

Estimated Expenses & Revenues for Operating a Senior Center at 1407 Saint Andrews Street

Updated 2.13.2020 to reflect Gaul Amended Resolution.

EXPENSES	2020*	2021**	2022***
Rent Expense	\$62,328.00	\$93,492.00	\$85,701.00
Rent Cost Savings Option	(\$5,194.00)	(\$7,791.00)	(\$7,141.75)
Insurance & Maintenance Expense	\$0.00	\$0.00	\$0.00
Available Operating Expense Designated for HJO	\$0.00	(\$15,000.00)	(\$15,000.00)
Potential Operating Expenses	\$0.00	\$15,000.00	\$15,000.00
TOTAL EXPENSES	\$57,134.00	\$85,701.00	\$78,559.25

*Please note rent/cost savings for 2020 reflects 7 months, June – December and the security deposit.

**Note rent/cost savings for 2021 reflects 12 months, January – December.

***Note rent/cost savings for 2022 reflects 11 months, January – November, per Gaul Amended Resolution.

Annual rent will be \$7,791/month. The Fenigor Group, LLC, has agreed to discount the City of La Crosse one month's rent annually, if the annual rent is paid up front (8.33% monthly). The lease agreement includes the following: electric, gas, water, sewer, garbage pick up, lawn care, snow removal, plumbing repairs, electrical repairs, HVAC repairs, light ballasts, and basic bathroom supplies (soap, toilet paper, paper towel).

The current operating budget designates \$15,000 for annual expenses at the Harry J Olson Senior Center. In 2021 and 2022, the department proposes using these existing budgeted funds for potential operating expenses including, but not limited to operations, equipment, and supplies.

Therefore, the department is requesting the following funding:

- **\$57,341.00 – 2020 Rent & Security Deposit**
- **\$85,701.00 – 2021 Rent**
- **\$78,559.25 – 2022 Rent**

PROJECTED REVENUE	2020*	2021	2022
Rental Revenues at 1407 St Andrews St	\$2,000.00	\$4,000.00	\$4,000.00
Rental Revenue Increase, Current Neighborhood Centers	\$3,000.00	\$6,000.00	\$6,000.00
Non-Resident Memberships	\$2,500.00	\$3,000.00	\$3,500.00
Donation for Programs, South Side Senior Center Group	\$5,000.00	\$10,000.00	\$10,000.00
PROJECTED REVENUES	\$12,500.00	\$23,000.00	\$23,500.00

Rental revenues are projected to come from various groups using the facility on a daily/monthly basis (for example, La Crosse County Nutrition Program, Woodcarvers). The expansion and move of adult/senior programs to the new location will allow more groups and outside organizations to rent rooms at both the Black River Beach Neighborhood Center and the South Side Neighborhood Centers, thus showing an increase of revenue at both locations. In addition, the South Side Senior Center Group has voted to generously donate approximately \$25,000 over three years to assist with membership fees for City of La Crosse seniors to ensure some programs will be available free of charge at this location. Non-residents will be asked to pay a nominal membership fee.

CURRENT BUDGET INFORMATION	2020*	2021	2022
Staffing Expense	(\$12,000.00)	(\$24,000.00)	(\$24,000.00)
Office Supplies, Cell Phone & Internet Expense	(\$1,170.00)	(\$2,340.00)	(\$2,340.00)
Adult & Senior Program Expense	(\$40,000.00)	(\$80,000.00)	(\$80,000.00)
Adult & Senior Program Registration Fees	\$40,000.00	\$80,000.00	\$80,000.00
TOTAL REFLECTED IN BUDGETS	(\$13,170.00)	(\$26,340.00)	(\$26,340.00)

Current department budgets will absorb the staff expense, as well as the office supplies, cell phone and internet expenses. The adult and senior program registration fees and expenses, based on 2018 budget information, is already being collected and spent on these programs, regardless of the program/activity locations.