ROXBOROUGH VILLAGE METROPOLITAN DISTRICT

1

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.

ACCESS:

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:

- 1. To attend via Zoom Videoconference, use the link: <u>https://us02web.zoom.us/j/88914796493?pwd=c3k3L0N6UUIyeW9XS2p6</u> <u>NzV3ek5aZz09</u>
- 2. To attend via telephone, dial 346-248-7799 and enter the following additional information:
 - a. Meeting ID: 889 1479 6493
 - b. Passcode: 807514

Board of Directors	Office	<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)

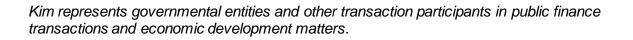
A. Confirm Quorum for June 15, 2021 Special Meeting via Zoom

VIII. ADJOURNMENT

BUTLER SNOW

KIMBERLEY K. CRAWFORD Co-Chair, Associates Review Committee

Denver Office (720) 330-2354 kim.crawford@butlersnow.com



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 renew al 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®
 - AV[®]- Preeminent[™] Peer Review Rated
- Super Lawyers[®]
- Colorado Rising Star, Government Finance, 2010
- Best Lawyers in America[®]
 - Public Finance Law, 2020-2021
- Fellow, American Bar Association
- Fellow, American Bar Foundation



BUTLER SNOW

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. lves
 - 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 64th 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

Roxborough Village - Community & Recreation Center						
C	DRAFT - Estimated P&L - 45,007 sq.	. ft. facility (w/o Co	ommunity F	Partner)		
Capital Expense: Other Costs: Total Construction Costs:	\$26,115,300 \$6,366,043 \$32,481,343		2 - Multi-Purpo 1 - Pool	se Rooms		
Summary		<u>2024</u>	2025	2026	<u>2027</u>	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
- Net		\$45,010	\$67,446	\$68,999	\$41,232	\$41,998
- Margin		2%	3%	3%	2%	2%
REVENUE:						
Member Revenue:		2024	2025	2026	2027	2028
- Non-Roxborough Resident Projected	Membership Units:	1,100	1,100	1,100	1,100	1,100
 Est. Membership Avg. Monthly Rate (p regularly to ensure price aligns w/ mark Note: Membership is FREE to Roxboro 	tet dynamics)	\$72	\$72	\$74	\$74	\$76
regularly to ensure price aligns w/ mark Note: Membership is FREE to Roxborou - Member Revenue	tet dynamics)	\$950,400	\$950,400	\$978,912	\$978,912	\$1,008,279
regularly to ensure price aligns w/ mark Note: Membership is FREE to Roxborou	tet dynamics)					
regularly to ensure price aligns w/ mark Note: Membership is FREE to Roxborou - Member Revenue	tet dynamics)	\$950,400	\$950,400	\$978,912	\$978,912	\$1,008,279
regularly to ensure price aligns w/ mark Note: Membership is FREE to Roxborou - Member Revenue - Joining Fees	tet dynamics) ugh Village Residents # of Multi-Purpose Rms	\$950,400	\$950,400	\$978,912	\$978,912	\$1,008,279
regularly to ensure price aligns w/ mark Note: Membership is FREE to Roxborou - Member Revenue - Joining Fees Program Revenue:	et dynamics) ugh Village Residents	\$950,400 \$ tbd	\$950,400 \$ tbd	\$978,912 \$ tbd	\$978,912 \$ tbd	\$1,008,279 \$ tbd
regularly to ensure price aligns w/ mark Note: Membership is FREE to Roxborou - Member Revenue - Joining Fees	tet dynamics) ugh Village Residents # of Multi-Purpose Rms	\$950,400 \$ <i>tbd</i>	\$950,400 \$ <i>tbd</i>	\$978,912 \$ <i>tbd</i> <u>2026</u> \$203,204	\$978,912 \$ tbd	\$1,008,279 \$ <i>tbd</i> <u>2028</u> \$215,579
regularly to ensure price aligns w/ mark Note: Membership is FREE to Roxborou - Member Revenue - Joining Fees Program Revenue: Specialty Programs:	tet dynamics) ugh Village Residents # of Multi-Purpose Rms 2	\$950,400 \$ <i>tbd</i> <u>2024</u> \$191,539	\$950,400 \$ <i>tbd</i> <u>2025</u> \$197,285	\$978,912 \$ <i>tbd</i> <u>2026</u> \$203,204 \$35,035	\$978,912 <i>\$ tbd</i> <u>2027</u> \$209,300	\$1,008,279 \$ tbd <u>2028</u> \$215,579 \$37,169
regularly to ensure price aligns w/ mark Note: Membership is FREE to Roxborou - Member Revenue - Joining Fees Program Revenue: Specialty Programs: - Cross / Circuit Training	tet dynamics) ugh Village Residents # of Multi-Purpose Rms 2 2	\$950,400 \$ <i>tbd</i> <u>2024</u> \$191,539 \$33,024	\$950,400 \$ <i>tbd</i> <u>2025</u> \$197,285 \$34,015	\$978,912 \$ tbd 2026 \$203,204 \$35,035 \$39,415	\$978,912 \$ tbd 2027 \$209,300 \$36,086	\$1,008,279 \$ <i>tbd</i> 2028 \$215,579 \$37,169 \$41,815
regularly to ensure price aligns w/ mark Note: Membership is FREE to Roxborou - Member Revenue - Joining Fees Program Revenue: Specialty Programs: - Cross / Circuit Training - Mat Pilates	et dynamics) ugh Village Residents # of Multi-Purpose Rms 2 2 2	\$950,400 \$ <i>tbd</i> 2024 \$191,539 \$33,024 \$37,152	\$950,400 \$ <i>tbd</i> 2025 \$197,285 \$34,015 \$38,267	\$978,912 \$ tbd 2026 \$203,204 \$35,035 \$39,415 \$23,649 \$52,553	\$978,912 \$ tbd 2027 \$209,300 \$36,086 \$40,597 \$24,358 \$54,129	\$1,008,279 \$ <i>tbd</i> 2028 \$215,579 \$37,169 \$41,815 \$25,089
regularly to ensure price aligns w/ mark Note: Membership is FREE to Roxborou - Member Revenue - Joining Fees Program Revenue: Specialty Programs: - Cross / Circuit Training - Mat Pilates - Yoga	et dynamics) ugh Village Residents # of Multi-Purpose Rms 2 2 2 2 2	\$950,400 \$ tbd 2024 \$191,539 \$33,024 \$37,152 \$22,291	\$950,400 \$ tbd 2025 \$197,285 \$34,015 \$38,267 \$22,960	\$978,912 \$ tbd 2026 \$203,204 \$35,035 \$39,415 \$23,649	\$978,912 \$ tbd 2027 \$209,300 \$36,086 \$40,597 \$24,358	\$1,008,279 \$ tbd 2028 \$215,579 \$37,169 \$41,815 \$25,089 \$55,753
regularly to ensure price aligns w/ mark Note: Membership is FREE to Roxborou - Member Revenue - Joining Fees Program Revenue: Specialty Programs: - Cross / Circuit Training - Mat Pilates - Yoga - Cycle	tet dynamics) ugh Village Residents # of Multi-Purpose Rms 2 2 2 2 2 2 2	\$950,400 \$ tbd 2024 \$191,539 \$33,024 \$37,152 \$22,291 \$49,536	\$950,400 \$ tbd 2025 \$197,285 \$34,015 \$38,267 \$22,960 \$51,022 \$51,022	\$978,912 \$ tbd 2026 \$203,204 \$35,035 \$39,415 \$23,649 \$52,553 \$52,553	\$978,912 \$ tbd 2027 \$209,300 \$36,086 \$40,597 \$24,358 \$54,129	\$1,008,279 \$ <i>tbd</i>
regularly to ensure price aligns w/ mark Note: Membership is FREE to Roxborou - Member Revenue - Joining Fees Program Revenue: Specialty Programs: - Cross / Circuit Training - Mat Pilates - Yoga - Cycle - Small Group / Family Personal Training	tet dynamics) ugh Village Residents # of Multi-Purpose Rms 2 2 2 2 2 2 2 2 2 2	\$950,400 \$ tbd 2024 \$191,539 \$33,024 \$37,152 \$22,291 \$49,536 \$49,536	\$950,400 \$ tbd 2025 \$197,285 \$34,015 \$38,267 \$22,960 \$51,022 \$51,022	\$978,912 \$ tbd 2026 \$203,204 \$35,035 \$39,415 \$23,649 \$52,553 \$52,553	\$978,912 \$ tbd 2027 \$209,300 \$36,086 \$40,597 \$24,358 \$54,129 \$54,129	\$1,008,279 \$ tbd 2028 \$215,579 \$37,169 \$41,815 \$25,089 \$55,753 \$55,753
regularly to ensure price aligns w/ mark Note: Membership is FREE to Roxborou - Member Revenue - Joining Fees Program Revenue: Specialty Programs: - Cross / Circuit Training - Mat Pilates - Yoga - Cycle - Small Group / Family Personal Training Personal Training	tet dynamics) ugh Village Residents # of Multi-Purpose Rms 2 2 2 2 2 2 2 2 2 2	\$950,400 \$ tbd 2024 \$191,539 \$33,024 \$37,152 \$22,291 \$49,536 \$49,536 \$49,536 \$49,536	\$950,400 \$ tbd 2025 \$197,285 \$34,015 \$38,267 \$22,960 \$51,022 \$51,022 \$51,022 \$94,134	\$978,912 \$ tbd 2026 \$203,204 \$35,035 \$39,415 \$23,649 \$52,553 \$52,553 \$52,553 \$52,553 \$52,553	\$978,912 \$ tbd 2027 \$209,300 \$36,086 \$40,597 \$24,358 \$54,129 \$54,129 \$54,129	\$1,008,279 \$ tbd 2028 \$215,579 \$37,169 \$41,815 \$25,089 \$55,753 \$55,753 \$55,753 \$102,863 \$89,897
regularly to ensure price aligns w/ mark Note: Membership is FREE to Roxborou - Member Revenue - Joining Fees Program Revenue: Specialty Programs: - Cross / Circuit Training - Mat Pilates - Yoga - Cycle - Small Group / Family Personal Training Personal Training Special Fitness Programs:	# of Multi-Purpose Rms 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	\$950,400 \$ tbd 2024 \$191,539 \$33,024 \$37,152 \$22,291 \$49,536 \$49,536 \$49,536 \$49,536 \$49,536 \$49,536 \$49,536 \$49,536	\$950,400 \$ tbd 2025 \$197,285 \$34,015 \$38,267 \$22,960 \$51,022 \$51,022 \$51,022 \$94,134 \$82,268	\$978,912 \$ tbd 2026 \$203,204 \$35,035 \$39,415 \$23,649 \$52,553 \$52,553 \$52,553 \$52,553 \$52,553 \$52,553	\$978,912 \$ tbd 2027 \$209,300 \$36,086 \$40,597 \$24,358 \$54,129 \$54,129 \$54,129 \$54,129 \$54,129	\$1,008,279 \$ tbd 2028 \$215,579 \$37,169 \$41,815 \$25,089 \$55,753 \$55,753 \$102,863

	Roxborough Village - Com					
	DRAFT - Estimated P&L - 45,007 sc	ı. ft. facility (w/o Co	ommunity l	Partner)		
Capital Expense: Other Costs: Total Construction Costs:	\$26,115,300 \$6,366,043 \$32,481,343	Note:	2 - Multi-Purpo 1 - Pool	ose Rooms		
Summary - Total Revenue - Total Expenses				2026 \$2,004,671 \$1,935,672	2027 \$2,034,974 \$1,993,742	2028 \$2,095,553 \$2,053,555
- Net		\$45,010	\$67,446	\$68,999	\$41,232	\$41,998
- Margin		2%	3%	3%	2%	2%
Day Camps:		\$78,467	\$80,351	\$82,292	\$84,290	\$86,349
- Summer - School Out Camp	No Change based on sq. footage No Change based on sq. footage	\$62,800 \$15,667			\$68,623 \$15,667	\$70,682 \$15,667
Sport Programs:		\$201,796	\$207,850	\$214,085	\$220,508	\$227,123
- 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
Non-Physical Activities / Pr	ograms:	\$121,229	\$124,866	\$128,612	\$132,471	\$136,445
 Art Classes Family Fun Night Nutritional Cooking Classes Music Classes Language - Spanish Book Clubs Computer Classes Trivia Games Ski Clubs Card Game Club Travel Clubs Languages Basic STEAM classes Drama Classes 		\$9,984 \$2,704 \$6,656 \$8,320 \$6,656 \$2,704 \$10,573 \$8,112 \$6,240 \$13,312 \$19,968 \$13,312	\$2,785 \$6,856 \$8,570 \$6,856 \$2,785 \$10,284 \$2,785 \$10,891 \$8,355 \$6,427 \$13,711 \$20,567	\$2,869 \$7,061 \$8,827 \$7,061 \$2,869 \$10,592 \$2,869 \$11,217 \$8,606 \$6,620 \$14,123	\$10,910 \$2,955 \$7,273 \$9,091 \$7,273 \$2,955 \$10,910 \$2,955 \$11,554 \$8,864 \$8,864 \$6,819 \$14,546 \$21,820 \$14,546	\$11,237 \$3,043 \$7,491 \$9,364 \$7,491 \$3,043 \$11,237 \$3,043 \$11,900 \$9,130 \$7,023 \$14,983 \$22,474 \$14,983
Added Revenue Items:						
 Swim Team: (Rental Fee) Rentals (Birthday Parties, Weddings, Meeting Space, Corporate Outings, etc.) 	Unavailable @ 45,007 sq. ft 2 - Multi-purpose Rooms and 1 Pool	\$0 \$35,000			\$0 \$38,245	\$0 \$39,393
Specialty Services - pull it out Physical Therapy	Unavailable @ 45,007 sq. ft	\$0 \$0			\$0 \$0	\$0 \$0

	Roxborough Village -	Community & Recr	eation C	enter		
	DRAFT - Estimated P&L - 45	,007 sq. ft. facility (w/o Co	ommunity I	Partner)		
Capital Expense: Other Costs: Total Construction Costs:	\$26,115,300 \$6,366,043 \$32,481,343		2 - Multi-Purpo 1 - Pool	ose Rooms		
Summary		2024	2025	2026	2027	2028
-						
- Total Revenue				\$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		\$45,010	\$67,446	\$68,999	\$41,232	\$41,998
- Margin		2%	3%	3%	2%	2%
Occupational Therapy		\$0	\$0	\$0	\$0	\$0
Outpatient Rehab		\$0			\$0	\$0
Respite Care		\$0 \$0	\$0		\$0	\$0
TOTAL REVENUE:		\$1 918 176	\$1 946 739	\$2,004,671	\$2,034,974	\$2,095,553
EXPENSES:						
		<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
NON-INSTRUCTOR BASE STAFF		\$921,810.03	\$949,464.33	\$977,948.26	\$1,007,286.71	\$1,037,505.31
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
INSTRUCTOR LEAD STAFF		\$416,660.64	\$429,160.46	\$442,035.28	\$455,296.34	\$468,955.23
 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 Rental Coordinator Staff 		\$57,265.96 \$7,176.00	\$58,983.94 \$7,391.28	\$60,753.46 \$7,613.02	\$62,576.06 \$7,841.41	\$64,453.34 \$8,076.65
UTILITIES / OPERATING OVERHEAD	,	\$486,086.00 \$153,486,00	\$500,668.58 \$158,000,58	\$515,688.64 \$162,822,20	\$531,159.30 \$167,718,20	\$547,094.08
- Utilities		\$153,486.00 \$12,000.00	\$158,090.58 \$12,260,00	\$162,833.30 \$12,730,80	\$167,718.30 \$12,112,72	\$172,749.85 \$12,506,11
- District Accounting Fees		. ,	\$12,360.00 \$10,300.00	\$12,730.80 \$10,609,00	\$13,112.72 \$10,927,27	\$13,506.11 \$11,255,00
- District Legal Fees		\$10,000.00	\$10,300.00	\$10,609.00	\$10,927.27	\$11,255.09

Rox	xborough Village - Comm	unity & Recr	eation C	enter		
DRAI	FT - Estimated P&L - 45,007 sq. f	t. facility (w/o Co	ommunity l	Partner)		
Capital Expense: Other Costs: Total Construction Costs:	\$26,115,300 \$6,366,043 \$32,481,343	Note:	2 - Multi-Purpo 1 - Pool	ose Rooms		
Summary		2024	<u>2025</u>	2026	2027	2028
- Total Revenue		\$1,918,176		\$2,004,671	\$2,034,974	\$2,095,553
- Total Expenses				\$1,935,672	\$1,993,742	\$2,053,555
- Net		\$45,010	\$67,446	\$68,999	\$41,232	\$41,998
- Margin		2%	3%	3% I	2%	2%
- 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
Miscellaneous		\$48,608.60	\$50,066.86	\$51,568.86	\$53,115.93	\$54,709.41
Total Expenses:		\$1,873,165	\$1,879,293	\$1,935,672	\$1,993,742	\$2,053,555

	T - Estimated P&L - 49,642 sq		ation Ce			
			•			
Conceptual Costs:	\$28,765,300		2 - Multi-Purpo 1 - Pool	se Rooms		
Other Costs (FF&E Design): Total Construction Costs:	\$6,366,043 \$35,131,343			4 700 cg ft	(example = Librar	N)
	\$35,131,343	Community P	arther Space.	4,700 Sq. II	(example – Librai	у)
Summary		<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	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	\$2,053,55
- Net		\$54,514	\$76,950	\$78,788	\$51,021	\$52,08 [,]
- Margin		3%	4%	4%	2%	2%
REVENUE:						
Member Revenue:		<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
 Non-Roxborough Resident Projected Member (adjusted to account for increase "community") 	•	1,111	1,111	1,111	1,111	1,111
 Est. Membership Avg. Monthly Rate (pricing a regularly to ensure price aligns w/ market dyna Note: Membership is FREE to Roxborough Vill 	amics)	\$72	\$72	\$74	\$74	\$76
- Member Revenue		\$959,904	\$959,904	\$988,701	\$988,701	\$1,018,36
- Joining Fees		\$ tbd	\$ tbd	\$ tbd	\$ tbd	\$ tbd
Program Revenue:						
l logiani nevenue.			2025 I	2026	<u>2027</u>	2028
-	f Multi-Purpose Rms	<u>2024</u>	<u>2025</u>			
#	f of Multi-Purpose Rms 2					
# Specialty Programs:	2	\$191,539	\$197,285	\$203,204	\$209,300	\$215,57
# Specialty Programs: - Cross / Circuit Training	2	\$191,539 \$33,024	\$197,285 \$34,015	\$203,204 \$35,035	\$209,300 \$36,086	\$215,57 \$37,16
# Specialty Programs: - Cross / Circuit Training - Mat Pilates	2 2 2 2	\$191,539 \$33,024 \$37,152	\$197,285 \$34,015 \$38,267	\$203,204 \$35,035 \$39,415	\$209,300 \$36,086 \$40,597	\$215,57 \$37,16 \$41,81
# Specialty Programs: - Cross / Circuit Training - Mat Pilates - Yoga	2 2 2 2	\$191,539 \$33,024 \$37,152 \$22,291	\$197,285 \$34,015 \$38,267 \$22,960	\$203,204 \$35,035 \$39,415 \$23,649	\$209,300 \$36,086 \$40,597 \$24,358	\$215,57 \$37,16 \$41,81 \$25,08
# Specialty Programs: - Cross / Circuit Training - Mat Pilates - Yoga - Cycle	2 2 2 2 2 2	\$191,539 \$33,024 \$37,152 \$22,291 \$49,536	\$197,285 \$34,015 \$38,267 \$22,960 \$51,022	\$203,204 \$35,035 \$39,415 \$23,649 \$52,553	\$209,300 \$36,086 \$40,597 \$24,358 \$54,129	\$215,57 \$37,16 \$41,81 \$25,08 \$55,75
# Specialty Programs: - Cross / Circuit Training - Mat Pilates - Yoga	2 2 2 2	\$191,539 \$33,024 \$37,152 \$22,291	\$197,285 \$34,015 \$38,267 \$22,960	\$203,204 \$35,035 \$39,415 \$23,649	\$209,300 \$36,086 \$40,597 \$24,358	\$215,57 \$37,16 \$41,81 \$25,08 \$55,75
# Specialty Programs: - Cross / Circuit Training - Mat Pilates - Yoga - Cycle	2 2 2 2 2 2	\$191,539 \$33,024 \$37,152 \$22,291 \$49,536	\$197,285 \$34,015 \$38,267 \$22,960 \$51,022	\$203,204 \$35,035 \$39,415 \$23,649 \$52,553 \$52,553	\$209,300 \$36,086 \$40,597 \$24,358 \$54,129 \$54,129	\$215,57 \$37,16
# Specialty Programs: Cross / Circuit Training Mat Pilates Yoga Cycle Small Group / Family Personal Training Personal Training	2 2 2 2 2 2 2	\$191,539 \$33,024 \$37,152 \$22,291 \$49,536 \$49,536	\$197,285 \$34,015 \$38,267 \$22,960 \$51,022 \$51,022	\$203,204 \$35,035 \$39,415 \$23,649 \$52,553 \$52,553	\$209,300 \$36,086 \$40,597 \$24,358 \$54,129 \$54,129	\$215,57 \$37,16 \$41,81 \$25,08 \$55,75 \$55,75
# Specialty Programs: Cross / Circuit Training Mat Pilates Yoga Cycle Small Group / Family Personal Training Personal Training	2 2 2 2 2 2 2	\$191,539 \$33,024 \$37,152 \$22,291 \$49,536 \$49,536 \$91,392 \$79,872	\$197,285 \$34,015 \$38,267 \$22,960 \$51,022 \$51,022 \$51,022 \$94,134	\$203,204 \$35,035 \$39,415 \$23,649 \$52,553 \$52,553 \$52,553 \$96,958 \$84,736	\$209,300 \$36,086 \$40,597 \$24,358 \$54,129 \$54,129 \$99,867 \$87,278	\$215,57 \$37,16 \$41,81 \$25,08 \$55,75 \$55,75 \$102,86 \$89,89
# Specialty Programs: Cross / Circuit Training Mat Pilates Yoga Cycle Small Group / Family Personal Training Personal Training Special Fitness Programs:	2 2 2 2 2 2 2 2 2 2	\$191,539 \$33,024 \$37,152 \$22,291 \$49,536 \$49,536 \$49,536 \$91,392	\$197,285 \$34,015 \$38,267 \$22,960 \$51,022 \$51,022 \$51,022 \$94,134 \$82,268	\$203,204 \$35,035 \$39,415 \$23,649 \$52,553 \$52,553 \$96,958 \$96,958 \$84,736 \$42,368	\$209,300 \$36,086 \$40,597 \$24,358 \$54,129 \$54,129 \$54,129 \$99,867 \$87,278 \$43,639	\$215,57 \$37,16 \$41,81 \$25,08 \$55,75 \$55,75 \$102,86

	Roxborough Village - Com					
	DRAFT - Estimated P&L - 49,642 sq	i. ft. facility (w/ Cor	nmunity Pa	artner)		
Conceptual Costs: Other Costs (FF&E Design): Total Construction Costs:	\$28,765,300 \$6,366,043 \$35,131,343	<i>Note:</i> Community F	2 - Multi-Purpo 1 - Pool Partner Space:		(example = Libra	-y)
Summary		<u>2024</u>	<u>2025</u>	<u>2026</u>	2027	2028
 Total Revenue Total Expenses 				\$2,014,460 \$1,935,672	\$2,044,763 \$1,993,742	\$2,105,636 \$2,053,555
- Net		\$54,514	\$76,950	\$78,788	\$51,021	\$52,081
- Margin		3%	4%	4%	2%	2%
Day Camps:		\$78,467			i	\$86,34
- Summer - School Out Camp	No Change based on sq. footage No Change based on sq. footage	\$62,800 \$15,667				\$70,682 \$15,667
Sport Programs:		\$201,796	\$207,850	\$214,085	\$220,508	\$227,123
- 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	\$100,84 ²
Non-Physical Activities / Pr	ograms:	\$121,229	\$124,866	\$128,612	\$132,471	\$136,44
 Art Classes Family Fun Night Nutritional Cooking Classes Music Classes Language - Spanish Book Clubs Computer Classes Trivia Games Ski Clubs Card Game Club Travel Clubs Languages Basic STEAM classes Drama Classes 		\$9,984 \$2,704 \$6,656 \$8,320 \$6,656 \$2,704 \$10,573 \$8,112 \$6,240 \$13,312 \$19,968 \$13,312	\$2,785 \$6,856 \$8,570 \$6,856 \$10,284 \$2,785 \$10,891 \$8,355 \$6,427 \$13,711 \$20,567	\$2,869 \$7,061 \$8,827 \$7,061 \$2,869 \$10,592 \$2,869 \$11,217 \$8,606 \$6,620 \$14,123	\$2,955 \$7,273 \$9,091 \$7,273 \$2,955 \$10,910 \$2,955 \$11,554 \$8,864	\$11,23 \$3,04 \$7,49 \$9,36 \$7,49 \$3,04 \$11,23 \$3,04 \$11,90 \$9,13 \$7,02 \$14,98 \$22,47 \$14,98
Added Revenue Items:	Unaversita bila 🔿 45 007 an #	* 2	¢0	() () () () () () () () () ()	1	¢
- Swim Team: (Rental Fee) - Rentals (Birthday Parties, Weddings, Meeting Space, Corporate Outings, etc.)	Unavailable @ 45,007 sq. ft 2 - Multi-purpose Rooms and 1 Pool	\$0 \$35,000			\$0 	\$ \$39,39
Specialty Services - pull it out Physical Therapy	Unavailable @ 45,007 sq. ft	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$ \$

Roxborough Village - Community & Recreation Center					
DRAFT - Estimated P&L - 49,642 sq. ft.	facility (w/ Cor	nmunity Pa	artner)		
\$28,765,300	Note:	2 - Multi-Purpo	se Rooms		
\$6,366,043		1 - Pool	4 700 og ft	(example = Libra	an d
\$35,131,343	Community P	armer Space:	4,700 SQ. II	(example = Libra	ary)
	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
	\$1,927,680	\$1,956,243	\$2,014,460	\$2,044,763	\$2,105,636
	\$1,873,165	\$1,879,293	\$1,935,672	\$1,993,742 	\$2,053,555
	\$54,514	\$76,950	\$78,788	\$51,021	\$52,081
			Í	i	
	3%	4%	4%	2%	2%
	\$0		\$0	\$0	\$0
	\$0	\$0	\$0	\$0 \$0	\$0
	\$0	\$0	\$0	\$0	\$0

\$1,927,6801 \$1,956,2431 \$2,014,4601 \$2,044,7631 \$2,105,636

EXPENSES:

Conceptual Costs:

Summary

Net

Margin

Other Costs (FF&E Design):

Total Construction Costs:

Total Revenue **Total Expenses**

Occupational Therapy

TOTAL REVENUE:

Outpatient Rehab Respite Care

	000 ·				
	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
NON-INSTRUCTOR BASE STAFF	\$921,810.03	\$949,464.33	\$977,948.26	\$1,007,286.71	\$1,037,505.31
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
INSTRUCTOR LEAD STAFF	\$416,660.64	\$429,160.46	\$442,035.28	\$455,296.34	\$468,955.23
- Specialty Programs	\$114,647.85	\$118,087.28	\$121,629.90		\$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
UTILITIES / OPERATING OVERHEAD	\$486,086.00	\$500,668.58	\$515,688.64	\$531,159.30	\$547,094.08
- 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

Roxboro	ugh Village - Comm	unity & Recre	ation Co	enter		
DRAFT - Es	timated P&L - 49,642 sq.	ft. facility (w/ Con	nmunity Pa	artner)		
Conceptual Costs: Other Costs (FF&E Design): Total Construction Costs:	\$28,765,300 \$6,366,043 \$35,131,343		2 - Multi-Purpo 1 - Pool Partner Space:		(example = Libra	ry)
Summary		<u>2024</u>	2025	<u>2026</u>	<u>2027</u>	2028
- Total Revenue		\$1,927,680			\$2,044,763	\$2,105,636
- Total Expenses					\$1,993,742	\$2,053,555
- Net		\$54,514	\$76,950	\$78,788	\$51,021	\$52,081
					i	
- Margin		3%	4%	4%	2%	2%
- 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
Miscellaneous		\$48,608.60	\$50,066.86	\$51,568.86	\$53,115.93	\$54,709.41
Total Expenses:		\$1,873,165	\$1,879,293	\$1,935,672	\$1,993,742	\$2,053,555

	AFT - Estimated P&L - 55,548 sq.	. ft. facility (w/o Co	mmunity P	artner)		
Capital Expense: Other Costs: Total Construction Costs:	\$30,280,231 \$7,103,023 \$37,383,254		4 - Multi-Purpo 2 - Pools	se Rooms		
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			\$1,976,782			\$2,160,083
- Net		\$304,907	\$338,275	\$347,953	\$325,618	\$334,916
- Margin		13%	15%	15%	13%	13%
margin		1070	1070	1070	1070	1070
REVENUE:						
Member Revenue:		<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
 Non-Roxborough Resident Projected M (adjusted to account for additional ament larger facility) 	•	1,210	1,210	1,210	1,210	1,210
 Est. Membership Avg. Monthly Rate (pr regularly to ensure price aligns w/ market 		\$72	\$72	\$74	\$74	\$76
Note: Membership is FREE to Roxboroug	gh Village Residents					
Note: Membership is FREE to Roxboroug	gh Village Residents	\$1,045,440		. , , ,		\$1,109,107
•	gh Village Residents	\$1,045,440 \$ tbd	\$1,045,440 \$ tbd	\$1,076,803 \$ tbd	\$1,076,803 \$ tbd	\$1,109,107 \$ tbd
- Member Revenue	-	\$ tbd	\$ tbd	\$ tbd	\$ tbd	\$ tbd
- Member Revenue - Joining Fees	# of Multi-Purpose Rms			. , , ,		
- Member Revenue - Joining Fees Program Revenue:	-	\$ tbd	\$ tbd	\$ tbd	\$ tbd	\$ tbd
- Member Revenue - Joining Fees	# of Multi-Purpose Rms	\$ tbd	\$ tbd <u>2025</u> \$246,607	\$ tbd <u>2026</u> \$254,005	\$ tbd	\$ tbd
- Member Revenue - Joining Fees Program Revenue: Specialty Programs:	# of Multi-Purpose Rms 4	\$ tbd <u>2024</u> \$239,424 \$41,280 \$46,440	\$ tbd <u>2025</u> \$246,607 \$42,518 \$47,833	\$ tbd <u>2026</u> \$254,005 \$43,794 \$49,268	\$ tbd 2027 \$261,625 \$45,108 \$50,746	\$ tbd <u>2028</u> \$269,474 \$46,467 \$52,265
Member Revenue Joining Fees Program Revenue: Specialty Programs: Cross / Circuit Training Mat Pilates Yoga	# of Multi-Purpose Rms 4 4 4 4	\$ tbd <u>2024</u> \$239,424 \$41,280 \$46,440 \$27,864	\$ tbd 2025 \$246,607 \$42,518 \$47,833 \$28,700	\$ tbd 2026 \$254,005 \$43,794 \$49,268 \$29,561	\$ tbd 2027 \$261,625 \$45,108 \$50,746 \$30,448	\$ tbd 2028 \$269,474 \$46,46 \$52,269 \$31,36
Member Revenue Joining Fees Program Revenue: Specialty Programs: Cross / Circuit Training Mat Pilates Yoga Cycle	# of Multi-Purpose Rms 4 4 4 4 4 4	\$ tbd 2024 \$239,424 \$41,280 \$46,440 \$27,864 \$61,920	\$ tbd 2025 \$246,607 \$42,518 \$47,833 \$28,700 \$63,778	\$ tbd 2026 \$254,005 \$43,794 \$49,268 \$29,561 \$65,691	\$ tbd 2027 \$261,625 \$45,108 \$50,746 \$30,448 \$67,662	\$ tbd 2028 \$269,474 \$46,46 \$52,269 \$31,36 \$69,692
Member Revenue Joining Fees Program Revenue: Specialty Programs: Cross / Circuit Training Mat Pilates Yoga	# of Multi-Purpose Rms 4 4 4 4	\$ tbd <u>2024</u> \$239,424 \$41,280 \$46,440 \$27,864	\$ tbd 2025 \$246,607 \$42,518 \$47,833 \$28,700 \$63,778	\$ tbd 2026 \$254,005 \$43,794 \$49,268 \$29,561 \$65,691	\$ tbd 2027 \$261,625 \$45,108 \$50,746 \$30,448 \$67,662	\$ tbd 2028 \$269,474 \$46,46 \$52,269 \$31,36 \$69,692
Member Revenue Joining Fees Program Revenue: Specialty Programs: Cross / Circuit Training Mat Pilates Yoga Cycle Small Group / Family Personal Training	# of Multi-Purpose Rms 4 4 4 4 4 4	\$ tbd 2024 \$239,424 \$41,280 \$46,440 \$27,864 \$61,920	\$ tbd 2025 \$246,607 \$42,518 \$47,833 \$28,700 \$63,778	\$ tbd 2026 \$254,005 \$43,794 \$49,268 \$29,561 \$65,691	\$ tbd 2027 \$261,625 \$45,108 \$50,746 \$30,448 \$67,662 \$67,662	\$ tbd <u>2028</u> \$269,474 \$46,46
Member Revenue Joining Fees Program Revenue: Specialty Programs: Cross / Circuit Training Mat Pilates Yoga Cycle Small Group / Family Personal Training Personal Training	# of Multi-Purpose Rms 4 4 4 4 4 4 4	\$ tbd 2024 \$239,424 \$41,280 \$46,440 \$27,864 \$61,920 \$61,920	\$ tbd 2025 \$246,607 \$42,518 \$47,833 \$28,700 \$63,778 \$63,778 \$63,778 \$63,778	\$ tbd 2026 \$254,005 \$43,794 \$49,268 \$29,561 \$65,691 \$65,691 \$65,691 \$65,691 \$65,691	\$ tbd 2027 \$261,625 \$45,108 \$50,746 \$30,448 \$67,662 \$67,662 \$67,662 \$156,041	\$ tbd 2028 \$269,474 \$46,46 \$52,269 \$31,36 \$69,692 \$69,692
Member Revenue Joining Fees Program Revenue: Specialty Programs: Cross / Circuit Training Mat Pilates Yoga Cycle Small Group / Family Personal Training Personal Training Special Fitness Programs:	# of Multi-Purpose Rms 4 4 4 4 4 4 2	\$ tbd 2024 \$239,424 \$41,280 \$46,440 \$27,864 \$61,920 \$61,920 \$61,920 \$142,800 \$99,840	\$ tbd 2025 \$246,607 \$42,518 \$47,833 \$28,700 \$63,778 \$63,778 \$63,778 \$63,778 \$147,084 \$102,835	\$ tbd 2026 \$254,005 \$43,794 \$49,268 \$29,561 \$65,691 \$65,691 \$65,691 \$151,497 \$105,920	\$ tbd 2027 \$261,625 \$45,108 \$50,746 \$30,448 \$67,662 \$67,662 \$67,662 \$156,041 \$109,098	\$ tbd 2028 \$269,474 \$46,46 \$52,260 \$31,36 \$69,692 \$69,692 \$160,722 \$112,37
Member Revenue Joining Fees Program Revenue: Specialty Programs: Cross / Circuit Training Mat Pilates Yoga Cycle Small Group / Family Personal Training	# of Multi-Purpose Rms 4 4 4 4 4 4 4	\$ tbd 2024 \$239,424 \$41,280 \$46,440 \$27,864 \$61,920 \$61,920 \$61,920 \$61,920 \$61,920	\$ tbd 2025 \$246,607 \$42,518 \$47,833 \$28,700 \$63,778 \$63,778 \$63,778 \$63,778 \$147,084 \$102,835	\$ tbd 2026 \$254,005 \$43,794 \$49,268 \$29,561 \$65,691 \$65,691 \$65,691 \$151,497 \$105,920 \$52,960	\$ tbd 2027 \$261,625 \$45,108 \$50,746 \$30,448 \$67,662 \$67,662 \$67,662 \$156,041 \$109,098 \$54,549	\$ tbd 2028 \$269,474 \$46,46 \$52,269 \$31,36 \$69,692 \$69,692 \$160,723

	Roxborough Village - Com					
D	RAFT - Estimated P&L - 55,548 so	∣. ft. facility (w/o Co	mmunity P	artner)		
Capital Expense: Other Costs: Total Construction Costs:	\$30,280,231 \$7,103,023 \$37,383,254	Note:	4 - Multi-Purpo 2 - Pools	ose Rooms		
Summary		<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	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
- Net		\$304,907	\$338,275	\$347,953	\$325,618	\$334,916
- Margin		13%	15%	15%	13%	13%
Day Camps:		\$78,467	\$80,351	\$82,292	\$84,290	\$86,349
- Summer - School Out Camp	No Change based on sq. footage No Change based on sq. footage	\$62,800 \$15,667			· · · ·	\$70,682 \$15,667
Sport Programs:		\$201,796	\$207,850	\$214,085	\$220,508	\$227,123
- 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
Non-Physical Activities / Pro	ograms:	\$151,537	\$156,083	\$160,765	\$165,588	\$170,556
 Art Classes Family Fun Night Nutritional Cooking Classes Music Classes Language - Spanish Book Clubs Computer Classes Trivia Games Ski Clubs Card Game Club Travel Clubs Languages Basic STEAM classes Drama Classes Added Revenue Items:		\$12,480 \$3,380 \$8,320 \$10,400 \$8,320 \$3,380 \$12,480 \$3,380 \$13,217 \$10,140 \$7,800 \$16,640 \$24,960 \$16,640	\$3,481 \$8,570 \$10,712 \$8,570 \$3,481 \$12,854 \$3,481 \$13,613 \$10,444 \$8,034 \$17,139 \$25,709 \$17,139	\$3,586 \$8,827 \$11,033 \$8,827 \$3,586 \$13,240 \$3,586 \$14,022 \$10,758 \$8,275 \$17,653 \$26,480 \$17,653	\$3,693 \$9,091 \$11,364 \$9,091 \$3,693 \$13,637 \$3,633 \$14,442 \$11,080 \$8,523 \$18,183 \$27,274 \$18,183	\$14,046 \$3,804 \$9,364 \$11,705 \$9,364 \$3,804 \$14,046 \$3,804 \$14,875 \$11,413 \$8,779 \$18,728 \$28,093 \$18,728
- Swim Team: (Rental Fee) - Rentals (Birthday Parties,	Unavailable @ 45,007 sq. ft	\$50,000				\$56,275
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 Physical Therapy	Unavailable @ 45,007 sq. ft	\$47,380 \$0	\$48,801 \$0	\$50,265 \$0	\$51,773 \$0	\$53,327 \$0

Roxborough Village - Community & Recreation Center						
	DRAFT - Estimated P&L - 55,548 sq. ft. fa	acility (w/o Co	mmunity P	artner)		
Capital Expense:	\$30,280,231		4 - Multi-Purpo	se Rooms		
Other Costs: Total Construction Costs:	\$7,103,023 \$37,383,254		2 - Pools			
	\$37,303,234					
Summary		<u>2024</u>	<u>2025</u>	2026	2027	<u>2028</u>
- Total Revenue		\$2,278,534	\$2,315,057	\$2,384,038	\$2,422,785	\$2,494,999
- Total Expenses					\$2,097,168	\$2,160,083
- Net		\$304,907	\$338,275	\$347,953	\$325,618	\$334,916
		*** ., **	<i>+•••</i> ,•	<i>t</i> •,•••	+,- I	<i> </i>
- Margin		13%	15%	15%	13%	13%
Occupational Therapy		\$0	\$0	\$0	\$0	\$0
Outpatient Rehab		\$0 \$0		\$0	\$0	\$0
Respite Care		\$0	\$0	\$0	\$0	\$0
TOTAL REVENUE:		\$2.328.534	\$2.366.5571	\$2.437.0831	\$2,477,4221	\$2,551,274
			• • • • • • •	, , , , , , , , , , , , , , , , , , , ,	. , , -	· · · · ·
EXPENSES:						
		<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
NON-INSTRUCTOR BASE STAFF		\$921,810.03	\$949,464.33	\$977,948.26	\$1,007,286.71	\$1,037,505.31
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
INSTRUCTOR LEAD STAFF		\$453,176.39	\$466,771.68	\$480,774.83	\$495,198.08	\$510,054.02
 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
UTILITIES / OPERATING OVERHE	AD	\$544,219.00	\$560,545.57	\$577,361.94	\$594,682.80	\$612,523.28
- 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

Roxborough Village - Community & Recreation Center						
DRAFT - Estimated P&L - 55,548 sq. ft. facility (w/o Community Partner)						
Capital Expense: Other Costs: Total Construction Costs:	\$30,280,231 \$7,103,023 \$37,383,254		4 - Multi-Purpo 2 - Pools	ose Rooms		
Summary		<u>2024</u>	<u>2025</u>	2026	<u>2027</u>	2028
- Total Revenue					\$2,422,785	\$2,494,999
- Total Expenses				\$2,036,085		\$2,160,083
- Net		\$304,907	\$338,275	\$347,953	\$325,618	\$334,916
				i		
- Margin		13%	15%	15%	13%	13%
- 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
Miscellaneous		\$54,421.90	\$56,054.56	\$57,736.19	\$59,468.28	\$61,252.33
Total Expenses:		\$1,973,627	\$1,976,782	\$2,036,085	\$2,097,168	\$2,160,083

Community P <u>2024</u> \$2,288,988	4 - Multi-Purpo 2 - Pools artner Space: <u>2025</u>	se Rooms 4,700 sq. ft (<u>2026</u>	(example = Library)	
Community P <u>2024</u> \$2,288,988	2 - Pools artner Space: <u>2025</u>	4,700 sq. ft (<u>2026</u>		1
Community P <u>2024</u> \$2,288,988	artner Space:	2026		1
<mark>2024</mark> \$2,288,988	2025	2026)
\$2,288,988				
	\$2,325,511		<u>2027</u>	2028
\$1,973,627 		\$2,394,806	\$2,433,553	\$2,506,090
	\$1,976,782	\$2,036,085 	\$2,097,168	\$2,160,083
\$315,361	\$348,729	\$358,721	\$336,386	\$346,007
14% I	15% I	15% I	14%	14%
<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
1,222	1,222	1,222	1,222	1,222
\$72	\$72	\$74	\$74	\$76
\$1,055,894	\$1,055,894	\$1,087,571	\$1,087,571	\$1,120,198
\$ tbd	\$ tbd	\$ tbd	\$ tbd	\$ tbd
<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
\$239,424	\$246,607	\$254,005	\$261,625	\$269,474
\$41,280	\$42,518	\$43,794	\$45,108	\$46,461
\$46,440	\$47,833	\$49,268	\$50,746	\$52,269
\$27,864	· · · ·	· · · · · ·	\$30,448	\$31,361
\$61,920	· · · ·		\$67,662	\$69,692
\$61,920	\$63,778	\$65,691	\$67,662	\$69,692
\$142,800	\$147,084	\$151,497	\$156,041	\$160,723
\$99,840	\$102,835	\$105,920	\$109,098	\$112,371
\$49,920	\$51,418	\$52,960	\$54,549	\$56,185
\$49,920			\$54,549	\$56,185
\$210,600	\$216,918	\$223,426	\$230.128	\$237,032
	\$72 \$1,055,894 \$ tbd \$ tbd \$239,424 \$41,280 \$46,440 \$27,864 \$61,920 \$61,920 \$142,800 \$142,800 \$99,840 \$49,920 \$49,920	2024 2025 1,222 1,222 \$72 \$72 \$1,055,894 \$1,055,894 \$1,055,894 \$1,055,894 \$tbd \$tbd \$2024 2025 \$239,424 \$246,607 \$41,280 \$42,518 \$46,440 \$47,833 \$27,864 \$28,700 \$61,920 \$63,778 \$61,920 \$63,778 \$142,800 \$147,084 \$49,920 \$51,418 \$49,920 \$51,418	2024 2025 2026 1,222 1,222 1,222 \$72 \$72 \$74 \$1,055,894 \$1,055,894 \$1,087,571 \$1,055,894 \$1,055,894 \$1,087,571 \$1,055,894 \$1,055,894 \$1,087,571 \$1,055,894 \$1,055,894 \$1,087,571 \$1,055,894 \$1,055,894 \$1,087,571 \$1,055,894 \$1,055,894 \$1,087,571 \$1,055,894 \$1,055,894 \$1,087,571 \$1,055,894 \$1,055,894 \$1,087,571 \$1,055,894 \$1,055,894 \$1,087,571 \$1,055,894 \$1,055,894 \$1,087,571 \$1,055,894 \$1,055,894 \$1,087,571 \$1,055,894 \$1,055,894 \$1,087,571 \$2024 \$2025 \$2026 \$41,280 \$42,518 \$43,794 \$46,440 \$47,833 \$49,268 \$27,864 \$28,700 \$29,561 \$61,920 \$63,778 \$65,691 \$61,920 \$63,778 \$65,691 <	2024 2025 2026 2027 1,222 1,222 1,222 1,222 1,222 \$72 \$72 \$74 \$74 \$1,055,894 \$1,055,894 \$1,087,571 \$1,087,571 \$tbd \$tbd \$tbd \$tbd \$tbd 2024 2025 2026 2027 \$1,055,894 \$1,055,894 \$1,087,571 \$1,087,571 \$tbd \$tbd \$tbd \$tbd \$tbd 2024 2025 2026 2027 \$239,424 \$246,607 \$254,005 \$261,625 \$41,280 \$42,518 \$43,794 \$45,108 \$46,440 \$47,833 \$49,268 \$50,746 \$27,864 \$28,700 \$29,561 \$30,448 \$61,920 \$63,778 \$66,691 \$67,662 \$142,800 \$147,084 \$151,497 \$156,041 \$99,840 \$102,835 \$105,920 \$109,0981 \$49,920 \$51,418 \$52,960 \$54,549

Roxborough Village - Community & Recreation Center						
	DRAFT - Estimated P&L - 55,548 so	q. ft. facility (w/ Co	mmunity P	artner)		
Capital Expense:	\$30,280,231	Note:	4 - Multi-Purpo	ose Rooms		
Other Costs:	\$7,103,023		2 - Pools			
Total Construction Costs:	\$37,383,254	Community F	Partner Space:	4,700 sq. ft	(example = Library))
Summary		<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	2028
- Total Revenue		\$2,288,988	\$2,325,511	\$2,394,806	\$2,433,553	\$2,506,09
- Total Expenses		\$1,973,627	\$1,976,782	\$2,036,085	\$2,097,168	\$2,160,08
- Net		\$315,361	\$348,729	\$358,721	\$336,386	\$346,00
Maraia		4.40/	4 5 0/	450/	4.40/	4 40/
- Margin		14%	15%	15%	14%	14%
Day Camps:		\$78,467	\$80,351	\$82,292	\$84,290	\$86,34
- Summer	No Change based on sq. footage	\$62,800	\$64,684	\$66,625	\$68,623	\$70,68
- School Out Camp	No Change based on sq. footage	\$15,667	\$15,667	\$15,667	\$15,667	\$15,66
Sport Programs:		\$201,796	\$207,850	\$214,085	\$220,508	\$227,12
- Sports (clinics / leagues: Basketball, Baseball, Soccer)	No Change based on sq. footage	\$112,200	\$115,566	\$119,033	\$122,604	\$126,28
- Summer Sport Camps (5 weeks)	No Change based on sq. footage	\$89,596	\$92,284	\$95,052	\$97,904	\$100,84
Non-Physical Activities / Pro	ograms:	\$151,537	\$156,083	\$160,765	\$165,588	\$170,55
- Art Classes	5	\$12,480	\$12,854	\$13,240	\$13,637	\$14,04
- Family Fun Night		\$3,380			\$3,693	\$3,80
 Nutritional Cooking Classes 		\$8,320	\$8,570	\$8,827	\$9,091	\$9,36
- Music Classes		\$10,400	\$10,712	\$11,033	\$11,364	\$11,70
- Language - Spanish		\$8,320			\$9,091	\$9,36
- Book Clubs		\$3,380			\$3,693	\$3,80
- Computer Classes		\$12,480		, .	• • • • • •	\$14,04
- Trivia Games		\$3,380			\$3,693	\$3,80
- Ski Clubs		\$13,217			\$14,442	\$14,87
- Card Game Club		\$10,140			\$11,080	\$11,41
- Travel Clubs		\$7,800	. ,		\$8,523	\$8,77
- Languages		\$16,640			\$18,183	\$18,72
- Basic STEAM classes - Drama Classes		\$24,960 \$16,640	. ,		\$27,274 \$18,183	\$28,09 \$18,72
Added Revenue Items:					i	
- Swim Team: (Rental Fee)	Unavailable @ 45,007 sq. ft	\$50,000	\$51,500	\$53,045	\$54,636	\$56,27
- Rentals (Birthday Parties,			. ,			,
Weddings, Meeting Space, Corporate	4 - Multi-purpose Rooms and 2 Pools	\$61,250	\$63,088	\$64,980	\$66,930	\$68,93
Outings, etc.)		φ 01,2 50	403,000	φ04,980 Ι	\$00,33U	400,3 3
Specialty Services - pull it out	Unavailable @ 45,007 sq. ft	\$47,380	\$48,801	\$50,265	\$51,773	\$53,32

Roxborough Village - Community & Recreation Center						
	DRAFT - Estimated P&L - 55,548 sq. ft. fac	cility (w/ Co	mmunity P	artner)		
Capital Expense:	\$30,280,231	Note:	4 - Multi-Purpo	se Rooms		
Other Costs:	\$7,103,023		2 - Pools			
Total Construction Costs:	\$37,383,254	Community F	Partner Space:	4,700 sq. ft	(example = Library))
Summary		<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	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
- Net		\$315,361	\$348,729	\$358,721	\$336,386	\$346,007
- Margin		14%	15%	15%	14%	14%
Physical Therapy		\$0	\$0	\$0	\$0	\$0
Occupational Therapy		\$0 \$0	\$0 \$0	\$0 \$0		\$0 \$0
Outpatient Rehab		\$0	\$0	\$0		\$0
Respite Care		\$0		\$0		\$0
TOTAL REVENUE:		\$2,338,988	\$2,377,0111	\$2,447,851	\$2,488,1901	\$2,562,365
EXPENSES:						
		<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
NON-INSTRUCTOR BASE STAFF		\$921,810.03	\$949,464.33	\$977,948.26	\$1,007,286.71	\$1,037,505.31
		\$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 Maintenance		\$389,101.44 \$45,000.00	\$400,774.48 \$46,350.00	\$412,797.72 \$47,740.50	\$425,181.65 \$49,172.72	\$437,937.10 \$50,647.90
Management		\$85,000.00	\$40,350.00 \$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
INSTRUCTOR LEAD STAFF		\$453,176.39	\$466,771.68	\$480,774.83	\$495,198.08	\$510,054.02
- Specialty Programs		\$114,647.85	\$118,087.28	\$121,629.90	\$125,278.80	\$129,037.16
- Personal Training		\$101,432.63		\$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 Non-Physical Activities 		\$20,697.09 \$57,265.96	\$21,318.00 \$58,983.94	\$21,957.54 \$60,753.46	\$22,616.26 \$62,576.06	\$23,294.75 \$64,453.34
- Rental Coordinator Staff		\$57,265.96 \$7,176.00	\$58,983.94 \$7,391.28	\$60,753.46 \$7,613.02	\$62,576.06 \$7,841.41	\$64,453.34 \$8,076.65
UTILITIES / OPERATING OVERHEA	D	\$544,219.00	\$560,545.57	\$577,361.94	\$594,682.80	\$612,523.28
- 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

Roxborough Village - Community & Recreation Center						
DRAFT - Estimated P&L - 55,548 sq. ft. facility (w/ Community Partner)						
Capital Expense: Other Costs: Total Construction Costs:	\$30,280,231 \$7,103,023 \$37,383,254	Note: Community F	<i>4 - Multi-Purpo 2 - Pools</i> Partner Space:		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				\$2,036,085	\$2,097,168	\$2,160,083
- Net		\$315,361	\$348,729	\$358,721	\$336,386	\$346,007
		4.40/	4 50/	4 50/	4.40/	4 40/
- Margin		14%	15%	15%	14%	14%
- 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
Miscellaneous		\$54,421.90	\$56,054.56	\$57,736.19	\$59,468.28	\$61,252.33
Total Expenses:		\$1,973,627	\$1,976,782	\$2,036,085	\$2,097,168	\$2,160,083

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 (<u>Assessor - Douglas County Government</u>). A line item should appear that shows your address and the correct property owner.

	Property Search: Use the search below to search for Doug	glas County properties	
All - Search Co	County Properties, e.g. '123 Main' or 'John Smith'	* 0.	Sort by Best Match +

- 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.**



- 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.

Assessed Value = Actual Value * 7.15% Property Taxes = Assessed Value * (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

30 Year Financing Scenario Comparison								
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	\$37,383,254	\$37,383,254	\$35,132,028	\$32,481,343				
Cost								
Projected Bond Mill	33.665 Mills	33.665 Mills	31.622 Mills	29.219 Mills				
Levy								
Annual Tax Impact								
per \$100,000 Actual	\$240.71	\$240.71	\$226.10	\$208.92				
Residential Value								
Monthly Tax Impact								
per \$100,000 Actual	\$20.06	\$20.06	\$18.84	\$17.41				
Residential Value								

Projected Operating Revenues and Expenses

Net Op	Net Operating Revenue Comparisons (First Year of Operations – 2024)								
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	\$1,973,627	\$1,973,627	\$1,873,165	\$1,873,165					
Operating Expenses									
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					