

CA Neighborhood Center Profiles						
Village (7)*	Neighborhood Center (14)	Address	Date Built	Date Renovated	Square Footage (w/out pool)	Est. Assessed Building Value
<u>Dorsey Search</u>	Dorsey Hall Meeting Room	4765 Dorsey Hall Drive	1983	2015; L1	1515	\$340,875
<u>Harper's Choice</u>	Longfellow Neighborhood Center	5267 Eliots Oak Rd	1968	2014; L2	1285	\$289,125
	Swansfield Neighborhood Center	5659 Cedar Lane	1969	2008; L3	1440	\$324,000
<u>King's Contrivance</u>	MacGills Common Meeting Room	10025 Shaker Dr	1982	2015; L2	586	\$131,850
<u>Long Reach</u>	Jeffers hill Neighborhood Center	6030 Tamar Dr	1976	2005; L1	3240	\$729,000
	Locust Park Neighborhood Center	8995 Lambskin Ln	1972	2003; L1	2430	\$546,750
	Phelps Luck Neighborhood Center	5355 Phelps Luck Dr	1973	2002; L1	4302	\$967,950
<u>Oakland Mills</u>	Stevens Forest Neighborhood Center	6061 Stevens Forest Rd	1971	2016; L3	1302	\$292,950
	Talbott Spring Neighborhood Center	9660 Basket Ring Rd	1970	2002; L2 (ext.)	1169	\$263,025
	Thunder Hill Neighborhood Center	5134 Thunder Hill Rd	1969	1998; L1	1380	\$310,500
<u>River Hill</u>	River Hill Meeting Room	6330 Trotter Rd	1995	2018; L2	1681	\$378,225
<u>Wilde Lake</u>	Bryant Woods Neighborhood Center	10451 Green Mountain Circle	1967	2016; L3	1788	\$402,300
	Faulkner Ridge Neighborhood Center	15018 Marble Faun Ct	1967	2013; L3	1264	\$284,400
	Running Brook Neighborhood Center	5730 Columbia Rd	1969	2013; L3	1401	\$315,225
<u>*Villages without neighborhood centers</u>						
	Hickory Ridge					
	Owen Brown					
	Town Center					
<b>Heading</b>	<b>Definition</b>					
Date Renovated	Work completed within the past 20 years; L1:>\$100,000; L2: \$50,000 - \$100,000; L3: <\$50,000					
Est. Assessed Building Value	Based on existing building condition and square footage					
Minimal Work Required	Capital expenses and repairs to maintain structural integrity, watertight envelope and minimal aesthetic values					
Optimal Work Required	Capital expenses associated with ADA related improvements and mid term capital expenses for windows, siding and door systems					
CA Operating Costs (annual repairs & maintenance)	Building operating costs greater than \$1,000 such as minor HVAC and plumbing repairs					
Annual Interest & Depreciation	Interest expense is the cost of financing capital expenses. Depreciation is the method of allocating the capital cost of a fixed asset over its estimated economic useful life. Both interest and depreciation are annual expenses.					
Ongoing Annualized Capital	Cost of major capital projects such as HVAC and roof replacements spread over 30 year depreciation schedule					
Village Operating Costs	Building operating costs including maintenance and repairs less than \$1,000 per occurrence					

CA Neighborhood Center Estimated Capital & Operating Expenses

Village (7)*	Neighborhood Center (14)	Minimal Work Required	Est. Cost of Minimal Work	Need by Date	Optimal Work Required	Est. Cost of Optimal Work	Est. Ongoing Annualized Capital Expenditures	Est. CA Operating Costs	Annual Interest & Depreciation	Neighborhood Operating Costs	Estimated Neighborhood Center Operating Cost
<u>Dorsey Search</u>	Dorsey Hall Meeting Room	none	N/A	N/A	none	N/A	\$2,912.00	\$6,105.45	\$29,439.00	Not available	\$8,411.28
<u>Harper's Choice</u>	Longfellow Neighborhood Center	Gutters & Downspouts	\$2,500	1 to 2 yrs	skylights	\$4,600	\$2,932.00	\$5,178.55	\$12,862.85	Not available	\$7,134.32
	Swansfield Neighborhood Center	Interior re-fresh, paint, flooring, cabinets	\$25,000	1 to 3 yrs	none	N/A	\$3,148.00	\$5,803.20	\$14,414.40		\$7,994.88
<u>King's Contrivance</u>	MacGills Common Meeting Room	none	N/A	N/A	ADA parking, access, and restrooms	\$171,000	\$1,492.00	\$2,361.58	\$5,865.86	Not available	\$3,253.47
<u>Long Reach</u>	Jeffers Hill Neighborhood Center	Flooring, ceiling, cabinetry, paint, roof Structural repairs, flooring, ceiling, cabinetry, interior doors, partial drywall replacement, roof, windows, gutters & downspouts, ext. doors	\$70,000 \$212,000	1 to 2 yrs 1 to 3 yrs	additional ADA restrooms, HVAC ADA restrooms, parking & access	\$101,000 \$96,000	\$6,684.00 \$3,867.00	\$13,057.20 \$9,792.90	\$32,432.40 \$24,324.30	\$13,224.00 \$11,481.00	N/A N/A
	Locust Park Neighborhood Center										
	Phelps Luck Neighborhood Center	Flooring, ceiling, cabinetry, paint, roof	\$75,000	1 to 2 yrs	HVAC, fully compliant restrooms, ADA parking and access	\$104,000	\$7,368.00	\$17,337.06	\$43,063.02	\$44,526.00	N/A
<u>Oakland Mills</u>	Stevens Forest Neighborhood Center	Flooring, ceiling, cabinetry, paint	\$35,000	1 to 2 yrs	HVAC ADA Restrooms, ADA parking and access, HVAC	\$30,000 \$105,000	\$2,856.00 \$2,912.00	\$5,247.06 \$4,711.07	\$13,033.02 \$11,701.69	Not available	\$7,661.76
	Talbott Spring Neighborhood Center	Flooring, cabinetry, roof, paint	\$50,000	1 to 3 yrs							\$7,228.70
	Thunder Hill Neighborhood Center	Flooring, cabinetry	\$10,000	1 to 3 yrs	ADA parking and access	\$45,000	\$3,432.00	\$5,561.40	\$13,813.80		\$6,490.29
<u>River Hill</u>	River Hill Meeting Room	none	N/A	N/A	none	N/A	\$2,733.00	\$6,774.43	\$16,826.81	Not available	\$9,332.91
<u>Wilde Lake</u>	Bryant Woods Neighborhood Center	Cabinetry, roof, gutters & downspouts	\$35,000	1 to 3yrs	Interior & exterior doors, ADA parking and access	\$45,000	\$4,333.00	\$7,205.64	\$17,897.88	Not available	\$9,926.98
	Faulkner Ridge Neighborhood Center	Flooring, cabinetry, roof, gutters & downspouts	\$25,000	1 to 3yrs	lighting, ADA parking and access	\$79,000	\$2,888.00	\$5,093.92	\$12,652.64		\$7,017.73
	Running Brook Neighborhood Center	Flooring, ceiling, cabinetry, paint, roof, gutters & downspouts	\$35,000	1 to 3yrs	Siding, fully compliant restrooms, ADA parking and access	\$77,000	\$2,428.00	\$5,646.03	\$14,024.01		\$7,778.35
<b>Total</b>			<b>\$574,500</b>			<b>\$857,600</b>	<b>\$49,985.00</b>	<b>\$99,875.49</b>	<b>\$262,351.68</b>	<b>\$69,231.00</b>	<b>\$151,461.67</b>

Estimated Village Operating Cost: Square footage estimates based on Long Reach actuals reduced by 20%

## CA Neighborhood Center Estimated Income & Utilization

Village (7)*	Neighborhood Center (14)	Revenue Generated	Ongoing Usage %	Periodic Usage
<u>Dorsey Search</u>	Dorsey Hall Meeting Room	\$14,400.00	100%	0%
<u>Harper's Choice</u>	Longfellow Neighborhood Center	\$16,740.00	42%	1%
	Swansfield Neighborhood Center	\$17,520.00	57%	1%
<u>King's Contrivance</u>	MacGills Common Meeting Room	\$6,360.00	N/A	N/A
<u>Long Reach</u>	Jeffers hill Neighborhood Center	\$39,808.00	63%	5%
	Locust Park Neighborhood Center	\$32,324.00	62%	5%
	Phelps Luck Neighborhood Center	\$95,230.00	61%	Front 3% Back 8%
<u>Oakland Mills</u>	Stevens Forest Neighborhood Center	\$13,020.00	79%	5%
	Talbott Spring Neighborhood Center	\$13,950.00	62%	8%
	Thunder Hill Neighborhood Center	\$8,160.00	51%	3%
<u>River Hill</u>	River Hill Meeting Room	\$25,908.00	37%	N/A
<u>Wilde Lake</u>	Bryant Woods Neighborhood Center	\$27,980.00	55%	1%
	Faulkner Ridge Neighborhood Center	\$20,000.00	68%	2%
	Running Brook Neighborhood Center	\$20,000.00	52%	3%

Revenue Generated - Does not include periodic events, social events, meetings etc...

On Going Usage % - Percentage of times used by recurring, leased or rented tenants over total available leased building time, under current facility operating schedule.

Periodic Usage - Percentage of times used by non-recurring facility users (meetings, social events) over total available leased building time, under current facility operating schedule

<b>Locust Park</b>	
<b>Estimated Annual Income</b>	\$ 32,324.00
<b>Estimated Expenses</b>	
CA Operating Costs	\$ 9,792.90
Annual Interest & Depreciation	\$ 26,257.80
Village Operating Costs	\$ 11,481.00
<b>Total Annual Estimated Expenses</b>	<b>\$ 47,531.70</b>
<b>Estimated Increase (Decrease) in Net Assets</b>	<b>\$ (15,207.70)</b>
<b>Proposed Improvements</b>	
Minimal	\$ 212,000
Optimal	\$ 96,000
<b>Sub-total</b>	<b>\$ 308,000</b>
Interest (15yrs at 4.5%)	\$ 116,086
<b>Total</b>	<b>\$ 424,086</b>
<b>30yr Cost Analysis</b>	
<b>Estimated Income</b>	<b>\$ 969,720</b>
<b>Estimated Expenses</b>	
Depreciation Expense - Improvements	\$ 366,005
Interest Expense - Improvements	\$ 136,086
Loss on Disposal of Assets	\$ 111,034
CA Operating Costs	\$ 293,787
Village Operating Costs	\$ 344,430
<b>Total</b>	<b>\$ 1,251,342</b>
<b>Estimated Increase (Decrease) in Net Assets</b>	<b>\$ (281,622)</b>

<b>Dorsey Hall</b>	
<b>Estimated Annual Income</b>	\$ 14,400.00
<b>Estimated Expenses</b>	
CA Operating Costs	\$ 6,105.45
Annual Interest & Depreciation	\$ 29,439.00
Estimated Village Operating Costs	\$ 8,411.28
<b>Total Annual Estimated Expenses</b>	<b>\$ 43,955.73</b>
<b>Estimated Increase (Decrease) in Net Assets</b>	<b>\$ (29,555.73)</b>
<b>Completed Improvements</b>	
Full Building Renovation	\$ 883,166
<b>Sub-total</b>	<b>\$ 883,166</b>
Interest (15yrs at 4.5%)	
<b>Total</b>	<b>\$ 883,166</b>
<b>30yr Cost Analysis</b>	
<b>Estimated Income</b>	<b>\$ 432,000</b>
<b>Estimated Expenses</b>	
Depreciation Expense - Improvements	\$ 926,846
Interest Expense - Improvements	
Loss on Disposal of Assets	\$ -
CA Operating Costs	\$ 183,164
Village Operating Costs	\$ 252,338
<b>Total</b>	<b>\$ 1,362,348</b>
<b>Estimated Increase (Decrease) in Net Assets</b>	<b>\$ (930,348)</b>