8371 Northfield Blvd to house MCA front desk as well as additional community space and public restrooms.
5. MCA will oversee accounting contract with MSI Inc. to bill and collect from approximately 8,000 residential, builder, developer and commercial owners.

Stapleton Master Community Association
Administrative & Support Budget Overview
 January through December 2016

	Jan - Dec 16
Ordinary Income/Expense	
Expense	
5010 · Administration & Governance	
5010-01 · Payroll Expenses	642,000.00
5010-03 · Health Insurance	81,600.00
5010-04 · LTD/Life	8,880.00
5010-06 · 401K Plan	24,000.00
5010-09 · Staff/Board Training	6,000.00
5010-10 · Board/Del Meeting Expense	5,800.00
Total 5010 · Administration & Governance	768,280.00
5015 · MCA Office & Community Rooms	
5020 · MCA-South	
5020-01 · Lease	232,356.00
5020-05 · Janitorial Service	15,000.00
Total 5020 · MCA-South	247,356.00
5025 · MCA - North	
5025-01 · Lease	168,000.00
5025-03 · CAM	48,000.00
5025-05 · Janitorial Services	15,000.00
Total 5025 · MCA - North	231,000.00
5050 · Office Operation	
5050-01 · Postage	6,000.00
5050-02 · Office Supply	12,000.00
5050-03 · Intranet	1,200.00
5050-04 · Meetings	3,600.00
5050-05 · Phone	18,000.00
5050-06 · Computer Hardware / Software	12,000.00
5050-07 · Office Equipment	9,600.00
5050-08 · Office F&B	3,600.00
5050-09 · Office Contingency	6,000.00
Total 5050 · Office Operation	72,000.00
Total 5015 · MCA Office & Community Rooms	550,356.00
5030 · Assessment Management	
5030-01 · Assessment Processing	156,000.00
5030-02 · Lein Fees	2,400.00
5030-03 · A/R Processing Fee	10,800.00
5030-04 · Other MSI Management	4,800.00
5030-05 · Uncollectable Debt	15,000.00
5030-06 · Coupon Books	11,000.00
5030-07 · MSI Postage	3,600.00
Total 5030 · Assessment Management	203,600.00
5040 · Professional Services	
5040-01 · Legal Fees	12,000.00
5040-02 · Audit / Taxes	14,000.00
5040-04 · Organizational Memberships	3,000.00
5040-05 · Architecture & Mapping	5,000.00
5040-06 · Graphics & Signs	15,000.00
5040-07 · Website	5,500.00
Total 5040 · Professional Services	54,500.00
5060 · Insurance	
5060-04 · General Liability	115,500.00
5060-05 · Liability Umbrella	14,400.00
5060-08 · Workers Comp	18,000.00
Total 5060 · Insurance	147,900.00
Total Expense	1,724,636.00
Net Ordinary Income	-1,724,636.00
Net Income	-1,724,636.00

MCA STAFFING



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 Active Resident Cards.....	13,000
• 2015 annual usage (6 pools).....	150,000
• 2015 Maximum Daily users	3,531
• 2015 Swim Classes offered.....	540
• 2015 Program Participants....	2,851
• 2015 Program Participant days.....	36,175
• 2015 Swim Team.....	378

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 160,000 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

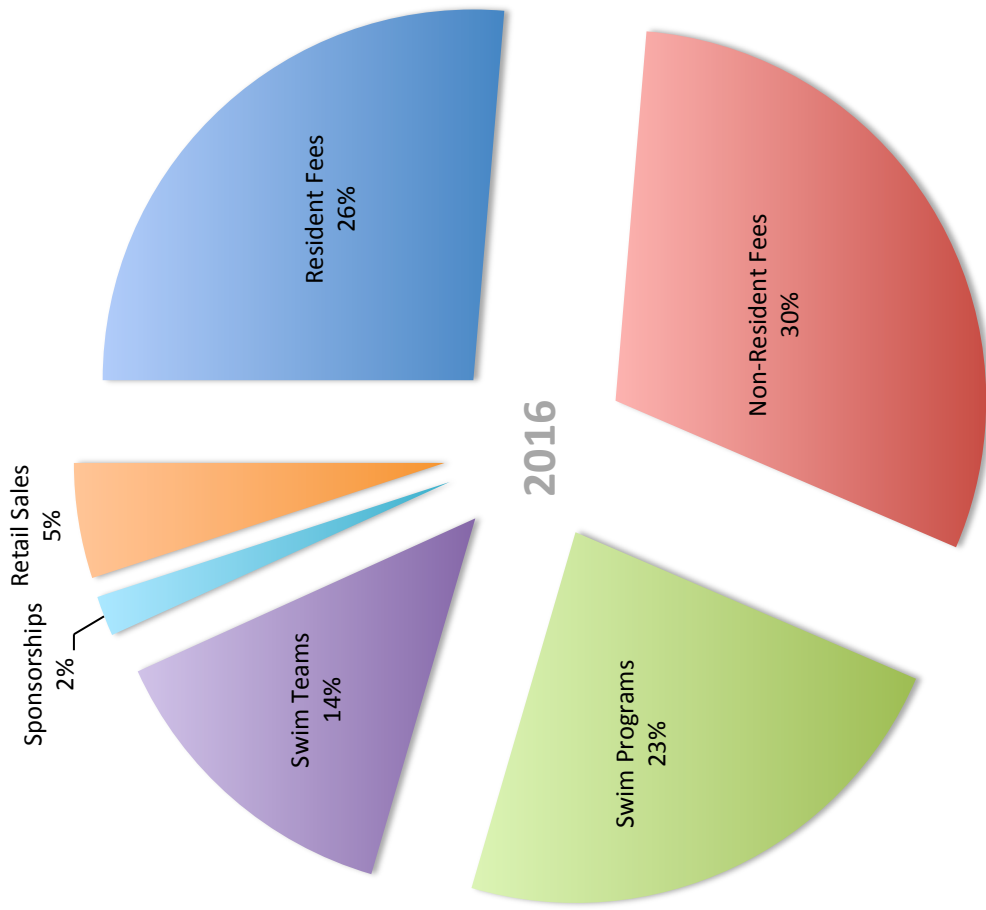
Pool Fees

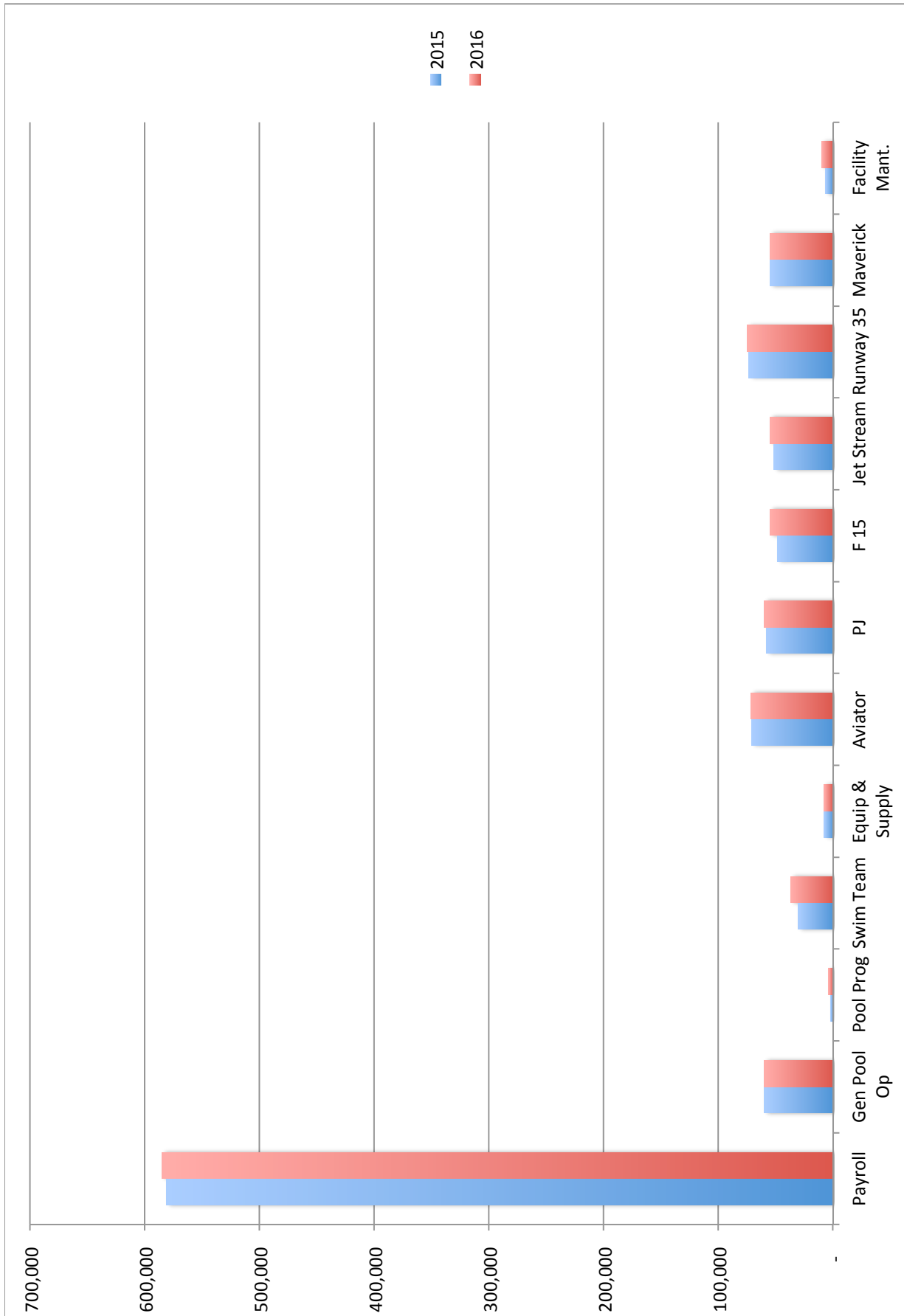
1. Resident card fee will remain \$20 per year
2. Discounted renewals **“Online Only”** for \$10 per card
3. Non-Resident fees will remain at \$8 per regular entry (Holidays & Weekends \$10)
4. Resident Guests will remain at \$5 per entry (except weekends and holidays \$10)
5. Unlimited Resident Guest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

Stapleton Master Community Association
Aquatics Budget Overview
 January through December 2016

Accrual Basis

	<u>Jan - Dec 16</u>
Ordinary Income/Expense	
Income	
4060 · Aquatic Services	
4060-01 · Resident Fees	173,000.00
4060-02 · Non-Resident Fees	198,000.00
4060-03 · Swim Programs	151,500.00
4060-04 · Swim Team	90,000.00
4060-08 · Pool Sponsorships	8,500.00
4060-09 · Swim Team Sponsorships	3,000.00
Total 4060 · Aquatic Services	<u>624,000.00</u>
4095 · Retail Sales	
4095-01 · Aquatics Pro Shop	3,000.00
4095-02 · Pool Concessions	30,000.00
Total 4095 · Retail Sales	<u>33,000.00</u>
Total Income	<u>657,000.00</u>
Gross Profit	657,000.00
Expense	
5400 · Aquatic Programming	
5400-01 · Payroll Expense	585,000.00
5405 · General Pool Operation	60,000.00
5407 · Pool Programming	4,000.00
5408 · Swim Team	37,000.00
Total 5400 · Aquatic Programming	<u>686,000.00</u>
5450 · Aquatic Facilities	
5406 · Facility Equip & Supply	8,000.00
5451 · Aviator Pool	72,000.00
5452 · Puddle Jumper Pool	60,000.00
5453 · Filing 15 Pool	55,000.00
5454 · Jet Stream Pool	55,000.00
5455 · Runway 35	75,000.00
5456 · Maverick	55,000.00
5490 · Facility Maintenance	10,000.00
Total 5450 · Aquatic Facilities	<u>390,000.00</u>
Total Expense	<u>1,076,000.00</u>
Net Ordinary Income	<u>-419,000.00</u>
Net Income	<u><u>-419,000.00</u></u>





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 creative 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.

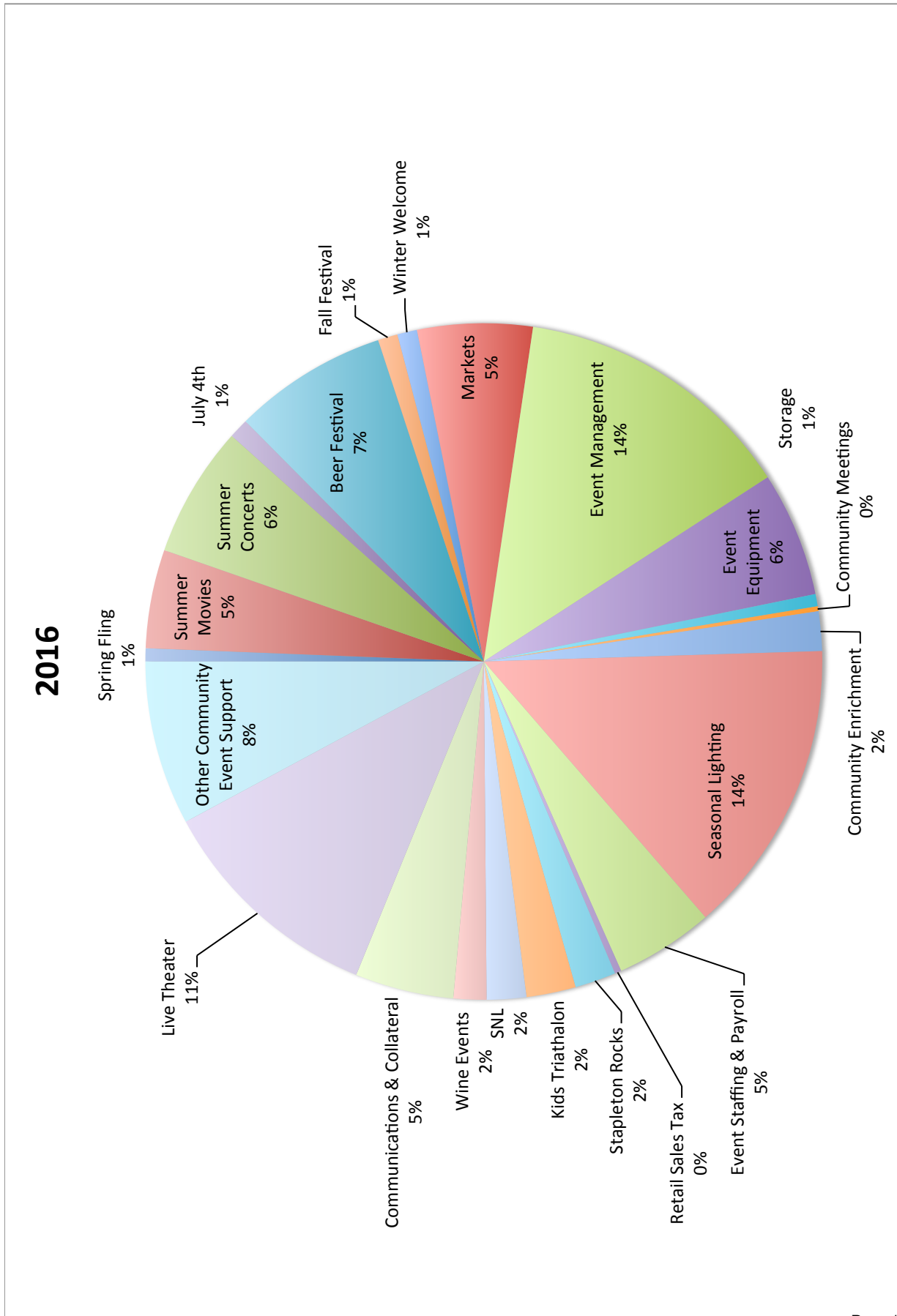
2015 Season Attendees

85,000 – 100,000

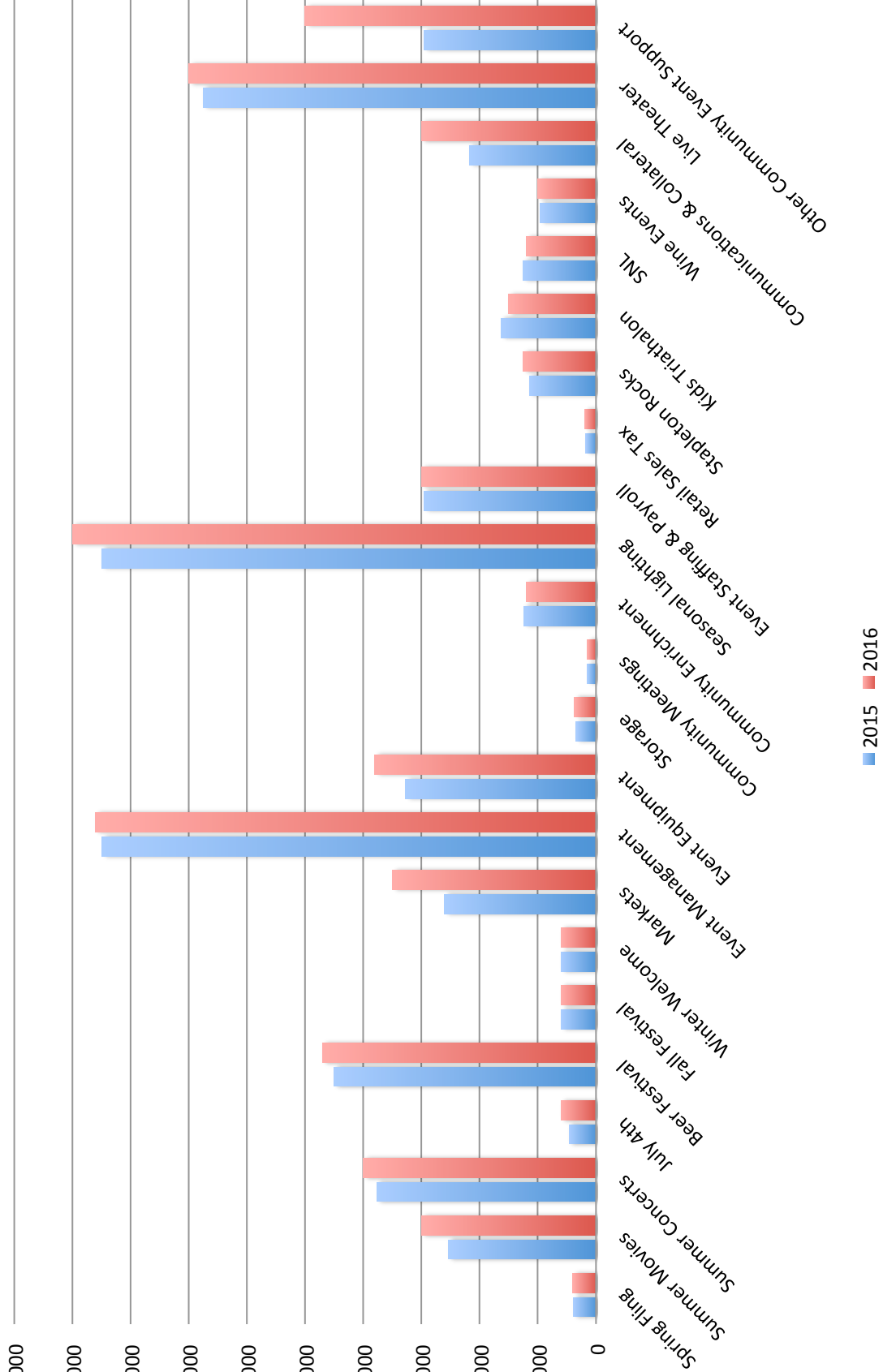
1. MCA will program the 29th Ave Town Center Green with a robust summer series of actives including: Movies, Concerts and Markets
2. MCA will produce the Stapleton Beer Festival, Stapleton Rocks and the Winter Welcome
3. MCA will continue to grow and expand recreational programming such as the Stapleton Kids Triathlon held annually in August
4. MCA will continue to grow several successful 2015 events such as “First Friday Flights”, “Active Minds” and “Family Fun Nights at the Pools”
5. MCA will continue outdoor live theater productions including the August Shakespeare in the Park production of “Henry VI Part 2”
6. MCA will add additional season lighting to reflect both summer and winter ambiance primarily located within the 29th Ave town center and Conservatory Green
7. MCA will work to develop unique additional indoor programming designed for Conservatory Green. (e.g. Thursday evening Jazz/Blues series)
8. MCA will continue our 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)

Stapleton Master Community Association
Community Programming Budget Overview
 January through December 2016

	Jan - Dec 16
Ordinary Income/Expense	
Income	
4070 · Programming	
4070-01 · Beer Festival	60,000.00
4070-03 · Event Sponsorships	75,000.00
4070-04 · Kids Triathlon	15,000.00
4070-05 · SNL	8,000.00
4070-06 · Wine Events	10,000.00
4070-10 · Other Event Income	12,000.00
	180,000.00
Total 4070 · Programming	180,000.00
4095 · Retail Sales	
4095-03 · Event Concessions	1,500.00
	1,500.00
Total 4095 · Retail Sales	1,500.00
	181,500.00
Total Income	181,500.00
Gross Profit	181,500.00
Expense	
5100 · Community Programming	
5100-01 · Spring Fling	4,000.00
5100-02 · Summer Movies	30,000.00
5100-03 · Summer Concerts	40,000.00
5100-04 · July 4th	6,000.00
5100-05 · Beer Festival	47,000.00
5100-06 · Fall Festival	6,000.00
5100-07 · Holiday Festival	6,000.00
5100-08 · Farmers Market	35,000.00
5100-09 · Event Management	86,000.00
5100-10 · Event Equipment	38,000.00
5100-11 · Storage	3,720.00
5100-12 · Community Meetings	1,500.00
5100-13 · Community Enrichment	12,000.00
5100-14 · Seasonal Lighting	90,000.00
5100-15 · Event Staffing & Payroll	30,000.00
5100-16 · Retail Sales Tax	2,000.00
5100-17 · Stapleton Rocks	12,500.00
5100-18 · Kids Triathlon	15,000.00
5100-19 · SNL	12,000.00
5100-20 · Wine Events	10,000.00
5120-01 · Programming & Communication	30,000.00
5120-02 · Community Theater	70,000.00
5120-03 · Other Community Event Support	50,000.00
	636,720.00
Total 5100 · Community Programming	636,720.00
Total Expense	636,720.00
Net Ordinary Income	-455,220.00
Net Income	-455,220.00



Community Programming



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 ongoing 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 be 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 oversee contracts for the maintenance and operation of approx. 110 acres of Park, Medians, ROW and open space.
3. MCA will continue to oversee mosquito control contract for all storm water facilities throughout north and south Stapleton.

Repair & Replacements

1. Pools = \$20K (misc. repairs)
2. Parks = \$100K (Trees, Drainage & Landscaping)
3. Parkways = \$50K (Trees)
4. Alleys = \$100K (Concrete)

Improvements

1. Conservatory Green Tenant Improvements
2. Added lighting/security systems at Aviator, PJ, F15, JS, R35, Maverick
3. Additional shade structures in specified picnic areas
4. Additional park features geared towards active teens and adults

Stapleton Master Community Association
Parks Budget Overview
 January through December 2016

	Jan - Dec 16
Ordinary Income/Expense	
Expense	
5210 · Park Maintenance	
5210-01 · Maintenance Contract	360,000.00
5210-02 · Annual Installations	50,000.00
5210-03 · Irrigation Maintenance	35,000.00
5210-04 · Grounds Maintenance	70,000.00
5210-05 · Grounds Improvements	25,000.00
5210-06 · Lighting Maintenance	18,000.00
5210-07 · Playground Maintenance	10,000.00
5210-08 · Snow Removal	70,000.00
5210-09 · Irrigation Control Upgrades	7,500.00
5210-11 · Trash, Debris & PP	12,000.00
5210-13 · Tree Maintenance	6,000.00
Total 5210 · Park Maintenance	663,500.00
5220 · Park Utilities	
5220-01 · Water	112,850.00
5220-02 · Gas & Electricity	18,000.00
5220-04 · Storm Drain Fees	85,000.00
5230-02 · Water Service Equip	37,000.00
Total 5220 · Park Utilities	252,850.00
5300 · District Maintenance	
5310-01 · Maintenance Contract	506,100.00
5310-03 · Irrigation Maintenance	46,000.00
5310-04 · Grounds Maint/Repair	25,000.00
5310-05 · Grounds Improvement	18,000.00
5310-06 · Storm Water Maintenance	89,080.00
5310-07 · Lighting Maintenance	14,400.00
5310-09 · Snow Removal	50,000.00
5310-10 · Trash & Debris Removal	15,000.00
Total 5300 · District Maintenance	763,580.00
5320 · District Utilities	
5320-01 · Water	217,450.00
5320-02 · Gas & Electricity	18,000.00
Total 5320 · District Utilities	235,450.00
Total Expense	1,915,380.00
Net Ordinary Income	-1,915,380.00
Net Income	-1,915,380.00

MCA



2016 COMMUNITY BUDGET

2016 is a year that the SMCA will continue to see significant growth in its operational responsibilities. This is the second full year that it will oversee the operation of parks, pools and programming in the north and Conservatory Green. The SMCA is also anticipating significant programming 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 be more cost effective under one of the “in-house” departments.

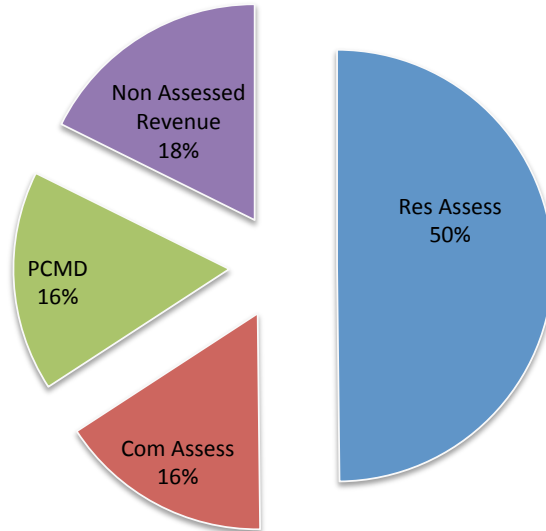
It is the responsibility of the 2015 elected community delegates to ratify the proposed budget and send it to the SMCA Executive Board. This ratification will occur at the annual meeting of the Community Delegates and Executive Board scheduled for Wednesday, November 18 at Noon at the SMCA Community Room (7350 E. 29th Ave. Ste. 300 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 11th at 6:30 PM at the SMCA Community Room (7350 E. 29th Denver, CO 80238).

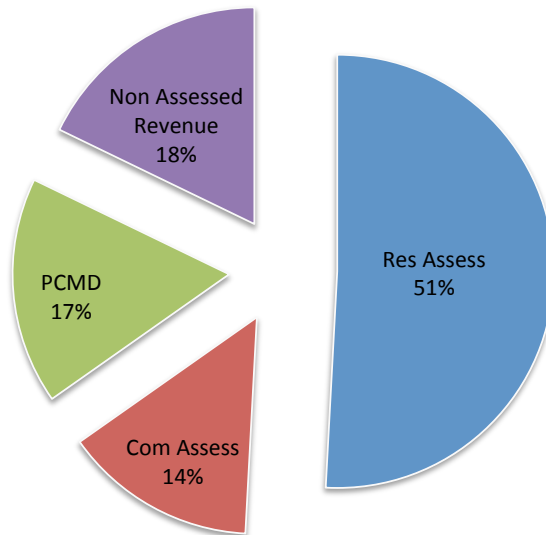
Stapleton Master Community Association
SMCA Budget Comparison
 Est Actuals vs. Next Budget

	2015	2016	+/-	%
Assess-Res	2,877,888	3,054,144	176,256	6%
Assess-Other	924,112	864,512	(59,600)	-7%
PCMD	953,685	1,017,030	63,345	6%
Pool Income	613,008	624,000	10,992	2%
Event Income	160,686	180,000	19,314	11%
Earned Revenue	122,728	146,600	23,872	16%
WC	105,600	96,000	(9,600)	-10%
Collections	18,931	24,000	5,069	21%
Total Income	5,776,638	6,006,286	229,648	4%
Administration & Payroll	668,748	768,280	99,532	13%
Office & CR	345,300	550,356	205,056	37%
Assess Manage	185,657	203,600	17,943	9%
Prof Services	49,864	54,500	4,636	9%
Insurance	141,478	147,900	6,422	4%
Programming	576,876	636,720	59,844	9%
Parks	854,569	916,350	61,781	7%
PCMD	942,504	999,030	56,526	6%
Pools	998,196	1,076,000	77,804	7%
Repair & Improve	837,027	650,000	(187,027)	-29%
Total Expense	5,600,219	6,002,736	402,517	7%
Net Ordinary Income	176,419	3,550	(172,869)	

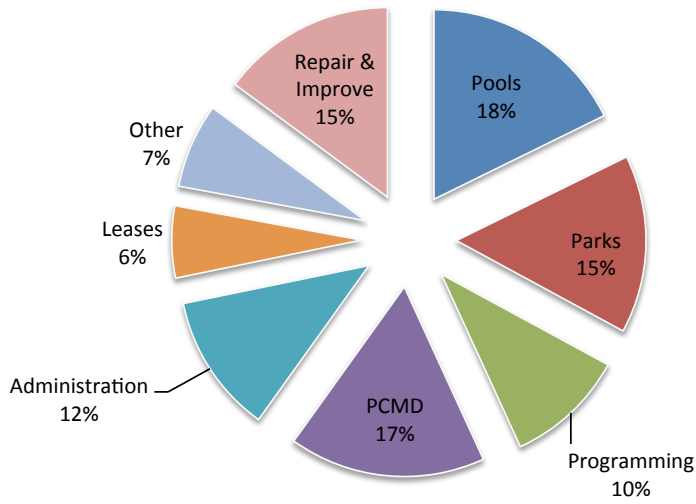
2015 MCA Funding (\$5.8M)



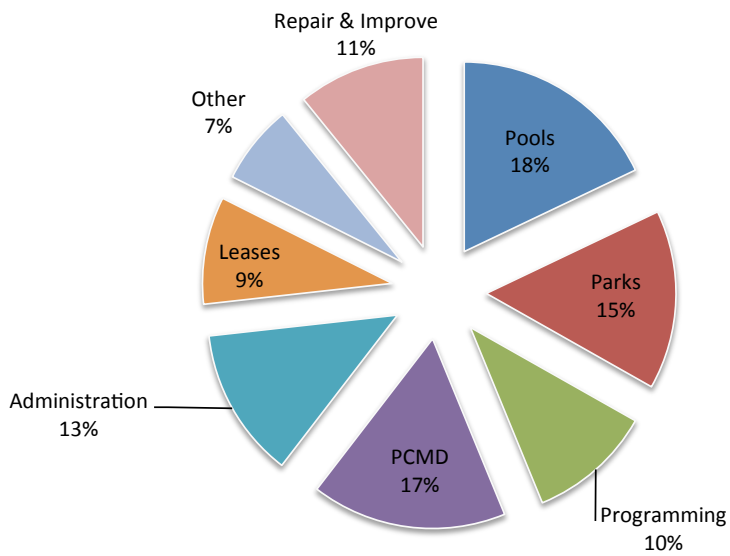
2016 MCA Funding (\$6.0M)



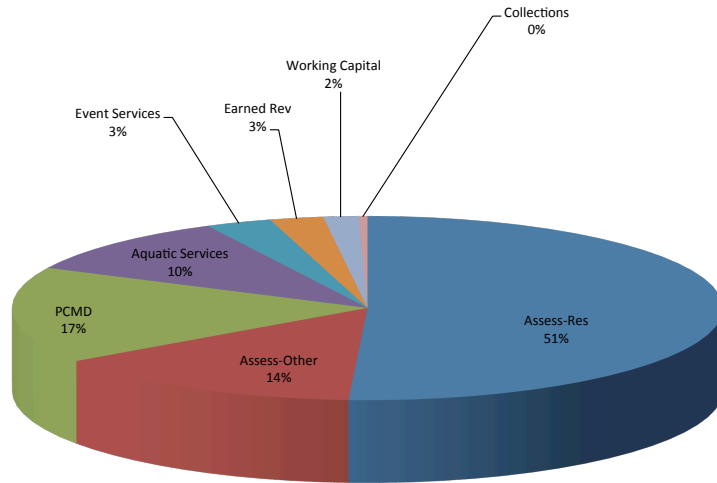
MCA Core Spending 2015



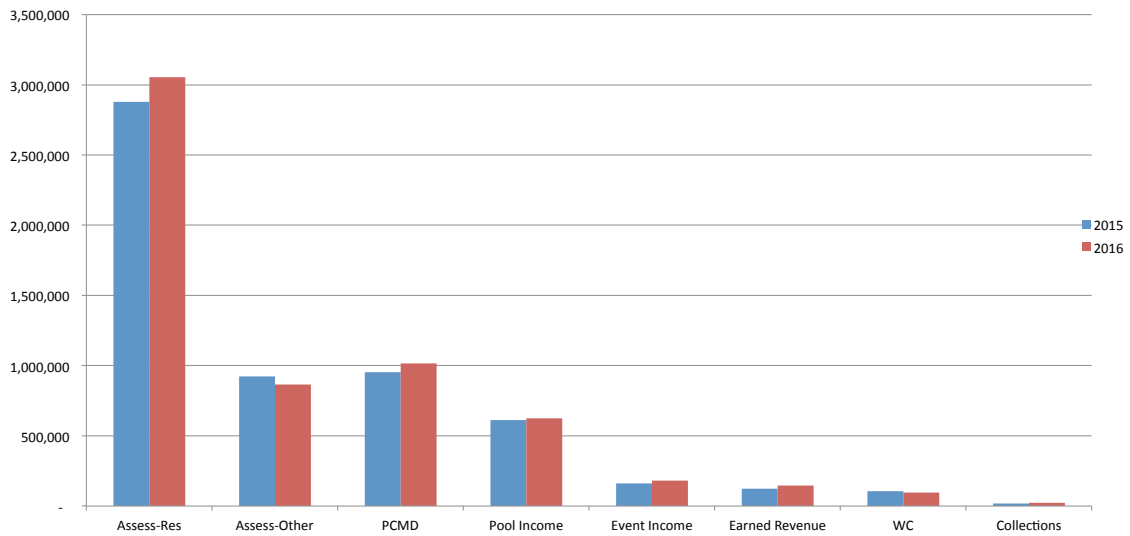
MCA Core Spending 2016



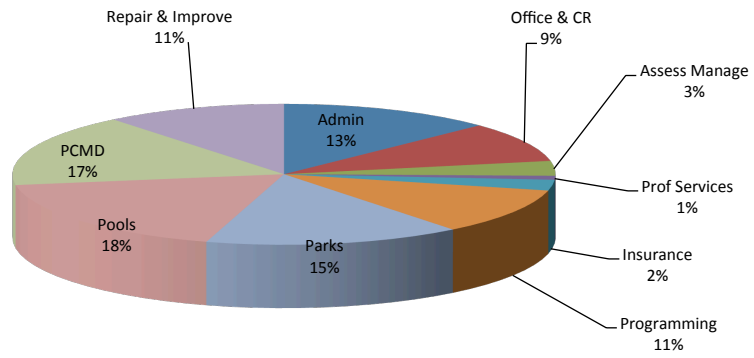
2016 Revenues



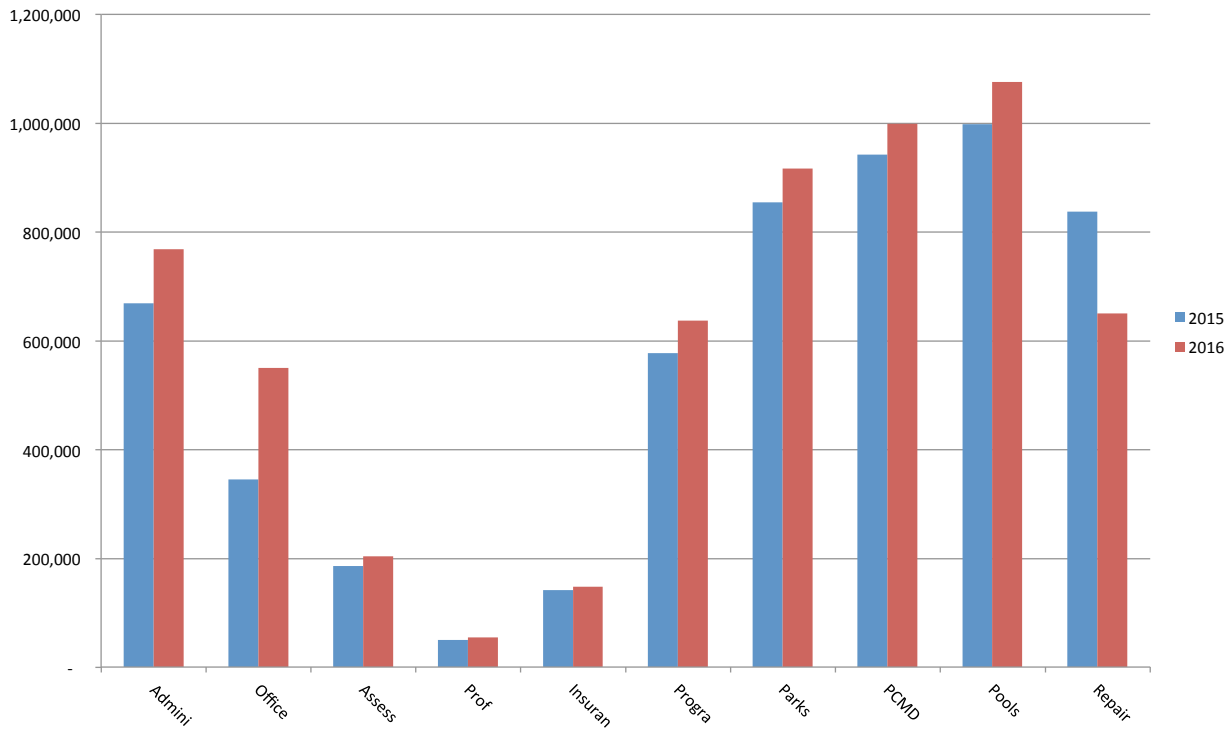
Revenue Comps



2016 EXPENSE



Expense Comps



8:34 PM

11/10/15

Stapleton Master Community Association
Budget Overview
 January through December 2016

	<u>Jan - Dec 16</u>
Ordinary Income/Expense	
Income	
4010 · Assessments	3,918,656.00
4020 · PCMD	1,017,030.00
4030 · Working Capital	96,000.00
4040 · Collections	24,000.00
4060 · Aquatic Services	624,000.00
4070 · Programming	180,000.00
4080 · Facility Rental	59,000.00
4085 · Special Services	43,500.00
4090 · Other Income	9,600.00
4095 · Retail Sales	34,500.00
Total Income	<u>6,006,286.00</u>
Gross Profit	6,006,286.00
Expense	
5010 · Administration & Governance	768,280.00
5015 · MCA Office & Community Rooms	550,356.00
5030 · Assessment Management	203,600.00
5040 · Professional Services	54,500.00
5060 · Insurance	147,900.00
5100 · Community Programming	636,720.00
5210 · Park Maintenance	663,500.00
5220 · Park Utilities	252,850.00
5300 · District Maintenance	763,580.00
5320 · District Utilities	235,450.00
5400 · Aquatic Programming	686,000.00
5450 · Aquatic Facilities	390,000.00
5900 · Fund Transfers	649,992.00
Total Expense	<u>6,002,728.00</u>
Net Ordinary Income	<u>3,558.00</u>
Net Income	<u><u>3,558.00</u></u>

MCA



Next Steps...

Nov 18 – Annual Executive Board & Delegate Meeting

- Noon - 2 pm Stapleton Community Room (7350 E. 29th Ave)
- 2015 Delegates must approve 2016 Budget
- Member input: delegates@stapletoncommunity.com
- Updated Meeting Information & Dates
www.StapletonCommunity.com

2016 Budget and Assessment schedule Adopted November 18, 2015

A handwritten signature in black ink that reads "Keven A. Burnett".

Keven A. Burnett
Executive Director