Attachment D: Operating Proforma - Golf Acres Senior Center

Note: All figures for facility operations are estimates, based on the previous arrangement between City and YMCA

		Paid By	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
INCOME	Rental Income (no charge to YMCA)	n/a	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	YMCA Operating Funds: community support, contributions, grants, program fees and misc. revenue (increasing at 2%)	YMCA	$ 475,347	$ 484,854	$ 494,551	$ 504,442	$ 514,531	$ 524,821	$ 535,318	$ 546,024	$ 556,945	$ 568,084
	Effective Gross Income		**$ 475,347**	**$ 484,854**	**$ 494,551**	**$ 504,442**	**$ 514,531**	**$ 524,821**	**$ 535,318**	**$ 546,024**	**$ 556,945**	**$ 568,084**
EXPENSES	Senior Center Staffing (increasing by 3%)	YMCA	$ 318,682	$ 328,242	$ 338,090	$ 348,232	$ 358,679	$ 369,440	$ 380,523	$ 391,939	$ 403,697	$ 415,808
	Admin/Overhead (Increasing by 2%)	YMCA	$ 51,806	$ 52,842	$ 53,899	$ 54,977	$ 56,076	$ 57,198	$ 58,342	$ 59,509	$ 60,699	$ 61,913
	Metropolitan Fee Expense	YMCA	$ 71,302	$ 71,302	$ 71,302	$ 71,302	$ 71,302	$ 71,302	$ 71,302	$ 71,302	$ 71,302	$ 71,302
	Utilities (Increasing by 2%)	YMCA	$ 30,000	$ 30,600	$ 31,212	$ 31,836	$ 32,473	$ 33,122	$ 33,785	$ 34,461	$ 35,150	$ 35,853
	Interior Maintenance and Repairs, Janitorial (Increasing by 2%)	YMCA	$ 6,000	$ 6,120	$ 6,304	$ 6,493	$ 6,687	$ 6,888	$ 7,095	$ 7,308	$ 7,527	$ 7,753
	Exterior / Site Maintenance	City	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Captial Expenditures	City	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total Expenses		**$ 477,790**	**$ 489,107**	**$ 500,806**	**$ 512,840**	**$ 525,218**	**$ 537,950**	**$ 551,047**	**$ 564,518**	**$ 578,374**	**$ 592,628**
NET OPERATING INCOME			**$ (2,443)**	**$ (4,253)**	**$ (6,255)**	**$ (8,398)**	**$ (10,687)**	**$ (13,129)**	**$ (15,729)**	**$ (18,493)**	**$ (21,430)**	**$ (24,544)**
PROGRAM FEES AND REVENUE	City Covers YMCA Shortfall	City	$ 2,443	$ 4,253	$ 6,255	$ 8,398	$ 10,687	$ 13,129	$ 15,729	$ 18,493	$ 21,430	$ 24,544
	OR											
	City and YMCA Split Revenues	YMCA	-	-	-	-	-	-	-	-	-	-
YEAR END BALANCE			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**