

mca

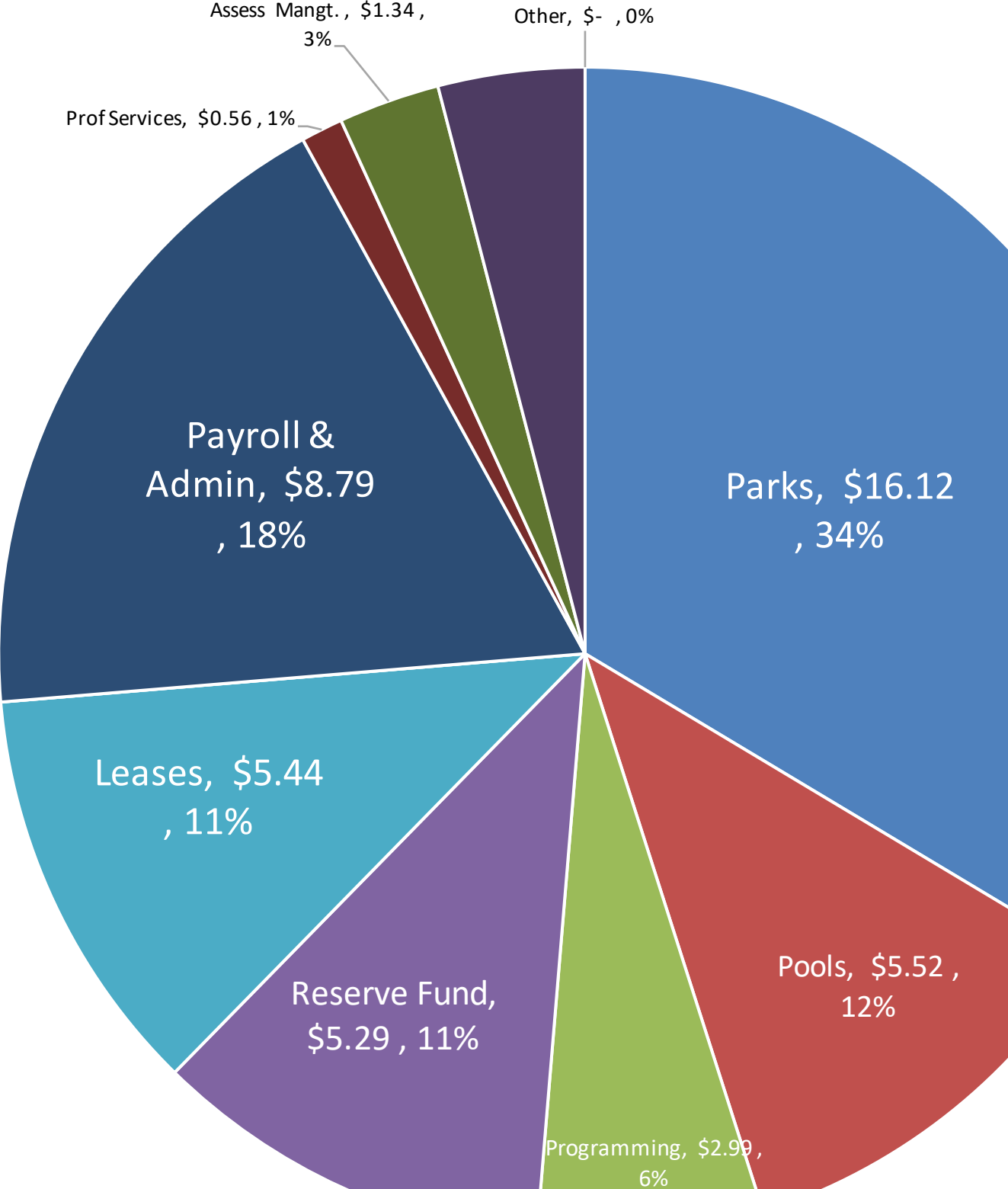
CENTRAL PARK

2024 ASSESSMENT SCHEDULE (DRAFT)

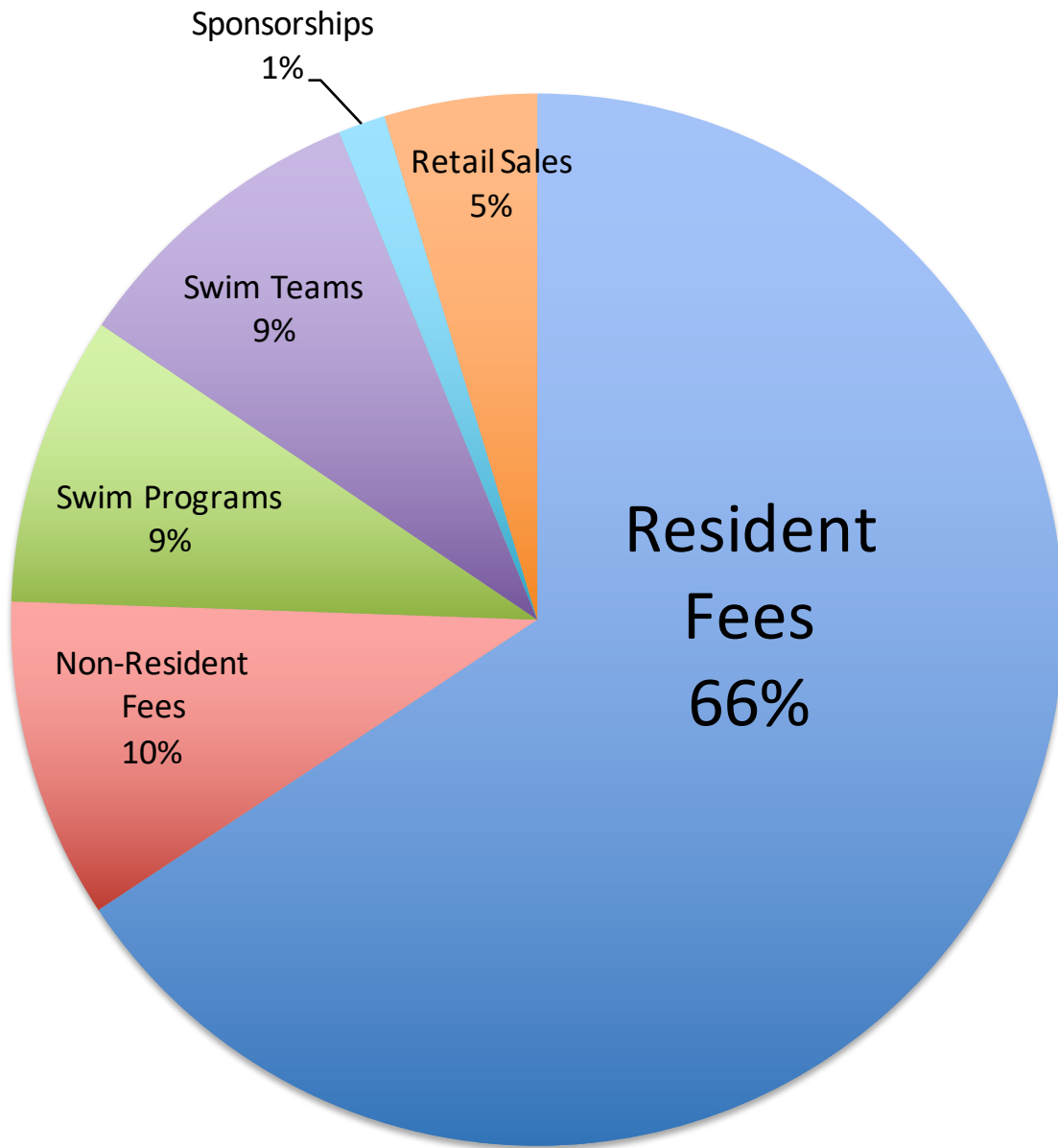
Assessment are as follows: Effective January 1, 2024		
TYPE OF UNIT	DESCRIPTION	ASSESSMENT
For Sale Regular Residential	Individually owned dwelling units sold at market rate prices.	\$48.00 / Month (+\$2)
For Sale Affordable Residential	Individually owned dwelling units subject to restrictions under the Workforce Housing Program.	\$26.00 / Month (+\$1)
For Rent Residential - Market Rate	Apartments/multi-family rental units.	\$29.00 / Month (+\$2)
For Rent Residential - Affordable	Apartments/multi-family rental units.	\$13.00 / Month (+\$1)
Filing 2&36 Commercial, Office, Other	Units used for commercial, retail, light industrial, office, or public or private recreation use.	\$15.00 per 2,000 s.f./ Month (N/C)
Filing 13 & 7 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)
All other Commercial, Office, Other	Units used for commercial, retail, light industrial, office, or public or private recreation use.	\$12.00 per 2,000 s.f./ Month (+\$2)
Filing 10 Montevue & Central Park Mixed-Use	Commercial units located to adjacent private storm sewer system owned by Park Creek Metro District (PCMD)	\$12.00 per 2,000 s.f./ month PLUS \$15/ parcel /month (+\$2)

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.

ASSESSMENT PERCENTAGE @ \$48/mo



2023 Aquatics Revenue



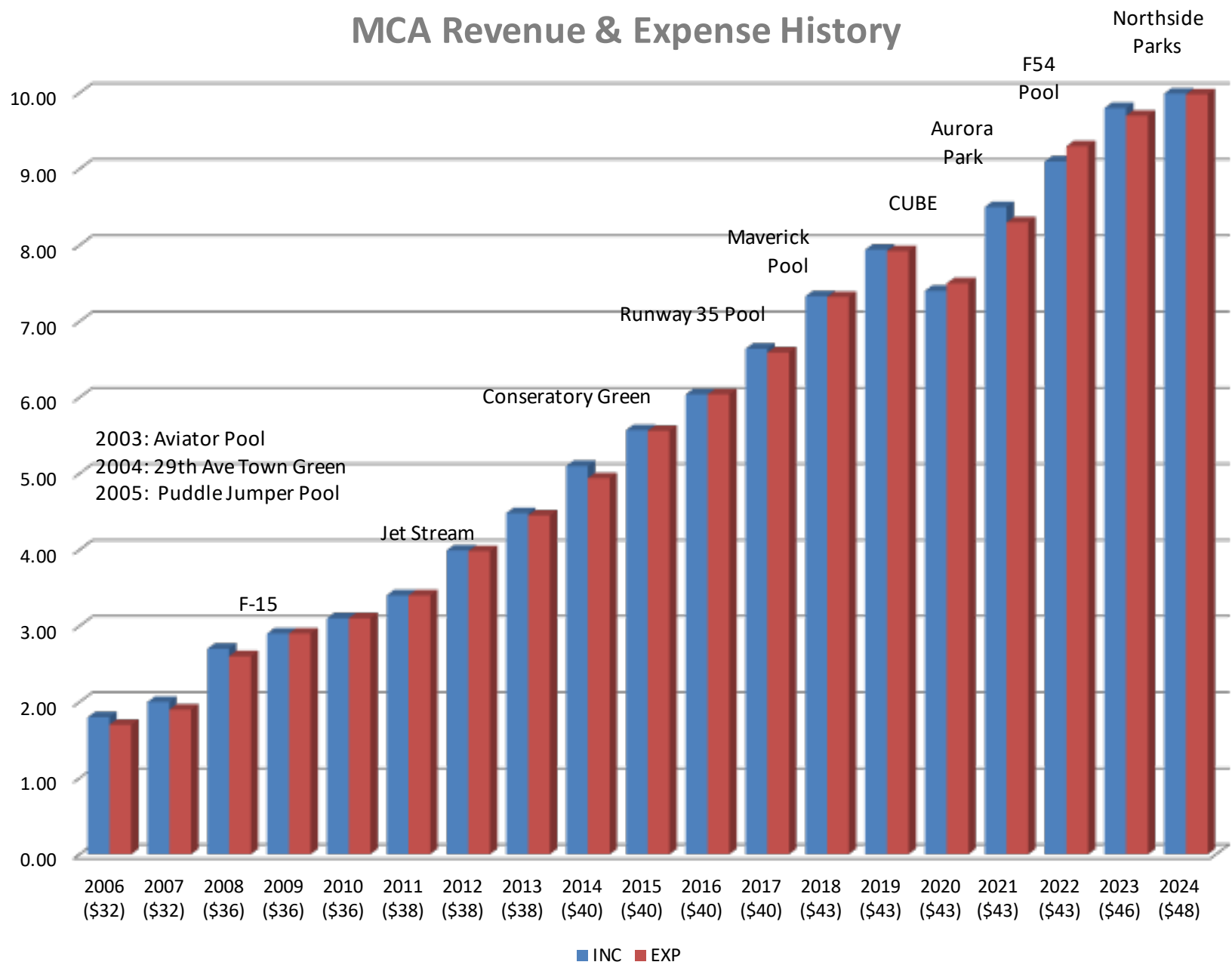
Master Community Association, INC.

Statement of Activities

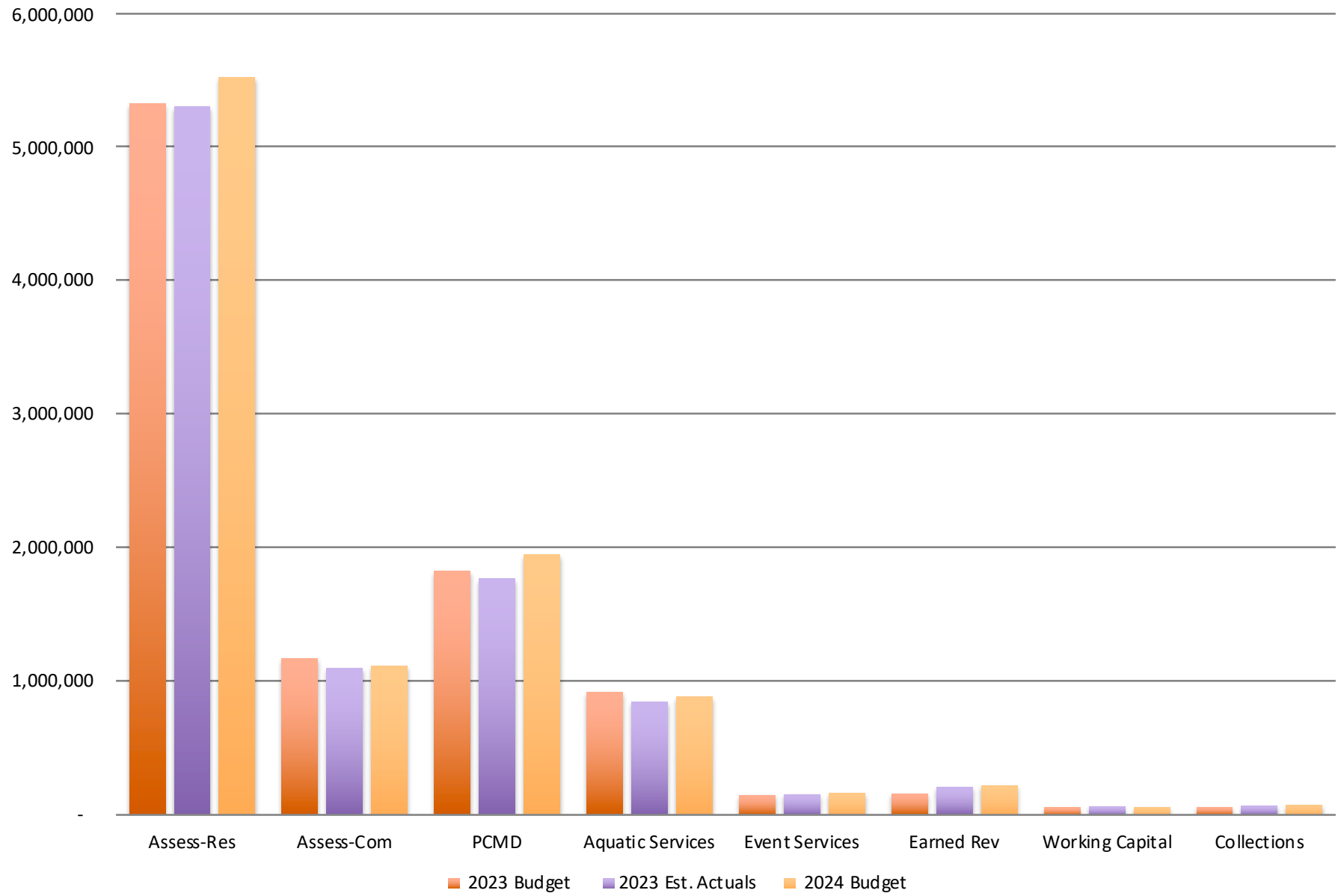
January through December

Ordinary Income/Expense	2023 Est.		2024 Budget	\$Diff	%Diff
	2023 Budget	Actuals			
Income					
Assess-Res	5,326,053	5,306,681	5,526,000	219,319	4%
Assess-Com	1,171,984	1,098,682	1,115,280	16,598	1%
PCMD	1,824,502	1,767,699	1,949,424	181,725	9%
Aquatic Services	919,800	847,915	883,000	35,085	4%
Event Services	152,000	157,489	165,000	7,511	5%
Earned Rev	163,500	210,129	223,200	13,071	6%
Working Capital	60,000	67,800	60,000	(7,800)	-13%
Collections	62,400	71,492	76,800	5,308	7%
Total Income	9,680,239	9,527,887	9,998,704	318,465	5%
Expense					
Admin & Payroll	1,211,550	1,304,444	1,339,520	35,076	3%
Office & Cube	770,000	856,507	771,880	(84,627)	-11%
Assess Manage	178,992	184,493	195,000	10,507	5%
Prof Services	91,992	75,159	80,000	4,841	6%
Insurance	221,988	261,896	274,990	13,094	5%
Programming	656,488	510,162	589,500	79,338	13%
Parks	2,455,742	2,249,782	2,285,750	35,968	2%
Pools	1,663,208	1,514,868	1,665,000	150,132	9%
PCMD	1,737,622	1,683,766	1,856,600	172,834	9%
Repair & Improve	600,000	600,000	750,000	150,000	20%
Other	24,000	23,171	25,000	1,829	7%
Total Expense	9,611,582	9,264,248	9,833,240	221,658	6%
Net Ordinary Income	68,657	263,639	165,464		

MCA Revenue & Expense History



2023 vs 2024



2023 vs 2024

3,000,000

2,500,000

2,000,000

1,500,000

1,000,000

500,000

0

Admin & Payroll

Office & Cube

Assess Manage

Prof Services

Insurance

Programming

Parks

Pools

PCMD

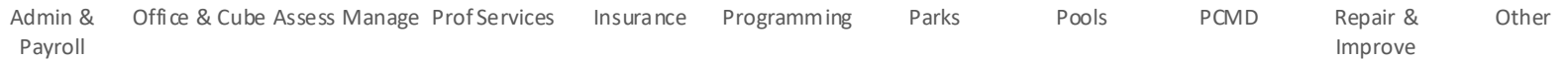
Repair & Improve

Other

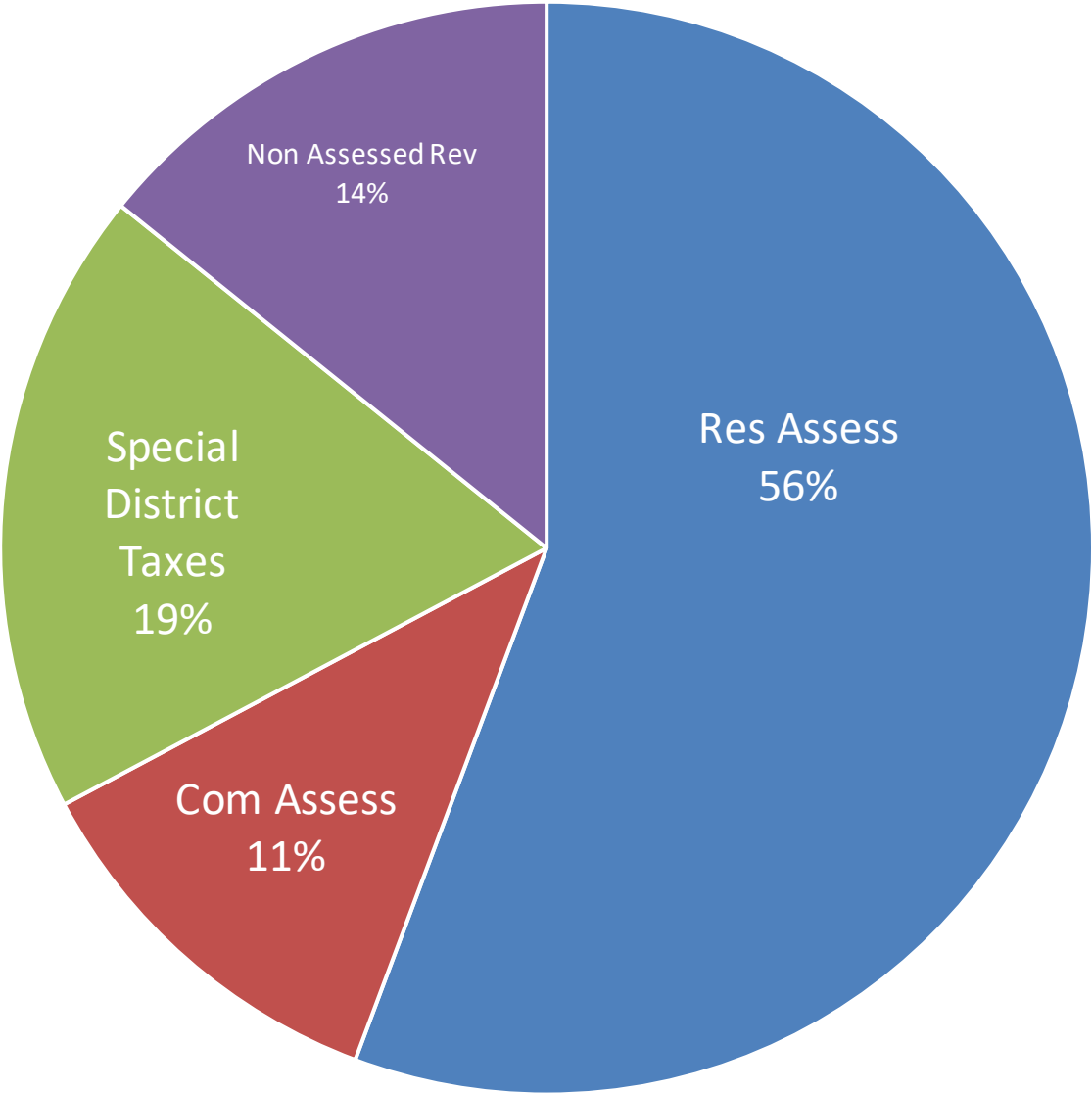
2023 Budget

2023 Est. Actuals

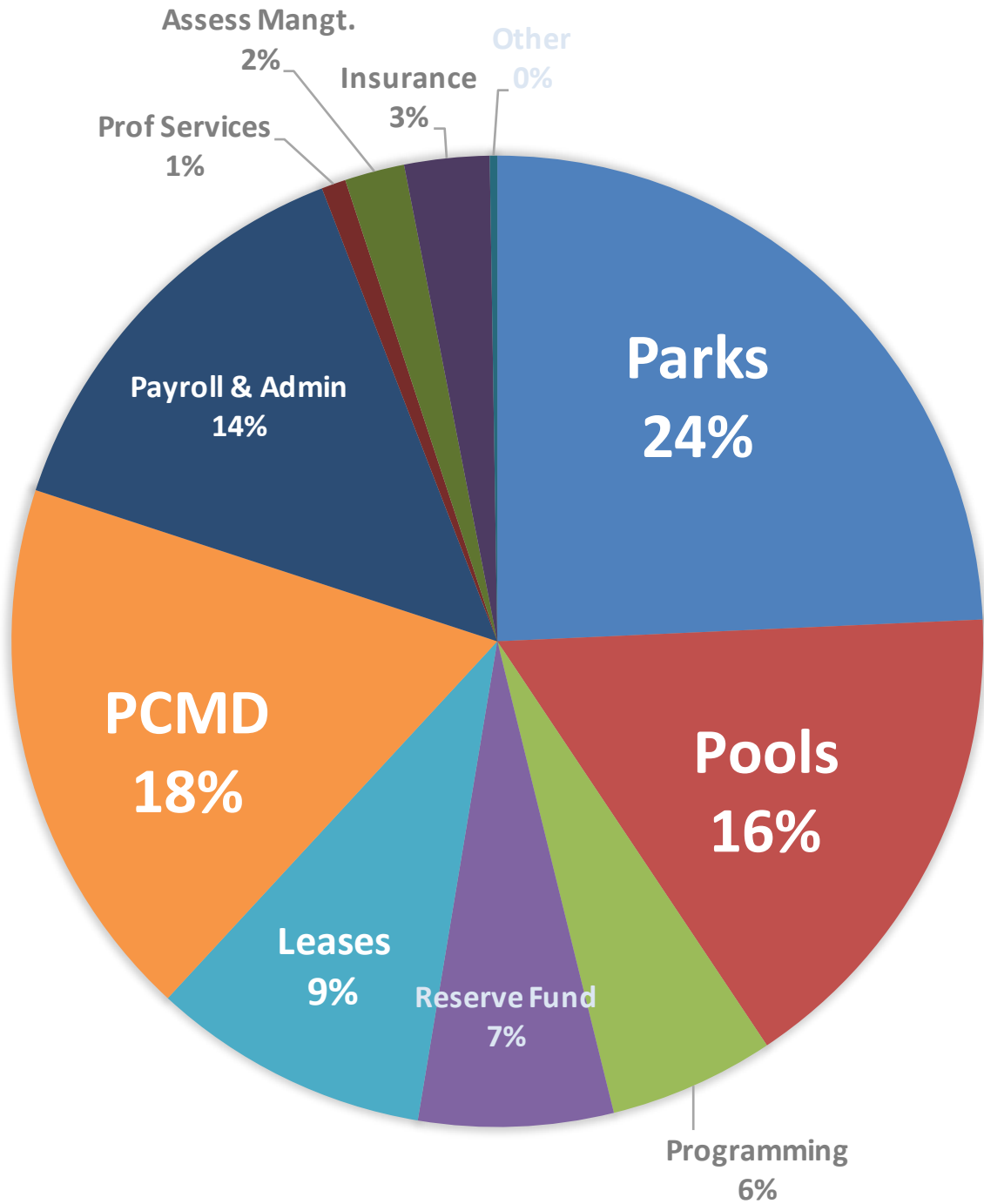
2024 Budget



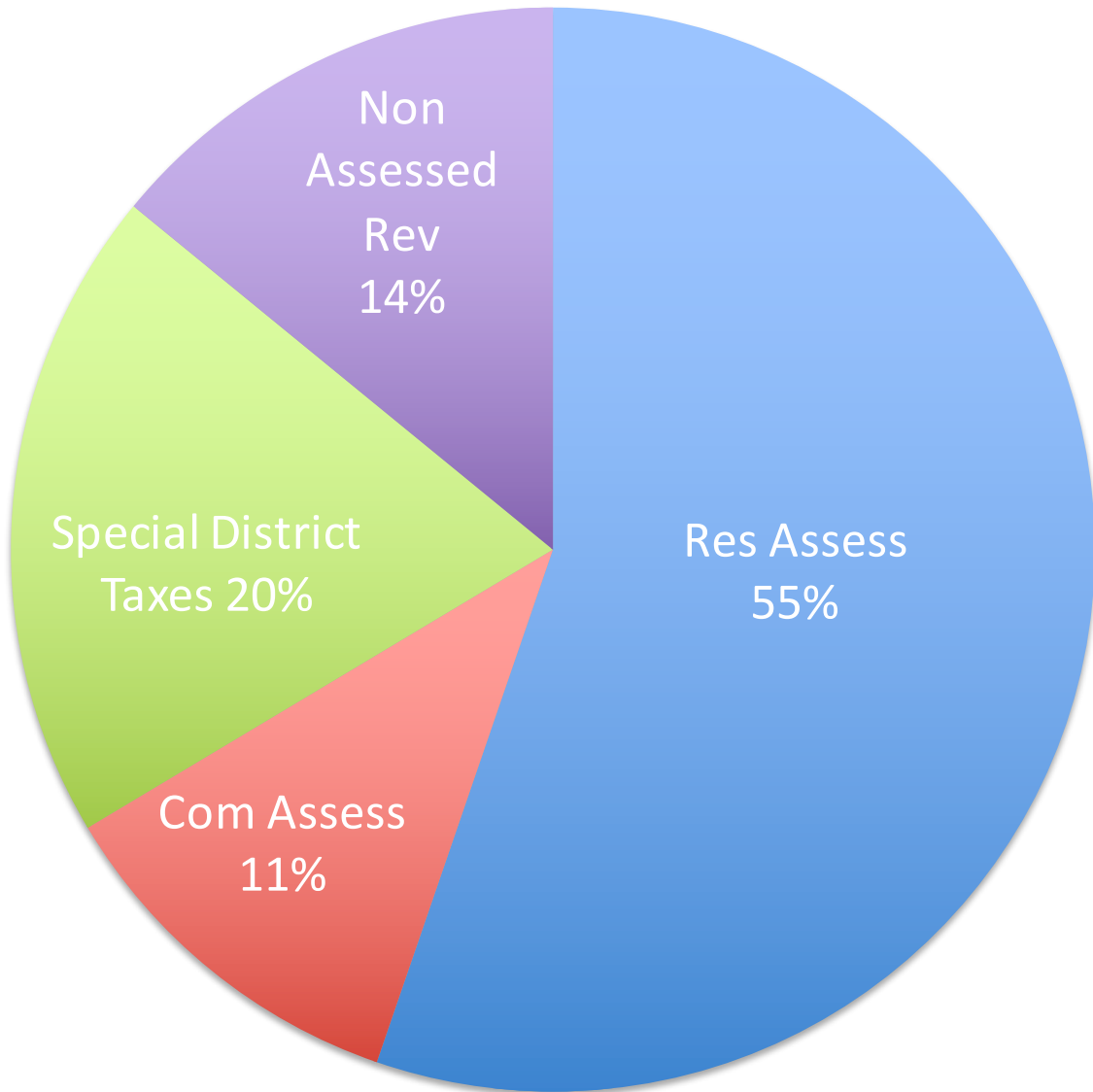
MCA Core Funding 2023



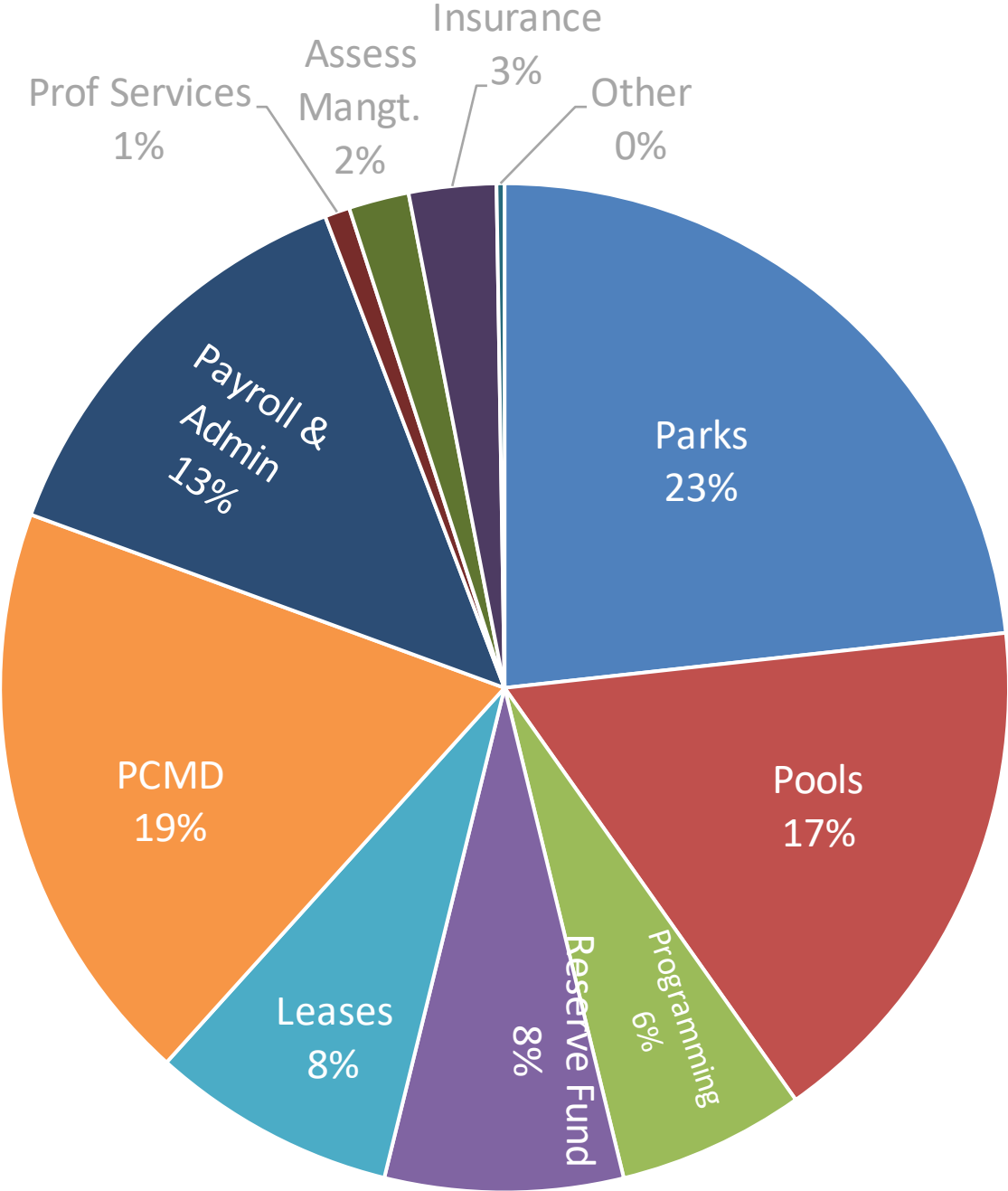
2023 CORE EXPENSES



MCA Core Funding 2024



MCA Core Spending 2024



2024 Programs & Events

