



2024 COMMUNITY BUDGET

Adopted November 15th, 2023



MASTER COMMUNITY ASSOCIATION INC.

2024 BUDGET SUMMARY

TABLE OF CONTENTS

Introduction.....	Pages 1-3
Current Financial Status...	Pages 4-5
MCA Community Budget...	Pages 6-8
MCA Core Funding	Pages 9-12
MCA Core Spending	Pages 13-15
Parks & Facilities Budget	Pages 16-18
Pools & Aquatics Budget	Pages 19-21
Programming & Events Budget	Pages 22-24
Administration Budget	Pages 25-27



MISSION STATEMENT

The MCA is a 501(c) 4 Non-Profit Community Management Organization whose mission it is to create and sustain a sense of community through comprehensive support and management of community facilities and programming.

AUTHORITY & FUNDING

The MCA was originally created in 2001 by Forest City (The Developer) through the statutes identified in the Colorado Common Ownership Act of 1973 (CCIOA) to be responsible for the management of all common elements created, ensure the enforcement of all covenants and establish rules necessary for the operation of the community.

The MCA is funded through monthly assessments levied to each property owner within the boundaries of the 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 PUD are members of the MCA and are subject to these community assessments.

GOVERNANCE

Since 2006 the MCA has been a self-managed organization consisting of the Executive Board, Community Delegates and an Executive Director. The "Community Delegates" approve annual assessment rates as part of the budgeting process. The neighborhood is currently organized into 11 delegate districts representing approx. 10,000 residential properties along with commercial units and apartments located within the district. Members of each district elect one delegate annually to act as the primary advocate for your district to the Executive Board. The Executive Board is the governing body, which transacts the regular business of the MCA. The Executive Director manages the day-to-day operations of the organization and oversees MCA staff and contractors.



What We Do

We operate the communities “Special District” property and assets through comprehensive parks and recreation management, ongoing recreational and cultural programming, and ensure for the long-term operation and sustainability of all public facilities and assets. We are responsible for the funding and operational management of all property owned by the **Park Creek Metropolitan District**, which includes community pools, amphitheaters, community parks, pedestrian paths, parkways and alleys for the common benefit of all Central Park residents.

Parks & Alleys

The MCA manages over 80 parks that are spread throughout the entire community. These include parks, parkways, playgrounds, sport fields and picnic areas. In addition, the MCA manages 600 public alleys designed to service individual properties.

Pools

The MCA operates and maintains seven (7) outdoor pool facilities that are designed to meet the needs of the community. Generally, outdoor pools open Memorial Day weekend and close for the season on Labor Day.

Programs

The MCA produces and supports community events and programs to create a vibrancy and sense of community for our residents and businesses. Many of our community events are centered around the South Green located within the 29th Avenue Town Center, the North Green located in the Conservatory Green neighborhood and the CUBE at Conservatory Green which hosts community events as well as private events throughout the entire year. The outdoor event season kicks into high gear May through September. The summer boasts something for everyone, from outdoor movies to live concerts and our celebrated farmers markets.

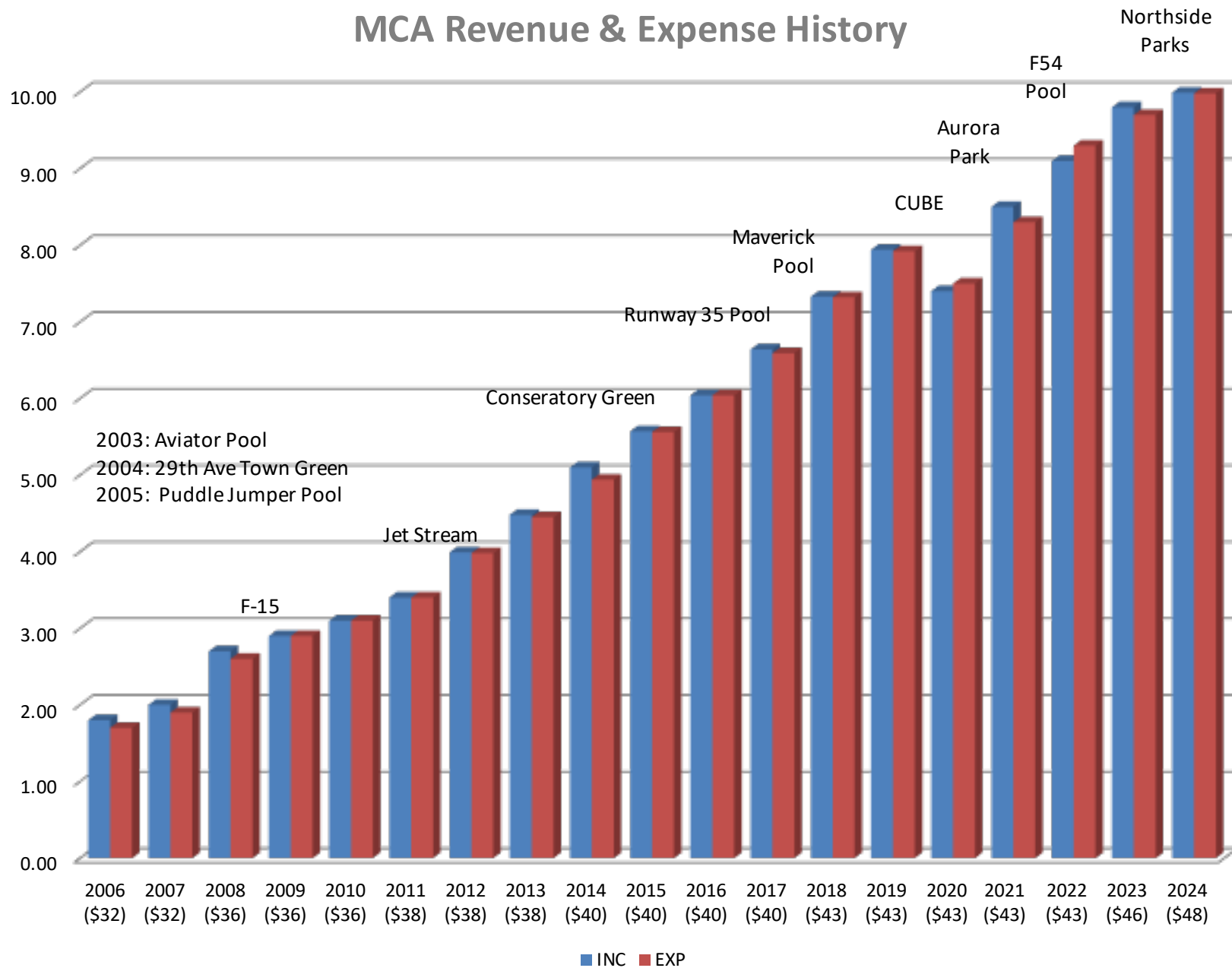
Covenant Control

The MCA maintains “limited” covenant control throughout all the neighborhoods which is designed to enforce rules over property owner’s responsibility to maintain their properties to the community standard. These covenants apply to both the landscaping and exterior structures. In addition, improvements to individual properties must be approved through the MCA’s design review committee.

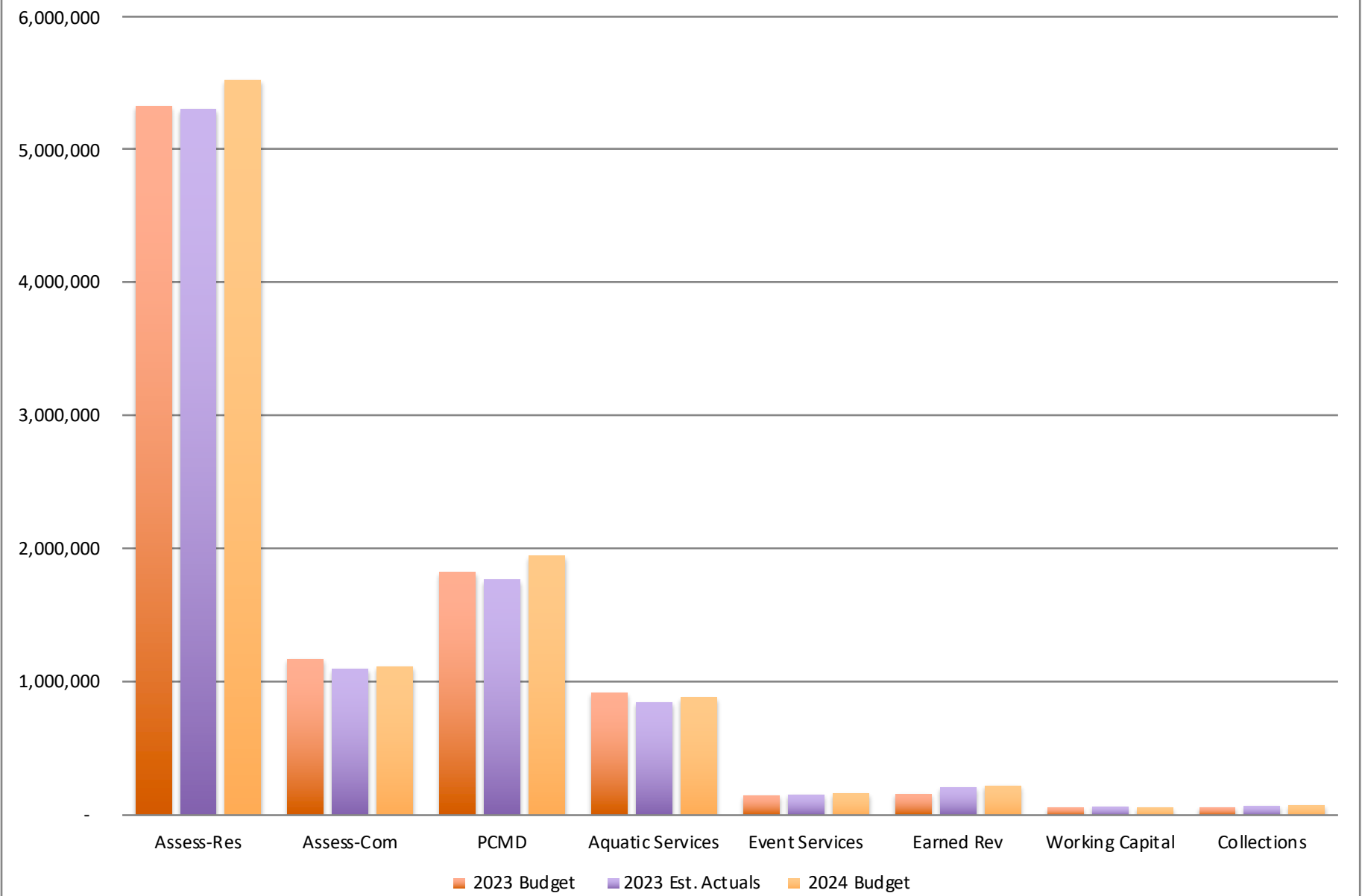
COMMUNITY INVESTMENT FUND

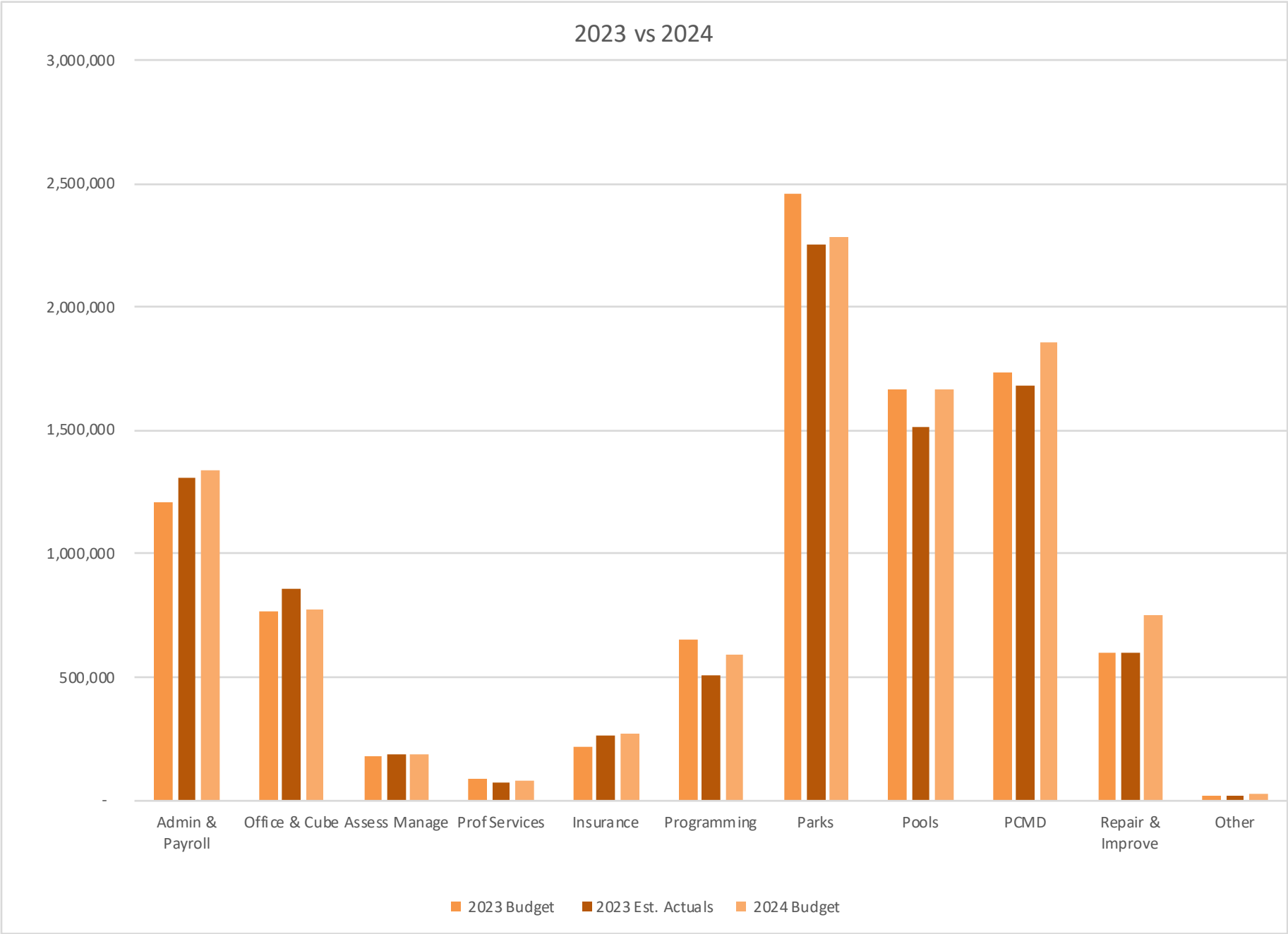
The MCA supports workforce development, affordable housing, education, sustainable development and parks & open space development with the collection of the Community Fee which is currently contributing over \$1.5M annually towards these important initiatives.

MCA Revenue & Expense History



2023 vs 2024







2024 COMMUNITY BUDGET

2024 is a year that the MCA will see significant operational improvements in comparison to the challenges faced in 2020-2023 due to the ongoing inflationary pressures throughout the service sector, and the challenging labor market for seasonal qualified staff. We will gain additional operation of parks and parkways north of 60th Ave and east of Moline to Peoria. The MCA is also anticipating increased programming of both the CUBE and Conservatory Green and Founders Green.

The MCA 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 elected community delegates to ratify the proposed budget and send it to the MCA Executive Board. This ratification will occur at the annual meeting of the Community Delegates and Executive Board scheduled for Wednesday, November 16th at Noon. 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.

All comments regarding this proposed budget or any other concerns with MCA 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, December 13th at 6:30 PM at the MCA CUBE (8371 E Northfield Blvd Denver, CO 80238).



2024 BUDGET ASSUMPTIONS

<input type="checkbox"/> Estimated Population.....	35,000
<input type="checkbox"/> Number of Residential Properties.....	10,228
<input type="checkbox"/> Number of Apartments.....	5,732
<input type="checkbox"/> Total Commercial Units	2,936
<input type="checkbox"/> Park Acreage Managed.....	80
<input type="checkbox"/> ROW Acreage Managed.....	40
<input type="checkbox"/> Total Alleys Maintained.....	600
<input type="checkbox"/> Pool/Aquatic Facilities Managed	7
<input type="checkbox"/> Outdoor Amphitheaters.....	2
<input type="checkbox"/> Community / Event space.....	6,000 s.f.
<input type="checkbox"/> Admin and Support space.....	4,000 s.f.
<input type="checkbox"/> Full time Employees.....	16
<input type="checkbox"/> PT and/or Seasonal Employees.....	175

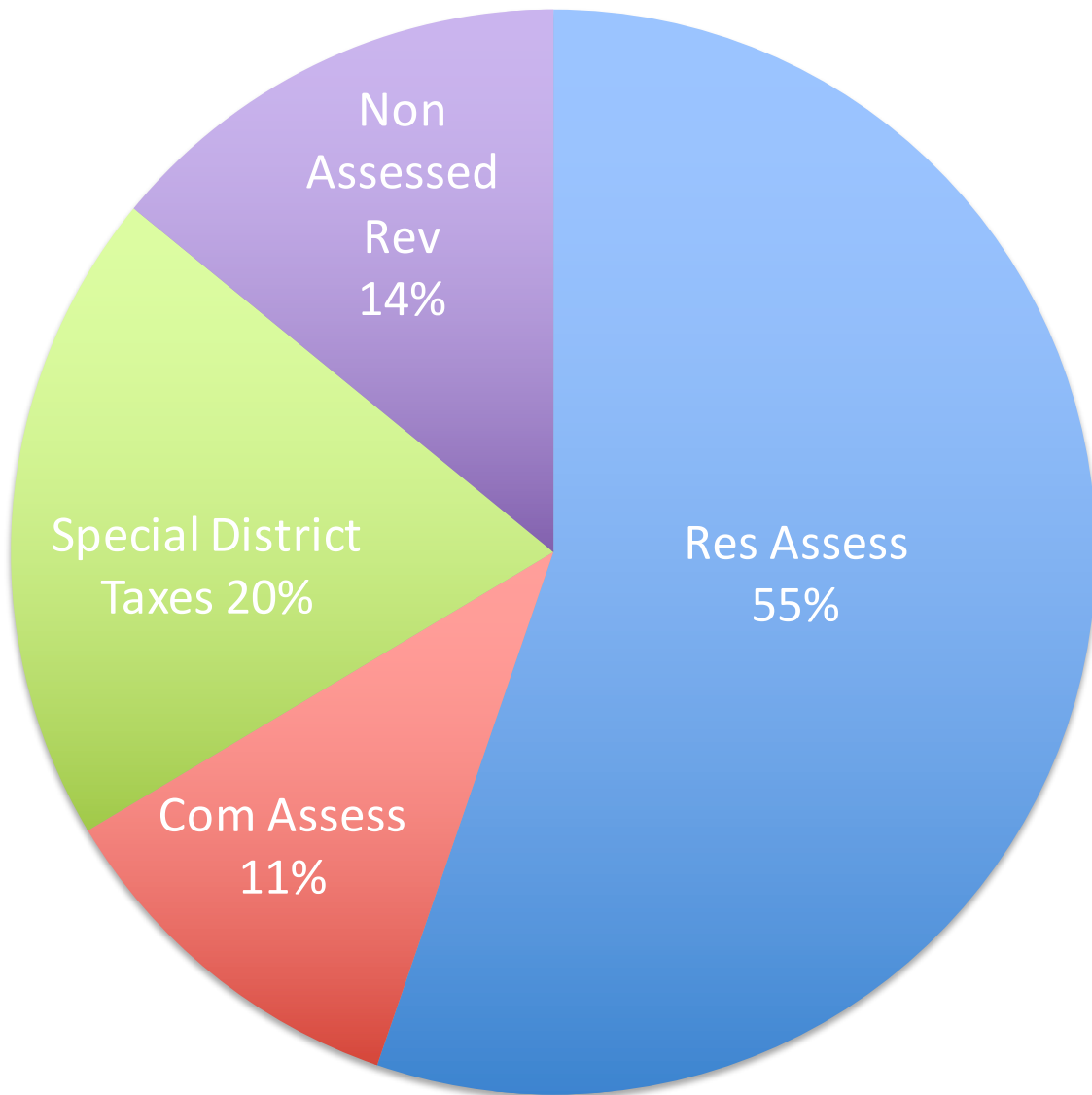
MCA

Budget Overview

January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
4010 · Residential Assessments	5,526,000
4015 · Commercial Assessments	1,115,280
4020 · PCMD	1,949,424
4030 · Working Capital	60,000
4040 · Collections	76,800
4060 · Aquatic Services	883,000
4070 · Event Services	165,000
4080 · Earned Revenue	223,200
Total Income	9,998,704
Gross Profit	9,998,704
Expense	
5010 · Administration & Payroll	1,339,520
5015 · MCA Leases	771,880
5030 · Assessment Management	229,200
5040 · Professional Services	100,000
5060 · Insurance	275,000
5100 · Programs and Events	589,500
5210 · Park and Open Space	2,285,750
5300 · District Maintenance	1,856,600
5400 · Aquatics	1,665,000
5500 · Other Expenses	25,000
5900 · Reserve & Improvement Funds	750,000
Total Expense	9,887,450
Net Ordinary Income	111,254
Net Income	111,254

MCA Core Funding 2024



MCA

Annual Revenue Budget

January through December 2024

Accrual Basis

	Jan - Dec 24
Ordinary Income/Expense	
Income	
4010 · Residential Assessments	
4010-01 · Residential Assessments	5,244,000.00
4010-02 · Residential Affordable	282,000.00
Total 4010 · Residential Assessments	5,526,000.00
4015 · Commercial Assessments	
4010-03 · Builder Assessments	75,000.00
4010-05 · Declarant Assessments	15,000.00
4010-07 · Rental Assessments	734,700.00
4010-08 · Rental Affordable	91,680.00
4010-09 · Commercial Assessments	198,900.00
Total 4015 · Commercial Assessments	1,115,280.00
4020 · PCMD	
4020-01 · PCMD Grounds Maintenance	1,856,600.00
4020-03 · PCMD Manangement	92,824.00
Total 4020 · PCMD	1,949,424.00
4030 · Working Capital	60,000.00
4040 · Collections	
4040-01 · Legal Fees	36,000.00
4040-02 · Lien Fees	3,600.00
4040-03 · Late Fees	24,000.00
4040-04 · Violation Fines	6,000.00
4040-05 · Posting Fees	7,200.00
Total 4040 · Collections	76,800.00
4060 · Aquatic Services	
4060-01 · Member Fees	477,500.00
4060-02 · Non-Member Fees	142,500.00
4060-03 · Swim Programs	90,000.00
4060-04 · Swim Team	155,000.00
4060-08 · Pool Sponsorships	18,000.00
Total 4060 · Aquatic Services	883,000.00
4070 · Event Services	
4070-01 · Beer Festival	40,000.00
4070-03 · Event Sponsorships	100,000.00
4070-04 · Kids Triathlon	25,000.00
Total 4070 · Event Services	165,000.00
4080 · Earned Revenue	
4080-02 · Pool Facility Rental	55,000.00
4080-03 · Park Rentals	35,000.00
4080-04 · CUBE Rentals	35,000.00
4085 · Special Services	
4085-01 · Domestic Water Service	45,000.00
4085-02 · Neighborhood Services	1,200.00
Total 4085 · Special Services	46,200.00
4090 · Other Income	
4090-01 · Misc Income	12,000.00
Total 4090 · Other Income	12,000.00

MCA
Annual Revenue Budget
January through December 2024

Accrual Basis

	Jan - Dec 24
4095 · Retail Sales	
4095-02 · Pool Concessions	35,000.00
4095-03 · Event Concessions	5,000.00
Total 4095 · Retail Sales	40,000.00
Total 4080 · Earned Revenue	223,200.00
Total Income	9,998,704.00
Gross Profit	9,998,704.00
Net Ordinary Income	9,998,704.00
Net Income	9,998,704.00

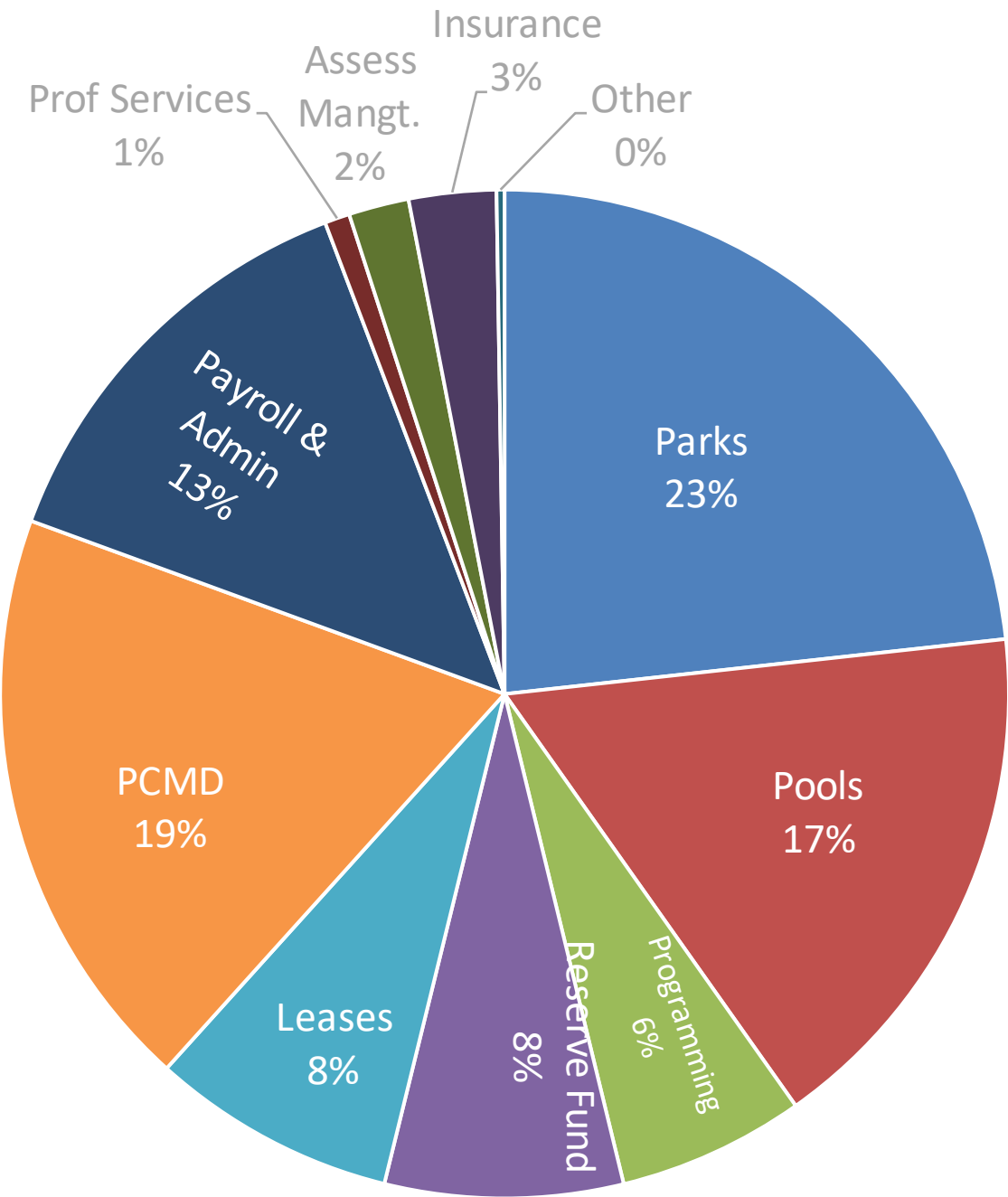


2024 ASSESSMENT SCHEDULE (DRAFT)

Assessment are as follows: Effective January 1, 2024		
TYPE OF UNIT	DESCRIPTION	ASSESSMENT
Residential For Sale Regular	Individually owned dwelling units sold at market rate prices.	\$48.00 / Month (+\$2)
Residential For Rent Regular	Apartments/multi-family rental units.	\$29.00 / Month (+\$2)
Residential For Sale Affordable	Individually owned dwelling units subject to restrictions under the Workforce Housing Program.	\$26.00 / Month (+\$1)
Residential For Rent Affordable	Apartments/multi-family rental units.	\$13.00 / Month (+\$1)
Commercial, Office, Retail Town Centers	Units used for commercial, retail, light industrial, office, or public or private recreation use.	\$16.00 per 2,000 s.f./ Month (+\$1)
Commercial Large Industrial	Units used for commercial, retail, light industrial, office, or public or private recreation use.	\$5.00 per 2,000 s.f./ Month (+\$0.15)
Commercial All other Office, Other	Units used for commercial, retail, light industrial, office, or public or private recreation use.	\$11.00 per 2,000 s.f./ Month (+\$1)
Commercial Monteview & Central Park Mixed-Use	Commercial units located to adjacent private storm sewer system owned by Park Creek Metro District (PCMD)	\$11.00 per 2,000 s.f./ month PLUS \$15/ parcel /month (+\$1)

Haven given written notice of the MCA Annual Members meeting in accordance with the organization's by-laws, the 2024 community budget was presented to the Community Delegates of the Master Community Association at the Annual Delegates Meeting held November 15th, 2023. For a full copy of the 2024 budget please refer to the MCA website at www.mca80238.com

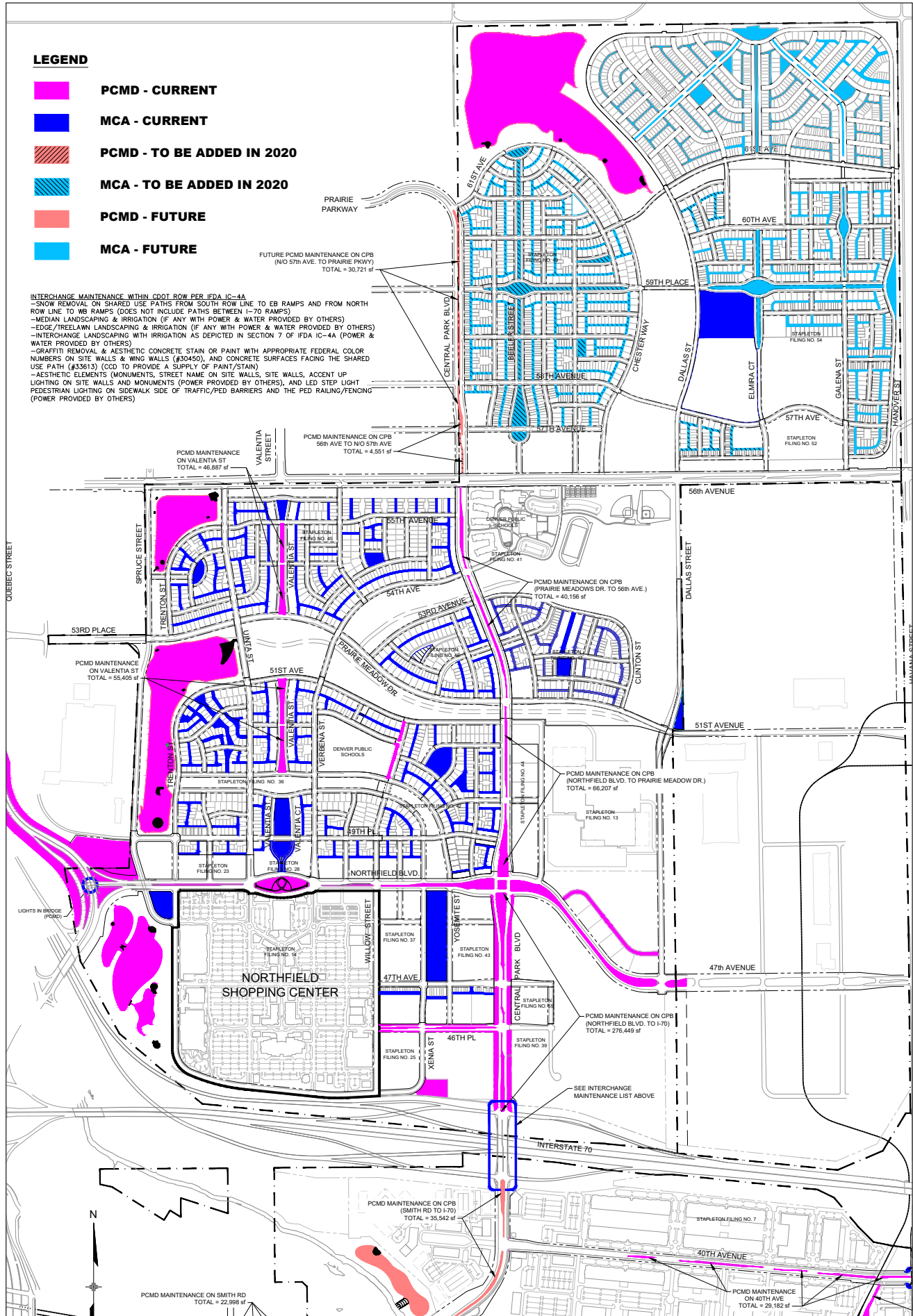
MCA Core Spending 2024



LEGEND

- PCMD - CURRENT**
- MCA - CURRENT**
- PCMD - TO BE ADDED IN 2020**
- MCA - TO BE ADDED IN 2020**
- PCMD - FUTURE**
- MCA - FUTURE**

INTERCHANGE MAINTENANCE WITHIN CDOT 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/TREELAWN 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 (#30450), AND CONCRETE SURFACES FACING THE SHARED USE PATH (#33613) (CDD 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)



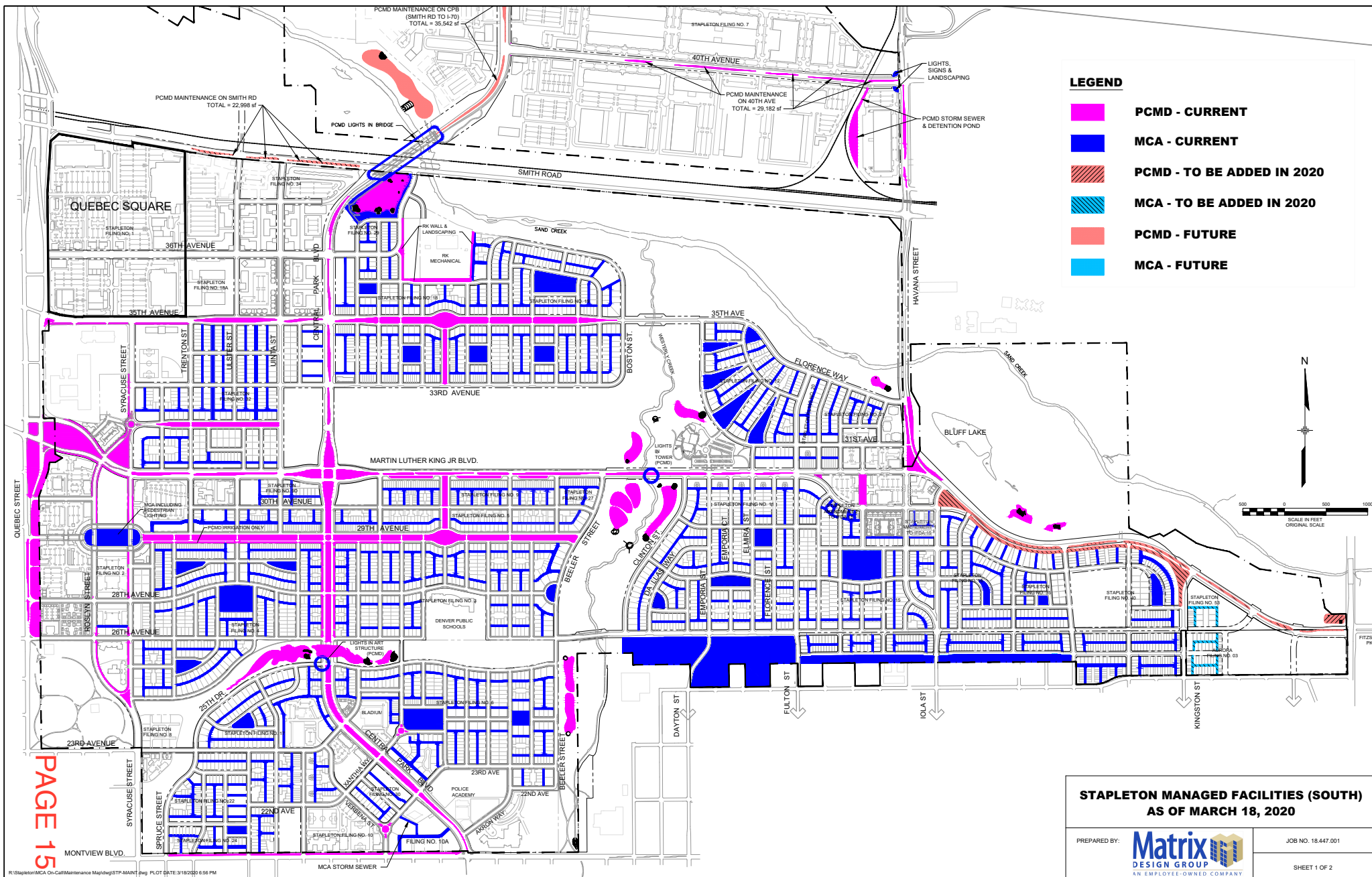
STAPLETON MANAGED FACILITIES (NORTH) AS OF MARCH 18, 2020

PREPARED BY:



JOB NO. 18.447.001

SHEET 2 OF 2





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 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 annual capital improvement projects (CIP) and will ensure proper future maintenance procedures are outlined for each.

Parks & Facilities

- ☐ The MCA provides the maintenance and operation of 5 interactive water features that operate between April and October. MCA manages the system as a whole and determines the most efficient operating structure to best respond to the seasonal demands of residents.
- ☐ The MCA provides the maintenance and operation of 85 community parks, Parkways, Medians, ROW and storm water facilities.
- ☐ The MCA maintains the 600 public alleys
- ☐ The MCA maintains 10,000 trees.
- ☐ The MCA maintains 300 trash & recycling stations in public spaces
- ☐ The MCA maintains 200 dog stations
- ☐ The MCA manages mosquito control throughout all storm water facilities throughout the community.

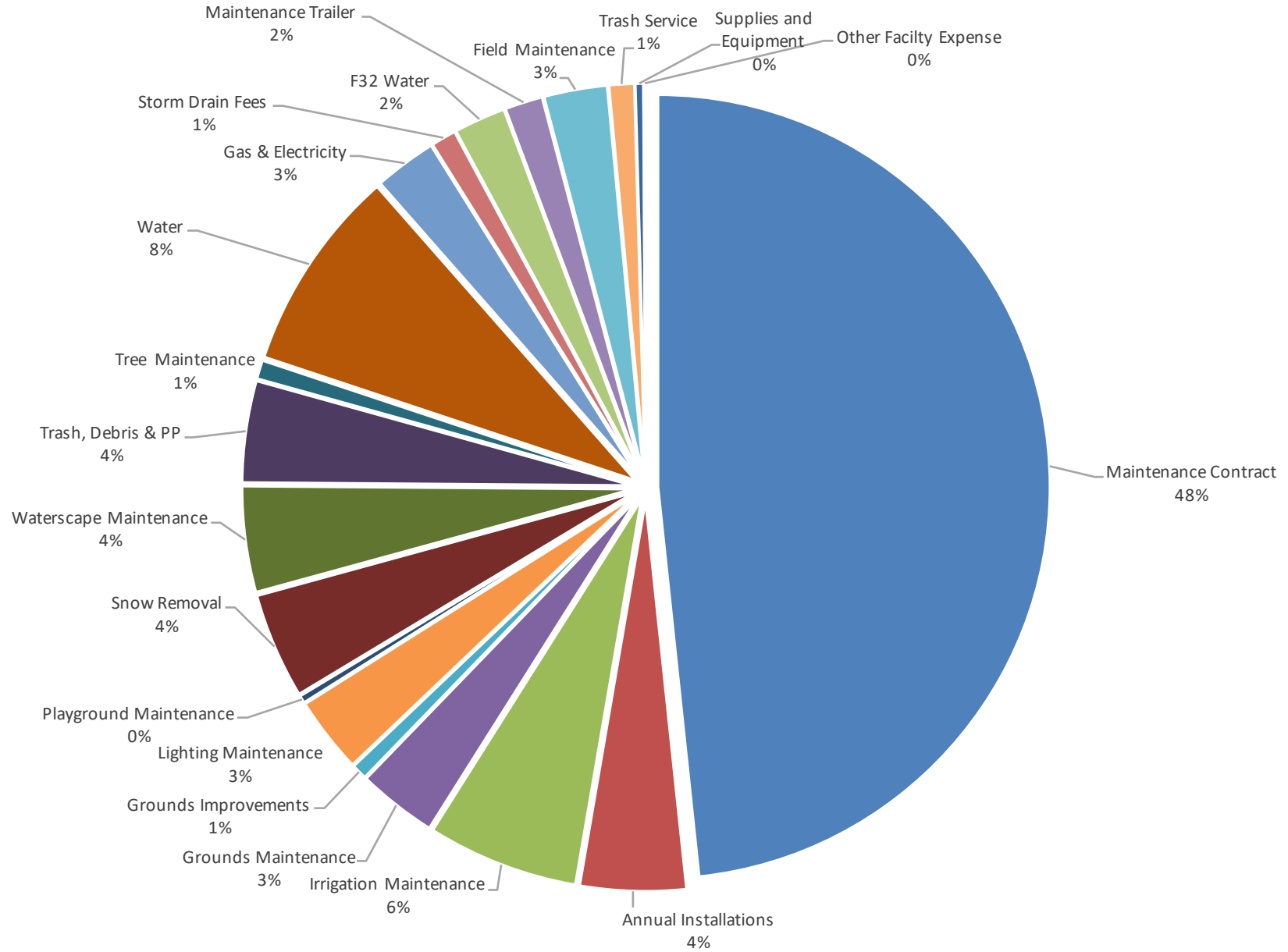
Repair & Replacements

1. Parks = TBD
2. Parkways = TBD
3. Alleys = TBD

Improvement Priorities

Revitalization projects, Shade Projects, Lighting Projects and adding additional uses.

MCA Park Budget (\$2.28M)



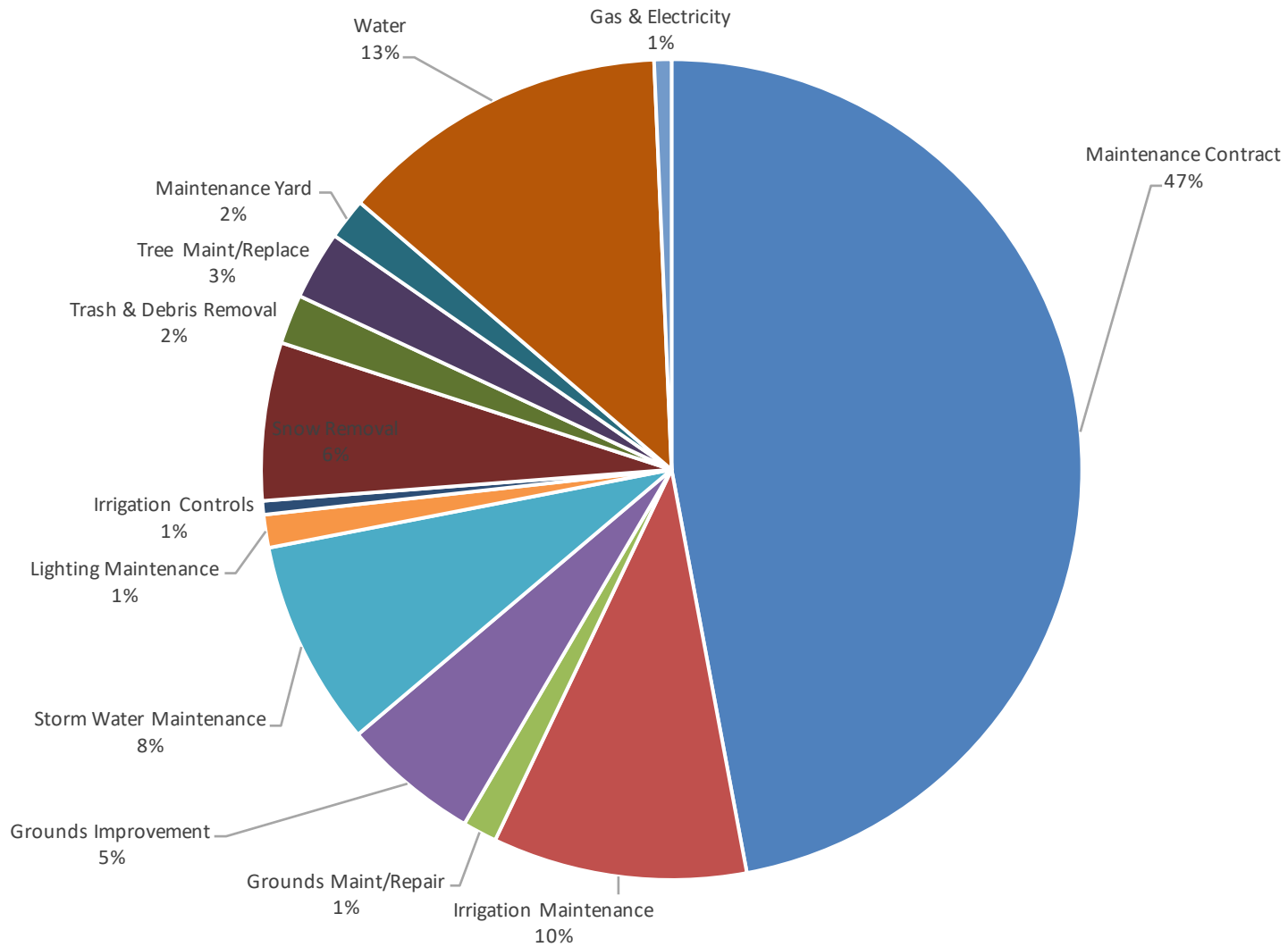
MCA

Parks Budget Overview

January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Expense	
5210 · Park and Open Space	
5210-01 · Maintenance Contract	1,104,600.00
5210-02 · Annual Installations	100,000.00
5210-03 · Irrigation Maintenance	143,000.00
5210-04 · Grounds Maintenance	75,000.00
5210-05 · Grounds Improvements	15,000.00
5210-06 · Lighting Maintenance	72,000.00
5210-07 · Playground Maintenance	7,500.00
5210-08 · Snow Removal	100,000.00
5210-10 · Waterscape Maintenance	100,000.00
5210-11 · Trash, Debris & PP	96,000.00
5210-13 · Tree Maintenance	18,000.00
5220 · Park Utilities	
5220-01 · Water	192,300.00
5220-02 · Gas & Electricity	59,250.00
5220-04 · Storm Drain Fees	24,000.00
5230-01 · F32 Water	49,100.00
Total 5220 · Park Utilities	324,650.00
5240 · MCA Facility Maintenance	
5240-01 · Maintenance Trailer	36,000.00
5240-02 · Field Maintenance	60,000.00
5240-03 · Trash Service	24,000.00
5240-06 · Supplies and Equipment	8,000.00
5240-07 · Other Facility Expense	2,000.00
Total 5240 · MCA Facility Maintenance	130,000.00
Total 5210 · Park and Open Space	2,285,750.00
5300 · District Maintenance	
5310-01 · Maintenance Contract	870,000.00
5310-03 · Irrigation Maintenance	185,000.00
5310-04 · Grounds Maint/Repair	25,000.00
5310-05 · Grounds Improvement	100,000.00
5310-06 · Storm Water Maintenance	150,000.00
5310-07 · Lighting Maintenance	24,000.00
5310-08 · Irrigation Controls	10,000.00
5310-09 · Snow Removal	115,000.00
5310-10 · Trash & Debris Removal	36,000.00
5310-11 · Tree Maint/Replace	50,000.00
5310-13 · Maintenance Yard	30,000.00
5320 · District Utilities	
5320-01 · Water	241,000.00
5320-02 · Gas & Electricity	12,600.00
Total 5320 · District Utilities	253,600.00
Total 5300 · District Maintenance	1,848,600.00
Total Expense	4,134,350.00
Net Ordinary Income	-4,134,350.00
Net Income	-4,134,350.00

PCMD Budget. (\$1.84M)



MCA

District Budget Overview

January through December 2024

Accrual Basis

	Jan - Dec 24
Ordinary Income/Expense	
Income	
4020 · PCMD	
4020-01 · PCMD Grounds Maintenance	1,856,600.00
4020-03 · PCMD Manangement	92,824.00
Total 4020 · PCMD	1,949,424.00
Total Income	1,949,424.00
Gross Profit	1,949,424.00
Expense	
5300 · District Maintenance	
5310-01 · Maintenance Contract	870,000.00
5310-03 · Irrigation Maintenance	185,000.00
5310-04 · Grounds Maint/Repair	25,000.00
5310-05 · Grounds Improvement	100,000.00
5310-06 · Storm Water Maintenance	150,000.00
5310-07 · Lighting Maintenance	24,000.00
5310-08 · Irrigation Controls	10,000.00
5310-09 · Snow Removal	115,000.00
5310-10 · Trash & Debris Removal	36,000.00
5310-11 · Tree Maint/Replace	50,000.00
5310-13 · Maintenance Yard	30,000.00
5310-16 · District Public Art	8,000.00
5320 · District Utilities	
5320-01 · Water	241,000.00
5320-02 · Gas & Electricity	12,600.00
Total 5320 · District Utilities	253,600.00
Total 5300 · District Maintenance	1,856,600.00
Total Expense	1,856,600.00
Net Ordinary Income	92,824.00
Net Income	92,824.00



POOLS & AQUATICS

The mission of MCA Aquatics is to recruit, train and deploy a qualified and customer service-oriented staff intended to provide a safe and accessible facility for the residents to swim and recreate on a daily basis. The MCA aquatics department recruits, trains and deploys 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 also recruits, trains and deploys qualified front desk and concession staff necessary to fully operate each aquatic facility in accordance with the community standards.

<input type="checkbox"/> Number of Active Resident Cards.....	14,500
<input type="checkbox"/> Annual usage (7 pools).....	150,000
<input type="checkbox"/> Maximum Daily users	3,500
<input type="checkbox"/> Swim Classes offered.....	550
<input type="checkbox"/> Program Participants....	3,000
<input type="checkbox"/> Program Participant days.....	37,000
<input type="checkbox"/> Swim Team.....	400+

Pools

- ☐ MCA operates 7 pools from Memorial Day to Labor Day
- ☐ MCA hires and trains a seasonal staff of approximately 175 seasonal employees to operate pools, lessons and swim teams
- ☐ MCA operates a full range of swim programs to the community including swim team; learn to swim and adult programs
- ☐ MCA operates pool concession, facility rentals and event hosting.

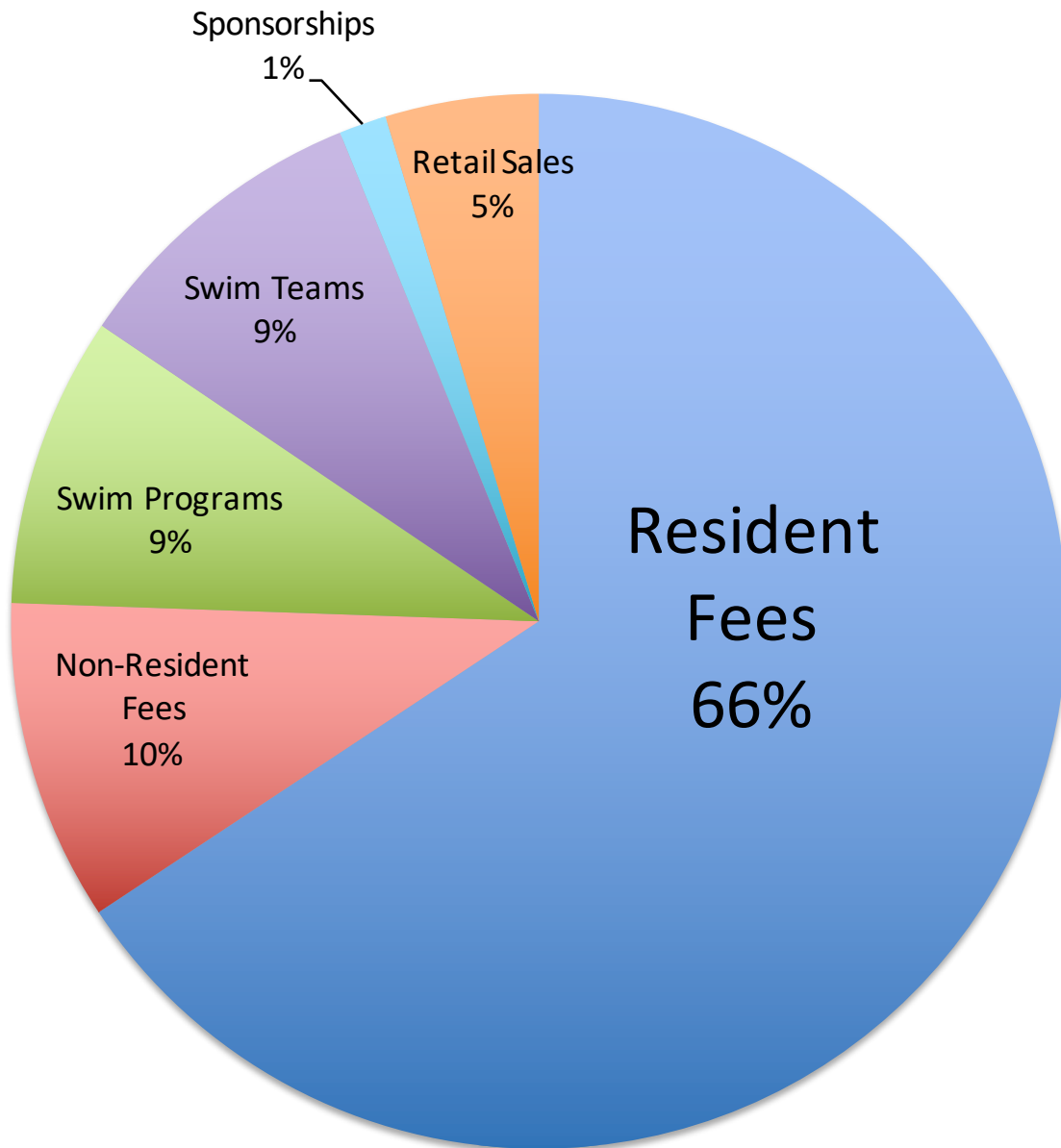
Annual Pool Membership Fees

<input type="checkbox"/> Primary Owner/Renter Membership Card.....	\$40
<input type="checkbox"/> Dependent Residents 2-20 years old	\$40
<input type="checkbox"/> Senior Resident (65 years and older)	\$20
<input type="checkbox"/> Dependents 24 months and younger.....	N/C
<input type="checkbox"/> Additional Non-Owner/ Non-Renter Resident.....	\$80
<input type="checkbox"/> Income Qualified Residential.....	\$20

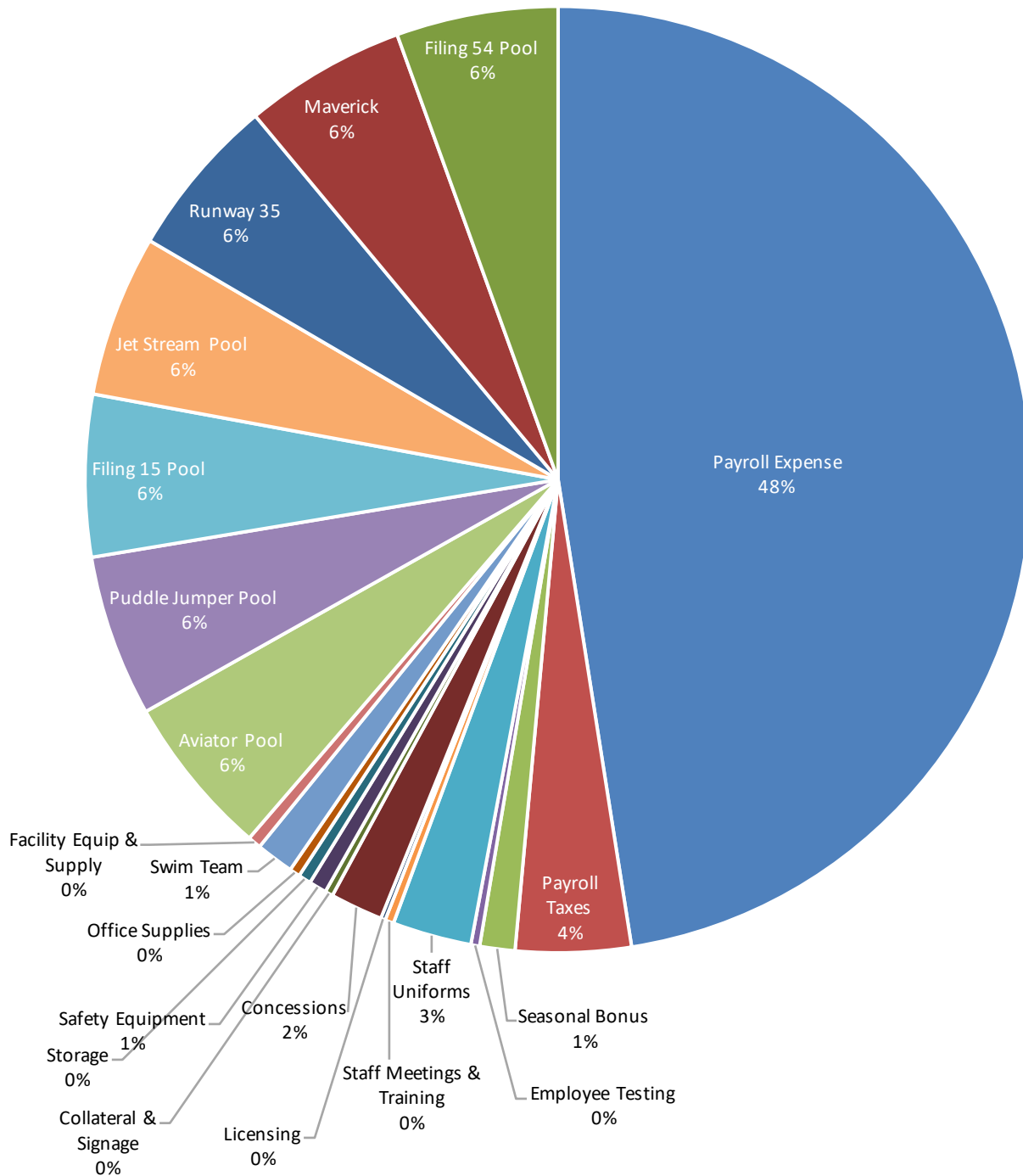
Daily Entry Fees

- ☐ Non-Pool Members.....\$10 (Daily)

2024 Aquatics Revenue



Aquatic Expenses



MCA
Aquatics Budget Overview
January through December 2024

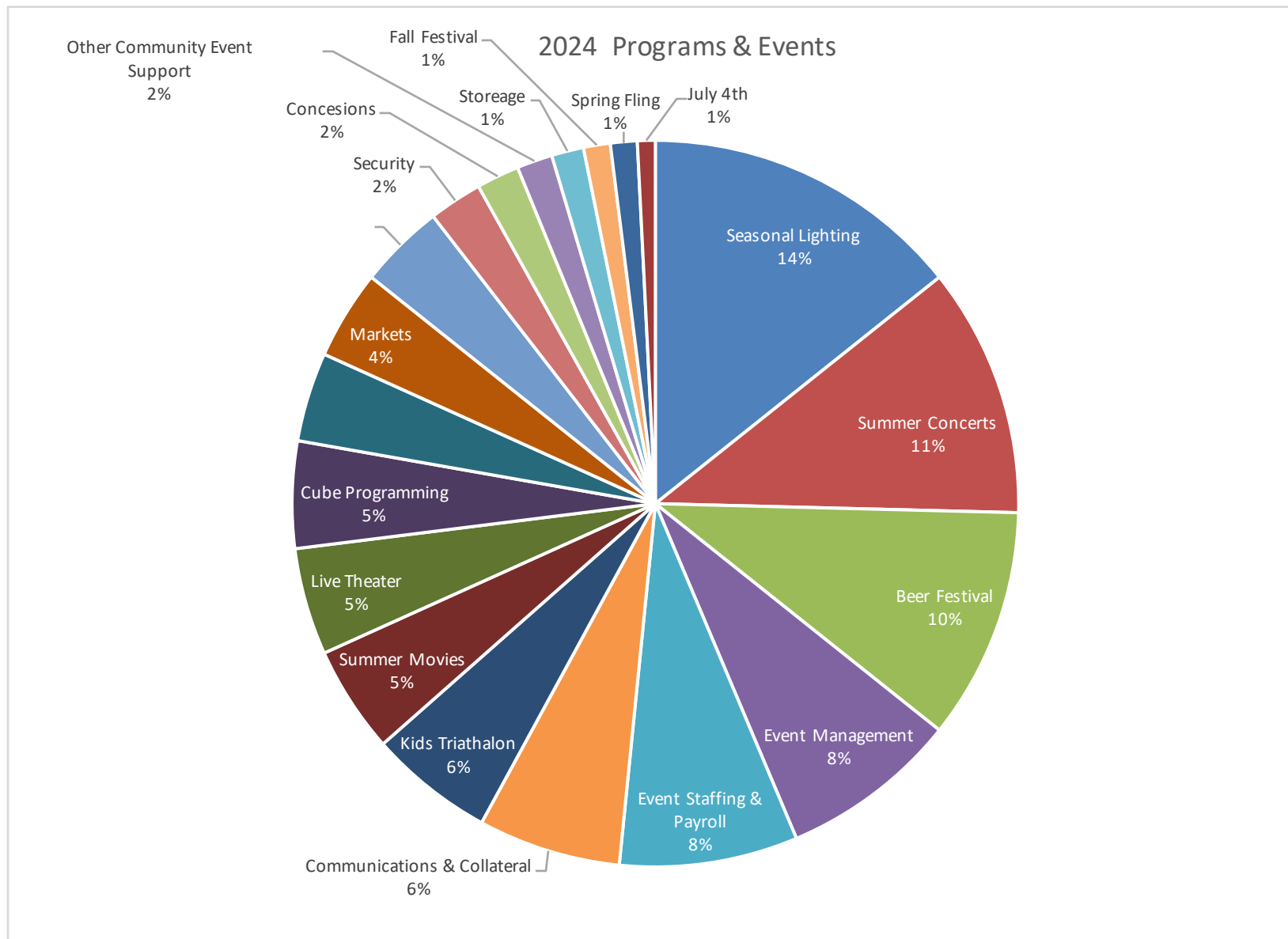
	Jan - Dec 24
Ordinary Income/Expense	
Income	
4060 · Aquatic Services	
4060-01 · Member Fees	477,500.00
4060-02 · Non-Member Fees	142,500.00
4060-03 · Swim Programs	90,000.00
4060-04 · Swim Team	155,000.00
4060-08 · Pool Sponsorships	18,000.00
Total 4060 · Aquatic Services	883,000.00
4080 · Earned Revenue	
4095 · Retail Sales	
4095-02 · Pool Concessions	35,000.00
Total 4095 · Retail Sales	35,000.00
Total 4080 · Earned Revenue	35,000.00
Total Income	918,000.00
Gross Profit	918,000.00
Expense	
5400 · Aquatics	
5400-01 · Payroll Expense	
5400-02 · Payroll Taxes	65,600.00
5400-03 · Seasonal Bonus	20,000.00
5400-01 · Payroll Expense - Other	791,100.00
Total 5400-01 · Payroll Expense	876,700.00
5405 · General Pool Operation	
5400-05 · Employee Testing	5,000.00
5400-06 · Staff Uniforms	45,000.00
5400-08 · Staff Meetings & Training	5,000.00
5400-10 · Licensing	2,600.00
5400-12 · Concessions	30,000.00
5405-01 · Collateral & Signage	4,500.00
5405-03 · Safety Equipment	10,000.00
5405-05 · Storage	7,200.00
5405-06 · Office Supplies	6,000.00
Total 5405 · General Pool Operation	115,300.00
5408 · Swim Team	
5408-01 · Suits & Uniforms	9,000.00
5408-02 · Activities	11,000.00
5408-03 · Equipment	1,500.00
Total 5408 · Swim Team	21,500.00
5409 · Aquatic Facilities	
5406 · Facility Equip & Supply	
5406-01 · Pool Supplies	7,500.00
Total 5406 · Facility Equip & Supply	7,500.00
5410 · Aviator Pool	
5410-01 · Pool Systems	92,000.00
Total 5410 · Aviator Pool	92,000.00
5420 · Puddle Jumper Pool	
5420-01 · Pool Systems	92,000.00
Total 5420 · Puddle Jumper Pool	92,000.00
5430 · Filing 15 Pool	
5430 · Filing 15 Pool - Other	92,000.00
Total 5430 · Filing 15 Pool	92,000.00
5440 · Jet Stream Pool	
5440-01 · Pool Systems	92,000.00
Total 5440 · Jet Stream Pool	92,000.00
5455 · Runway 35	
5455-01 · Pool Systems	92,000.00
Total 5455 · Runway 35	92,000.00
5456 · Maverick	
5456-01 · Pool Systems	92,000.00
Total 5456 · Maverick	92,000.00
5470 · Filing 54 Pool	
5470 · Filing 54 Pool - Other	92,000.00
Total 5470 · Filing 54 Pool	92,000.00
Total 5409 · Aquatic Facilities	651,500.00
Total 5400 · Aquatics	1,665,000.00
Total Expense	1,665,000.00
Net Ordinary Income	-747,000.00
Net Income	-747,000.00



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.

- ☐ The MCA programs the south Green located within the 29th Ave Town Center with a robust summer series of actives including: Movies, Concerts and Markets
- ☐ The MCA produces the annual Beer Festival and the Winter Welcome
- ☐ The MCA continues to grow and expand competitive recreational programming such as the Kids Triathlon and spring and summer Baseball programs.
- ☐ The MCA hosts several successful events such as “First Friday Flights”, “Active Minds” and “Family Fun Nights at the Pools”
- ☐ The MCA produce indoor and outdoor live community theater productions.
- ☐ The MCA manages season lighting to reflect both summer and winter ambiance throughout the community but centered primarily within the 29th Ave town center and Conservatory Green, Eastbridge & Beeler Park
- ☐ The MCA actively works to develop unique programming designed for Conservatory Green and the Cube (e.g. Thursday evening Jazz/Blues series)
- ☐ The MCA continues our partnership with Sam Gary Library to support added community programming (Focus on tweens & teens)
- ☐ The MCA continues to partner with Central Park Rec Center to support added community programming. (focus on tweens & teens)



MCA
Community Programming Budget Overview
January through December 2024

	<u>Jan - Dec 24</u>
Ordinary Income/Expense	
Income	
4070 · Event Services	
4070-01 · Beer Festival	40,000.00
4070-03 · Event Sponsorships	100,000.00
4070-04 · Kids Triathlon	25,000.00
Total 4070 · Event Services	<u>165,000.00</u>
4080 · Earned Revenue	
4095 · Retail Sales	
4095-03 · Event Concessions	5,000.00
Total 4095 · Retail Sales	<u>5,000.00</u>
Total 4080 · Earned Revenue	<u>5,000.00</u>
Total Income	<u>170,000.00</u>
Gross Profit	170,000.00
Expense	
5100 · Programs and Events	
5100-01 · Spring Fling	10,000.00
5100-02 · Summer Movies	32,000.00
5100-03 · Summer Concerts	85,000.00
5100-04 · July 4th	7,500.00
5100-05 · Beer Festival	40,000.00
5100-06 · Fall Festival	6,500.00
5100-07 · Holiday Festival	40,000.00
5100-08 · Farmers Market	12,000.00
5100-09 · Event Management	40,000.00
5100-10 · Event Equipment	20,000.00
5100-11 · Storage	10,000.00
5100-12 · Community Meetings	1,000.00
5100-13 · CUBE Programming	5,000.00
5100-14 · Seasonal Lighting	100,000.00
5100-15 · Event Staffing & Payroll	50,000.00
5100-18 · Kids Triathlon	30,000.00
5100-21 · Event & Facility Security	12,000.00
5120-01 · Marketing & Communication	35,000.00
5120-02 · Community Theater	20,000.00
5120-03 · Other Community Event Support	25,000.00
Total 5100 · Programs and Events	<u>581,000.00</u>
Total Expense	<u>581,000.00</u>
Net Ordinary Income	<u>-411,000.00</u>
Net Income	<u><u>-411,000.00</u></u>



ADMINISTRATION & GOVERNANCE

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

- ☐ The MCA continues to staff its operations with 4 fulltime Directors (Executive Director, Community Director, Aquatics Director, Admin/HR Director)
- ☐ The MCA employs 12 full-time managing staff that focus on the Cube, community events, front desk, membership, communications and facility maintenance, Accounting and Administration functions
- ☐ The MCA leases 4,000 s.f. at 8351 for central administration, aquatics, programming.
- ☐ The MCA leases 6,000 s.f. at 8371 Northfield Blvd to house the main MCA front desk as well as the CUBE; a flexible event space for both community as well as private events of all kinds
- ☐ The MCA leases restroom facilities located within “The Mint” to support Founders Green events.
- ☐ The MCA manages accounting contract with MSI Inc. to bill and collect from approximately 12,500 residential, builder, developer and commercial owners.

MCA

Administrative Budget Overview

January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
4010 · Residential Assessments	
4010-01 · Residential Assessments	5,244,000.00
4010-02 · Residential Affordable	282,000.00
Total 4010 · Residential Assessments	5,526,000.00
4015 · Commercial Assessments	
4010-03 · Builder Assessments	75,000.00
4010-05 · Declarant Assessments	15,000.00
4010-07 · Rental Assessments	734,700.00
4010-08 · Rental Affordable	91,680.00
4010-09 · Commercial Assessments	198,900.00
Total 4015 · Commercial Assessments	1,115,280.00
4030 · Working Capital	60,000.00
4040 · Collections	
4040-01 · Legal Fees	36,000.00
4040-02 · Lien Fees	3,600.00
4040-03 · Late Fees	24,000.00
4040-04 · Violation Fines	6,000.00
4040-05 · Posting Fees	7,200.00
Total 4040 · Collections	76,800.00
Total Income	6,778,080.00
Gross Profit	6,778,080.00
Expense	
5010 · Administration & Payroll	
5010-01 · Payroll Expenses	1,106,220.00
5010-03 · Health Insurance	168,000.00
5010-04 · LTD/Life	10,800.00
5010-06 · 401K Plan	42,000.00
5010-08 · Staff Incentive Program	500.00
5500-02 · Association Contingency	12,000.00
Total 5010 · Administration & Payroll	1,339,520.00
5015 · MCA Leases	
5020 · MCA-South	
5020-03 · MINT Lease & CAM	36,300.00
Total 5020 · MCA-South	36,300.00
5025 · MCA - North	
5025-01 · Lease	372,480.00
5025-02 · Utilities	8,700.00
5025-03 · CAM	50,400.00
5025-04 · Taxes	144,000.00
5025-05 · Janitorial Services	48,000.00
5025-07 · Facility Maintenance	13,500.00
Total 5025 · MCA - North	637,080.00

MCA

Administrative Budget Overview

January through December 2024

	Jan - Dec 24
5050 · Office Operation	
5050-01 · Postage	4,000.00
5050-02 · Office Supply	36,000.00
5050-04 · Meetings	1,000.00
5050-05 · Phone	20,000.00
5050-06 · Computer Hardware / Software	15,000.00
5050-07 · Office Equipment	9,000.00
5050-08 · Office F&B	1,500.00
5050-09 · Office Contingency	12,000.00
Total 5050 · Office Operation	98,500.00
Total 5015 · MCA Leases	771,880.00
5030 · Assessment Management	
5030-01 · Assessment Processing	150,000.00
5030-02 · Lien Fees	6,000.00
5030-03 · A/R Processing Fee	30,000.00
5030-04 · Other MSI Management	18,000.00
5030-06 · Coupon Books	12,000.00
5030-07 · MSI Postage	7,200.00
5030-08 · Posting Fees	6,000.00
Total 5030 · Assessment Management	229,200.00
5040 · Professional Services	
5040-01 · Legal Fees	54,000.00
5040-02 · Audit / Taxes	25,000.00
5040-04 · Organizational Memberships	1,500.00
5040-05 · Architecture & Mapping	2,500.00
5040-06 · Graphics & Signs	8,000.00
5040-07 · Website	9,000.00
Total 5040 · Professional Services	100,000.00
5060 · Insurance	
5060-04 · General Liability	204,000.00
5060-05 · Liability Umbrella	10,000.00
5060-08 · Workers Comp	39,000.00
5060-09 · Aquatics Liability	22,000.00
Total 5060 · Insurance	275,000.00
Total Expense	2,715,600.00
Net Ordinary Income	4,062,480.00
Net Income	4,062,480.00