

# ROXBOROUGH VILLAGE METROPOLITAN DISTRICT

8390 E. Crescent Pkwy, Suite 300  
Greenwood Village, CO 80111  
303-779-5710  
www.roxboroughmetrodistrict.org

## NOTICE OF SPECIAL BOARD MEETING AND AGENDA

**DATE:** June 9, 2021

**TIME:** 6:00 p.m.

**LOCATION:** Given current events and current advice and directives from local, state and federal jurisdictions related to COVID-19, this meeting is being held by teleconference and virtual meeting only.

**Board members, consultants and members of the public may participate by teleconference or by computer/tablet by utilizing the following information:**

- ACCESS:**
1. To attend via Zoom Videoconference, use the link:  
<https://us02web.zoom.us/j/88914796493?pwd=c3k3L0N6UUUyeW9XS2p6NzV3ek5aZz09>
  2. To attend via telephone, dial 346-248-7799 and enter the following additional information:
    - a. Meeting ID: 889 1479 6493
    - b. Passcode: 807514

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Calvin Brown	President	May, 2023
Debra Prysby	Vice President	May, 2022
Ephram Glass	Treasurer	May, 2023
Edward Wagner	Secretary	May, 2022
Garry Cook	Assistant Secretary	May, 2022

**I. CALL TO ORDER**

**II. DECLARATION OF QUORUM/DIRECTOR QUALIFICATIONS/DISCLOSURE MATTERS**

**III. APPROVE AGENDA**

**IV. PUBLIC COMMENT and/or GUESTS**

Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. Please sign in.

**V. DISCUSS RECREATION CENTER**

- A. Discuss Updated Design Scenarios
- B. Discuss Updated Capital and Operating Cost Estimates
- C. Discuss Updated Revenue Assumptions
- D. Discuss and Consider Engaging Net Zero Consultant

**VI. LEGAL MATTERS**

- A. Interview with Kim Crawford, Butler Snow. Consider a Resolution Hiring Bond Counsel to Assist in Feasibility Study and Possible TABOR Vote (enclosed)

**VII. OTHER BUSINESS (5 MINUTES)**

- A. Confirm Quorum for June 15, 2021 Special Meeting via Zoom

**VIII. ADJOURNMENT**

## **KIMBERLEY K. CRAWFORD**

*Co-Chair, Associates Review Committee*

### **Denver Office**

(720) 330-2354

kim.crawford@butlersnow.com



*Kim represents governmental entities and other transaction participants in public finance transactions and economic development matters.*

### **PRACTICE AREAS AND INDUSTRY TEAMS**

- Public Finance
- Tax Credits
- Governmental Finance

### **EXPERIENCE**

- Represents governmental entities and other transaction participants in public finance transactions and economic development matters in Colorado.
- Financings include general obligation bonds, user fee revenue bonds, special assessment bonds, excise tax revenue bonds, lease transactions, tax increment financings and private activity bonds.
- Clients include governmental entities such as municipalities, counties, special districts, school districts, transportation agencies, joint action agencies, urban renewal authorities, and downtown development authorities as well as non-profit corporations, underwriters, trustees and credit enhancers and banks.

### **BAR ADMISSIONS**

- Colorado, 2000

### **DISTINCTIONS**

- *Martindale-Hubbell*<sup>®</sup>
  - AV<sup>®</sup>- Preeminent<sup>™</sup> Peer Review Rated
- *Super Lawyers*<sup>®</sup>
  - Colorado Rising Star, Government Finance, 2010
- *Best Lawyers in America*<sup>®</sup>
  - Public Finance Law, 2020-2021
- Fellow, American Bar Association
- Fellow, American Bar Foundation

## ASSOCIATIONS

- National Association of Bond Lawyers
- West Chamber of Commerce
  - Member, 2009-2014
- The Jefferson Foundation
  - Board of Directors, 2002-2007
- Judge William E. Doyle American Inn of Court
  - Executive Committee Member, 2003-2019
- American Bar Association
- Great Education Colorado – Board Member, 2017-Present

## EDUCATION & HONORS

- University of Denver, J.D., 2000
  - Order of St. Ives
  - Member, *Water Law Review*
- University of Colorado at Denver, M.S., Management and Organization, 1991
- University of Wyoming, B.S., Personnel Administration and Industrial Relations, 1985

## PAPERS, PRESENTATIONS AND PUBLICATIONS

- Presenter, “Continuing Disclosure: A Primer,” Colorado Association of School Business Officials 64<sup>th</sup> Annual Spring Conference, April 2017.
- Presenter, “Capital Funding for Building and Fleet,” CGFOA/CMA Annual Conference, November 2016.
- Presenter, “Continuing Disclosure: the Sequel,” CGFOA/CMA Annual Conference, November 2016
- Co-Presenter, “Bonds 101,” Colorado Division of Securities, February 2017, Colorado Government Finance Officers Association Annual Conference, November 2013; GCFOA Western Slope Coalition Workshop, April 2013, and Special District Association of Colorado Annual Conference, September 2012.
- Co-Presenter, “The Federal Government and Its Impact on the Future of Tax Exempt Debt,” Special District Association of Colorado Conference, September 2013.
- Co-Author, “Improvement Districts for Colorado Counties, Cities, and Towns,” 30 *Colorado Lawyer*, 53, January 2001.

## CIVIC INVOLVEMENT

- Anythink Library District Foundation, Board of Directors, 2019-Present

**THE FOLLOWING ARE POST PACKET ITEMS:  
ITEMS THAT WERE DISTRIBUTED AT THE MEETING  
AND NOT IN THE ORIGINAL PACKET**

<b>Roxborough Village - Community &amp; Recreation Center</b>						
<b>DRAFT - Estimated P&amp;L - 45,007 sq. ft. facility (w/o Community Partner)</b>						
Capital Expense:	\$26,115,300	<i>Note: 2 - Multi-Purpose Rooms</i>				
Other Costs:	\$6,366,043	<i>1 - Pool</i>				
<b>Total Construction Costs:</b>	<b>\$32,481,343</b>					
<b>Summary</b>		<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
- Total Revenue		\$1,918,176	\$1,946,739	\$2,004,671	\$2,034,974	\$2,095,553
- Total Expenses		\$1,873,165	\$1,879,293	\$1,935,672	\$1,993,742	\$2,053,555
- Net		<b>\$45,010</b>	<b>\$67,446</b>	<b>\$68,999</b>	<b>\$41,232</b>	<b>\$41,998</b>
- Margin		<b>2%</b>	<b>3%</b>	<b>3%</b>	<b>2%</b>	<b>2%</b>
<b>REVENUE:</b>						
<b>Member Revenue:</b>		<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
- Non-Roxborough Resident Projected Membership Units:		1,100	1,100	1,100	1,100	1,100
- Est. Membership Avg. Monthly Rate (pricing analysis will be conducted regularly to ensure price aligns w/ market dynamics) <i>Note: Membership is FREE to Roxborough Village Residents</i>		\$72	\$72	\$74	\$74	\$76
- Member Revenue		\$950,400	\$950,400	\$978,912	\$978,912	\$1,008,279
- Joining Fees		\$ tbd	\$ tbd	\$ tbd	\$ tbd	\$ tbd
<b>Program Revenue:</b>						
	# of Multi-Purpose Rms	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<b>Specialty Programs:</b>	2	<b>\$191,539</b>	<b>\$197,285</b>	<b>\$203,204</b>	<b>\$209,300</b>	<b>\$215,579</b>
- Cross / Circuit Training	2	\$33,024	\$34,015	\$35,035	\$36,086	\$37,169
- Mat Pilates	2	\$37,152	\$38,267	\$39,415	\$40,597	\$41,815
- Yoga	2	\$22,291	\$22,960	\$23,649	\$24,358	\$25,089
- Cycle	2	\$49,536	\$51,022	\$52,553	\$54,129	\$55,753
- Small Group / Family Personal Training	2	\$49,536	\$51,022	\$52,553	\$54,129	\$55,753
<b>Personal Training</b>	2	<b>\$91,392</b>	<b>\$94,134</b>	<b>\$96,958</b>	<b>\$99,867</b>	<b>\$102,863</b>
<b>Special Fitness Programs:</b>		<b>\$79,872</b>	<b>\$82,268</b>	<b>\$84,736</b>	<b>\$87,278</b>	<b>\$89,897</b>
- Weight loss Program	2	\$39,936	\$41,134	\$42,368	\$43,639	\$44,948
- Nutrition Classes	2	\$39,936	\$41,134	\$42,368	\$43,639	\$44,948
<b>Swim Lessons</b>	1 - Pool	<b>\$168,480</b>	<b>\$173,534</b>	<b>\$178,740</b>	<b>\$184,103</b>	<b>\$189,626</b>

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<b>Other Costs:</b>	<b>\$6,366,043</b>	<b>1 - Pool</b>				
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- Margin		<b>2%</b>	<b>3%</b>	<b>3%</b>	<b>2%</b>	<b>2%</b>
<b>Day Camps:</b>		<b>\$78,467</b>	<b>\$80,351</b>	<b>\$82,292</b>	<b>\$84,290</b>	<b>\$86,349</b>
- Summer	No Change based on sq. footage	\$62,800	\$64,684	\$66,625	\$68,623	\$70,682
- School Out Camp	No Change based on sq. footage	\$15,667	\$15,667	\$15,667	\$15,667	\$15,667
<b>Sport Programs:</b>		<b>\$201,796</b>	<b>\$207,850</b>	<b>\$214,085</b>	<b>\$220,508</b>	<b>\$227,123</b>
- Sports (clinics / leagues: Basketball, Baseball, Soccer)	No Change based on sq. footage	\$112,200	\$115,566	\$119,033	\$122,604	\$126,282
- Summer Sport Camps (5 weeks)	No Change based on sq. footage	\$89,596	\$92,284	\$95,052	\$97,904	\$100,841
<b>Non-Physical Activities / Programs:</b>		<b>\$121,229</b>	<b>\$124,866</b>	<b>\$128,612</b>	<b>\$132,471</b>	<b>\$136,445</b>
- Art Classes		\$9,984	\$10,284	\$10,592	\$10,910	\$11,237
- Family Fun Night		\$2,704	\$2,785	\$2,869	\$2,955	\$3,043
- Nutritional Cooking Classes		\$6,656	\$6,856	\$7,061	\$7,273	\$7,491
- Music Classes		\$8,320	\$8,570	\$8,827	\$9,091	\$9,364
- Language - Spanish		\$6,656	\$6,856	\$7,061	\$7,273	\$7,491
- Book Clubs		\$2,704	\$2,785	\$2,869	\$2,955	\$3,043
- Computer Classes		\$9,984	\$10,284	\$10,592	\$10,910	\$11,237
- Trivia Games		\$2,704	\$2,785	\$2,869	\$2,955	\$3,043
- Ski Clubs		\$10,573	\$10,891	\$11,217	\$11,554	\$11,900
- Card Game Club		\$8,112	\$8,355	\$8,606	\$8,864	\$9,130
- Travel Clubs		\$6,240	\$6,427	\$6,620	\$6,819	\$7,023
- Languages		\$13,312	\$13,711	\$14,123	\$14,546	\$14,983
- Basic STEAM classes		\$19,968	\$20,567	\$21,184	\$21,820	\$22,474
- Drama Classes		\$13,312	\$13,711	\$14,123	\$14,546	\$14,983
<b>Added Revenue Items:</b>						
- Swim Team: (Rental Fee)	<i>Unavailable @ 45,007 sq. ft</i>	\$0	\$0	\$0	\$0	\$0
- Rentals (Birthday Parties, Weddings, Meeting Space, Corporate Outings, etc.)	<i>2 - Multi-purpose Rooms and 1 Pool</i>	\$35,000	\$36,050	\$37,132	\$38,245	\$39,393
<b>Specialty Services - pull it out</b>	<i>Unavailable @ 45,007 sq. ft</i>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Physical Therapy		\$0	\$0	\$0	\$0	\$0

**Roxborough Village - Community & Recreation Center**  
**DRAFT - Estimated P&L - 45,007 sq. ft. facility (w/o Community Partner)**

Capital Expense:	\$26,115,300
Other Costs:	\$6,366,043
<b>Total Construction Costs:</b>	<b>\$32,481,343</b>

*Note:*      2 - Multi-Purpose Rooms  
1 - Pool

Summary	2024	2025	2026	2027	2028
- Total Revenue	\$1,918,176	\$1,946,739	\$2,004,671	\$2,034,974	\$2,095,553
- Total Expenses	\$1,873,165	\$1,879,293	\$1,935,672	\$1,993,742	\$2,053,555
<b>- Net</b>	<b>\$45,010</b>	<b>\$67,446</b>	<b>\$68,999</b>	<b>\$41,232</b>	<b>\$41,998</b>
<b>- Margin</b>	<b>2%</b>	<b>3%</b>	<b>3%</b>	<b>2%</b>	<b>2%</b>
Occupational Therapy	\$0	\$0	\$0	\$0	\$0
Outpatient Rehab	\$0	\$0	\$0	\$0	\$0
Respite Care	\$0	\$0	\$0	\$0	\$0
<b>TOTAL REVENUE:</b>	<b>\$1,918,176</b>	<b>\$1,946,739</b>	<b>\$2,004,671</b>	<b>\$2,034,974</b>	<b>\$2,095,553</b>

**EXPENSES:**

	2024	2025	2026	2027	2028
<b>NON-INSTRUCTOR BASE STAFF</b>	<b>\$921,810.03</b>	<b>\$949,464.33</b>	<b>\$977,948.26</b>	<b>\$1,007,286.71</b>	<b>\$1,037,505.31</b>
Membership	\$244,142.08	\$251,466.34	\$259,010.33	\$266,780.64	\$274,784.06
Fitness Floor Staff	\$122,071.04	\$125,733.17	\$129,505.17	\$133,390.32	\$137,392.03
Lifeguards	\$389,101.44	\$400,774.48	\$412,797.72	\$425,181.65	\$437,937.10
Maintenance	\$45,000.00	\$46,350.00	\$47,740.50	\$49,172.72	\$50,647.90
Management	\$85,000.00	\$87,550.00	\$90,176.50	\$92,881.80	\$95,668.25
Program Supplies (Variable)	\$36,495.47	\$37,590.33	\$38,718.04	\$39,879.58	\$41,075.97
<b>INSTRUCTOR LEAD STAFF</b>	<b>\$416,660.64</b>	<b>\$429,160.46</b>	<b>\$442,035.28</b>	<b>\$455,296.34</b>	<b>\$468,955.23</b>
- Specialty Programs	\$114,647.85	\$118,087.28	\$121,629.90	\$125,278.80	\$129,037.16
- Personal Training	\$64,916.88	\$66,864.39	\$68,870.32	\$70,936.43	\$73,064.52
- Weightloss	\$6,546.24	\$6,742.63	\$6,944.91	\$7,153.25	\$7,367.85
- Nutrition	\$6,546.24	\$6,742.63	\$6,944.91	\$7,153.25	\$7,367.85
- Summer Camp	\$74,383.93	\$76,615.44	\$78,913.91	\$81,281.32	\$83,719.76
- School Day Out Camp	\$5,564.30	\$5,731.23	\$5,903.17	\$6,080.27	\$6,262.67
- Swim Lessons	\$58,916.16	\$60,683.64	\$62,504.15	\$64,379.28	\$66,310.66
- Sports	\$20,697.09	\$21,318.00	\$21,957.54	\$22,616.26	\$23,294.75
- Non-Physical Activities	\$57,265.96	\$58,983.94	\$60,753.46	\$62,576.06	\$64,453.34
- Rental Coordinator Staff	\$7,176.00	\$7,391.28	\$7,613.02	\$7,841.41	\$8,076.65
<b>UTILITIES / OPERATING OVERHEAD</b>	<b>\$486,086.00</b>	<b>\$500,668.58</b>	<b>\$515,688.64</b>	<b>\$531,159.30</b>	<b>\$547,094.08</b>
- Utilities	\$153,486.00	\$158,090.58	\$162,833.30	\$167,718.30	\$172,749.85
- District Accounting Fees	\$12,000.00	\$12,360.00	\$12,730.80	\$13,112.72	\$13,506.11
- District Legal Fees	\$10,000.00	\$10,300.00	\$10,609.00	\$10,927.27	\$11,255.09



<b>Roxborough Village - Community &amp; Recreation Center</b>					
<b>DRAFT - Estimated P&amp;L - 45,007 sq. ft. facility (w/o Community Partner)</b>					
Capital Expense:	\$26,115,300	<i>Note: 2 - Multi-Purpose Rooms</i>			
Other Costs:	\$6,366,043	<i>1 - Pool</i>			
<b>Total Construction Costs:</b>	<b>\$32,481,343</b>				
<b>Summary</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
- Total Revenue	\$1,918,176	\$1,946,739	\$2,004,671	\$2,034,974	\$2,095,553
- Total Expenses	\$1,873,165	\$1,879,293	\$1,935,672	\$1,993,742	\$2,053,555
<b>- Net</b>	<b>\$45,010</b>	<b>\$67,446</b>	<b>\$68,999</b>	<b>\$41,232</b>	<b>\$41,998</b>
<b>- Margin</b>	<b>2%</b>	<b>3%</b>	<b>3%</b>	<b>2%</b>	<b>2%</b>
- Board admin	\$5,000.00	\$5,150.00	\$5,304.50	\$5,463.64	\$5,627.54
- Supplies	\$78,000.00	\$80,340.00	\$82,750.20	\$85,232.71	\$87,789.69
- Telephone	\$15,000.00	\$15,450.00	\$15,913.50	\$16,390.91	\$16,882.63
- Repair & House	\$97,600.00	\$100,528.00	\$103,543.84	\$106,650.16	\$109,849.66
- Landscape- Snow removal	\$80,000.00	\$82,400.00	\$84,872.00	\$87,418.16	\$90,040.70
- Equipment Cost	\$10,000.00	\$10,300.00	\$10,609.00	\$10,927.27	\$11,255.09
- Insurance	\$25,000.00	\$25,750.00	\$26,522.50	\$27,318.18	\$28,137.72
<b>Miscellaneous</b>	<b>\$48,608.60</b>	<b>\$50,066.86</b>	<b>\$51,568.86</b>	<b>\$53,115.93</b>	<b>\$54,709.41</b>
<b>Total Expenses:</b>	<b>\$1,873,165</b>	<b>\$1,879,293</b>	<b>\$1,935,672</b>	<b>\$1,993,742</b>	<b>\$2,053,555</b>

<b>Roxborough Village - Community &amp; Recreation Center</b>						
<b>DRAFT - Estimated P&amp;L - 49,642 sq. ft. facility (w/ Community Partner)</b>						
Conceptual Costs:	\$28,765,300	<i>Note: 2 - Multi-Purpose Rooms</i>				
Other Costs (FF&E Design):	\$6,366,043	<i>1 - Pool</i>				
<b>Total Construction Costs:</b>	<b>\$35,131,343</b>	<b>Community Partner Space:</b> 4,700 sq. ft (example = Library)				
<b>Summary</b>		<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
- Total Revenue		\$1,927,680	\$1,956,243	\$2,014,460	\$2,044,763	\$2,105,636
- Total Expenses		\$1,873,165	\$1,879,293	\$1,935,672	\$1,993,742	\$2,053,555
<b>- Net</b>		<b>\$54,514</b>	<b>\$76,950</b>	<b>\$78,788</b>	<b>\$51,021</b>	<b>\$52,081</b>
<b>- Margin</b>		<b>3%</b>	<b>4%</b>	<b>4%</b>	<b>2%</b>	<b>2%</b>
<b>REVENUE:</b>						
<b>Member Revenue:</b>		<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
- Non-Roxborough Resident Projected Membership Units: (adjusted to account for increase "community partner" traffic to center)		1,111	1,111	1,111	1,111	1,111
- Est. Membership Avg. Monthly Rate (pricing analysis will be conducted regularly to ensure price aligns w/ market dynamics) <i>Note: Membership is FREE to Roxborough Village Residents</i>		\$72	\$72	\$74	\$74	\$76
- Member Revenue		\$959,904	\$959,904	\$988,701	\$988,701	\$1,018,362
- Joining Fees		\$ tbd	\$ tbd	\$ tbd	\$ tbd	\$ tbd
<b>Program Revenue:</b>						
	# of Multi-Purpose Rms	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<b>Specialty Programs:</b>	2	<b>\$191,539</b>	<b>\$197,285</b>	<b>\$203,204</b>	<b>\$209,300</b>	<b>\$215,579</b>
- Cross / Circuit Training	2	\$33,024	\$34,015	\$35,035	\$36,086	\$37,169
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## Roxborough Village - Community & Recreation Center

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Conceptual Costs:	\$28,765,300
Other Costs (FF&E Design):	\$6,366,043
<b>Total Construction Costs:</b>	<b>\$35,131,343</b>

**Note:**            2 - Multi-Purpose Rooms  
                         1 - Pool

Community Partner Space: 4,700 sq. ft (example = Library)

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<b>- Net</b>		<b>\$54,514</b>	<b>\$76,950</b>	<b>\$78,788</b>	<b>\$51,021</b>	<b>\$52,081</b>
<b>- Margin</b>		<b>3%</b>	<b>4%</b>	<b>4%</b>	<b>2%</b>	<b>2%</b>
<b>Day Camps:</b>		<b>\$78,467</b>	<b>\$80,351</b>	<b>\$82,292</b>	<b>\$84,290</b>	<b>\$86,349</b>
- Summer	No Change based on sq. footage	\$62,800	\$64,684	\$66,625	\$68,623	\$70,682
- School Out Camp	No Change based on sq. footage	\$15,667	\$15,667	\$15,667	\$15,667	\$15,667
<b>Sport Programs:</b>		<b>\$201,796</b>	<b>\$207,850</b>	<b>\$214,085</b>	<b>\$220,508</b>	<b>\$227,123</b>
- Sports (clinics / leagues: Basketball, Baseball, Soccer)	No Change based on sq. footage	\$112,200	\$115,566	\$119,033	\$122,604	\$126,282
- Summer Sport Camps (5 weeks)	No Change based on sq. footage	\$89,596	\$92,284	\$95,052	\$97,904	\$100,841
<b>Non-Physical Activities / Programs:</b>		<b>\$121,229</b>	<b>\$124,866</b>	<b>\$128,612</b>	<b>\$132,471</b>	<b>\$136,445</b>
- Art Classes		\$9,984	\$10,284	\$10,592	\$10,910	\$11,237
- Family Fun Night		\$2,704	\$2,785	\$2,869	\$2,955	\$3,043
- Nutritional Cooking Classes		\$6,656	\$6,856	\$7,061	\$7,273	\$7,491
- Music Classes		\$8,320	\$8,570	\$8,827	\$9,091	\$9,364
- Language - Spanish		\$6,656	\$6,856	\$7,061	\$7,273	\$7,491
- Book Clubs		\$2,704	\$2,785	\$2,869	\$2,955	\$3,043
- Computer Classes		\$9,984	\$10,284	\$10,592	\$10,910	\$11,237
- Trivia Games		\$2,704	\$2,785	\$2,869	\$2,955	\$3,043
- Ski Clubs		\$10,573	\$10,891	\$11,217	\$11,554	\$11,900
- Card Game Club		\$8,112	\$8,355	\$8,606	\$8,864	\$9,130
- Travel Clubs		\$6,240	\$6,427	\$6,620	\$6,819	\$7,023
- Languages		\$13,312	\$13,711	\$14,123	\$14,546	\$14,983
- Basic STEAM classes		\$19,968	\$20,567	\$21,184	\$21,820	\$22,474
- Drama Classes		\$13,312	\$13,711	\$14,123	\$14,546	\$14,983
<b>Added Revenue Items:</b>						
- Swim Team: (Rental Fee)	Unavailable @ 45,007 sq. ft	\$0	\$0	\$0	\$0	\$0
- Rentals (Birthday Parties, Weddings, Meeting Space, Corporate Outings, etc.)	2 - Multi-purpose Rooms and 1 Pool	\$35,000	\$36,050	\$37,132	\$38,245	\$39,393
<b>Specialty Services - pull it out</b>	Unavailable @ 45,007 sq. ft	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Physical Therapy		\$0	\$0	\$0	\$0	\$0

## Roxborough Village - Community & Recreation Center

DRAFT - Estimated P&L - 49,642 sq. ft. facility (w/ Community Partner)

Conceptual Costs:	\$28,765,300
Other Costs (FF&E Design):	\$6,366,043
<b>Total Construction Costs:</b>	<b>\$35,131,343</b>

*Note:*        2 - Multi-Purpose Rooms  
                  1 - Pool

Community Partner Space: 4,700 sq. ft (example = Library)

Summary	2024	2025	2026	2027	2028
- Total Revenue	\$1,927,680	\$1,956,243	\$2,014,460	\$2,044,763	\$2,105,636
- Total Expenses	\$1,873,165	\$1,879,293	\$1,935,672	\$1,993,742	\$2,053,555
<b>- Net</b>	<b>\$54,514</b>	<b>\$76,950</b>	<b>\$78,788</b>	<b>\$51,021</b>	<b>\$52,081</b>
<b>- Margin</b>	<b>3%</b>	<b>4%</b>	<b>4%</b>	<b>2%</b>	<b>2%</b>
Occupational Therapy	\$0	\$0	\$0	\$0	\$0
Outpatient Rehab	\$0	\$0	\$0	\$0	\$0
Respite Care	\$0	\$0	\$0	\$0	\$0
<b>TOTAL REVENUE:</b>	<b>\$1,927,680</b>	<b>\$1,956,243</b>	<b>\$2,014,460</b>	<b>\$2,044,763</b>	<b>\$2,105,636</b>

### EXPENSES:

	2024	2025	2026	2027	2028
<b>NON-INSTRUCTOR BASE STAFF</b>	<b>\$921,810.03</b>	<b>\$949,464.33</b>	<b>\$977,948.26</b>	<b>\$1,007,286.71</b>	<b>\$1,037,505.31</b>
Membership	\$244,142.08	\$251,466.34	\$259,010.33	\$266,780.64	\$274,784.06
Fitness Floor Staff	\$122,071.04	\$125,733.17	\$129,505.17	\$133,390.32	\$137,392.03
Lifeguards	\$389,101.44	\$400,774.48	\$412,797.72	\$425,181.65	\$437,937.10
Maintenance	\$45,000.00	\$46,350.00	\$47,740.50	\$49,172.72	\$50,647.90
Management	\$85,000.00	\$87,550.00	\$90,176.50	\$92,881.80	\$95,668.25
Program Supplies (Variable)	\$36,495.47	\$37,590.33	\$38,718.04	\$39,879.58	\$41,075.97
<b>INSTRUCTOR LEAD STAFF</b>	<b>\$416,660.64</b>	<b>\$429,160.46</b>	<b>\$442,035.28</b>	<b>\$455,296.34</b>	<b>\$468,955.23</b>
- Specialty Programs	\$114,647.85	\$118,087.28	\$121,629.90	\$125,278.80	\$129,037.16
- Personal Training	\$64,916.88	\$66,864.39	\$68,870.32	\$70,936.43	\$73,064.52
- Weightloss	\$6,546.24	\$6,742.63	\$6,944.91	\$7,153.25	\$7,367.85
- Nutrition	\$6,546.24	\$6,742.63	\$6,944.91	\$7,153.25	\$7,367.85
- Summer Camp	\$74,383.93	\$76,615.44	\$78,913.91	\$81,281.32	\$83,719.76
- School Day Out Camp	\$5,564.30	\$5,731.23	\$5,903.17	\$6,080.27	\$6,262.67
- Swim Lessons	\$58,916.16	\$60,683.64	\$62,504.15	\$64,379.28	\$66,310.66
- Sports	\$20,697.09	\$21,318.00	\$21,957.54	\$22,616.26	\$23,294.75
- Non-Physical Activities	\$57,265.96	\$58,983.94	\$60,753.46	\$62,576.06	\$64,453.34
- Rental Coordinator Staff	\$7,176.00	\$7,391.28	\$7,613.02	\$7,841.41	\$8,076.65
<b>UTILITIES / OPERATING OVERHEAD</b>	<b>\$486,086.00</b>	<b>\$500,668.58</b>	<b>\$515,688.64</b>	<b>\$531,159.30</b>	<b>\$547,094.08</b>
- Utilities	\$153,486.00	\$158,090.58	\$162,833.30	\$167,718.30	\$172,749.85
- District Accounting Fees	\$12,000.00	\$12,360.00	\$12,730.80	\$13,112.72	\$13,506.11
- District Legal Fees	\$10,000.00	\$10,300.00	\$10,609.00	\$10,927.27	\$11,255.09

<b>Roxborough Village - Community &amp; Recreation Center</b>						
<b>DRAFT - Estimated P&amp;L - 49,642 sq. ft. facility (w/ Community Partner)</b>						
Conceptual Costs:	\$28,765,300					
Other Costs (FF&E Design):	\$6,366,043					
<b>Total Construction Costs:</b>	<b>\$35,131,343</b>					
		<i>Note:</i> 2 - Multi-Purpose Rooms 1 - Pool Community Partner Space: 4,700 sq. ft (example = Library)				
<b>Summary</b>		<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
- Total Revenue		\$1,927,680	\$1,956,243	\$2,014,460	\$2,044,763	\$2,105,636
- Total Expenses		\$1,873,165	\$1,879,293	\$1,935,672	\$1,993,742	\$2,053,555
<b>- Net</b>		<b>\$54,514</b>	<b>\$76,950</b>	<b>\$78,788</b>	<b>\$51,021</b>	<b>\$52,081</b>
<b>- Margin</b>		<b>3%</b>	<b>4%</b>	<b>4%</b>	<b>2%</b>	<b>2%</b>
- Board admin		\$5,000.00	\$5,150.00	\$5,304.50	\$5,463.64	\$5,627.54
- Supplies		\$78,000.00	\$80,340.00	\$82,750.20	\$85,232.71	\$87,789.69
- Telephone		\$15,000.00	\$15,450.00	\$15,913.50	\$16,390.91	\$16,882.63
- Repair & House		\$97,600.00	\$100,528.00	\$103,543.84	\$106,650.16	\$109,849.66
- Landscape- Snow removal		\$80,000.00	\$82,400.00	\$84,872.00	\$87,418.16	\$90,040.70
- Equipment Cost		\$10,000.00	\$10,300.00	\$10,609.00	\$10,927.27	\$11,255.09
- Insurance		\$25,000.00	\$25,750.00	\$26,522.50	\$27,318.18	\$28,137.72
<b>Miscellaneous</b>		<b>\$48,608.60</b>	<b>\$50,066.86</b>	<b>\$51,568.86</b>	<b>\$53,115.93</b>	<b>\$54,709.41</b>
<b>Total Expenses:</b>		<b>\$1,873,165</b>	<b>\$1,879,293</b>	<b>\$1,935,672</b>	<b>\$1,993,742</b>	<b>\$2,053,555</b>

<b>Roxborough Village - Community &amp; Recreation Center</b>						
<b>DRAFT - Estimated P&amp;L - 55,548 sq. ft. facility (w/o Community Partner)</b>						
Capital Expense:	\$30,280,231	<i>Note:</i>		4 - Multi-Purpose Rooms		
Other Costs:	\$7,103,023			2 - Pools		
Total Construction Costs:	\$37,383,254					
<b>Summary</b>		<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
- Total Revenue		\$2,278,534	\$2,315,057	\$2,384,038	\$2,422,785	\$2,494,999
- Total Expenses		\$1,973,627	\$1,976,782	\$2,036,085	\$2,097,168	\$2,160,083
- Net		<b>\$304,907</b>	<b>\$338,275</b>	<b>\$347,953</b>	<b>\$325,618</b>	<b>\$334,916</b>
- Margin		<b>13%</b>	<b>15%</b>	<b>15%</b>	<b>13%</b>	<b>13%</b>
<b>REVENUE:</b>						
<b>Member Revenue:</b>		<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
- <i>Non-Roxborough Resident Projected Membership Units: (adjusted to account for additional amenities and scheduling options with larger facility)</i>		1,210	1,210	1,210	1,210	1,210
- <i>Est. Membership Avg. Monthly Rate (pricing analysis will be conducted regularly to ensure price aligns w/ market dynamics) Note: Membership is FREE to Roxborough Village Residents</i>		\$72	\$72	\$74	\$74	\$76
- Member Revenue		\$1,045,440	\$1,045,440	\$1,076,803	\$1,076,803	\$1,109,107
- Joining Fees		\$ tbd	\$ tbd	\$ tbd	\$ tbd	\$ tbd
<b>Program Revenue:</b>						
	<b># of Multi-Purpose Rms</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<b>Specialty Programs:</b>	4	<b>\$239,424</b>	<b>\$246,607</b>	<b>\$254,005</b>	<b>\$261,625</b>	<b>\$269,474</b>
- Cross / Circuit Training	4	\$41,280	\$42,518	\$43,794	\$45,108	\$46,461
- Mat Pilates	4	\$46,440	\$47,833	\$49,268	\$50,746	\$52,269
- Yoga	4	\$27,864	\$28,700	\$29,561	\$30,448	\$31,361
- Cycle	4	\$61,920	\$63,778	\$65,691	\$67,662	\$69,692
- Small Group / Family Personal Training	4	\$61,920	\$63,778	\$65,691	\$67,662	\$69,692
<b>Personal Training</b>	2	<b>\$142,800</b>	<b>\$147,084</b>	<b>\$151,497</b>	<b>\$156,041</b>	<b>\$160,723</b>
<b>Special Fitness Programs:</b>		<b>\$99,840</b>	<b>\$102,835</b>	<b>\$105,920</b>	<b>\$109,098</b>	<b>\$112,371</b>
- Weight loss Program	4	\$49,920	\$51,418	\$52,960	\$54,549	\$56,185
- Nutrition Classes	4	\$49,920	\$51,418	\$52,960	\$54,549	\$56,185
<b>Swim Lessons</b>	2 - Pools	<b>\$210,600</b>	<b>\$216,918</b>	<b>\$223,426</b>	<b>\$230,128</b>	<b>\$237,032</b>

<b>Roxborough Village - Community &amp; Recreation Center</b>						
<b>DRAFT - Estimated P&amp;L - 55,548 sq. ft. facility (w/o Community Partner)</b>						
<b>Capital Expense:</b>	<b>\$30,280,231</b>	<b>Note:</b>	<b>4 - Multi-Purpose Rooms</b>			
<b>Other Costs:</b>	<b>\$7,103,023</b>		<b>2 - Pools</b>			
<b>Total Construction Costs:</b>	<b>\$37,383,254</b>					
<b>Summary</b>		<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
- Total Revenue		\$2,278,534	\$2,315,057	\$2,384,038	\$2,422,785	\$2,494,999
- Total Expenses		\$1,973,627	\$1,976,782	\$2,036,085	\$2,097,168	\$2,160,083
<b>- Net</b>		<b>\$304,907</b>	<b>\$338,275</b>	<b>\$347,953</b>	<b>\$325,618</b>	<b>\$334,916</b>
<b>- Margin</b>		<b>13%</b>	<b>15%</b>	<b>15%</b>	<b>13%</b>	<b>13%</b>
<b>Day Camps:</b>		<b>\$78,467</b>	<b>\$80,351</b>	<b>\$82,292</b>	<b>\$84,290</b>	<b>\$86,349</b>
- Summer	No Change based on sq. footage	\$62,800	\$64,684	\$66,625	\$68,623	\$70,682
- School Out Camp	No Change based on sq. footage	\$15,667	\$15,667	\$15,667	\$15,667	\$15,667
<b>Sport Programs:</b>		<b>\$201,796</b>	<b>\$207,850</b>	<b>\$214,085</b>	<b>\$220,508</b>	<b>\$227,123</b>
- Sports (clinics / leagues: Basketball, Baseball, Soccer)	No Change based on sq. footage	\$112,200	\$115,566	\$119,033	\$122,604	\$126,282
- Summer Sport Camps (5 weeks)	No Change based on sq. footage	\$89,596	\$92,284	\$95,052	\$97,904	\$100,841
<b>Non-Physical Activities / Programs:</b>		<b>\$151,537</b>	<b>\$156,083</b>	<b>\$160,765</b>	<b>\$165,588</b>	<b>\$170,556</b>
- Art Classes		\$12,480	\$12,854	\$13,240	\$13,637	\$14,046
- Family Fun Night		\$3,380	\$3,481	\$3,586	\$3,693	\$3,804
- Nutritional Cooking Classes		\$8,320	\$8,570	\$8,827	\$9,091	\$9,364
- Music Classes		\$10,400	\$10,712	\$11,033	\$11,364	\$11,705
- Language - Spanish		\$8,320	\$8,570	\$8,827	\$9,091	\$9,364
- Book Clubs		\$3,380	\$3,481	\$3,586	\$3,693	\$3,804
- Computer Classes		\$12,480	\$12,854	\$13,240	\$13,637	\$14,046
- Trivia Games		\$3,380	\$3,481	\$3,586	\$3,693	\$3,804
- Ski Clubs		\$13,217	\$13,613	\$14,022	\$14,442	\$14,875
- Card Game Club		\$10,140	\$10,444	\$10,758	\$11,080	\$11,413
- Travel Clubs		\$7,800	\$8,034	\$8,275	\$8,523	\$8,779
- Languages		\$16,640	\$17,139	\$17,653	\$18,183	\$18,728
- Basic STEAM classes		\$24,960	\$25,709	\$26,480	\$27,274	\$28,093
- Drama Classes		\$16,640	\$17,139	\$17,653	\$18,183	\$18,728
<b>Added Revenue Items:</b>						
- Swim Team: (Rental Fee)	<i>Unavailable @ 45,007 sq. ft</i>	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275
- Rentals (Birthday Parties, Weddings, Meeting Space, Corporate Outings, etc.)	<i>4 - Multi-purpose Rooms and 2 Pools</i>	\$61,250	\$63,088	\$64,980	\$66,930	\$68,937
<b>Specialty Services - pull it out</b>	<i>Unavailable @ 45,007 sq. ft</i>	<b>\$47,380</b>	<b>\$48,801</b>	<b>\$50,265</b>	<b>\$51,773</b>	<b>\$53,327</b>
Physical Therapy		\$0	\$0	\$0	\$0	\$0

## Roxborough Village - Community & Recreation Center

DRAFT - Estimated P&L - 55,548 sq. ft. facility (w/o Community Partner)

Capital Expense:	\$30,280,231
Other Costs:	\$7,103,023
<b>Total Construction Costs:</b>	<b>\$37,383,254</b>

*Note:* 4 - Multi-Purpose Rooms  
2 - Pools

Summary	2024	2025	2026	2027	2028
- Total Revenue	\$2,278,534	\$2,315,057	\$2,384,038	\$2,422,785	\$2,494,999
- Total Expenses	\$1,973,627	\$1,976,782	\$2,036,085	\$2,097,168	\$2,160,083
<b>- Net</b>	<b>\$304,907</b>	<b>\$338,275</b>	<b>\$347,953</b>	<b>\$325,618</b>	<b>\$334,916</b>
<b>- Margin</b>	<b>13%</b>	<b>15%</b>	<b>15%</b>	<b>13%</b>	<b>13%</b>
Occupational Therapy	\$0	\$0	\$0	\$0	\$0
Outpatient Rehab	\$0	\$0	\$0	\$0	\$0
Respite Care	\$0	\$0	\$0	\$0	\$0
<b>TOTAL REVENUE:</b>	<b>\$2,328,534</b>	<b>\$2,366,557</b>	<b>\$2,437,083</b>	<b>\$2,477,422</b>	<b>\$2,551,274</b>

**EXPENSES:**

	2024	2025	2026	2027	2028
<b>NON-INSTRUCTOR BASE STAFF</b>	<b>\$921,810.03</b>	<b>\$949,464.33</b>	<b>\$977,948.26</b>	<b>\$1,007,286.71</b>	<b>\$1,037,505.31</b>
Membership	\$244,142.08	\$251,466.34	\$259,010.33	\$266,780.64	\$274,784.06
Fitness Floor Staff	\$122,071.04	\$125,733.17	\$129,505.17	\$133,390.32	\$137,392.03
Lifeguards	\$389,101.44	\$400,774.48	\$412,797.72	\$425,181.65	\$437,937.10
Maintenance	\$45,000.00	\$46,350.00	\$47,740.50	\$49,172.72	\$50,647.90
Management	\$85,000.00	\$87,550.00	\$90,176.50	\$92,881.80	\$95,668.25
Program Supplies (Variable)	\$36,495.47	\$37,590.33	\$38,718.04	\$39,879.58	\$41,075.97
<b>INSTRUCTOR LEAD STAFF</b>	<b>\$453,176.39</b>	<b>\$466,771.68</b>	<b>\$480,774.83</b>	<b>\$495,198.08</b>	<b>\$510,054.02</b>
- Specialty Programs	\$114,647.85	\$118,087.28	\$121,629.90	\$125,278.80	\$129,037.16
- Personal Training	\$101,432.63	\$104,475.60	\$107,609.87	\$110,838.17	\$114,163.31
- Weightloss	\$6,546.24	\$6,742.63	\$6,944.91	\$7,153.25	\$7,367.85
- Nutrition	\$6,546.24	\$6,742.63	\$6,944.91	\$7,153.25	\$7,367.85
- Summer Camp	\$74,383.93	\$76,615.44	\$78,913.91	\$81,281.32	\$83,719.76
- School Day Out Camp	\$5,564.30	\$5,731.23	\$5,903.17	\$6,080.27	\$6,262.67
- Swim Lessons	\$58,916.16	\$60,683.64	\$62,504.15	\$64,379.28	\$66,310.66
- Sports	\$20,697.09	\$21,318.00	\$21,957.54	\$22,616.26	\$23,294.75
- Non-Physical Activities	\$57,265.96	\$58,983.94	\$60,753.46	\$62,576.06	\$64,453.34
- Rental Coordinator Staff	\$7,176.00	\$7,391.28	\$7,613.02	\$7,841.41	\$8,076.65
<b>UTILITIES / OPERATING OVERHEAD</b>	<b>\$544,219.00</b>	<b>\$560,545.57</b>	<b>\$577,361.94</b>	<b>\$594,682.80</b>	<b>\$612,523.28</b>
- Utilities	\$175,524.00	\$180,789.72	\$186,213.41	\$191,799.81	\$197,553.81
- District Accounting Fees	\$12,300.00	\$12,669.00	\$13,049.07	\$13,440.54	\$13,843.76
- District Legal Fees	\$10,250.00	\$10,557.50	\$10,874.23	\$11,200.45	\$11,536.47



<b>Roxborough Village - Community &amp; Recreation Center</b>					
<b>DRAFT - Estimated P&amp;L - 55,548 sq. ft. facility (w/o Community Partner)</b>					
Capital Expense:	\$30,280,231	<i>Note:</i>		4 - Multi-Purpose Rooms	
Other Costs:	\$7,103,023			2 - Pools	
<b>Total Construction Costs:</b>	<b>\$37,383,254</b>				
<b>Summary</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
- Total Revenue	\$2,278,534	\$2,315,057	\$2,384,038	\$2,422,785	\$2,494,999
- Total Expenses	\$1,973,627	\$1,976,782	\$2,036,085	\$2,097,168	\$2,160,083
<b>- Net</b>	<b>\$304,907</b>	<b>\$338,275</b>	<b>\$347,953</b>	<b>\$325,618</b>	<b>\$334,916</b>
<b>- Margin</b>	<b>13%</b>	<b>15%</b>	<b>15%</b>	<b>13%</b>	<b>13%</b>
- Board admin	\$5,125.00	\$5,278.75	\$5,437.11	\$5,600.23	\$5,768.23
- Supplies	\$78,000.00	\$80,340.00	\$82,750.20	\$85,232.71	\$87,789.69
- Telephone	\$15,375.00	\$15,836.25	\$16,311.34	\$16,800.68	\$17,304.70
- Repair & House	\$127,020.00	\$130,830.60	\$134,755.52	\$138,798.18	\$142,962.13
- Landscape- Snow removal	\$80,000.00	\$82,400.00	\$84,872.00	\$87,418.16	\$90,040.70
- Equipment Cost	\$15,000.00	\$15,450.00	\$15,913.50	\$16,390.91	\$16,882.63
- Insurance	\$25,625.00	\$26,393.75	\$27,185.56	\$28,001.13	\$28,841.16
<b>Miscellaneous</b>	<b>\$54,421.90</b>	<b>\$56,054.56</b>	<b>\$57,736.19</b>	<b>\$59,468.28</b>	<b>\$61,252.33</b>
<b>Total Expenses:</b>	<b>\$1,973,627</b>	<b>\$1,976,782</b>	<b>\$2,036,085</b>	<b>\$2,097,168</b>	<b>\$2,160,083</b>

## Roxborough Village - Community & Recreation Center

**DRAFT - Estimated P&L - 55,548 sq. ft. facility (w/ Community Partner)**

Capital Expense:	\$30,280,231
Other Costs:	\$7,103,023
<b>Total Construction Costs:</b>	<b>\$37,383,254</b>

**Note:** 4 - Multi-Purpose Rooms  
2 - Pools  
Community Partner Space: 4,700 sq. ft (example = Library)

Summary	2024	2025	2026	2027	2028
- Total Revenue	\$2,288,988	\$2,325,511	\$2,394,806	\$2,433,553	\$2,506,090
- Total Expenses	\$1,973,627	\$1,976,782	\$2,036,085	\$2,097,168	\$2,160,083
<b>- Net</b>	<b>\$315,361</b>	<b>\$348,729</b>	<b>\$358,721</b>	<b>\$336,386</b>	<b>\$346,007</b>
<b>- Margin</b>	<b>14%</b>	<b>15%</b>	<b>15%</b>	<b>14%</b>	<b>14%</b>

**REVENUE:**

Member Revenue:	2024	2025	2026	2027	2028
- <i>Non-Roxborough Resident Projected Membership Units: (adjusted to account for additional amenities and scheduling options with larger facility and to account for increase "community partner" traffic to center)</i>	1,222	1,222	1,222	1,222	1,222
- <i>Est. Membership Avg. Monthly Rate (pricing analysis will be conducted regularly to ensure price aligns w/ market dynamics) Note: Membership is FREE to Roxborough Village Residents</i>	\$72	\$72	\$74	\$74	\$76
<b>- Member Revenue</b>	<b>\$1,055,894</b>	<b>\$1,055,894</b>	<b>\$1,087,571</b>	<b>\$1,087,571</b>	<b>\$1,120,198</b>
- Joining Fees	\$ tbd	\$ tbd	\$ tbd	\$ tbd	\$ tbd

**Program Revenue:**

	# of Multi-Purpose Rms	2024	2025	2026	2027	2028
<b>Specialty Programs:</b>	4	<b>\$239,424</b>	<b>\$246,607</b>	<b>\$254,005</b>	<b>\$261,625</b>	<b>\$269,474</b>
- Cross / Circuit Training	4	\$41,280	\$42,518	\$43,794	\$45,108	\$46,461
- Mat Pilates	4	\$46,440	\$47,833	\$49,268	\$50,746	\$52,269
- Yoga	4	\$27,864	\$28,700	\$29,561	\$30,448	\$31,361
- Cycle	4	\$61,920	\$63,778	\$65,691	\$67,662	\$69,692
- Small Group / Family Personal Training	4	\$61,920	\$63,778	\$65,691	\$67,662	\$69,692
<b>Personal Training</b>	4	<b>\$142,800</b>	<b>\$147,084</b>	<b>\$151,497</b>	<b>\$156,041</b>	<b>\$160,723</b>
<b>Special Fitness Programs:</b>		<b>\$99,840</b>	<b>\$102,835</b>	<b>\$105,920</b>	<b>\$109,098</b>	<b>\$112,371</b>
- Weight loss Program	4	\$49,920	\$51,418	\$52,960	\$54,549	\$56,185
- Nutrition Classes	4	\$49,920	\$51,418	\$52,960	\$54,549	\$56,185
<b>Swim Lessons</b>	2 - Pools	<b>\$210,600</b>	<b>\$216,918</b>	<b>\$223,426</b>	<b>\$230,128</b>	<b>\$237,032</b>

## Roxborough Village - Community & Recreation Center

DRAFT - Estimated P&L - 55,548 sq. ft. facility (w/ Community Partner)

Capital Expense:	\$30,280,231
Other Costs:	\$7,103,023
<b>Total Construction Costs:</b>	<b>\$37,383,254</b>

**Note:** 4 - Multi-Purpose Rooms  
2 - Pools

Community Partner Space: 4,700 sq. ft (example = Library)

Summary		<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
- Total Revenue		\$2,288,988	\$2,325,511	\$2,394,806	\$2,433,553	\$2,506,090
- Total Expenses		\$1,973,627	\$1,976,782	\$2,036,085	\$2,097,168	\$2,160,083
<b>- Net</b>		<b>\$315,361</b>	<b>\$348,729</b>	<b>\$358,721</b>	<b>\$336,386</b>	<b>\$346,007</b>
<b>- Margin</b>		<b>14%</b>	<b>15%</b>	<b>15%</b>	<b>14%</b>	<b>14%</b>
<b>Day Camps:</b>		<b>\$78,467</b>	<b>\$80,351</b>	<b>\$82,292</b>	<b>\$84,290</b>	<b>\$86,349</b>
- Summer	No Change based on sq. footage	\$62,800	\$64,684	\$66,625	\$68,623	\$70,682
- School Out Camp	No Change based on sq. footage	\$15,667	\$15,667	\$15,667	\$15,667	\$15,667
<b>Sport Programs:</b>		<b>\$201,796</b>	<b>\$207,850</b>	<b>\$214,085</b>	<b>\$220,508</b>	<b>\$227,123</b>
- Sports (clinics / leagues: Basketball, Baseball, Soccer)	No Change based on sq. footage	\$112,200	\$115,566	\$119,033	\$122,604	\$126,282
- Summer Sport Camps (5 weeks)	No Change based on sq. footage	\$89,596	\$92,284	\$95,052	\$97,904	\$100,841
<b>Non-Physical Activities / Programs:</b>		<b>\$151,537</b>	<b>\$156,083</b>	<b>\$160,765</b>	<b>\$165,588</b>	<b>\$170,556</b>
- Art Classes		\$12,480	\$12,854	\$13,240	\$13,637	\$14,046
- Family Fun Night		\$3,380	\$3,481	\$3,586	\$3,693	\$3,804
- Nutritional Cooking Classes		\$8,320	\$8,570	\$8,827	\$9,091	\$9,364
- Music Classes		\$10,400	\$10,712	\$11,033	\$11,364	\$11,705
- Language - Spanish		\$8,320	\$8,570	\$8,827	\$9,091	\$9,364
- Book Clubs		\$3,380	\$3,481	\$3,586	\$3,693	\$3,804
- Computer Classes		\$12,480	\$12,854	\$13,240	\$13,637	\$14,046
- Trivia Games		\$3,380	\$3,481	\$3,586	\$3,693	\$3,804
- Ski Clubs		\$13,217	\$13,613	\$14,022	\$14,442	\$14,875
- Card Game Club		\$10,140	\$10,444	\$10,758	\$11,080	\$11,413
- Travel Clubs		\$7,800	\$8,034	\$8,275	\$8,523	\$8,779
- Languages		\$16,640	\$17,139	\$17,653	\$18,183	\$18,728
- Basic STEAM classes		\$24,960	\$25,709	\$26,480	\$27,274	\$28,093
- Drama Classes		\$16,640	\$17,139	\$17,653	\$18,183	\$18,728
<b>Added Revenue Items:</b>						
- Swim Team: (Rental Fee)	Unavailable @ 45,007 sq. ft	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275
- Rentals (Birthday Parties, Weddings, Meeting Space, Corporate Outings, etc.)	4 - Multi-purpose Rooms and 2 Pools	\$61,250	\$63,088	\$64,980	\$66,930	\$68,937
Specialty Services - pull it out	Unavailable @ 45,007 sq. ft	\$47,380	\$48,801	\$50,265	\$51,773	\$53,327

## Roxborough Village - Community & Recreation Center

### DRAFT - Estimated P&L - 55,548 sq. ft. facility (w/ Community Partner)

Capital Expense:	\$30,280,231
Other Costs:	\$7,103,023
<b>Total Construction Costs:</b>	<b>\$37,383,254</b>

*Note:* 4 - Multi-Purpose Rooms  
 2 - Pools  
 Community Partner Space: 4,700 sq. ft (example = Library)

Summary	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
- Total Revenue	\$2,288,988	\$2,325,511	\$2,394,806	\$2,433,553	\$2,506,090
- Total Expenses	\$1,973,627	\$1,976,782	\$2,036,085	\$2,097,168	\$2,160,083
<b>- Net</b>	<b>\$315,361</b>	<b>\$348,729</b>	<b>\$358,721</b>	<b>\$336,386</b>	<b>\$346,007</b>
<b>- Margin</b>	<b>14%</b>	<b>15%</b>	<b>15%</b>	<b>14%</b>	<b>14%</b>
Physical Therapy	\$0	\$0	\$0	\$0	\$0
Occupational Therapy	\$0	\$0	\$0	\$0	\$0
Outpatient Rehab	\$0	\$0	\$0	\$0	\$0
Respite Care	\$0	\$0	\$0	\$0	\$0
<b>TOTAL REVENUE:</b>	<b>\$2,338,988</b>	<b>\$2,377,011</b>	<b>\$2,447,851</b>	<b>\$2,488,190</b>	<b>\$2,562,365</b>

**EXPENSES:**

	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
<b>NON-INSTRUCTOR BASE STAFF</b>	<b>\$921,810.03</b>	<b>\$949,464.33</b>	<b>\$977,948.26</b>	<b>\$1,007,286.71</b>	<b>\$1,037,505.31</b>
Membership	\$244,142.08	\$251,466.34	\$259,010.33	\$266,780.64	\$274,784.06
Fitness Floor Staff	\$122,071.04	\$125,733.17	\$129,505.17	\$133,390.32	\$137,392.03
Lifeguards	\$389,101.44	\$400,774.48	\$412,797.72	\$425,181.65	\$437,937.10
Maintenance	\$45,000.00	\$46,350.00	\$47,740.50	\$49,172.72	\$50,647.90
Management	\$85,000.00	\$87,550.00	\$90,176.50	\$92,881.80	\$95,668.25
Program Supplies (Variable)	\$36,495.47	\$37,590.33	\$38,718.04	\$39,879.58	\$41,075.97
<b>INSTRUCTOR LEAD STAFF</b>	<b>\$453,176.39</b>	<b>\$466,771.68</b>	<b>\$480,774.83</b>	<b>\$495,198.08</b>	<b>\$510,054.02</b>
- Specialty Programs	\$114,647.85	\$118,087.28	\$121,629.90	\$125,278.80	\$129,037.16
- Personal Training	\$101,432.63	\$104,475.60	\$107,609.87	\$110,838.17	\$114,163.31
- Weightloss	\$6,546.24	\$6,742.63	\$6,944.91	\$7,153.25	\$7,367.85
- Nutrition	\$6,546.24	\$6,742.63	\$6,944.91	\$7,153.25	\$7,367.85
- Summer Camp	\$74,383.93	\$76,615.44	\$78,913.91	\$81,281.32	\$83,719.76
- School Day Out Camp	\$5,564.30	\$5,731.23	\$5,903.17	\$6,080.27	\$6,262.67
- Swim Lessons	\$58,916.16	\$60,683.64	\$62,504.15	\$64,379.28	\$66,310.66
- Sports	\$20,697.09	\$21,318.00	\$21,957.54	\$22,616.26	\$23,294.75
- Non-Physical Activities	\$57,265.96	\$58,983.94	\$60,753.46	\$62,576.06	\$64,453.34
- Rental Coordinator Staff	\$7,176.00	\$7,391.28	\$7,613.02	\$7,841.41	\$8,076.65
<b>UTILITIES / OPERATING OVERHEAD</b>	<b>\$544,219.00</b>	<b>\$560,545.57</b>	<b>\$577,361.94</b>	<b>\$594,682.80</b>	<b>\$612,523.28</b>
- Utilities	\$175,524.00	\$180,789.72	\$186,213.41	\$191,799.81	\$197,553.81
- District Accounting Fees	\$12,300.00	\$12,669.00	\$13,049.07	\$13,440.54	\$13,843.76

<b>Roxborough Village - Community &amp; Recreation Center</b>						
<b>DRAFT - Estimated P&amp;L - 55,548 sq. ft. facility (w/ Community Partner)</b>						
<b>Capital Expense:</b>	<b>\$30,280,231</b>	<b>Note:</b>				
<b>Other Costs:</b>	<b>\$7,103,023</b>	<b>4 - Multi-Purpose Rooms</b>				
<b>Total Construction Costs:</b>	<b>\$37,383,254</b>	<b>2 - Pools</b>				
		<b>Community Partner Space:</b> 4,700 sq. ft (example = Library)				
<b>Summary</b>		<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
- Total Revenue		\$2,288,988	\$2,325,511	\$2,394,806	\$2,433,553	\$2,506,090
- Total Expenses		\$1,973,627	\$1,976,782	\$2,036,085	\$2,097,168	\$2,160,083
- Net		<b>\$315,361</b>	<b>\$348,729</b>	<b>\$358,721</b>	<b>\$336,386</b>	<b>\$346,007</b>
- Margin		<b>14%</b>	<b>15%</b>	<b>15%</b>	<b>14%</b>	<b>14%</b>
- District Legal Fees		\$10,250.00	\$10,557.50	\$10,874.23	\$11,200.45	\$11,536.47
- Board admin		\$5,125.00	\$5,278.75	\$5,437.11	\$5,600.23	\$5,768.23
- Supplies		\$78,000.00	\$80,340.00	\$82,750.20	\$85,232.71	\$87,789.69
- Telephone		\$15,375.00	\$15,836.25	\$16,311.34	\$16,800.68	\$17,304.70
- Repair & House		\$127,020.00	\$130,830.60	\$134,755.52	\$138,798.18	\$142,962.13
- Landscape- Snow removal		\$80,000.00	\$82,400.00	\$84,872.00	\$87,418.16	\$90,040.70
- Equipment Cost		\$15,000.00	\$15,450.00	\$15,913.50	\$16,390.91	\$16,882.63
- Insurance		\$25,625.00	\$26,393.75	\$27,185.56	\$28,001.13	\$28,841.16
<b>Miscellaneous</b>		<b>\$54,421.90</b>	<b>\$56,054.56</b>	<b>\$57,736.19</b>	<b>\$59,468.28</b>	<b>\$61,252.33</b>
<b>Total Expenses:</b>		<b>\$1,973,627</b>	<b>\$1,976,782</b>	<b>\$2,036,085</b>	<b>\$2,097,168</b>	<b>\$2,160,083</b>

**PROFORMA METHODOLOGY:**

The proforma was developed using a multi-step approach which included the following:

- 1) Based on the market landscape and market research study conducted of both the Roxborough Village Community as well as the surrounding area we estimated the level of demand related to membership acquisition as well as interest level in a variety of programs and services they (the community) would like to see offered at this community recreation center.
- 2) Using the percentage points related to demand of certain programs and services and the over number of people in the community we plan to serve we can estimate the level of demand / interest for each of the times. (enrollment of programs and services and overall member unit acquisition)
- 3) Then the demand of a program or service is compared to the size constraints related to the building and the total number of participants we can realistically accommodate based on the size of the room or the # of pools being offered.
- 4) If the demand is greater than the size of the build will allow - we use the **enrollment #'s based on the size of the building**. if the demand is lower than the size of the building we use that number or determined that the program or service should not be offered and it is removed from the proforma.

Therefore the building design combined with the demand of program and services offered, based on the market research study conducted is used to develop the proforma.

**Additional consideration factors:**

- 1 - additional amenities such as Food Options (i.e. snack shack) - tend to increase both acquisition and retention elements so there may be additional consideration if these amenities are part of the design.
- 2 - 1 pool vs. 2 - pools, if the demand is high will serve as a strong revenue sources.
- 3 - Community partnerships such as swim teams, libraries, physical or occupational therapy clinics tend to name a few, drive traffic to the site and therefore tend to be drivers of both acquisition and retention...

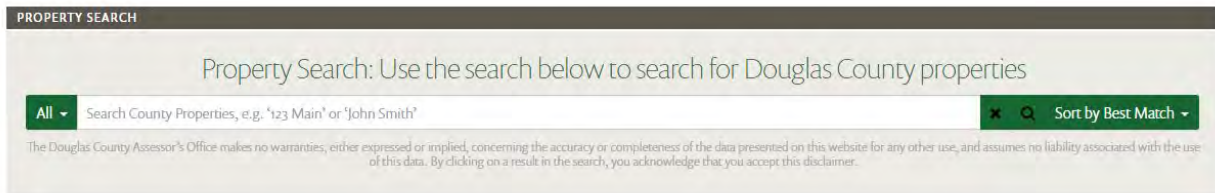
**Roxborough Village Metropolitan District**  
Recreation Center Financing Scenarios

**How to Calculate Property Taxes**

- Every other year, the Douglas County Assessor’s Office completes a reassessment of all property within the County. These property values, or the “actual value,” are what the Assessor’s Office uses to calculate a property’s assessed value and taxes due.
- On May 1, 2021, the Assessor’s Office was required to mail every property owner a notice of the appraised value of their property. You can also find this information on the Assessor’s website.
- While home price estimates from Zillow, Redfin, and other similar sites may provide a current estimate of a home’s *market value*, that value is not used when assessing property taxes.

Steps to Calculate Property Taxes:

1. Find Your Property: Type in your name or address in the Property Search bar at the top of the Douglas County Assessor’s Website ([Assessor - Douglas County Government](#)). A line item should appear that shows your address and the correct property owner.



2. Find your Actual Value: If you select the relevant line item, you should be taken to a page that summarizes your property information.
  - a. On the right side you will see a section that says, “Valuation Info.” Your Actual Value is shown there, which is what the Assessor’s Office uses to calculate your assessed value and your taxes. **This is not your market value.**

 Valuation Info	<i>Current value in process</i>	
	2021 Actual Value: \$599,220	2021 Tax Rate: 11.5912%
	2021 Assessed Value: \$42,850	2021 Est. Taxes: \$4,967

- b. If you would like to see a history of your actual and assessed value, you can scroll down and select the drop down for Valuation Info further down on the page.
3. Assessed Value: The assessed value is provided on the page, but you can also calculate it by multiplying the actual value by the Residential Assessment Rate of 7.15%.
  4. Calculate Property Taxes: To calculate estimated property taxes from a mill levy, multiply the assessed value by the tax rate. A tax rate is the number of mills levied expressed as a percentage, and to calculate property taxes you will need to divide the mill levy by 1,000.

$$\text{Assessed Value} = \text{Actual Value} * 7.15\%$$
$$\text{Property Taxes} = \text{Assessed Value} * (\text{Mill Levy} / 1,000)$$

Additional information on how property is valued can be found on the Douglas County Assessor’s Website ([2021 / 2022 Property Valuation - Douglas County Government](#)).

### Estimated Capital Costs

<b>30 Year Financing Scenario Comparison</b>				
Project Size	55,548 sq. ft.	55,548 sq. ft.	49,642 sq. ft.	45,007 sq. ft.
Community Partner	Yes	No	Yes	No
Estimated Project Cost	\$37,383,254	\$37,383,254	\$35,132,028	\$32,481,343
Projected Bond Mill Levy	33.665 Mills	33.665 Mills	31.622 Mills	29.219 Mills
Annual Tax Impact per \$100,000 Actual Residential Value	\$240.71	\$240.71	\$226.10	\$208.92
Monthly Tax Impact per \$100,000 Actual Residential Value	\$20.06	\$20.06	\$18.84	\$17.41

### Projected Operating Revenues and Expenses

<b>Net Operating Revenue Comparisons (First Year of Operations – 2024)</b>				
Project Size	55,548 sq. ft.	55,548 sq. ft.	49,642 sq. ft.	45,007 sq. ft.
Community Partner	Yes	No	Yes	No
Estimated Total Operating Expenses	\$1,973,627	\$1,973,627	\$1,873,165	\$1,873,165
Mill Levy (Maximum)	23.611 Mills	23.611 Mills	22.409 Mills	22.409 Mills
Projected Operating Revenues	\$2,288,988	\$2,278,534	\$1,927,680	\$1,918,176
Net Operating Revenues	\$315,361	\$304,907	\$54,515	\$45,011
Mill Levy (Net Minimum)	-----	-----	-----	-----
Annual Tax Impact per \$100,000 Actual Residential Value (Maximum)	\$172.20	\$172.20	\$163.43	\$163.43
Monthly Tax Impact per \$100,000 Actual Residential Value (Maximum)	\$14.35	\$14.35	\$13.62	\$13.62