

MCA



POOLS / PARKS / PROGRAMS

2022 COMMUNITY BUDGET

Executive Summary

PRESENTED

November 17th, 2021



POOLS / PARKS / PROGRAMS

2022 BUDGET ASSUMPTIONS

- Estimated Population..... 32,500
- Number of Residential Properties..... 10,228
- Number of Apartments..... 2,732
- Total Commercial Units 1,936
- Park Managed..... 80
- ROW Managed..... 40 acres
- Total Alleys Maintained..... 450
- Pool/Aquatic Facilities Managed 7
- Outdoor Amphitheaters..... 2
- Community / Event space..... 6,000 s.f.
- Office space..... 4,000 s.f.
- Full time Employees..... 15
- PT and/or Seasonal Employees..... 150

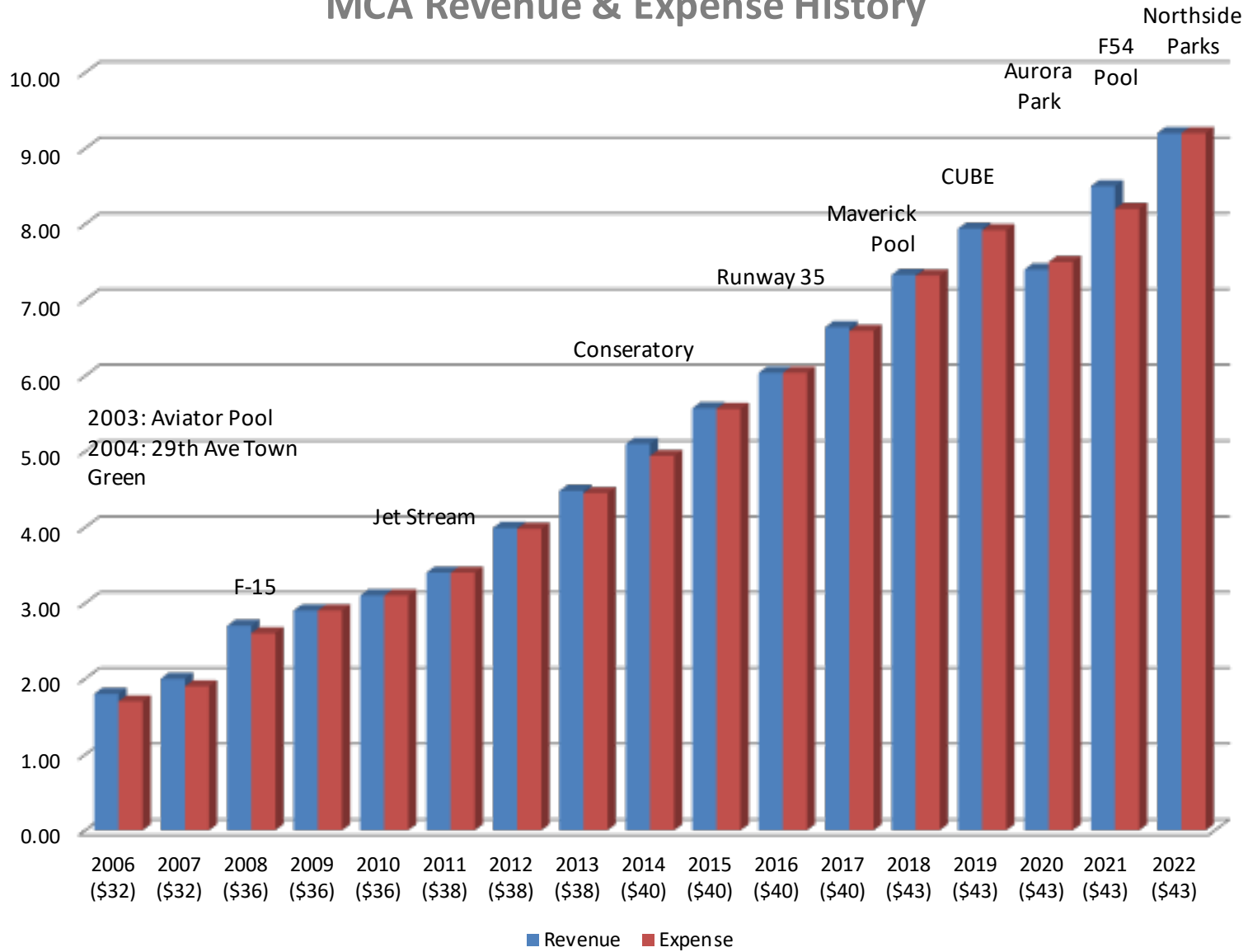


POOLS / PARKS / PROGRAMS

2022 ASSESSMENT SCHEDULE

TYPE OF UNIT	DESCRIPTION	ASSESSMENT
For Sale Regular Residential	Individually owned dwelling units sold at market rate prices.	\$43.00 / Month
For Sale Affordable Residential	Individually owned dwelling units' subject to restrictions under the Workforce Housing Program.	\$25.00 / Month
For Rent Residential - Market Rate	Apartments/multi-family rental units.	\$26.00 / 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.	\$14.00 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 Revenue & Expense History



11/15/21

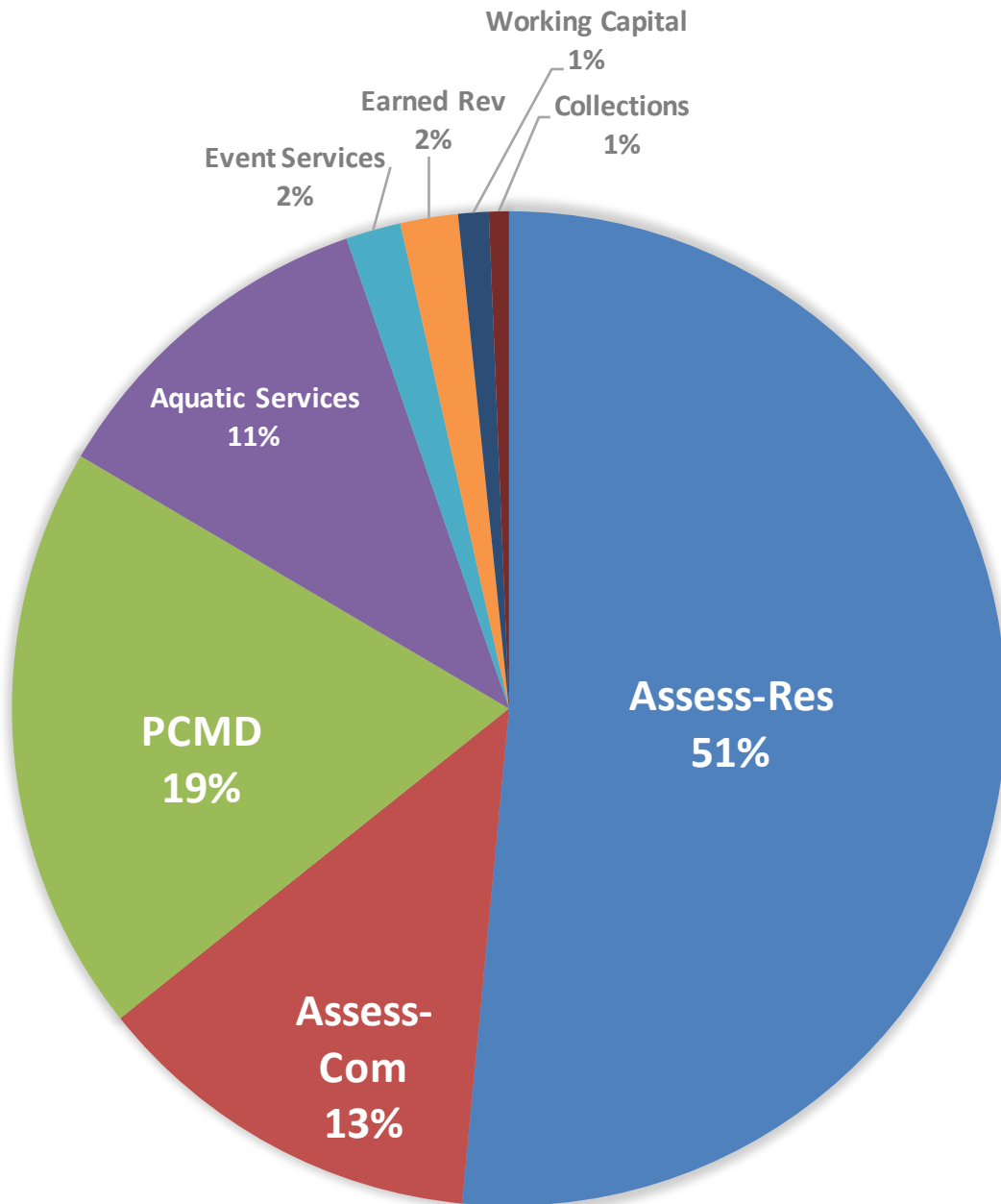
MCA
Budget Overview
 January through December 2022

	Jan - Dec 22
Ordinary Income/Expense	
Income	
4010 · Residential Assessments	4,752,000
4015 · Commercial Assessments	1,179,408
4020 · PCMD	1,769,379
4030 · Working Capital	91,200
4040 · Collections	60,000
4060 · Aquatic Services	1,035,500
4070 · Event Services	165,000
4080 · Earned Revenue	173,000
Total Income	9,225,487
Gross Profit	9,225,487
Expense	
5010 · Administration & Payroll	1,099,000
5015 · MCA Leases	812,620
5030 · Assessment Management	183,000
5040 · Professional Services	77,700
5060 · Insurance	192,000
5100 · Programs and Events	665,000
5210 · Park and Open Space	2,336,462
5300 · District Maintenance	1,687,792
5400 · Aquatics	1,443,375
5500 · Other Expenses	23,538
5900 · Reserve & Improvement Funds	705,000
Total Expense	9,225,487
Net Ordinary Income	-0
Other Income/Expense	
Other Income	
6010 · Reserve & Improvement Funds	705,000
Total Other Income	705,000
Other Expense	
7010 · Reserve Repairs & Replacements	350,000
Total Other Expense	350,000
Net Other Income	355,000
Net Income	355,000

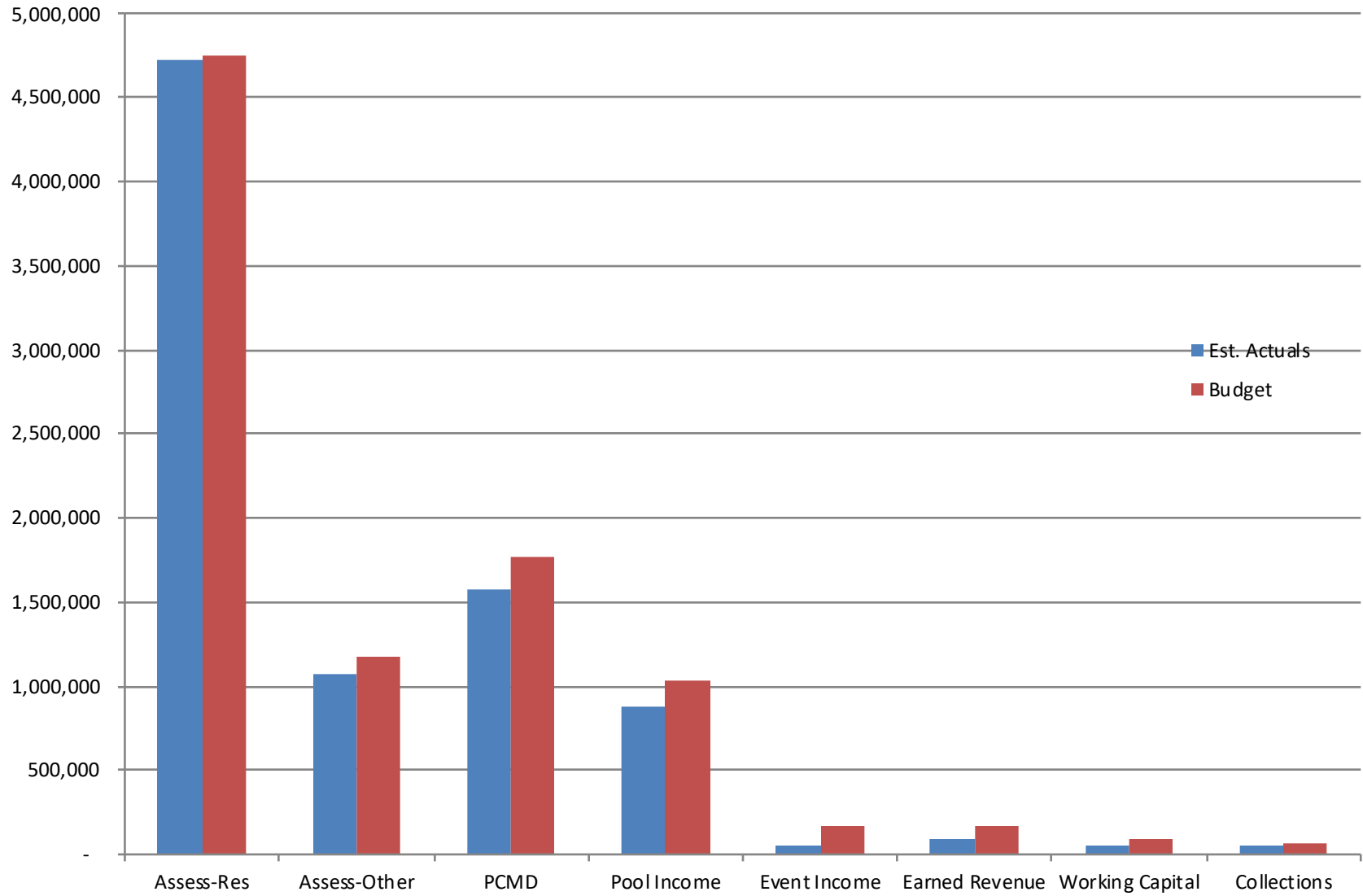
Master Community Association, INC.
Statement of Activities
January through December

	2021 Est.				2022 Budget	Over/Under	%
	Actuals	2021 Budget	Over/Under	%			
Ordinary Income/Expense							
Income							
Assess-Res	4,719,246	4,844,360	(125,114)	-3%	4,752,000	32,754	1%
Assess-Com	1,075,611	995,056	80,555	8%	1,179,408	103,797	9%
PCMD	1,577,517	1,701,598	(124,081)	-7%	1,769,379	191,862	11%
Aquatic Services	883,569	700,000	183,569	26%	1,035,500	151,931	15%
Event Services	58,163	25,000	33,163	133%	165,000	106,837	65%
Earned Rev	87,730	17,500	70,230	401%	173,000	85,270	49%
Working Capital	58,600	120,000	(61,400)	-51%	91,200	32,600	36%
Collections	58,876	34,800	24,076	69%	60,000	1,124	2%
Total Income	8,519,312	8,438,314	80,998.00	1%	9,225,487	706,175	8%
Expense							
Admin & PR	1,090,220	1,085,724	4,496	0%	1,099,000	8,780	1%
Office & CR	803,149	778,512	24,637	3%	812,620	9,471	1%
Assess Manage	181,222	178,500	2,722	2%	183,000	1,778	1%
Prof Services	75,441	67,200	8,241	12%	77,700	2,259	3%
Insurance	179,505	190,656	(11,151)	-6%	192,000	12,495	7%
Programming	398,324	330,000	68,324	21%	665,000	266,676	40%
Parks	2,030,335	1,986,700	43,635	2%	2,336,462	306,127	13%
Pools	1,251,578	1,161,448	90,130	8%	1,443,375	191,797	13%
PCMD	1,499,724	1,546,914	(47,190)	-3%	1,687,792	188,068	11%
Repair & Improve	640,000	740,000	(100,000)	-14%	705,000	65,000	9%
Other	15,785	21,000	(5,215)		23,538	7,753	33%
Total Expense	8,165,283	8,086,654	78,629	1%	9,225,487	1,060,204	11%
Net Ordinary Income	354,029	351,660			-		

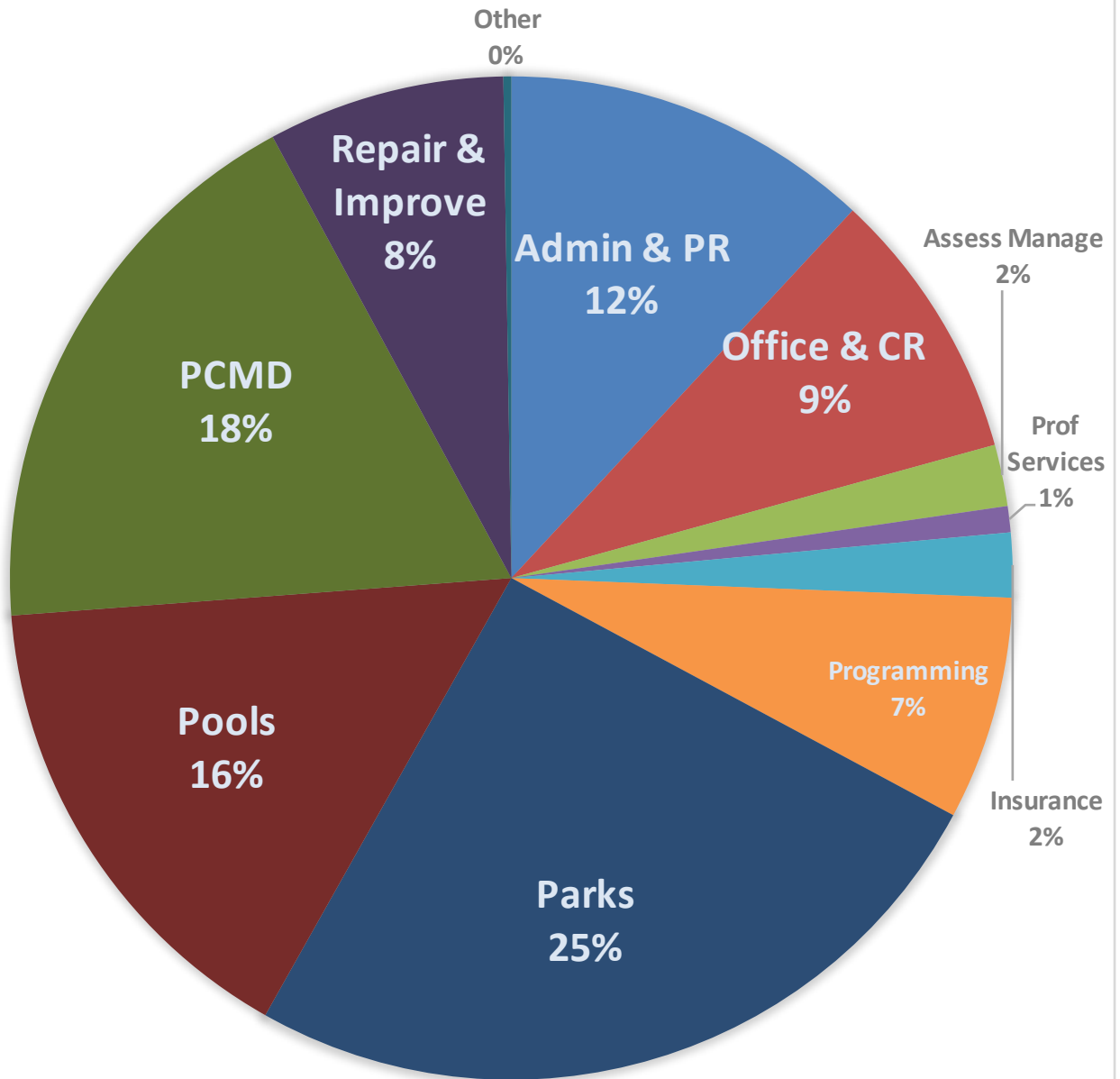
2022 BUDGETED REVENUES



Revenue Comps



2022 BUDGETED EXPENSE



Expense Comps

