

MCA



POOLS / PARKS / PROGRAMS

2022 COMMUNITY BUDGET

PRESENTED

November 17th, 2021

8351 Northfield Blvd • Denver CO 80238 • (303)388-0724
www.mca80238.com



POOLS / PARKS / PROGRAMS

2022 BUDGET SUMMARY

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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.



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MASTER COMMUNITY ASSOCIATION INC.

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. 1,000 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.

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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 operation 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 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 450 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 and the North Green located in the Conservatory Green neighborhood. The 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. The CUBE at Conservatory Green hosts community events as well as private events throughout the entire year.

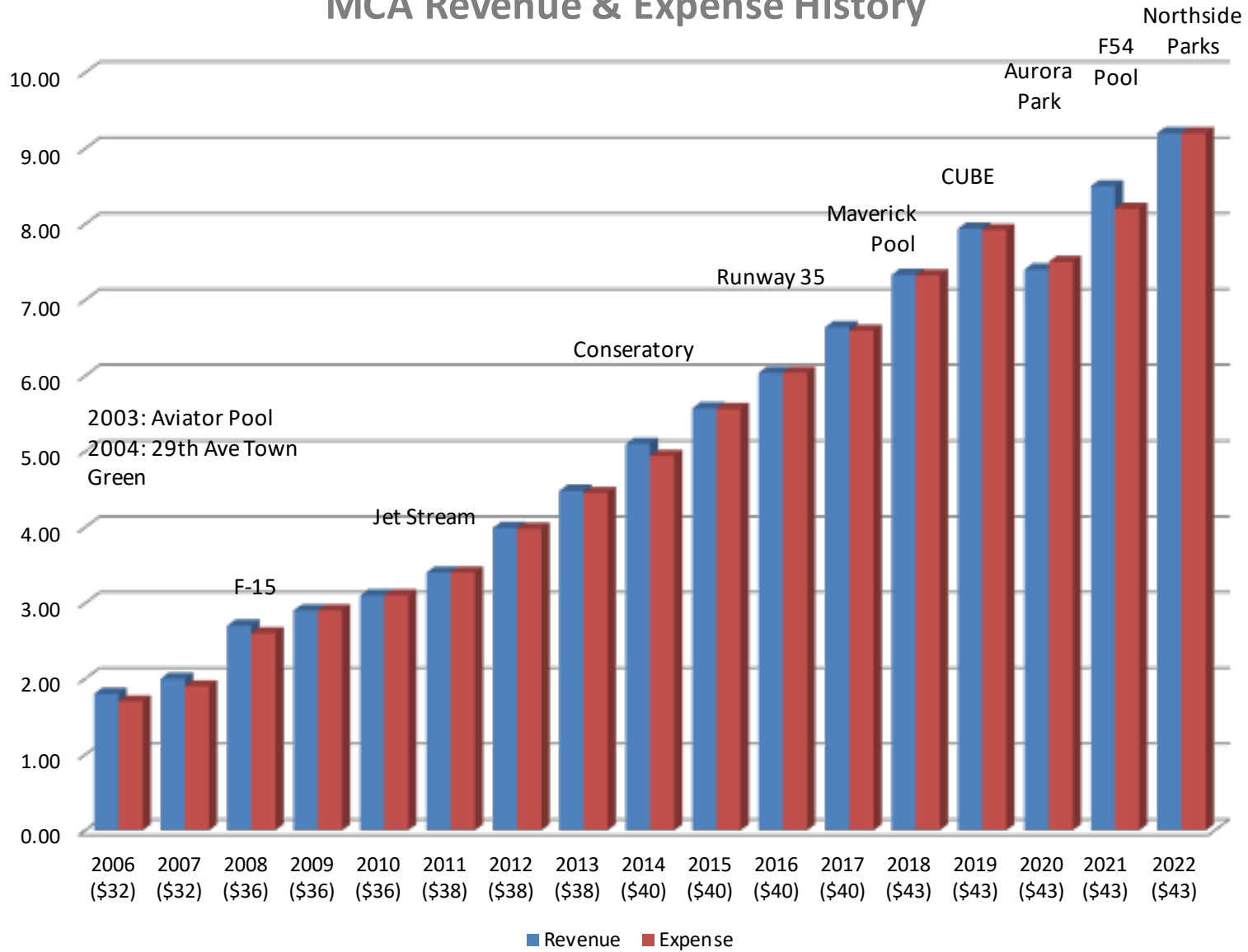
Covenant Control

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.

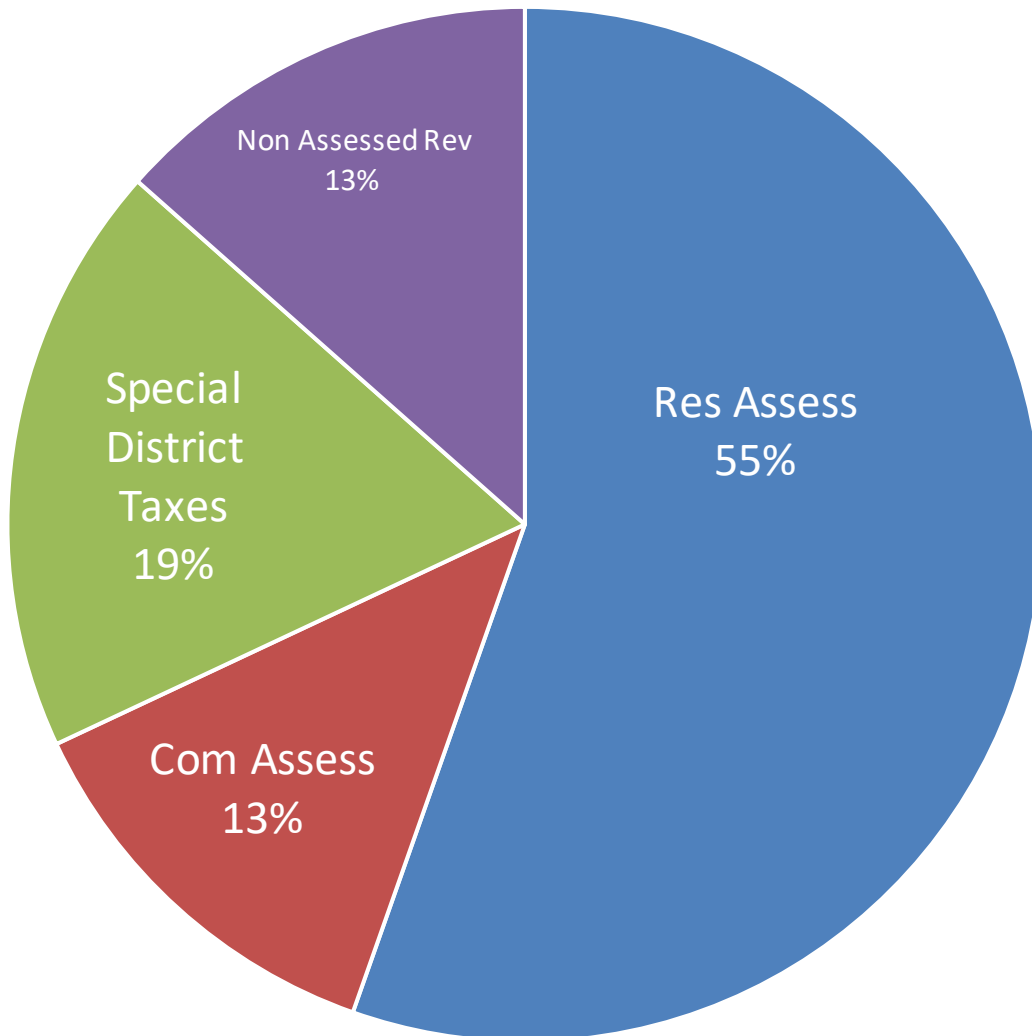
MCA Revenue & Expense History



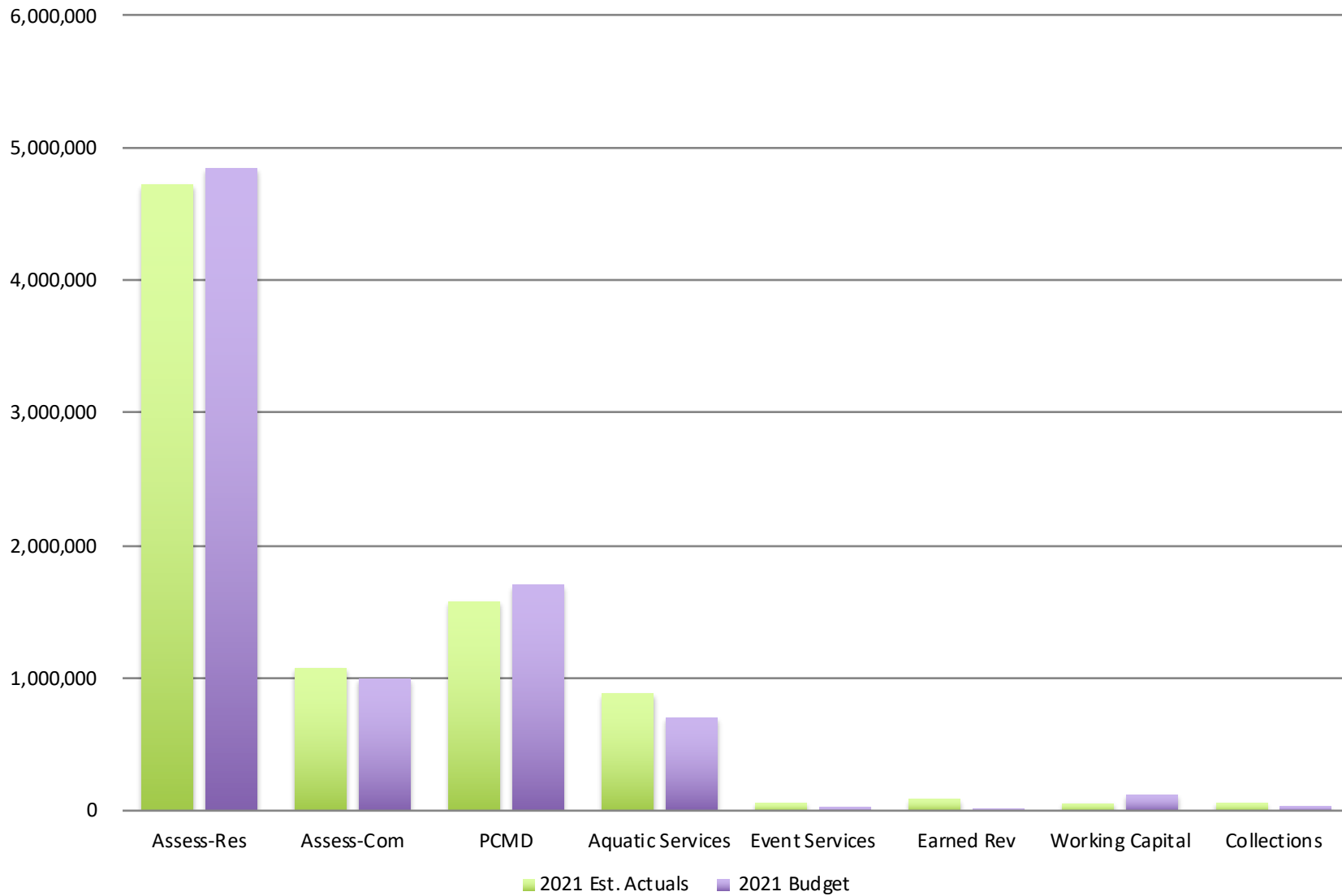
Master Community Association, INC.
Statement of Activities
January through December

	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			-		

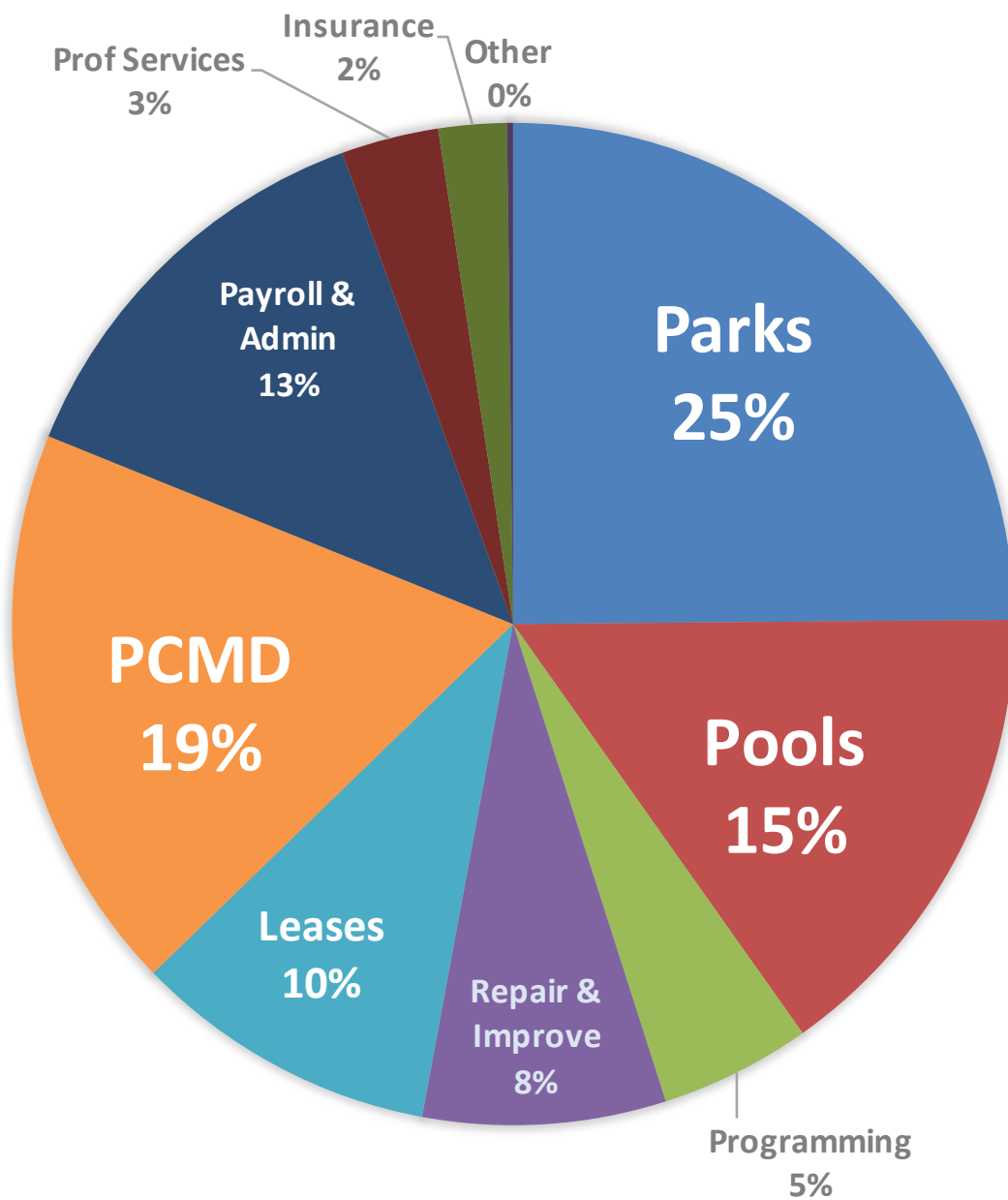
MCA Core Funding 2021



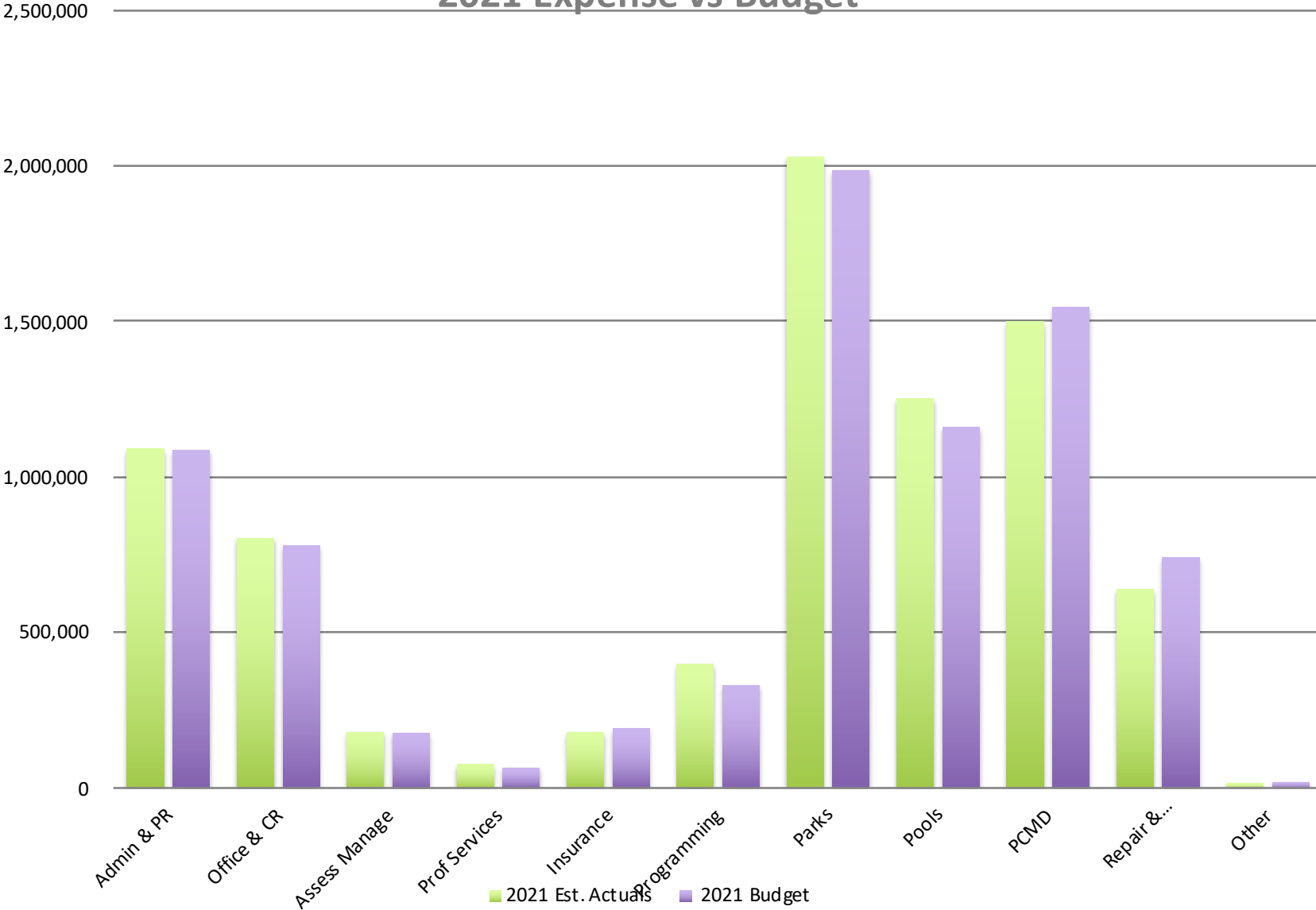
2021 Revenue vs Budget



2021 CORE EXPENSES



2021 Expense vs Budget





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2022 COMMUNITY BUDGET

2022 is a year that the MCA will see significant operational improvements in comparison to the challenges faced in 2020 & 2021 due to the ongoing Covid -19 pandemic. We will gain additional operation of parks and parkways north of 56th Ave and east of Moline to Peoria. The MCA is also anticipating significant programming of both the CUBE and Conservatory Green and founders green as pandemic restrictions subside.

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 17th at Noon over Zoom Webinar. 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 15th at 6:30 PM at the MCA CUBE (8371 E Northfield Blvd Denver, CO 80238).



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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



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2022 ASSESSMENT SCHEDULE

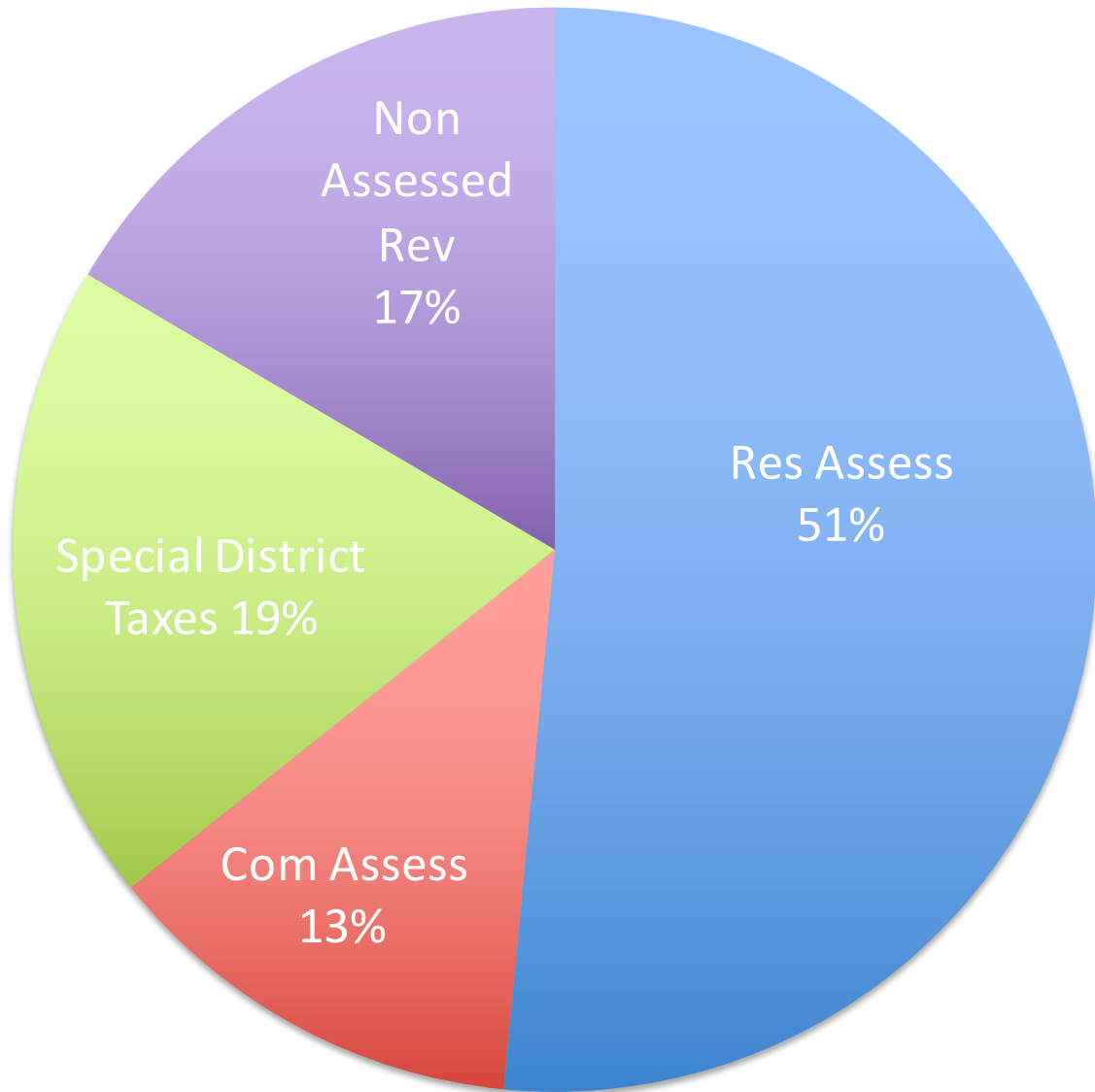
TYPE OF UNIT	DESCRIPTION	ASSESSMENT
For Sale Regular Residential	Individually owned dwelling units sold at market rate prices.	\$43.00 / Month
For Sale Affordable Residential	Individually owned dwelling units' subject to restrictions under the Workforce Housing Program.	\$25.00 / Month
For Rent Residential - 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

11/15/21

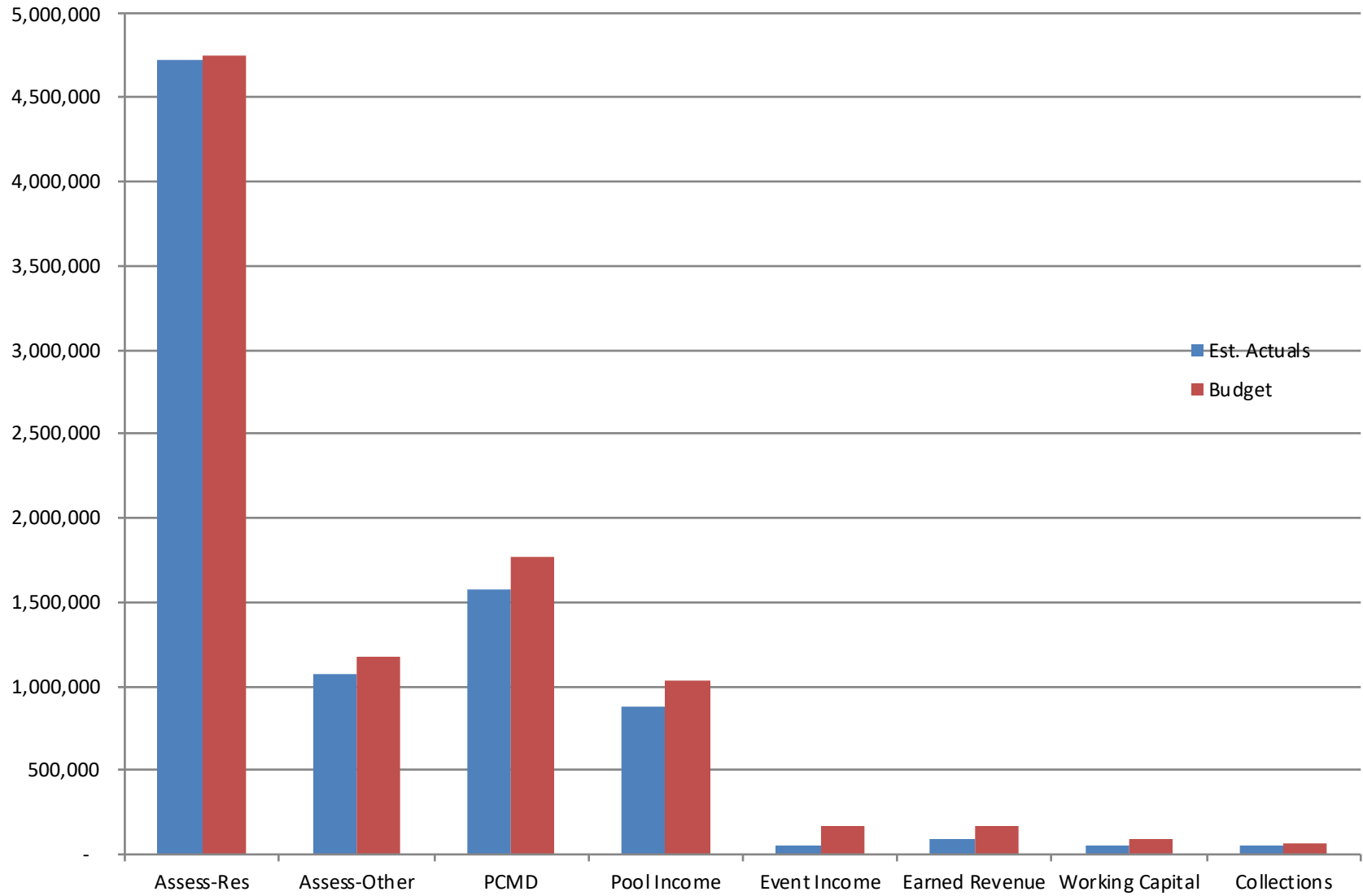
MCA
Budget Overview
 January through December 2022

	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

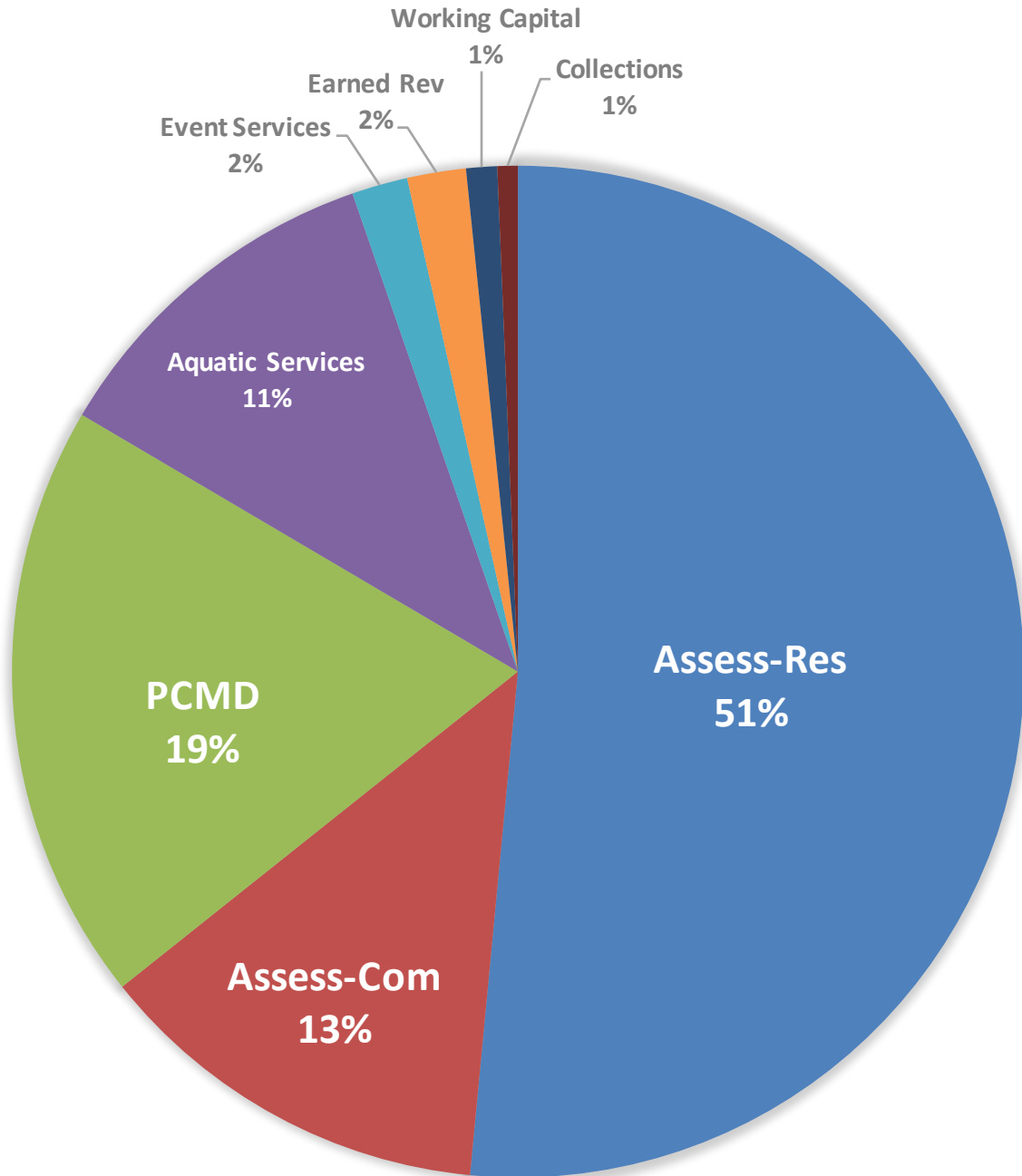
MCA Core Funding 2022



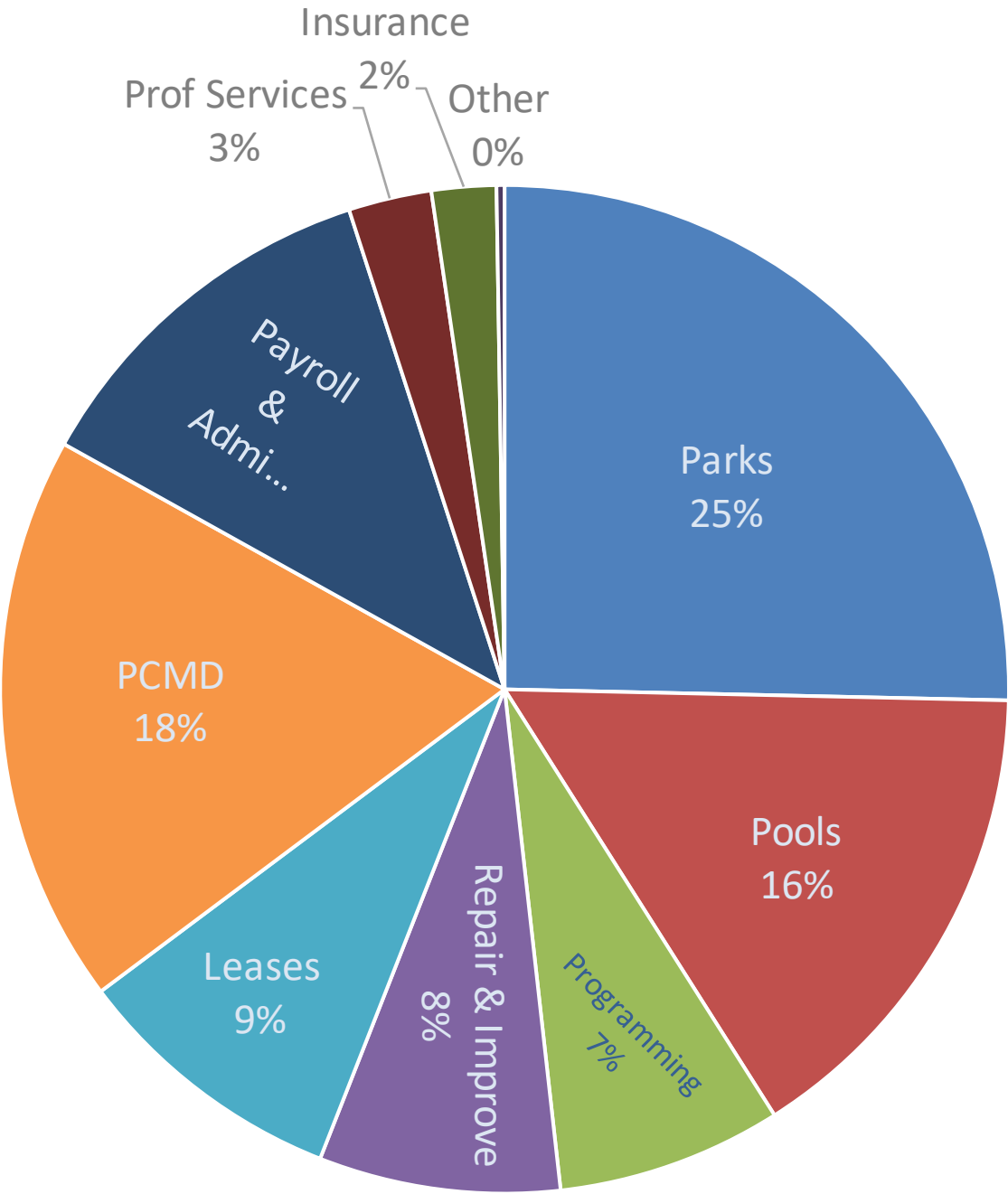
Revenue Comps



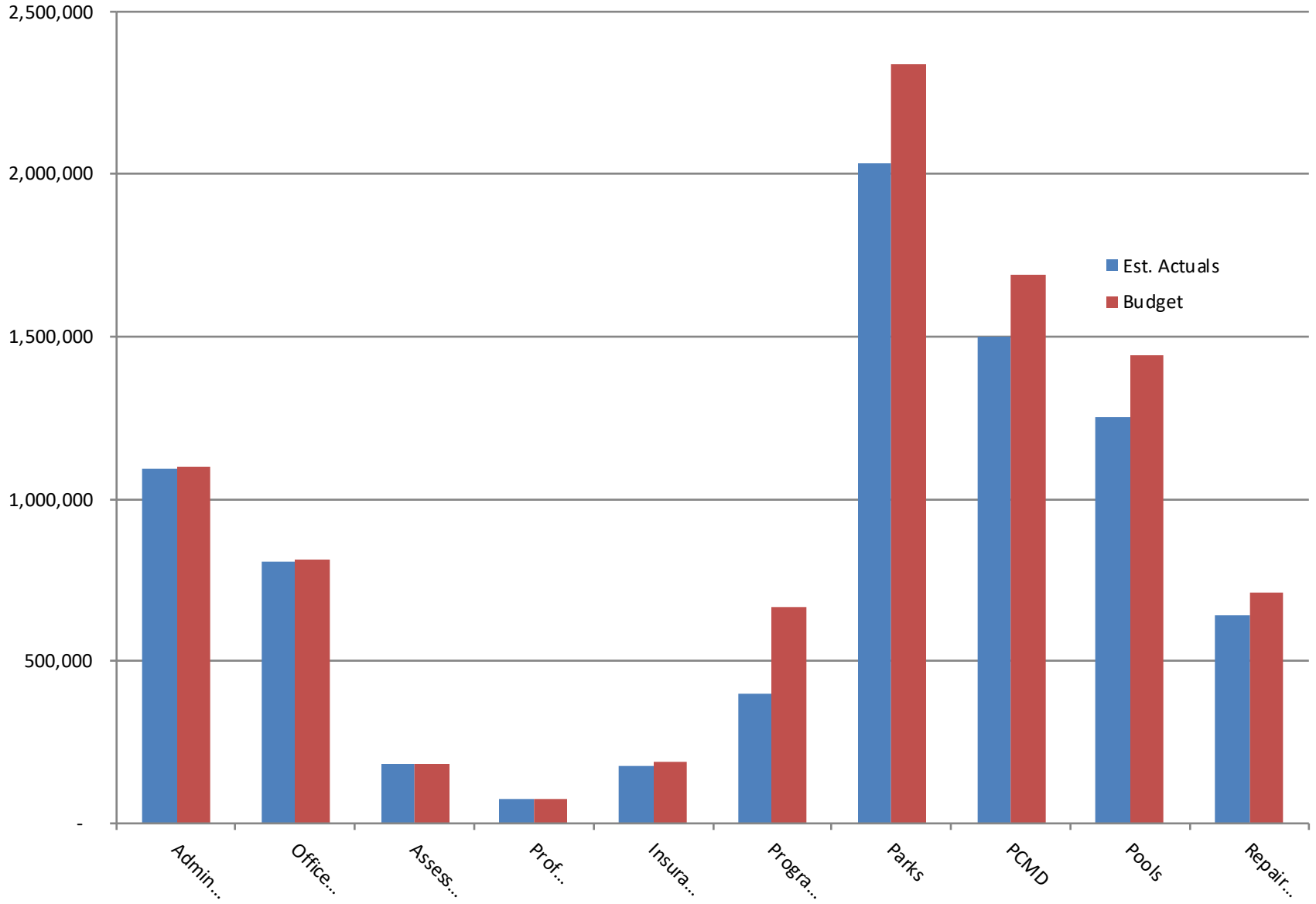
2022 BUDGETED REVENUES



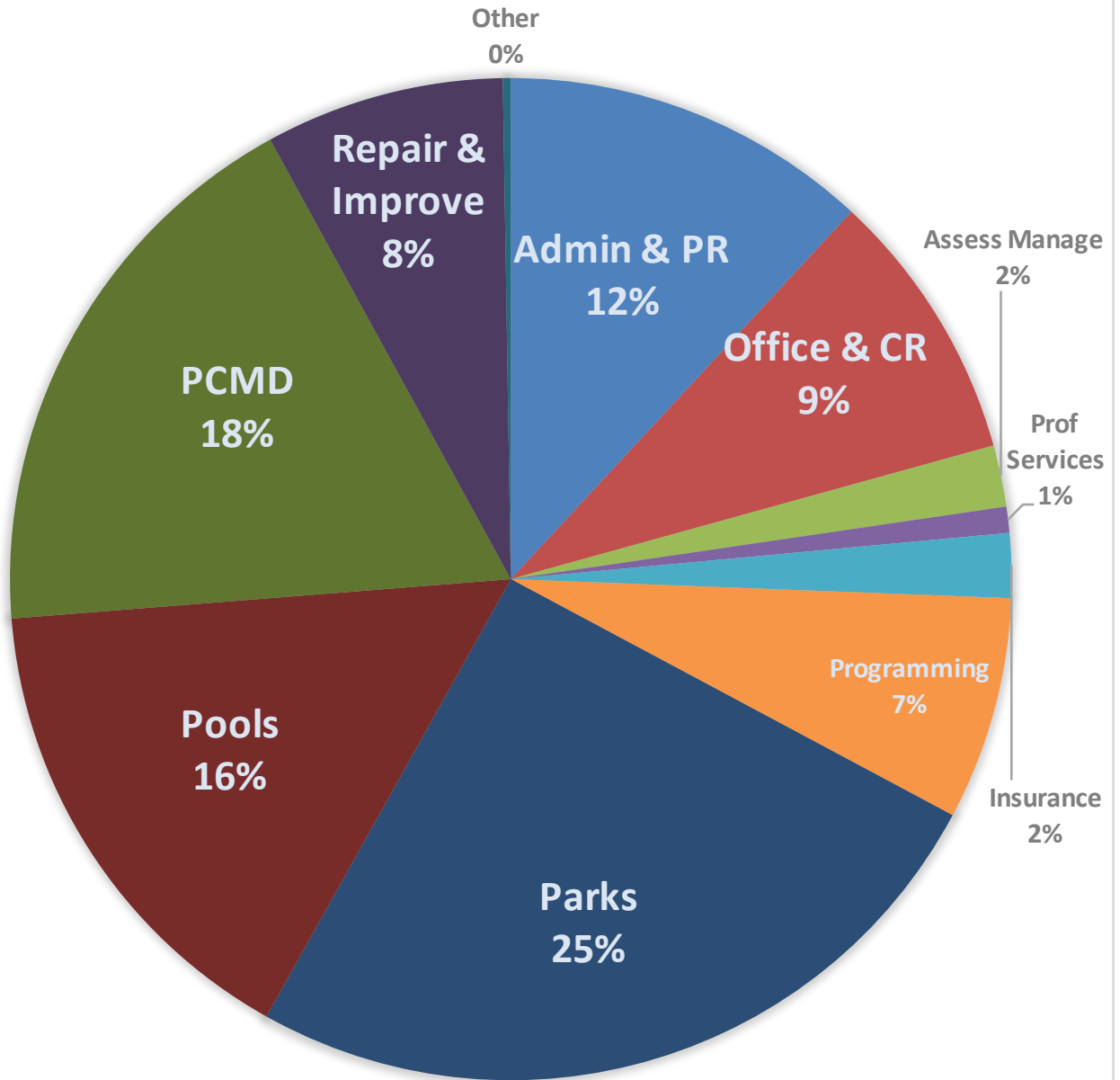
MCA Core Spending 2022



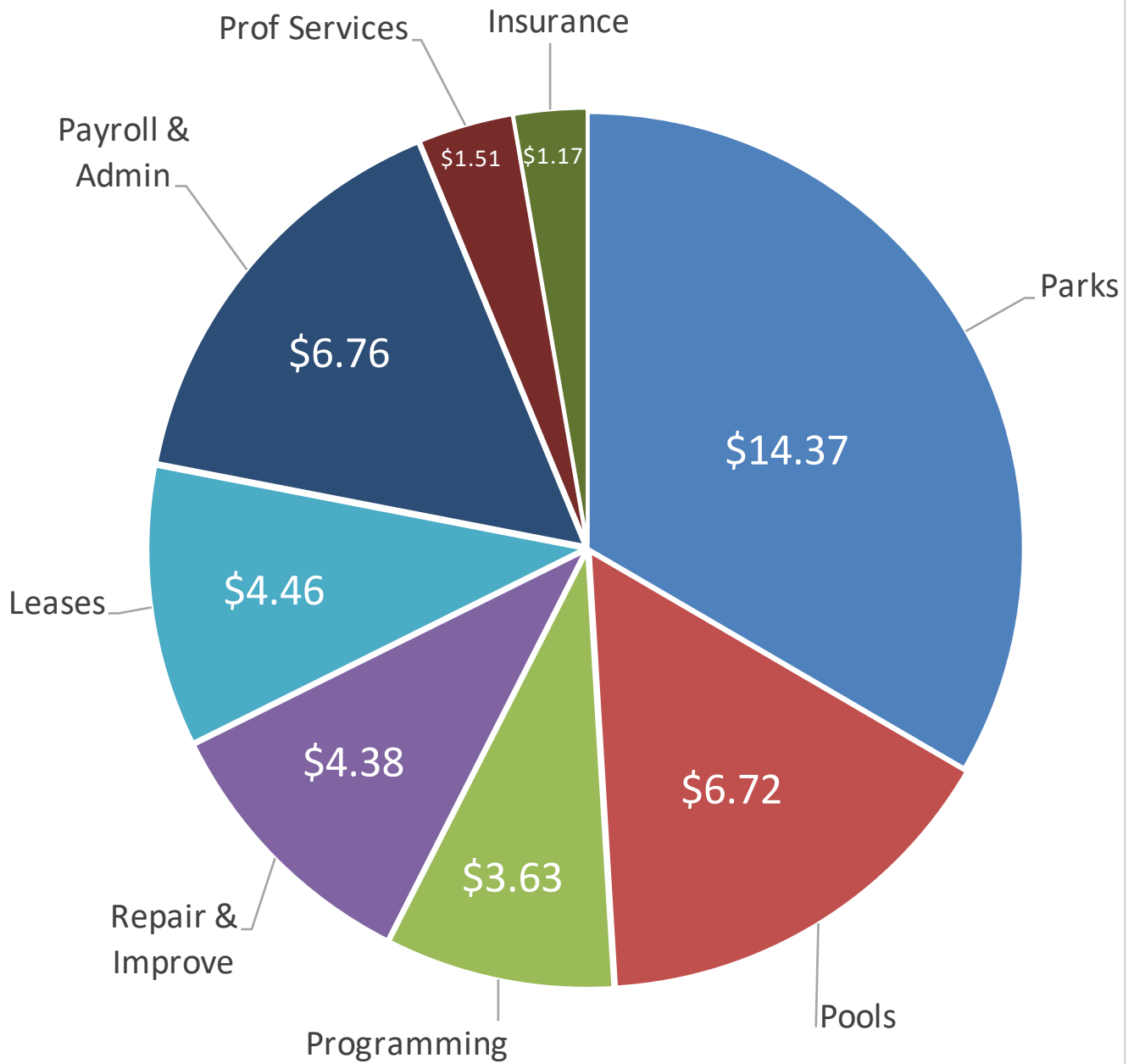
Expense Comps



2022 BUDGETED EXPENSE



2022 Assessment Allocation





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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 80 community parks, Parkways, Medians, ROW and storm water facilities.
- The MCA maintains 6,300 trees.
- The MCA maintains 280 trash & recycling stations in public spaces
- The MCA maintains 185 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
Parks Budget Overview
 January through December 2022

	Jan - Dec 22
Ordinary Income/Expense	
Expense	
5210 · Park and Open Space	
5210-01 · Maintenance Contract	1,016,412.12
5210-02 · Annual Installations	94,450.00
5210-03 · Irrigation Maintenance	155,000.00
5210-04 · Grounds Maintenance	197,500.00
5210-05 · Grounds Improvements	85,000.00
5210-06 · Lighting Maintenance	32,000.00
5210-07 · Playground Maintenance	6,000.00
5210-08 · Snow Removal	67,000.00
5210-10 · Waterscape Maintenance	18,000.00
5210-11 · Trash, Debris & PP	36,000.00
5210-13 · Tree Maintenance	12,000.00
5220 · Park Utilities	
5220-01 · Water	265,000.00
5220-02 · Gas & Electricity	49,100.00
5220-04 · Storm Drain Fees	136,000.00
5230-01 · F32 Water	40,800.00
Total 5220 · Park Utilities	490,900.00
5240 · MCA Facility Maintenance	
5240-01 · Maintenance Trailer	22,200.00
5240-02 · Field Maintenance	16,000.00
5240-03 · Trash Service	36,000.00
5240-04 · Snow Removal	50,000.00
5240-06 · Supplies and Equipment	2,000.00
Total 5240 · MCA Facility Maintenance	126,200.00
Total 5210 · Park and Open Space	2,336,462.12
5300 · District Maintenance	
5310-01 · Maintenance Contract	864,543.36
5310-03 · Irrigation Maintenance	110,000.00
5310-04 · Grounds Maint/Repair	72,000.00
5310-06 · Storm Water Maintenance	120,000.00
5310-07 · Lighting Maintenance	21,600.00
5310-08 · Irrigation Controls	10,000.00
5310-09 · Snow Removal	125,000.00
5310-10 · Trash & Debris Removal	6,000.00
5310-11 · Tree Maint/Replace	15,000.00
5310-15 · Constuction Management Services	6,000.00
5320 · District Utilities	
5320-01 · Water	309,900.00
5320-02 · Gas & Electricity	27,749.00
Total 5320 · District Utilities	337,649.00
Total 5300 · District Maintenance	1,687,792.36
Total Expense	4,024,254.48
Net Ordinary Income	-4,024,254.48
Net Income	-4,024,254.48



POOLS / PARKS / PROGRAMS

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.

- Number of Active Resident Cards..... 14,500
- Annual usage (7 pools)..... 150,000
- Maximum Daily users 3,500
- Swim Classes offered..... 550
- Program Participants.... 3,000
- Program Participant days..... 37,000
- Swim Team..... 400+

Pools

- MCA operates 7 pools from Memorial Day to Labor Day
- MCA hires and trains a seasonal staff of approximately 150 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 Fees

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

MCA
Aquatics Budget Overview
 January through December 2022

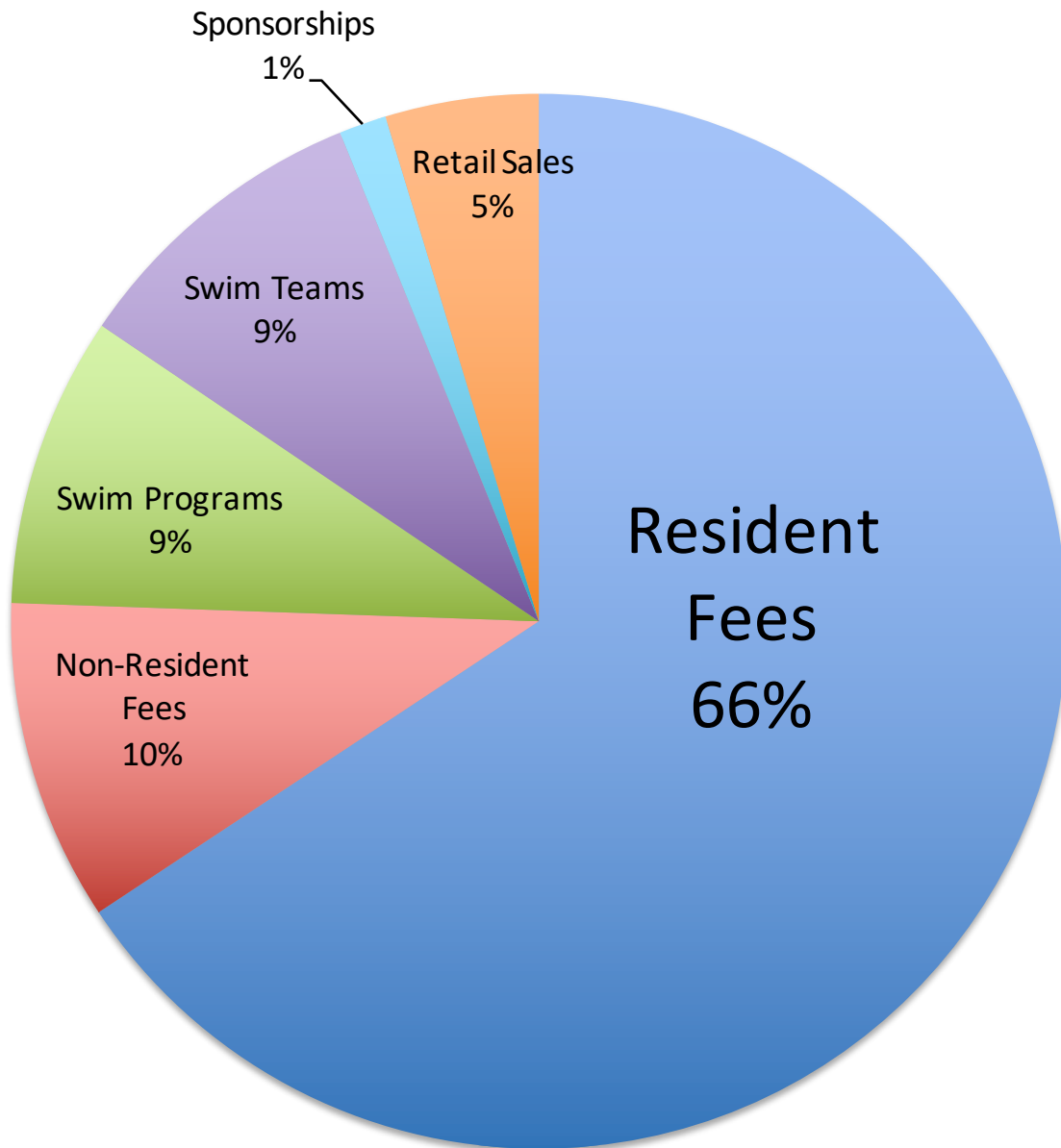
	Jan - Dec 22
Ordinary Income/Expense	
Income	
4060 · Aquatic Services	
4060-01 · Resident Fees	700,000.00
4060-02 · Non-Resident Fees	105,000.00
4060-03 · Swim Programs	95,000.00
4060-04 · Swim Team	100,000.00
4060-05 · Facility Rental	20,000.00
4060-07 · Lifeguard Training	0.00
4060-08 · Pool Sponsorships	15,500.00
	1,035,500.00
Total 4060 · Aquatic Services	1,035,500.00
4080 · Earned Revenue	
4095 · Retail Sales	50,000.00
	50,000.00
Total 4080 · Earned Revenue	50,000.00
Total Income	1,085,500.00
Gross Profit	1,085,500.00
Expense	
5400 · Aquatics	
5400-01 · Payroll Expense	794,000.00
5405 · General Pool Operation	95,000.00
5407 · Pool Programming	12,000.00
5408 · Swim Team	25,000.00
5409 · Aquatic Facilities	
5406 · Facility Equip & Supply	10,000.00
5410 · Aviator Pool	71,125.00
5420 · Puddle Jumper Pool	71,125.00
5430 · Filing 15 Pool	71,125.00
5440 · Jet Stream Pool	71,125.00
5455 · Runway 35	71,125.00
5456 · Maverick	71,125.00
5470 · Filing 54 Pool	71,125.00
5490 · Facility Maintenance	7,500.00
	515,375.00
Total 5409 · Aquatic Facilities	515,375.00
Total 5400 · Aquatics	1,441,375.00
Total Expense	1,441,375.00
Net Ordinary Income	-355,875.00
Net Income	-355,875.00

Master Community Association Aquatics Budget Overview

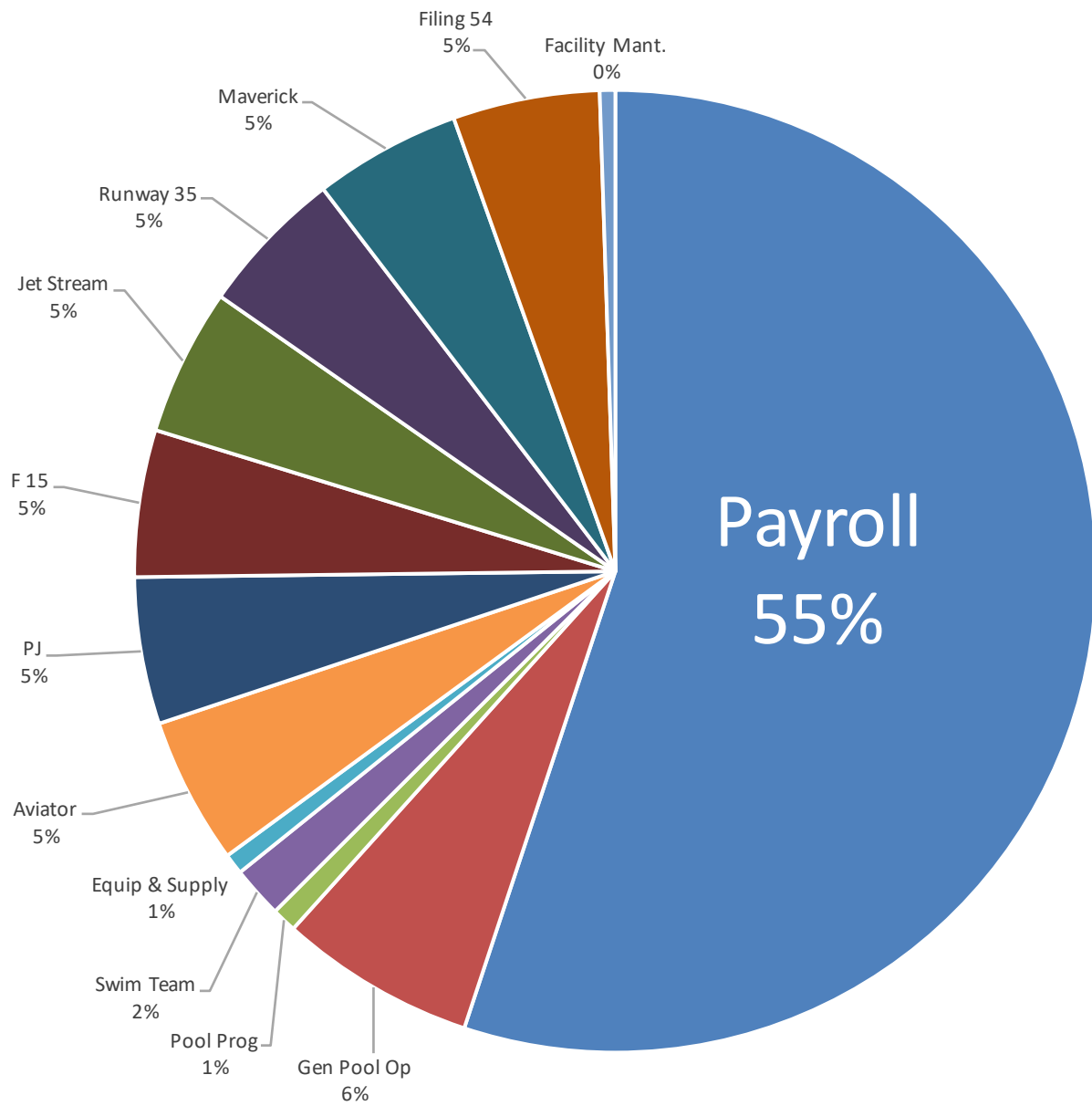
January through December

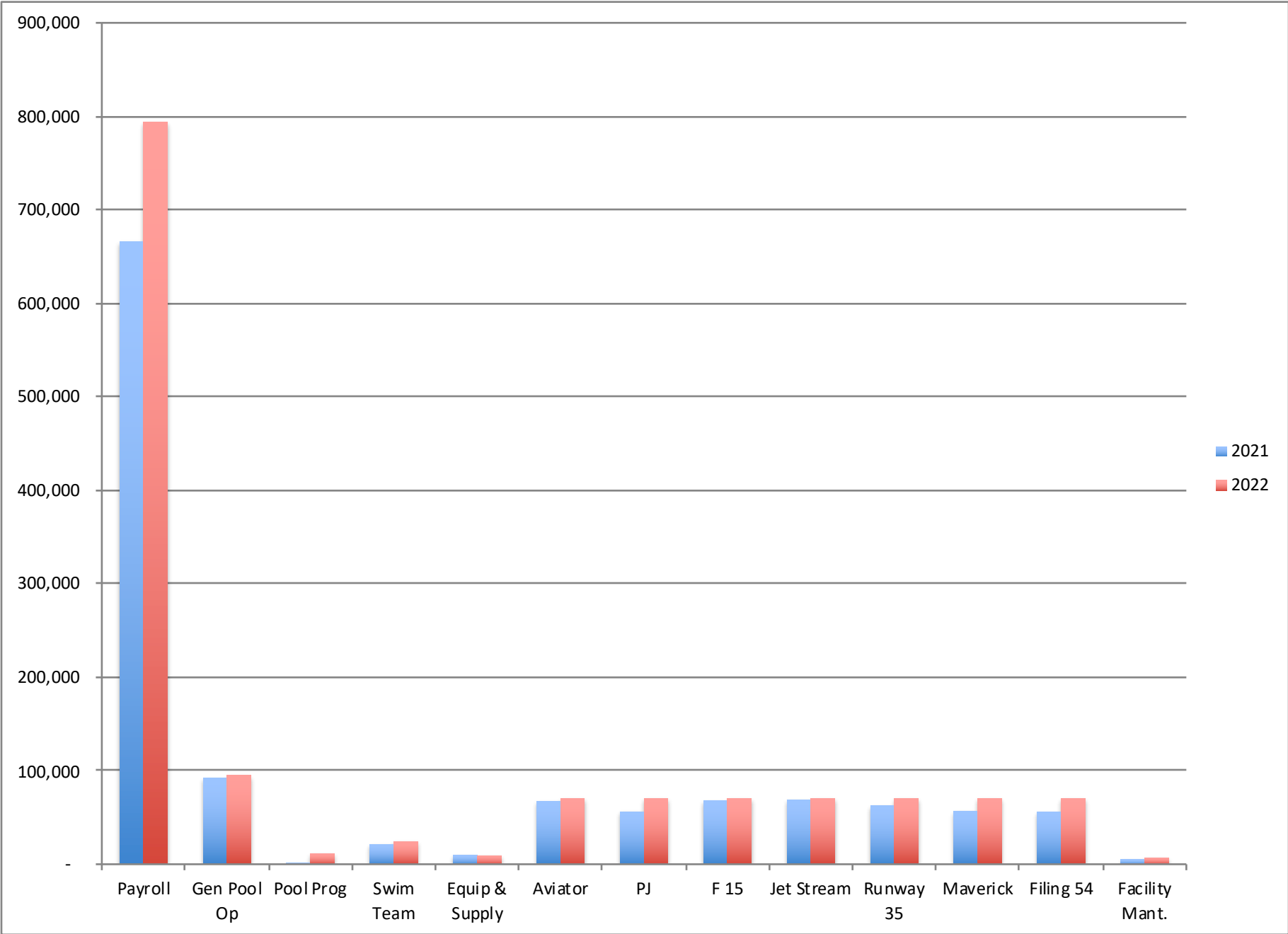
	2021	2022	(+/-)	%
Income				
Aquatic Services				
Resident Fees	690,999	700,000	9,001	1%
Non-Resident Fees	36,353	105,000	68,647	189%
Swim Programs	43,868	95,000	51,132	117%
Swim Teams	98,326	100,000	1,674	2%
Sponsorships	15,350	15,500	150	1%
Retail Sales	-	50,000	50,000	
Facility Rentals	-	20,000	20,000	
Total Income	884,896	1,085,500	200,604	23%
Expense				
Aquatic Programming				
Payroll	666,293	794,000	127,707	19%
Gen Pool Op	92,316	95,000	2,684	3%
Pool Prog	2,037	12,000	9,963	489%
Swim Team	22,073	25,000	2,927	13%
Equip & Supply	10,245	10,000	(245)	-2%
Aviator	67,597	71,125	3,528	5%
PJ	56,823	71,125	14,302	25%
F 15	68,174	71,125	2,951	4%
Jet Stream	69,145	71,125	1,980	3%
Runway 35	63,333	71,125	7,792	12%
Maverick	56,968	71,125	14,157	25%
Filing 54	56,322	71,125	14,803	26%
Facility Mant.	5,491	7,500	2,009	37%
Aquatic Facilities	1,236,817	1,441,375	204,558	17%
Net Income	(351,921)	(355,875)	(3,954)	1%

2022 Aquatics Revenue



2022 Aquatic Expenses





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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)

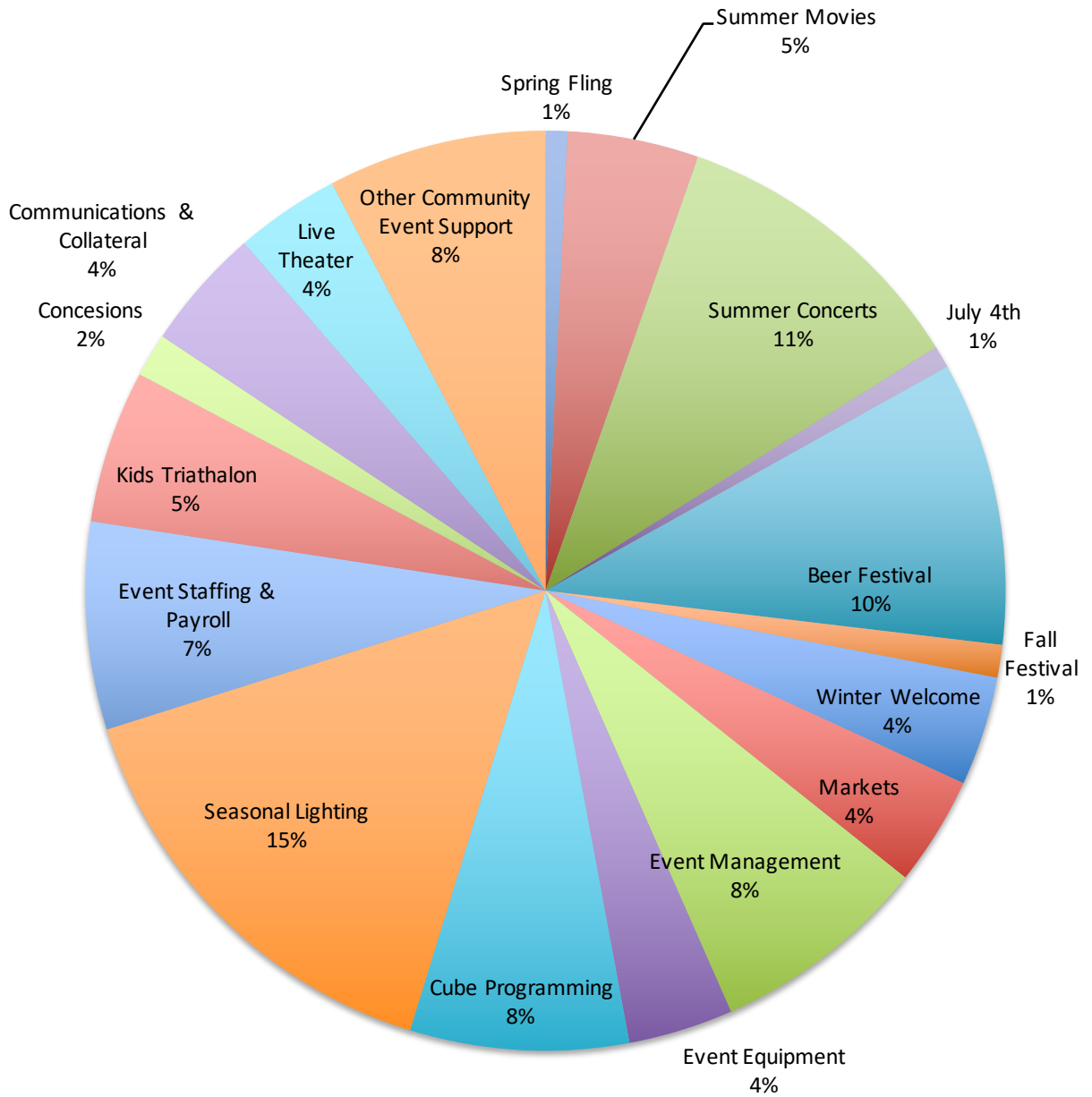
MCA
Community Programming Budget Overview
 January through December 2022

	Jan - Dec 22
Ordinary Income/Expense	
Income	
4070 · Event Services	
4070-01 · Beer Festival	50,000.00
4070-03 · Event Sponsorships	75,000.00
4070-04 · Kids Triathlon	20,000.00
4070-06 · Wine Events	6,000.00
4070-10 · Other Event Income	14,000.00
4070 · Event Services - Other	0.00
Total 4070 · Event Services	165,000.00
Total Income	165,000.00
Gross Profit	165,000.00
Expense	
5100 · Programs and Events	
5100-01 · Spring Fling	5,000.00
5100-02 · Summer Movies	30,000.00
5100-03 · Summer Concerts	70,000.00
5100-04 · July 4th	5,000.00
5100-05 · Beer Festival	65,000.00
5100-06 · Fall Festival	7,500.00
5100-07 · Holiday Festival	25,000.00
5100-08 · Farmers Market	25,000.00
5100-09 · Event Management	50,000.00
5100-10 · Event Equipment	24,000.00
5100-11 · Storage	9,000.00
5100-13 · CUBE Programming	50,000.00
5100-14 · Seasonal Lighting	100,000.00
5100-15 · Event Staffing & Payroll	47,500.00
5100-18 · Kids Triathlon	35,000.00
5100-20 · Wine & Beer Events	10,000.00
5100-21 · Event & Facility Security	5,000.00
5120-01 · Marketing & Communication	28,000.00
5120-02 · Community Theater	24,000.00
5120-03 · Other Community Event Support	50,000.00
5100 · Programs and Events - Other	0.00
Total 5100 · Programs and Events	665,000.00
Total Expense	665,000.00
Net Ordinary Income	-500,000.00
Net Income	-500,000.00

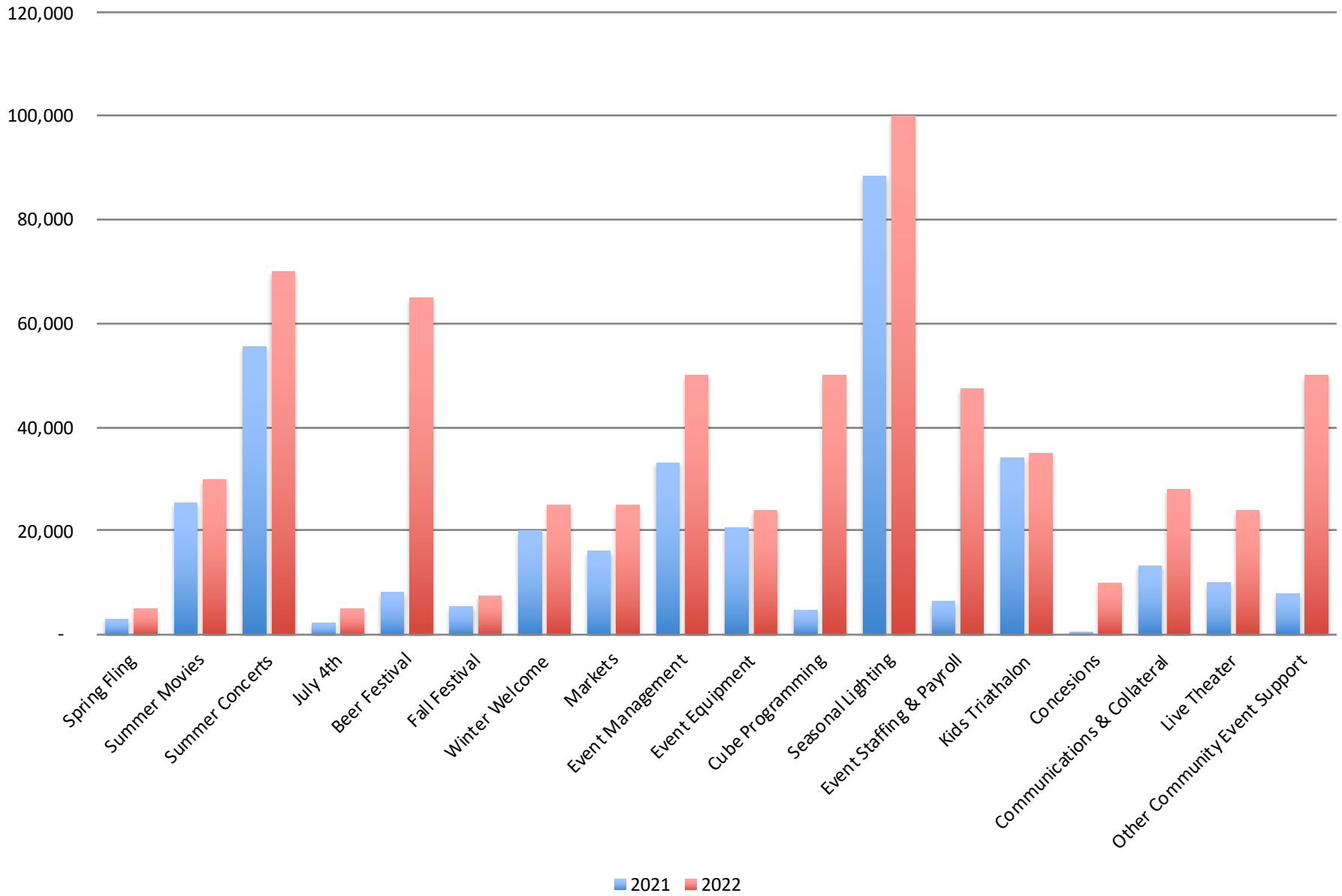
Master Community Association, INC.
Community Programs Events Budget
 January through December

	2021	2022	(+/-)	%
Event Services				
Beer Festival	3,249	50,000	46,751	1439%
Event Sponsorships	32,245	75,000	42,755	133%
Kids Triathlon	20,740	20,000	- 740	-4%
Wine/Beer Events	743	6,000	5,257	708%
Other Event Revenue	3,680	14,000	10,320	280%
Event Services	60,657	165,000	104,343	172%
Expense				
Programming & Events				
Spring Fling	3,018	5,000	1,982	66%
Summer Movies	25,414	30,000	4,586	18%
Summer Concerts	55,586	70,000	14,414	26%
July 4th	2,266	5,000	2,734	121%
Beer Festival	8,153	65,000	56,847	697%
Fall Festival	5,502	7,500	1,998	36%
Winter Welcome	20,000	25,000	5,000	25%
Markets	16,147	25,000	8,853	55%
Event Management	33,146	50,000	16,854	51%
Event Equipment	20,581	24,000	3,419	17%
Cube Programming	4,719	50,000	45,281	960%
Seasonal Lighting	88,482	100,000	11,518	13%
Event Staffing & Payroll	6,498	47,500	41,002	631%
Kids Triathlon	34,146	35,000	854	3%
Concessions	677	10,000	9,323	1377%
Communications & Collateral	13,372	28,000	14,628	109%
Live Theater	10,121	24,000	13,879	137%
Other Community Event Support	7,962	50,000	42,038	528%
Security	3,160	5,000	1,840	58%
Storage	8,738	9,000	262	3%
Total Programming & Events	367,688	665,000	297,312	81%

2022 Programming Expense



Community Programming





POOLS / PARKS / PROGRAMS

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 8 full-time managing staff that focus on the Cube, community events, front desk, membership, communications and facility maintenance.
- The MCA leases 4,000 s.f. at 8351 for central administration, aquatics, programming.
- The MCA leases the Cube location at 8371 Northfield Blvd to house MCA front desk as well as community event space and public restrooms to support Conservatory Green events.
- The MCA leases 1,500 S.F. at 7350 E. 29th Ave in the Town Center building to house MCA front desk, call center and community room.
- 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 2022

	<u>Jan - Dec 22</u>
Ordinary Income/Expense	
Income	
4010 · Residential Assessments	
4010-01 · Residential Assessments	4,500,000.00
4010-02 · Residential Affordable	252,000.00
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Total 4010 · Residential Assessments	4,752,000.00
4015 · Commercial Assessments	
4010-03 · Builder Assessments	150,000.00
4010-05 · Declarant Assessments	90,000.00
4010-07 · Rental Assessments	680,160.00
4010-08 · Rental Affordable	78,048.00
4010-09 · Commercial Assessments	181,200.00
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Total 4015 · Commercial Assessments	1,179,408.00
4030 · Working Capital	
4030-01 · Working Capital	91,200.00
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Total 4030 · Working Capital	91,200.00
4040 · Collections	60,000.00
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Total Income	6,082,608.00
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Gross Profit	6,082,608.00
Expense	
5010 · Administration & Payroll	1,099,000.00
5015 · MCA Leases	
5020 · MCA-South	175,300.00
5025 · MCA - North	571,320.00
5050 · Office Operation	66,000.00
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Total 5015 · MCA Leases	812,620.00
5030 · Assessment Management	183,000.00
5040 · Professional Services	77,700.00
5060 · Insurance	192,000.00
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Total Expense	2,364,320.00
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Net Ordinary Income	3,718,288.00
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Net Income	3,718,288.00
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