

**Town/RoughRider (RRSC) Community Center Partnership (Constant \$ Model)**

June, 2018

**Assumptions:**

Total Construction Estimate	15,660,000
Design Estimate (10% of base construction cost)	1,566,000
Construction Contingency	2,766,000
Total Memberships	2,060
Total Number of Members	3,300
Lease Revenue from RRSC of Town Community	682,300
RRSC Office Lease - 3,990 SF	95,760

*4/18 construction estimate provided by DSP Builders  
10% design cost (of original estimate). Design year 1, construction year 2, facility open year 3  
Construction contingency (standard 10% plus \$1.2 million for roughly 2 years of inflation)  
Assumes a six year ramp-up to 100% of members. Also, no punch passes available, only monthly memberships.*

**Revenues**

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
- Total Membership Revenue - (100% at year 6)												
- Deduct Member Revenue to Impact Sports												
- Deduct Member Revenue to RRSC												
- RoughRider Lease												
- Office Lease												
- Bond Proceeds												
- New sales/use tax revenues	0.25%	823,699	823,699	823,699	823,699	823,699	823,699	823,699	823,699	823,699	823,699	823,699
- New property tax revenues (mill levy)	1.500	351,000	351,000	351,000	351,000	351,000	351,000	351,000	351,000	351,000	351,000	351,000
- Other												
<b>Total Town Revenues</b>	<b>1,174,699</b>	<b>19,674,899</b>	<b>2,216,669</b>	<b>2,480,579</b>	<b>2,638,925</b>	<b>2,797,271</b>	<b>2,902,835</b>	<b>2,879,999</b>	<b>2,879,999</b>	<b>2,879,999</b>	<b>2,879,999</b>	<b>2,879,999</b>

**Expenses**

- Town Operating Costs												
- Town FF&E												
- Routine Capital Maintenance Costs												
- Property Casualty/General Liability Insurance												
- Workers Compensation Insurance												
- Design												
- Construction												
- Loan Payment (Construction)												
<b>Total Expenses</b>	<b>1,566,000</b>	<b>19,936,000</b>	<b>2,556,000</b>	<b>2,581,000</b>	<b>2,681,000</b>	<b>2,556,000</b>	<b>2,581,000</b>	<b>2,681,000</b>	<b>2,556,000</b>	<b>2,581,000</b>	<b>2,581,000</b>	<b>2,556,000</b>

Annual Surplus/(Deficit)/Town Subsidy	(391,301)	(261,301)	(339,331)	(100,421)	(42,075)	241,271	321,835	198,999	323,999	298,999	198,999	323,999
Cumulative Surplus/(Deficit)	(391,301)	(652,601)	(991,932)	(1,092,352)	(1,134,427)	(893,155)	(571,320)	(372,321)	(48,321)	250,678	449,678	773,677

**Average annual operating surplus/(deficit) - 10 years 142,628**

- Property Tax Increase, in mills (to help cover average annual deficit over 10 years)	1.500	351,000
- Sales/Use Tax Increase (to help cover average annual deficit over 10 years)	0.25%	823,699
<b>Total</b>		<b>1,174,699</b>

Louisville at 3.35 mills.  
Louisville at .15%.

**RRSC (Per Luke Taylor):**

	\$ Amount	Hours
Classrooms	35 Weeks x \$25/Hr. / Room (4 Rooms) x 40 Hr. / Wk.	1,400 (8:00 AM to 4:00 PM)
Basketball	42 Weeks x \$37.50/Hr. / Court (2 Courts) x 50 Hr. / Wk.	2,100
Pool	42 Weeks x \$11/Hr. / Lane (8 Lanes) x 50 Hr. / Wk.	2,100
Swimming Classes / Clinics / Etc.		?
<b>Total</b>	<b>\$ 682,300</b>	