



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

VIA EMAIL ONLY

February 14, 2024

Mr. Pat Murray
District Vice President
YMCA of Northern Colorado
165 Settler Way
Johnstown, CO 80534

Re: Facility Agreement

Dear Mr. Murray:

I hope and trust this letter finds you well today. The purpose of this letter is to provide you information and notification regarding Section 6.2 Financial Considerations of the Facility Management Agreement between the Town of Johnstown and YMCA of Northern Colorado.

The following is outlined in Section 6.2 of our agreement regarding excess revenues within the contract:

If, at the end of a Facility Fiscal Year, the Operating Subsidy is less than \$500,000, creating an operating surplus, the Parties shall reconcile the difference during January of the following calendar year. The YMCA shall be entitled to retain an amount equal to 21.3% of the difference between \$500,000 and the actual Operating Subsidy amount as an incentive bonus administrative fee. For any remaining funds resulting from the operating surplus, the Town may direct that: (1) the YMCA return the additional funds; (2) the YMCA keep the additional funds and use such funds to offset the monthly payment of the Operating Subsidy for the then-current calendar year; or (3) the additional funds be used by the YMCA to improve the Facility in a manner agreed upon by the Town.

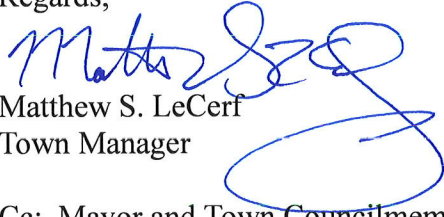
Accordingly, at the end of the 2023 Facility Fiscal Year, a surplus of \$177,045 exists. In compliance with the agreement, the Town is providing YMCA of Northern Colorado with the 21.3% incentive bonus totaling \$37,710.58. This bonus is being provided directly from the surplus.

Considering the additional costs the Town has expended for repairs to the facility in 2023 and 2024 to date, the Town is electing option 2 as stated above. The remaining balance of \$139,334.42 should be applied to the Town's monthly Operating Subsidy beginning with the February 2024 payment. This will continue for three (3) consecutive months (February, March, and April). In May, to complete this balance of remaining funds, the Town will pay \$41,666 less the amount of \$14,336.42. This would make our May payment \$27,329.58.

The Community that Cares

If you have any questions, please let me know and thank you for your partnership to manage and operation the Town's recreation center.

Regards,



Matthew S. LeCerf
Town Manager

Cc: Mayor and Town Councilmembers
Mitzi McCoy, Deputy Town Manager
Devon McCarty, Finance Director
Chris Coker, President YMCA of Northern Colorado

Enclosure

**YMCA of Northern Colorado
Johnstown Community YMCA
Summary Operating Statement
Month Ending December 31, 2023**

Revenue	Preschool		Operations		Consolidated	
	Month	YTD	Month	YTD	Month	YTD
Financial Assistance	(1,670)	(57,172)	(3,029)	(31,606)	(4,699)	(88,778)
Contracts & Grants	-	70,732	-	10,460	-	81,192
Preschool Fees	198,350	842,839	-	-	198,350	842,839
Membership	-	-	119,411	1,546,796	119,411	1,546,796
Health & Wellness	-	-	7,557	228,801	7,557	228,801
Childwatch Fees	-	-	-	-	-	-
Merchandise Sales	-	-	-	398	-	398
Other Income	-	-	2,897	60,802	2,897	60,802
Total Revenue	196,680	856,399	126,836	1,815,651	323,516	2,672,050
Expense						
Salaries & Wages	39,390	493,472	72,080	1,095,386	111,470	1,588,858
Employee Benefits	3,225	34,194	3,130	41,254	6,355	75,448
Payroll Taxes	4,076	49,280	7,289	104,846	11,365	154,126
Contract Services	-	-	4,045	42,532	4,045	42,532
Supplies	-	38	3,978	54,523	3,978	54,561
Telephone	40	1,320	1,250	18,502	1,290	19,822
Occupancy & Insurance	638	7,658	29,596	564,650	30,234	572,308
Equipment	-	-	1,535	13,590	1,535	13,590
Employee/Volunteer Costs	175	4,130	-	9,352	175	13,482
Program Costs	1,935	31,830	3,910	20,353	5,845	52,183
Administrative Costs	-	1,975	-	7,708	-	9,683
Merchandise Costs	-	-	-	986	-	986
Total Expense	49,479	623,897	126,813	1,973,682	176,292	2,597,579
Net Outcome	147,201	232,502	23	(158,031)	147,224	74,470
	15.3%	YMCA Administrative Fee			(26,973)	(397,430)
		YMCA Investment			120,251	(322,959)
		YMCA Cost Recovery			41,667	500,004
		Cost Recovery Variance			161,918	177,045