

Compass Academy Board Meeting  
May 16, 2019

Attending in person: Marcia Fulton (Ex-officio), Jessica Roberts (Treasurer), Ana Soler (Secretary)  
Attending by phone: Jim Balfanz (Vice-Chair), Christine Morin, Dexter Korto, Pami Perea, Bob Balfanz  
Not in Attendance: Mary Seawell

Guest and Support: Denise Thorne, Nate Kerr, Emily Ward  
Guest attending by phone: Alexis Urquhart

Marcia called the meeting to order at 4:00.

1. Ripples and Joys
  - Ana – attended a meeting with parents organized by Celine; great input by parents on what is positive about Compass Academy and ideas for the high school
  - Marcia – surprise hit at Cinco de Mayo was a group of male students who serenaded moms and then a mom sang a song of tribute to the moms. Big shout out to the team!
2. Monthly Minutes (Approve)
  - Motion – I motion to approve the April minutes. Jessica
  - Second - Pami
  - Approved? Yes
3. Financial Updates
  - Monthly Financials for April High level updates from Chris
    - Two points from Chris: Income statement – 83 in as of April 300 – projected to receive what we budgeted. Expenses are 75% of the projected budget. See materials in board packet. Exec committee reviewed and we are on track. Overage for line items are rational and reasonable.
    - Bob pointed out (p. 8) list of transactions.
  - FY2020 Budget Review for June 20 approval
    - Enrollment – contingencies help with enrollment numbers that might fluctuate.
    - Marcia shared that the team has struggled with decisions but they are pointed toward success of kids. What do we need to lift kids and keep true to mission and vision? This budget is skinny but doable. Vote will be in June. *See slide for changes from last month.*
      1. Moves from \$80,000 deficit to a \$22,000 surplus.
      2. All teachers are within 8% of Denver rate.
      3. Savings: Down one Spanish teacher (Ruby). Decision: Going to run a Spanish program with 2 teachers, instead of three.
      4. Savings: PD choices
      5. Did not get the School Professional Grant – qualified but competitive.
      6. Potential funding opportunities – Mental health dollars and diverse learners staff.
4. ED/Director Update (Marcia/Denise)
  - Follow up from Charter Renewal Meeting –*Please see slides for highlights.*

- Jess and Marcia attended the meeting. Document only what has changed: data released in July. Between July and October, the board would decide. We would know if we are in the SPC process by October.
  - Enrollment update - *Please see slides for highlights.*
    - Placeholders – these are for students that arrive late, after round 1 lottery. Placeholders are released in August. Compass typically sees new enrollment August-October.
  - Hiring update - *Please see slides for highlights.*
    - Retention is at 80% and 82% including administration.
5. Strategy Discussion (Marcia, Ryan, Nate)
- Innovation zone task force
    - Staff at Compass is starting to reach out to district stakeholders; local school leaders also have expressed interest at high levels (regarding how we come together: schools, district and community) and see the zone as an avenue for how to be creative. One leader in particular is very interested. Marcia still meeting with them. Mary and DPS Superintendent Susana Cordova are meeting on Monday to talk high-level collaboration. Compass sent out a one-pager with talking points outlining – please send feedback to Marcia.
    - How do we keep or what other momentum do we need? Mary is shifting her work to how to support zones across the state. We should follow Mary’s lead. Jess and other zone leaders are meeting with DPS Board on May 22 and share why zone work is valuable, important.
  - High school updates - *Please see slides for highlights.*
    - FY2019 – Staff is working on finalizing recommendations and gathering community feedback
    - FY2020 – Staff has met with XQ leadership on milestones and XQ is generating a final version of milestones which staff will align with a budget.
    - Funding to be released in July – Once budget is aligned with deliverables, the idea is that Compass will receive 50% upfront and 50% in January.
    - Marcia conversation with TransWestern regarding the facility is moving forward.
6. Update on SDD Internal Review Process (Alexis)
- Testing - *Please see slides for highlights.*
    - From October till May – grade level growth
    - Gap – Students grew in reading (STAR test data) but how does this correlate to CMAS performance?
  - Attendance - *Please see slides for highlights.*
    - Attendance Lock-In – A success!

Please fill out the survey for scheduling future meetings and board retreats.

7. Adjourn – Meeting adjourned at 5:04 pm



## 2019 -2020 Board of Directors Calendar

Executive & Finance Committee Meetings: 3:00 - 4:00 pm

Board Meeting: 4:00 - 6:00 pm

July '19						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Hour Long Board Call

August '19						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Extended Board Meeting

September '19						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October '19						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November '19						
S	M	T	W	T	F	S
				1	2	
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

3rd week due to Holiday

December '19						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

No meeting in December

January '20						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February '20						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

March '20						
S	M	T	W	T	F	S
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April '20						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May '20						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June '20						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Hour Long Board Call

**COMPASS ACADEMY  
BUDGET BOARD REPORT  
MAY 2019  
Compiled 6/13/19**

**Overview** – Attachments included in this report:

- Balance Sheet compared to previous year as of May 31, 2019
- Profit & Loss Budget vs. Actual through May 31, 2019
- Bank Transaction Detail for May 2019
- Profit & Loss Budget vs. Actual Expanded

**Highlights and Exceptions to the Report –**

**Balance Sheet**

**Assets** – Cash in the bank accounts as of May 31st was \$736,825 down from \$984,986 in May 2018. Total accounts receivable was \$101,276 compared to \$518 in the previous year. Total assets were \$845,620 on May 31st, down from \$985,504 at the same time last year.

**Liabilities** – Accounts payable as of May 31st was \$27,806 compared to \$39,788 last year. Other current liabilities were \$142,538 versus last year's \$71,178. Total liabilities were \$170,344 versus \$110,965 at the same time last year.

**Equity** – As of May 31st, net income was \$198,660 compared to \$661,499 at the same time last year. Total modified accrual equity is \$675,276 compared to \$874,538 the previous year. Of this amount TABOR is \$123,000, \$5,897 is reserved, and the unassigned fund balance is \$546,379.

**Income Statement Compared to Budget**

**Income** – Total income to date is \$4,250,412 or 92% of the \$4,629,879 budgeted.

**Expense** – Expenses incurred to date are \$4,051,752 or 88% of the \$4,627,298 budgeted. We are 92% of the way through the year.

Line items to note that are currently greater than 10% or \$10K over budget are:

- Repairs and Maintenance (0430) – 138% of budget spent – Over by \$755
- Other Purchased Services (0500) – 111% of budget spent – Over by \$11,546
- Contracted Field Trips (0513) – 142% of budget spent – Over by \$5,007
- Shuttle Fees (0515) – 833% of budget spent – Over by \$7,329
- Books and Materials (0640) – 156% of budget spent – Over by \$3,376
- Dues and Fees (0810) – 131% of budget spent – Over by \$743



**Compass Academy**  
**Balance Sheet Prev Year Comparison**  
As of May 31, 2019

	<u>May 31, 19</u>	<u>May 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
Current Assets				
Checking/Savings				
8101 · First Bank	736,625.30	984,985.80	-248,360.50	-25.22%
8101a · Petty Cash	200.00	0.00	200.00	100.0%
<b>Total Checking/Savings</b>	<u>736,825.30</u>	<u>984,985.80</u>	<u>-248,160.50</u>	<u>-25.19%</u>
Accounts Receivable				
8142 · Grants Receivable	48,995.61	378.04	48,617.57	12,860.43%
8153 · Accounts Receivable	52,280.00	140.00	52,140.00	37,242.86%
<b>Total Accounts Receivable</b>	<u>101,275.61</u>	<u>518.04</u>	<u>100,757.57</u>	<u>19,449.77%</u>
<b>Total Current Assets</b>	<u>838,100.91</u>	<u>985,503.84</u>	<u>-147,402.93</u>	<u>-14.96%</u>
Other Assets				
8105 TABOR Reserve Held by DPS	7,518.83	0.00	7,518.83	100.0%
<b>Total Other Assets</b>	<u>7,518.83</u>	<u>0.00</u>	<u>7,518.83</u>	<u>100.0%</u>
<b>TOTAL ASSETS</b>	<u><u>845,619.74</u></u>	<u><u>985,503.84</u></u>	<u><u>-139,884.10</u></u>	<u><u>-14.19%</u></u>
<b>LIABILITIES &amp; EQUITY</b>				
Liabilities				
Current Liabilities				
Accounts Payable				
7421 · Accounts Payable	27,805.90	39,787.95	-11,982.05	-30.12%
<b>Total Accounts Payable</b>	<u>27,805.90</u>	<u>39,787.95</u>	<u>-11,982.05</u>	<u>-30.12%</u>
Other Current Liabilities				
7461 · YE Payroll Liabilities	128,567.25	63,741.59	64,825.66	101.7%
7471 · Payroll Liabilities	13,970.44	7,435.93	6,534.51	87.88%
<b>Total Other Current Liabilities</b>	<u>142,537.69</u>	<u>71,177.52</u>	<u>71,360.17</u>	<u>100.26%</u>
<b>Total Current Liabilities</b>	<u>170,343.59</u>	<u>110,965.47</u>	<u>59,378.12</u>	<u>53.51%</u>
<b>Total Liabilities</b>	<u>170,343.59</u>	<u>110,965.47</u>	<u>59,378.12</u>	<u>53.51%</u>
Equity				
6710 · Non-Spendable Fund Balance	5,897.27	1,304.00	4,593.27	352.25%
6721 · TABOR 3% Emergency Reserve	123,000.00	72,000.00	51,000.00	70.83%
6770 · Unassigned Fund Balance	347,718.95	139,735.31	207,983.64	148.84%
Net Income	198,659.93	661,499.06	-462,839.13	-69.97%
<b>Total Equity</b>	<u>675,276.15</u>	<u>874,538.37</u>	<u>-199,262.22</u>	<u>-22.79%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>845,619.74</u></u>	<u><u>985,503.84</u></u>	<u><u>-139,884.10</u></u>	<u><u>-14.19%</u></u>

**Compass Academy**  
**Profit & Loss Budget vs. Actual Collap.**  
**July 2018 through May 2019**

	<u>Jul '18 - May 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
1000 · Local Revenue Source	1,242,885.31	1,273,580.00	-30,694.69	97.59%
3000 · State Revenue	285,322.99	346,898.00	-61,575.01	82.25%
4000 · Federal Revenue	165,806.18	229,531.00	-63,724.82	72.24%
5700 · PPR	2,556,397.32	2,779,870.00	-223,472.68	91.96%
<b>Total Income</b>	<u>4,250,411.80</u>	<u>4,629,879.00</u>	<u>-379,467.20</u>	<u>91.8%</u>
<b>Gross Profit</b>	4,250,411.80	4,629,879.00	-379,467.20	91.8%
<b>Expense</b>				
0100 · Salaries	2,020,930.87	2,165,011.00	-144,080.13	93.35%
0200 · Employee Benefits	413,156.74	520,560.00	-107,403.26	79.37%
0300 · Purchased Profess and Tech Serv	663,531.42	854,894.00	-191,362.58	77.62%
0400 · Purchased Prop. Services	14,158.89	16,000.00	-1,841.11	88.49%
0430 · Repairs and Maint	2,765.00	2,010.00	755.00	137.56%
0500 · Other Purchased Services	117,261.26	105,715.00	11,546.26	110.92%
0513 · Contracted Field Trips	17,006.70	12,000.00	5,006.70	141.72%
0515 · Shuttle Fees	8,328.60	1,000.00	7,328.60	832.86%
0520 · Insurance Premiums	32,840.51	41,889.00	-9,048.49	78.4%
0580 · Travel, Regis, Ent	17,041.22	20,241.00	-3,199.78	84.19%
0594 · District Purchased Services	508,641.48	554,657.00	-46,015.52	91.7%
0595 · Denver Overhead Costs	104,022.53	116,983.00	-12,960.47	88.92%
0600 · Supplies	70,223.90	119,706.00	-49,482.10	58.66%
0640 · Books and Materials	9,377.16	6,001.00	3,376.16	156.26%
0700 · Property	17,571.78	46,080.00	-28,508.22	38.13%
0800 · Other Objects	605.33	11,005.00	-10,399.67	5.5%
0810 · Dues and Fees	3,129.48	2,386.00	743.48	131.16%
0900 · XQ Objects	31,159.00	31,160.00	-1.00	100.0%
<b>Total Expense</b>	<u>4,051,751.87</u>	<u>4,627,298.00</u>	<u>-575,546.13</u>	<u>87.56%</u>
<b>Net Income</b>	<u><u>198,659.93</u></u>	<u><u>2,581.00</u></u>	<u><u>196,078.93</u></u>	<u><u>7,697.01%</u></u>

Compass Academy  
Bank Transaction Detail  
As of May 31, 2019

Type	Date	Num	Name	Memo	Split	Amount	Balance	
1072 - Bill.com Money Out Clearing							98.00	
Bill Pmt -Check	05/01/2019	Bill.com	Katiria Rivera (v)	https://app.bill.com/BillPay?id=blp01REAUOMHSC3pbdii	7421 - Accounts Payable	-98.00	0.00	
Bill Pmt -Check	05/01/2019	Bill.com	Catherine O'Quinn (v)	https://app.bill.com/BillPay?id=blp01FBHFYUKP3pcg2t	7421 - Accounts Payable	-9.00	-9.00	
Bill Pmt -Check	05/01/2019	Bill.com	Sharon Newman	https://app.bill.com/BillPay?id=blp01CGLOHPQCK3pcg31	7421 - Accounts Payable	-8,320.31	-8,329.31	
Bill Pmt -Check	05/01/2019	Bill.com	Denver Public Schools - Transportation	https://app.bill.com/BillPay?id=blp01PACQLYZAF3pcg2z	7421 - Accounts Payable	-2,414.88	-10,744.19	
Bill Pmt -Check	05/01/2019	Bill.com	Charter Substitute Teacher Network	https://app.bill.com/BillPay?id=blp01TXBNKQYWK3pcg2x	7421 - Accounts Payable	-705.00	-11,449.19	
General Journal	05/01/2019	bill.com		Bill.com 05/01/19 Payments	8101 - First Bank	98.00	-11,351.19	
General Journal	05/01/2019	bill.com		Bill.com 05/01/19 Credit Confirmation P19041901 - 2107015	8101 - First Bank	-98.00	-11,449.19	
General Journal	05/01/2019	bill.com		Bill.com 05/01/19 Payments	8101 - First Bank	11,449.19	0.00	
Bill Pmt -Check	05/10/2019	Bill.com	City Year, Inc	https://app.bill.com/BillPay?id=blp01YEEEMRFUB3qeso7	7421 - Accounts Payable	-220,000.00	-220,000.00	
Bill Pmt -Check	05/10/2019	Bill.com	G&G Consulting Group	https://app.bill.com/BillPay?id=blp01MQTTFJEGC3qesod	7421 - Accounts Payable	-6,961.56	-226,961.56	
Bill Pmt -Check	05/10/2019	Bill.com	Eldorado Artesian Springs, Inc	https://app.bill.com/BillPay?id=blp01NLSOFZTUD3qeso9	7421 - Accounts Payable	-213.95	-227,175.51	
General Journal	05/10/2019	clear expen		Bill.com 05/10/19 Payments	8101 - First Bank	227,175.51	0.00	
Bill Pmt -Check	05/16/2019	Bill.com	Katherine Casey Consulting LLC	https://app.bill.com/BillPay?id=blp01FGTTBHEM3r3gwgj	7421 - Accounts Payable	-1,148.00	-1,148.00	
Bill Pmt -Check	05/16/2019	Bill.com	Katherine Casey Consulting LLC	https://app.bill.com/BillPay?id=blp01DQXGLQER3r3gwo	7421 - Accounts Payable	-5,000.00	-6,148.00	
Bill Pmt -Check	05/16/2019	Bill.com	Charter Substitute Teacher Network	https://app.bill.com/BillPay?id=blp01NOUIQYXSG3r3gy0	7421 - Accounts Payable	-2,220.00	-8,368.00	
General Journal	05/16/2019	EARRS		Bill.com 05/16/19 Payments	8101 - First Bank	8,368.00	0.00	
Total 1072 - Bill.com Money Out Clearing							-98.00	0.00
8101 - First Bank								940,648.32
General Journal	05/01/2019	bill.com		Bill.com 05/01/19 Payments	1072 - Bill.com Money Out Clearing	-98.00	940,550.32	
General Journal	05/01/2019	bill.com		Bill.com 05/01/19 Credit Confirmation P19041901 - 2107015	1072 - Bill.com Money Out Clearing	98.00	940,648.32	
General Journal	05/01/2019	bill.com		Bill.com 05/01/19 Payments	1072 - Bill.com Money Out Clearing	-11,449.19	929,199.13	
Check	05/01/2019	DBT	OfficeDepot		0610 - General Supplies	-23.00	929,176.13	
Check	05/01/2019	DBT	OfficeDepot		0610 - General Supplies	-19.13	929,157.00	
Check	05/01/2019	DBT	City Bakery		0900 - XQ Objects	-38.30	929,118.70	
Check	05/01/2019	DBT	Walmart		0630 - Food -Snack (BOLD FS FUND ONLY)	-12.05	929,106.65	
Check	05/01/2019	DBT	Walmart		0610 - General Supplies	-70.68	929,035.97	
Check	05/01/2019	DBT	OfficeDepot		Office Supplies	-35.91	929,000.06	
Check	05/02/2019	DBT	Party City		Office Supplies	-108.19	928,891.87	
Check	05/02/2019	DBT	Walmart		0630 - Food -Snack (BOLD FS FUND ONLY)	-85.27	928,806.60	
Check	05/02/2019	DBT	Sam's Club		0630 - Food -Snack (BOLD FS FUND ONLY)	-124.41	928,682.19	
Check	05/02/2019	DBT	Starbucks		0584 - Staff Appreciation	-143.44	928,538.75	
Check	05/02/2019	DBT	Walmart		Office Supplies	-7.54	928,531.21	
Bill Pmt -Check	05/02/2019	2504	Metropolitan Shuttle, Inc	Inv #00138222	7421 - Accounts Payable	-718.75	927,812.46	
Bill Pmt -Check	05/02/2019	2502	Metropolitan Shuttle, Inc	Inv #00138212	7421 - Accounts Payable	-1,322.50	926,489.96	
Bill Pmt -Check	05/02/2019	2506	Denver Teachers' Awards	Inv #05022019	7421 - Accounts Payable	-210.00	926,279.96	
Bill Pmt -Check	05/02/2019	2503	Metropolitan Shuttle, Inc	Inv #00138220	7421 - Accounts Payable	-1,322.50	924,957.46	
Check	05/02/2019	DBT	Indeed		Student Recruitment	-103.34	924,854.12	
Check	05/02/2019	ACH	Delta Dental of Colorado		-SPLIT-	-1,216.18	923,637.94	
Check	05/03/2019	DBT	Amazon.com		0810 - Dues and Fees	-102.61	923,535.33	
Check	05/03/2019	DBT	Walmart		Office Supplies	-203.31	923,332.02	
Deposit	05/03/2019			Deposit	-SPLIT-	24,581.04	947,913.06	
Check	05/04/2019	DBT	Sinclair		0620 - Energy - Gas and Electric	-55.42	947,857.64	
Bill Pmt -Check	05/06/2019	2486	Abigail Molina	VOID:	7421 - Accounts Payable	0.00	947,857.64	
Bill Pmt -Check	05/06/2019	2487	Raquel Zapata	VOID:	7421 - Accounts Payable	0.00	947,857.64	
Check	05/06/2019	DBT	Denver Parks & Recreation		0513 - Contracted Field Trips	-51.00	947,806.64	
Check	05/06/2019	DBT	OfficeDepot		Office Supplies	-109.64	947,697.00	
Check	05/06/2019	DBT	Hangar 101		0584 - Staff Appreciation	-100.00	947,597.00	
Check	05/06/2019	DBT	King soopers		0610 - General Supplies	-13.15	947,583.85	
Check	05/06/2019	DBT	Denver Parks & Recreation		0513 - Contracted Field Trips	-51.00	947,532.85	

Compass Academy  
Bank Transaction Detail  
As of May 31, 2019

Type	Date	Num	Name	Memo	Split	Amount	Balance
Check	05/07/2019	ACH	PERA		PERA Liability	-150.33	947,382.52
Check	05/07/2019	DBT	King soopers		0584 · Staff Appreciation	-134.43	947,248.09
Check	05/07/2019	DBT	Amazon.com		0610 · General Supplies	-55.14	947,192.95
Check	05/07/2019	DBT	Pizza Hut		0630 · Food -Snack (BOLD FS FUND ONLY)	-87.85	947,105.10
Bill Pmt -Check	05/07/2019	2507	Metropolitan Shuttle, Inc	Inv #00139069	7421 · Accounts Payable	-1,437.50	945,667.60
Deposit	05/07/2019			Deposit	0513 · Contracted Field Trips	51.00	945,718.60
Check	05/08/2019	DBT	EZ Texting		Student Recruitment	-10.00	945,708.60
Check	05/09/2019	DBT	Walmart		0584 · Staff Appreciation	-79.61	945,628.99
Check	05/09/2019	DBT	OfficeDepot		Office Supplies	-220.95	945,408.04
Check	05/09/2019	DBT	New York Bagel Cafe		0584 · Staff Appreciation	-103.98	945,304.06
Bill Pmt -Check	05/09/2019	ACH	Piper Communication Services	Inv #05012019	7421 · Accounts Payable	-800.00	944,504.06
Bill Pmt -Check	05/10/2019	2488	Steicy Mendoza	wring date mistakenly printed on check	7421 · Accounts Payable	-232.50	944,271.56
Bill Pmt -Check	05/10/2019	2490	Bernabe Valdivia-Ramos		7421 · Accounts Payable	-75.00	944,196.56
Bill Pmt -Check	05/10/2019	ACH	United Healthcare	Inv #692947290170	7421 · Accounts Payable	-142.95	944,053.61
General Journal	05/10/2019	clear expen		Bill.com 05/10/19 Payments	1072 · Bill.com Money Out Clearing	-227,175.51	716,878.10
Check	05/10/2019	DBT	Walmart		Office Supplies	-12.72	716,865.38
Deposit	05/10/2019			Deposit	3113 · Capital Construction Fund	2,356.98	719,222.36
Bill Pmt -Check	05/13/2019	2491	Raquel Zapata	VOID:	7421 · Accounts Payable	0.00	719,222.36
Check	05/13/2019	DBT	X Treme Challenge		0513 · Contracted Field Trips	-440.00	718,782.36
Check	05/13/2019	DBT	Amazon.com		0534 · Online Services	-4.16	718,778.20
Check	05/14/2019	DBT	Microsoft		0534 · Online Services	-70.93	718,707.27
Check	05/14/2019	DBT	Safeway		0584 · Staff Appreciation	-63.45	718,643.82
Check	05/14/2019	DBT	Sam's Club		0584 · Staff Appreciation	-90.17	718,553.65
Check	05/14/2019	DBT	Walmart		0610 · General Supplies	-40.64	718,513.01
Check	05/14/2019	DBT	OfficeDepot		Office Supplies	-66.50	718,446.51
Bill Pmt -Check	05/14/2019	2508	Maria Rios	Inv #1	7421 · Accounts Payable	-800.00	717,646.51
Bill Pmt -Check	05/15/2019	2492	Front Range Inflatables		7421 · Accounts Payable	-1,070.00	716,576.51
General Journal	05/15/2019	5.15.19 PR	Support Program - 2000-5000:2500 - Business Serv First Bank		0313b · Payroll Expenses	-136,866.66	579,709.85
General Journal	05/15/2019	5.15.19 PR	Support Program - 2000-5000:2500 - Business Serv First Bank		0313b · Payroll Expenses	-25,136.97	554,572.88
General Journal	05/15/2019	5.15.19 PR	Support Program - 2000-5000:2500 - Business Serv First Bank		0313b · Payroll Expenses	-267.25	554,305.63
Check	05/15/2019	DBT	Walmart		0584 · Staff Appreciation	-25.23	554,280.40
Check	05/15/2019	DBT	OfficeDepot		0610 · General Supplies	-67.16	554,213.24
Bill Pmt -Check	05/15/2019	2509	Juan Ayala	Inv #109	7421 · Accounts Payable	-500.00	553,713.24
Bill Pmt -Check	05/16/2019	2493	Abigail Molina	VOID:	7421 · Accounts Payable	0.00	553,713.24
Check	05/16/2019	ACH	PERA		PERA Liability	-26,192.65	527,520.59
Check	05/16/2019	ACH	Voya Financial		401(k) Liability	-1,585.71	525,934.88
General Journal	05/16/2019	EARRS		Bill.com 05/16/19 Payments	1072 · Bill.com Money Out Clearing	-8,368.00	517,566.88
Bill Pmt -Check	05/16/2019	2510	Boondocks Food & Fun	Inv #05162016	7421 · Accounts Payable	-736.30	516,830.58
Check	05/16/2019	DBT	Sprouts		0630 · Food -Snack (BOLD FS FUND ONLY)	-89.10	516,741.48
Deposit	05/17/2019			Deposit	3113 · Capital Construction Fund	2,356.98	519,098.46
Check	05/20/2019	DBT	Ocean Prime Denver		0584 · Staff Appreciation	-179.25	518,919.21
Check	05/20/2019	DBT	Roller City		0513 · Contracted Field Trips	-623.94	518,295.27
Check	05/20/2019	DBT	Papa Johns		0630 · Food -Snack (BOLD FS FUND ONLY)	-374.99	517,920.28
Check	05/20/2019	DBT	X Treme Challenge		0513 · Contracted Field Trips	-363.00	517,557.28
Check	05/20/2019	DBT	Amazon.com		0640 · Books and Materials	-20.98	517,536.30
Check	05/20/2019	DBT	Delectable Catering		0584 · Staff Appreciation	-1,330.35	516,205.95
Check	05/21/2019	DBT	Endicia		0533 · Postage	-10.00	516,195.95
Check	05/21/2019	DBT	Graduation Source		0612 · Student Incentives	-241.95	515,954.00
Check	05/22/2019	DBT	OfficeDepot		0610 · General Supplies	-66.50	515,887.50

Compass Academy  
Bank Transaction Detail  
As of May 31, 2019

Type	Date	Num	Name	Memo	Split	Amount	Balance
Check	05/22/2019	DBT	Facebook		Student Recruitment	-54.13	515,833.37
Check	05/23/2019	DBT	Safeway		Office Supplies	-22.97	515,810.40
Check	05/23/2019	DBT	Sam's Club		0630 · Food -Snack (BOLD FS FUND ONLY)	-198.38	515,612.02
Check	05/23/2019	DBT	Denver Zoo		0513 · Contracted Field Trips	-546.00	515,066.02
Bill Pmt -Check	05/23/2019	2511	Scott Jones	Inv #05152019	7421 · Accounts Payable	-3,168.00	511,898.02
Deposit	05/24/2019			Deposit	-SPLIT-	222,140.23	734,038.25
Deposit	05/28/2019			Deposit	-SPLIT-	3,336.58	737,374.83
Bill Pmt -Check	05/28/2019	2513	John Avila		7421 · Accounts Payable	-375.00	736,999.83
Check	05/29/2019	DBT	Walmart		0610 · General Supplies	-91.43	736,908.40
Check	05/30/2019	DBT	Party City		Office Supplies	-136.67	736,771.73
Check	05/30/2019	DBT	Balfour		0584 · Staff Appreciation	-288.00	736,483.73
Deposit	05/31/2019			Deposit	1990 · Other Revenue	20.00	736,503.73
Check	05/31/2019			Service Charge	0313a · Bank Fees	-2.00	736,501.73
Deposit	05/31/2019			Interest	1500 · Interest Income	123.57	736,625.30
Total 8101 · First Bank						-204,023.02	736,625.30
<b>TOTAL</b>						<b>-204,121.02</b>	<b>736,625.30</b>

**Compass Academy**  
**Profit & Loss Budget vs. Actual Expanded**  
July 2018 through May 2019

	<u>Jul '18 - May 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
1000 · Local Revenue Source				
1500 · Interest Income	893.06			
1700 · Pupil Activities				
1751 · Fundraising	223.25			
1760 · Gifts/Contributions	5,375.00			
Total 1700 · Pupil Activities	5,598.25			
1740 · Fees				
1740a · Uniforms/Other	12,214.35			
1740 · Fees - Other	1,220.25	14,000.00	-12,779.75	8.72%
Total 1740 · Fees	13,434.60	14,000.00	-565.40	95.96%
1900 · Other Revenue from Local Source				
1990 · Other Revenue	214.50	7,000.00	-6,785.50	3.06%
Total 1900 · Other Revenue from Local Source	214.50	7,000.00	-6,785.50	3.06%
1920 · Grant income				
Donnell Kay	3,000.00			
XQ	654,332.00			
Change Education	896.66			
A to Z	700.00			
Denver Foundation	25,624.53			
EI Pomar	50,000.00			
1920 · Grant income - Other	0.00	729,331.00	-729,331.00	0.0%
Total 1920 · Grant income	734,553.19	729,331.00	5,222.19	100.72%
1954 · Mill Levy Funding				
1998 MLO Literacy	36,699.39	39,782.00	-3,082.61	92.25%
1998 MLO Technology	10,008.03	10,850.00	-841.97	92.24%
2003 MLO Academic Achievement	8,340.37	9,041.00	-700.63	92.25%
2003 MLO Textbooks	11,678.04	12,656.00	-977.96	92.27%
2012 MLO Secondary Arts	42,188.86	45,706.00	-3,517.14	92.31%
2012 MLO Enrichment and Support	36,314.89	39,391.00	-3,076.11	92.19%
2012 MLO Technology	18,940.11	20,530.00	-1,589.89	92.26%
2012 MLO Textbooks	18,940.11	20,530.00	-1,589.89	92.26%
2012 MLO Tutoring	83,278.65	90,793.00	-7,514.35	91.72%
2016 MLO Classroom Technology	28,173.59	29,913.00	-1,739.41	94.19%
2016 MLO Equalization	67,711.69	20,571.00	47,140.69	329.16%
2016 MLO Great Teachers	61,892.55	65,703.00	-3,810.45	94.2%
2016 MLO Support for WholeChild	64,025.43	67,974.00	-3,948.57	94.19%
2017-19 MLO Tech Bond	0.00	49,809.00	-49,809.00	0.0%
Total 1954 · Mill Levy Funding	488,191.71	523,249.00	-35,057.29	93.3%
Total 1000 · Local Revenue Source	1,242,885.31	1,273,580.00	-30,694.69	97.59%
3000 · State Revenue				
3160 · Transportation	3,068.09			
3113 · Capital Construction Fund	36,036.99	41,941.00	-5,904.01	85.92%
3139 · ELPA PD	13,550.75	13,551.00	-0.25	100.0%
3140 · ELPA Special Ed	11,405.80	11,406.00	-0.20	100.0%
3150 · Gifted and Talented	2,746.60			
3183 · EARSS	165,546.30	200,000.00	-34,453.70	82.77%
3192a · School Counselor Corps	48,317.52	80,000.00	-31,682.48	60.4%
3235 · At Risk Supplemental	4,650.94			
Total 3000 · State Revenue	285,322.99	346,898.00	-61,575.01	82.25%
4000 · Federal Revenue				
4424 · Title IV SS & AA	0.00	4,653.00	-4,653.00	0.0%
4954 · Federal Revenue - passthrough				
Parent Involvement	1,283.72	1,816.00	-532.28	70.69%
4010a · Title I	112,296.62	164,558.00	-52,261.38	68.24%
4365a · Title III	9,012.50	11,005.00	-1,992.50	81.9%
4367a · Title II	8,485.03	10,976.00	-2,490.97	77.31%
4424a · Title IV	4,653.00			
7365a · Title III Set Aside	0.00	433.00	-433.00	0.0%
9206a · Charter Credit	30,075.31	36,090.00	-6,014.69	83.33%
Total 4954 · Federal Revenue - passthrough	165,806.18	224,878.00	-59,071.82	73.73%
Total 4000 · Federal Revenue	165,806.18	229,531.00	-63,724.82	72.24%
5700 · PPR	2,556,397.32	2,779,870.00	-223,472.68	91.96%
<b>Total Income</b>	<b>4,250,411.80</b>	<b>4,629,879.00</b>	<b>-379,467.20</b>	<b>91.8%</b>
<b>Gross Profit</b>	<b>4,250,411.80</b>	<b>4,629,879.00</b>	<b>-379,467.20</b>	<b>91.8%</b>
<b>Expense</b>				
0100 · Salaries				
100 · Administration	235,123.82	346,583.00	-111,459.18	67.84%
200 · Professional Staff Salaries	1,477,123.25	1,665,346.00	-188,222.75	88.7%

**Compass Academy**  
**Profit & Loss Budget vs. Actual Expanded**  
July 2018 through May 2019

	<u>Jul '18 - May 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
300 · Other Professional	225,858.66	50,206.00	175,652.66	449.86%
400 · Paraprofessional	34,159.34	33,333.00	826.34	102.48%
500 · Clerical	48,665.80	49,543.00	-877.20	98.23%
0100 · Salaries - Other	0.00	20,000.00	-20,000.00	0.0%
<b>Total 0100 · Salaries</b>	<b>2,020,930.87</b>	<b>2,165,011.00</b>	<b>-144,080.13</b>	<b>93.35%</b>
<b>0200 · Employee Benefits</b>				
Clerical Benefits				
5.0211 · L&STD Insurance	2.70			
5.0221 · Medicare	664.28	718.00	-53.72	92.52%
5.0230 · PERA	3,529.85	3,094.00	435.85	114.09%
5.0251 · Health Benefits	4,322.06	3,780.00	542.06	114.34%
5.0290 · PCOPS	5,254.11	4,726.00	528.11	111.18%
<b>Total Clerical Benefits</b>	<b>13,773.00</b>	<b>12,318.00</b>	<b>1,455.00</b>	<b>111.81%</b>
Other Professional Benefits				
3.0211 · L&STD Insurance	5.40			
3.0221 · Medicare	2,728.88	2,863.00	-134.12	95.32%
3.0230 · PERA	14,729.98	12,331.00	2,398.98	119.46%
3.0251 · Health Benefits	9,102.60	15,120.00	-6,017.40	60.2%
3.0290 · PCOPS	22,148.30	18,837.00	3,311.30	117.58%
<b>Total Other Professional Benefits</b>	<b>48,715.16</b>	<b>49,151.00</b>	<b>-435.84</b>	<b>99.11%</b>
Paraprofessional Benefits				
4.0221 · Medicare	493.94	483.00	10.94	102.27%
4.0230 · PERA	2,227.71	2,082.00	145.71	107.0%
4.0251 · Health Benefits	0.00	3,780.00	-3,780.00	0.0%
4.0290 · PCOPS	3,240.26	3,180.00	60.26	101.9%
<b>Total Paraprofessional Benefits</b>	<b>5,961.91</b>	<b>9,525.00</b>	<b>-3,563.09</b>	<b>62.59%</b>
Principal / Director Benefits				
1.0211 · L&STD Insurance	5.40			
1.0221 · Medicare	2,784.16	3,911.00	-1,126.84	71.19%
1.0230 · PERA	14,082.92	16,846.00	-2,763.08	83.6%
1.0251 · Health Benefits	8,149.14	11,340.00	-3,190.86	71.86%
1.0290 · PCOPS	21,166.89	25,734.00	-4,567.11	82.25%
<b>Total Principal / Director Benefits</b>	<b>46,188.51</b>	<b>57,831.00</b>	<b>-11,642.49</b>	<b>79.87%</b>
Teachers/Certified Benefits				
2.0211 · L&STD Insurance	594.00	0.00	594.00	100.0%
2.0221 · Medicare	19,873.58	23,419.00	-3,545.42	84.86%
2.0230 · PERA	79,962.96	100,852.00	-20,889.04	79.29%
2.0251 · Health Benefits	76,847.86	113,400.00	-36,552.14	67.77%
2.0252 · Dental Benefits	-207.65			
2.0253 · Vision Benefits	38.79			
2.0290 · PCOPS	121,408.62	154,064.00	-32,655.38	78.8%
<b>Total Teachers/Certified Benefits</b>	<b>298,518.16</b>	<b>391,735.00</b>	<b>-93,216.84</b>	<b>76.2%</b>
<b>Total 0200 · Employee Benefits</b>	<b>413,156.74</b>	<b>520,560.00</b>	<b>-107,403.26</b>	<b>79.37%</b>
<b>0300 · Purchased Profess and Tech Serv</b>				
0313a · Bank Fees	1,421.62	2,424.00	-1,002.38	58.65%
0313b · Payroll Expenses	4,353.90			
0320 · Educational Prof Services				
0320a · Contracted services	479,306.65	417,730.00	61,576.65	114.74%
0320b · Substitutes	33,915.00	37,000.00	-3,085.00	91.66%
0320c · Whole Child Enrichment	26,212.50	30,150.00	-3,937.50	86.94%
0320 · Educational Prof Services - Other	0.00	241,495.00	-241,495.00	0.0%
<b>Total 0320 · Educational Prof Services</b>	<b>539,434.15</b>	<b>726,375.00</b>	<b>-186,940.85</b>	<b>74.26%</b>
0331 · Legal	0.00	2,207.00	-2,207.00	0.0%
0332 · Audit	7,500.00	7,538.00	-38.00	99.5%
0339 · Business Services	72,645.25	76,350.00	-3,704.75	95.15%
0340 · Technical Services	38,176.50	40,000.00	-1,823.50	95.44%
<b>Total 0300 · Purchased Profess and Tech Serv</b>	<b>663,531.42</b>	<b>854,894.00</b>	<b>-191,362.58</b>	<b>77.62%</b>
<b>0400 · Purchased Prop. Services</b>				
0442 · Rental of Equipment	14,158.89	16,000.00	-1,841.11	88.49%
<b>Total 0400 · Purchased Prop. Services</b>	<b>14,158.89</b>	<b>16,000.00</b>	<b>-1,841.11</b>	<b>88.49%</b>
<b>0430 · Repairs and Maint</b>	<b>2,765.00</b>	<b>2,010.00</b>	<b>755.00</b>	<b>137.56%</b>
<b>0500 · Other Purchased Services</b>				
0531 · Phone/Office	1,762.59	5,400.00	-3,637.41	32.64%
0533 · Postage	2,316.40	2,010.00	306.40	115.24%
0534 · Online Services	84,499.12	64,990.00	19,509.12	130.02%
0540 · Advertising				
Staff Recruitment	2,182.00	7,035.00	-4,853.00	31.02%
Student Recruitment	26,501.15	26,280.00	221.15	100.84%
<b>Total 0540 · Advertising</b>	<b>28,683.15</b>	<b>33,315.00</b>	<b>-4,631.85</b>	<b>86.1%</b>

**Compass Academy**  
**Profit & Loss Budget vs. Actual Expanded**  
July 2018 through May 2019

	<u>Jul '18 - May 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Total 0500 · Other Purchased Services	117,261.26	105,715.00	11,546.26	110.92%
0513 · Contracted Field Trips	17,006.70	12,000.00	5,006.70	141.72%
0515 · Shuttle Fees	8,328.60	1,000.00	7,328.60	832.86%
0520 · Insurance Premiums				
0521 · Liability Insurance	17,155.00			
0525 · Unemployment Insurance	4,615.51	5,629.00	-1,013.49	82.0%
0526 · Worker's Comp Insurance	11,070.00	14,636.00	-3,566.00	75.64%
0520 · Insurance Premiums - Other	0.00	21,624.00	-21,624.00	0.0%
Total 0520 · Insurance Premiums	32,840.51	41,889.00	-9,048.49	78.4%
0580 · Travel, Regis, Ent				
0584 · Staff Appreciation	9,747.86	6,030.00	3,717.86	161.66%
0580 · Travel, Regis, Ent - Other	7,293.36	14,211.00	-6,917.64	51.32%
Total 0580 · Travel, Regis, Ent	17,041.22	20,241.00	-3,199.78	84.19%
0594 · District Purchased Services				
0594.1 · SPED FEE 1700	88,647.89			
0594.2 · NURSE/PSYCH/SECURITY - 0594	148,462.86			
0594.3 · Facility Use Fee	226,685.31			
0594.4 · Shuttle Fees	43,484.85			
0594.5 · Charter Food Authority	1,360.57			
0594 · District Purchased Services - Other	0.00	554,657.00	-554,657.00	0.0%
Total 0594 · District Purchased Services	508,641.48	554,657.00	-46,015.52	91.7%
0595 · Denver Overhead Costs	104,022.53	116,983.00	-12,960.47	88.92%
0600 · Supplies				
0610 · General Supplies				
Office Supplies	7,252.11	15,000.00	-7,747.89	48.35%
0610 · General Supplies - Other	28,387.45	75,000.00	-46,612.55	37.85%
Total 0610 · General Supplies	35,639.56	90,000.00	-54,360.44	39.6%
0612 · Student Incentives	2,577.58	3,198.00	-620.42	80.6%
0620 · Energy - Gas and Electric	219.40			
0630 · Food -Snack (BOLD FS FUND ONLY)	14,249.30	15,000.00	-750.70	95.0%
0650 · Software	2,730.72	1,508.00	1,222.72	181.08%
0690 · Uniforms	14,807.34	10,000.00	4,807.34	148.07%
Total 0600 · Supplies	70,223.90	119,706.00	-49,482.10	58.66%
0640 · Books and Materials	9,377.16	6,001.00	3,376.16	156.26%
0700 · Property				
0733 · Furnitures and Fixtures	2,229.41	6,030.00	-3,800.59	36.97%
0734 · Technology Equipment	15,342.37	40,050.00	-24,707.63	38.31%
Total 0700 · Property	17,571.78	46,080.00	-28,508.22	38.13%
0800 · Other Objects				
0840 · Contingency	0.00	10,000.00	-10,000.00	0.0%
0890 · Bad Debt	605.33	1,005.00	-399.67	60.23%
Total 0800 · Other Objects	605.33	11,005.00	-10,399.67	5.5%
0810 · Dues and Fees	3,129.48	2,386.00	743.48	131.16%
0900 · XQ Objects	31,159.00	31,160.00	-1.00	100.0%
Total Expense	<u>4,051,751.87</u>	<u>4,627,298.00</u>	<u>-575,546.13</u>	<u>87.56%</u>
Net Income	<u>198,659.93</u>	<u>2,581.00</u>	<u>196,078.93</u>	<u>7,697.01%</u>



**COMPASS ACADEMY**  
**2019 - 2020 Working Budget**

	FY18 Revised				General FY20	Grants	
	Adopted Budget	FY18 Actuals	FY19 Adopted Budget	FY19 Amended Budget	Working Budget	FY20 Working Budget	FY20 Working Budget
<b>Beginning Fund Balance</b>	\$ 213,039	\$ 213,039	\$ 346,239	\$ 476,615	\$ 479,197	\$ -	\$ 479,197
Revenue							
Local Revenue	1,097,554	1,030,169	1,510,086	1,273,580	217,000	595,290	812,290
State Revenue	337,255	353,920	334,442	346,898	-	294,524	294,524
Federal Revenue	224,702	222,712	193,950	229,531	-	218,973	218,973
Per Pupil Funding	2,690,402	2,706,406	2,937,221	2,779,870	2,670,000	-	2,670,000
<b>Total Revenue</b>	<b>4,349,913</b>	<b>4,313,207</b>	<b>4,975,700</b>	<b>4,629,879</b>	<b>2,887,000</b>	<b>1,108,787</b>	<b>3,995,787</b>
Transfers	-	-	-	-	-	-	-
Expenditures							
Salaries	1,830,825	1,837,740	2,312,829	2,165,011	1,025,011	910,638	1,935,649
Employee Benefits	412,361	397,717	534,598	520,560	352,064	113,384	465,449
Purchased Professional and Technical Services	787,888	764,676	825,646	854,894	(14,742)	469,774	455,032
Purchased Property Services	16,000	16,038	16,000	16,000	16,000	-	16,000
Repairs and Maintenance Services	2,000	1,634	2,010	2,010	2,010	-	2,010
Student Transportation	-	4,369	-	-	-	-	-
Contracted Field Trips	33,475	22,866	34,783	12,000	21,000	-	21,000
Student Transportation Purchased from Contractors	8,000	259	1,000	1,000	1,000	-	1,000
Insurance Premiums	42,264	33,857	43,113	41,889	43,665	-	43,665
Other Purchased Services	85,200	64,804	106,271	105,715	68,983	48,962	117,945
Tuition - Other	-	-	-	-	-	-	-
Travel, Registration, and Entrance	71,100	43,659	31,030	20,241	6,030	14,211	20,241
District Purchased Services	512,021	534,795	578,135	554,658	516,187	39,567	555,754
District Admin Overhead	99,775	101,630	123,604	116,983	90,603	-	90,603
SFA Purchased Services	-	-	-	-	-	-	-
Supplies	133,567	130,794	104,706	104,706	69,194	19,512	88,706
Food	22,400	14,720	2,512	15,000	15,000	-	15,000
Books and Periodicals	20,000	18,846	15,000	6,000	(7,373)	13,373	6,000
Land and Improvements	8,000	-	-	-	-	-	-
Buildings	-	-	-	-	-	-	-
New Construction	-	-	-	-	-	-	-
Equipment	61,100	50,626	40,050	40,050	(15,000)	40,000	25,000
Property	6,000	6,901	6,030	6,030	11,030	-	11,030
Non-Capital Equipment	-	140	-	-	-	-	-
Other Objects	3,374	3,560	3,391	3,391	3,391	-	3,391
Interest	-	-	-	-	-	-	-
Contingency	40,468	-	143,685	10,000	70,000	-	70,000
Indirect Costs	-	-	-	-	-	-	-
Other Uses of Funds	20,895	-	42,149	31,159	(31,159)	31,159	-
Redemption of Principal	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>4,216,713</b>	<b>4,049,631</b>	<b>4,966,543</b>	<b>4,627,297</b>	<b>2,242,894</b>	<b>1,700,581</b>	<b>3,943,475</b>
<b>Net Income</b>	<b>133,200</b>	<b>263,576</b>	<b>9,157</b>	<b>2,582</b>	<b>644,106</b>	<b>(591,794)</b>	<b>52,312</b>
TABOR Reserve	123,756	123,000	143,452	132,010	-	-	113,304
Appropriated Fund Balance	-	-	-	-	-	-	-
Unassigned Fund Balance	222,482	353,615	211,943	347,187	1,123,303	(591,794)	418,204
<b>Ending Fund Balance</b>	<b>\$ 346,239</b>	<b>\$ 476,615</b>	<b>\$ 355,396</b>	<b>\$ 479,197</b>	<b>\$ 1,123,303</b>	<b>\$ (591,794)</b>	<b>\$ 531,509</b>



COMPASS ACADEMY  
Where Learners & Leaders Grow

# DENVER MARKET SURVEY

 TRANSWESTERN®

June 14, 2019

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**TRANSWESTERN<sup>®</sup>**

**LARRY SEROTA**

EXECUTIVE MANAGING DIRECTOR

312.881.7038

[larry.serota@transwestern.com](mailto:larry.serota@transwestern.com)

**STACEY KRUGER BIRNDORF**

EXECUTIVE VICE PRESIDENT

312.881.7053

[stacey.birndorf@transwestern.com](mailto:stacey.birndorf@transwestern.com)

**KAREN CLARKE**

SENIOR VICE PRESIDENT

303.369.3000

[karen.clarke@transwestern.com](mailto:karen.clarke@transwestern.com)

**CHERYL CASSELY**

SENIOR VICE PRESIDENT

303.369.3000

[cheryl.cassely@transwestern.com](mailto:cheryl.cassely@transwestern.com)

**NICA ALFONSO**

ASSOCIATE BROKER

303.369.3000

[nica.alfonso@transwestern.com](mailto:nica.alfonso@transwestern.com)

# STATEMENT OF APPROACH

- Transwestern was initially engaged by Compass Academy in January 2014, immediately after the decision was made to apply for a charter in SW Denver.
- The team brought in Gensler's Education Practice Group to help establish the programmatic needs to address Compass Academy's enrollment projections at that time and we would highly recommend engaging an architectural group again for the 2019 requirement. The programming completed in 2014 is included in the Appendix of this book.
- Transwestern became engaged again by Compass Academy in July 2018 and now again in May of 2019 with the charge to locate a facility to house its expanding 6th - 8th grade students to 6th - 12th grade students with a target of 780 students in the SW Denver Submarket or a small delineated area just North of Denver. The current Compass school is located at 2285 Federal Blvd which is a DPS facility. The requirement includes the need for a 40-100k SF facility and to explore both purchase and lease scenarios.
- During this extensive "boots on the ground" search, the entire delineated SW Submarket was driven and all facilities that could potentially work were vetted and only three (3) potential viable options surfaced. A wider net was then cast outside of the initial delineated area just North of Denver and five (5) possible options are detailed herein.
- Transwestern also completed comprehensive demographics and mapping analyses which are included herein and they depict locations of student base, median income levels, Hispanic population percentages, population with medicade as only insurance, Denver crime, and drive times for the students attending the school.

# SITE RANKING

- Each site is given a score for average drive time, median household income, and percentage of Hispanic population. In each category, a score of 6 is highest while a score of 1 is lowest. The scores for each site are totaled, with 24 being the highest possible score.
- The potential site with the highest score is 2155 S. Sheridan Blvd., with a score of 17. The site with the second highest score is 3001 S. Federal, with a score of 16.
- The sites with the lowest scores are 3125 S. Sheridan Blvd., (score of 10) and 3857-3893 N. Steele Street Holly St (score of 8).

RANK	SITE ADDRESS	AVG DRIVE TIME FOR ALL STUDENTS	MEDIAN HOUSEHOLD INCOME	HISPANIC POPULATION	UNDER 18 WITH MEDICAID	TOTAL SCORE
1	2285 S Federal Blvd (current facility)	6	6	6	5	23
2	2155 S Sheridan Blvd	6	4	5	2	17
3	3001 S Federal Blvd	4	5	4	3	16
4	400 W 48th Ave	2	1	2	6	11
5	3125 S Sheridan Blvd	3	3	3	1	10
6	3857-3893 N Steele St	1	2	1	4	8

Sites ranked for each criteria; 6 = highest, 1 = lowest  
Highest possible total score = 24, lowest possible total score = 4



# MAPS & DEMOGRAPHICS

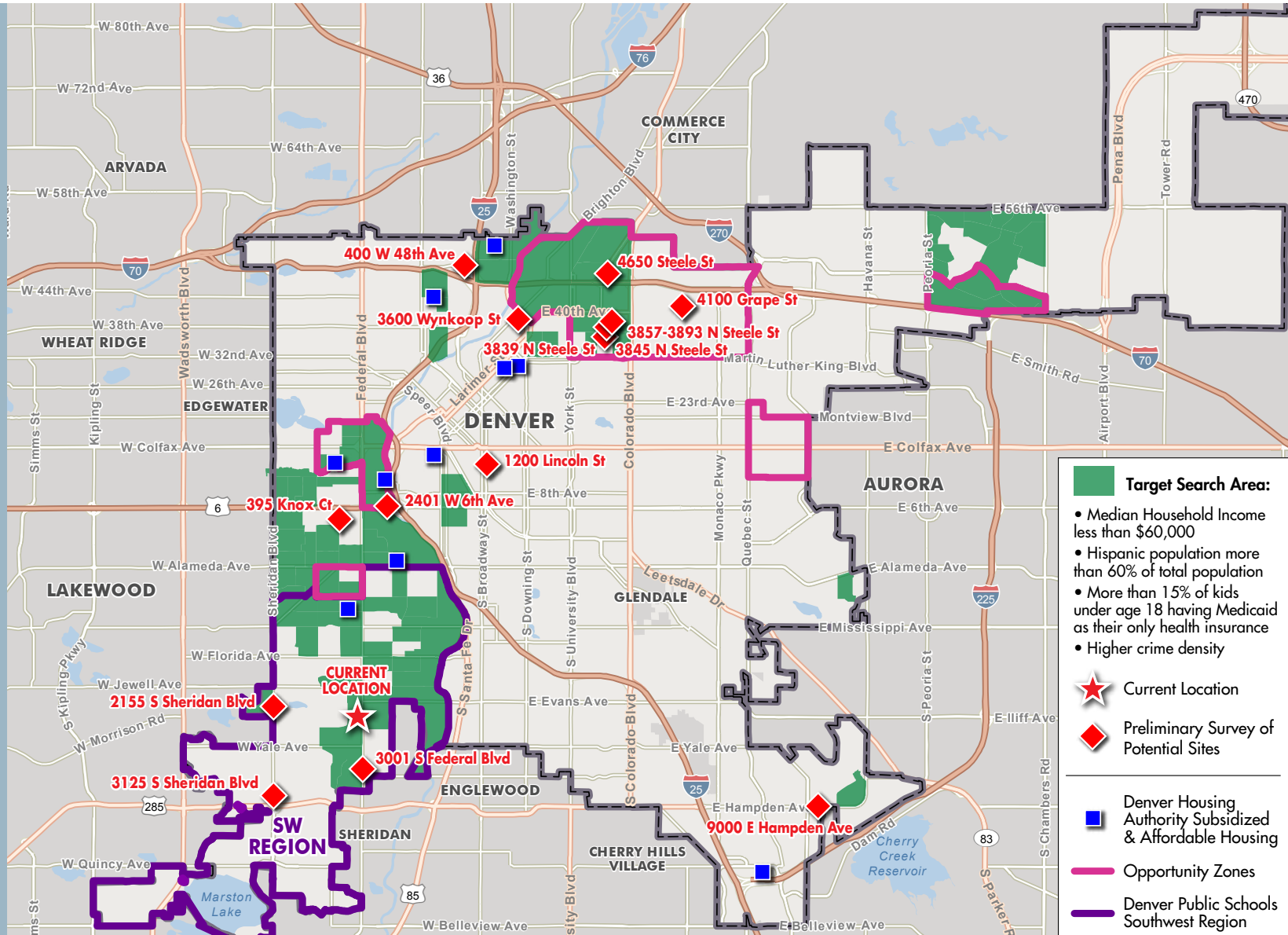


# MAPS & DEMOGRAPHICS



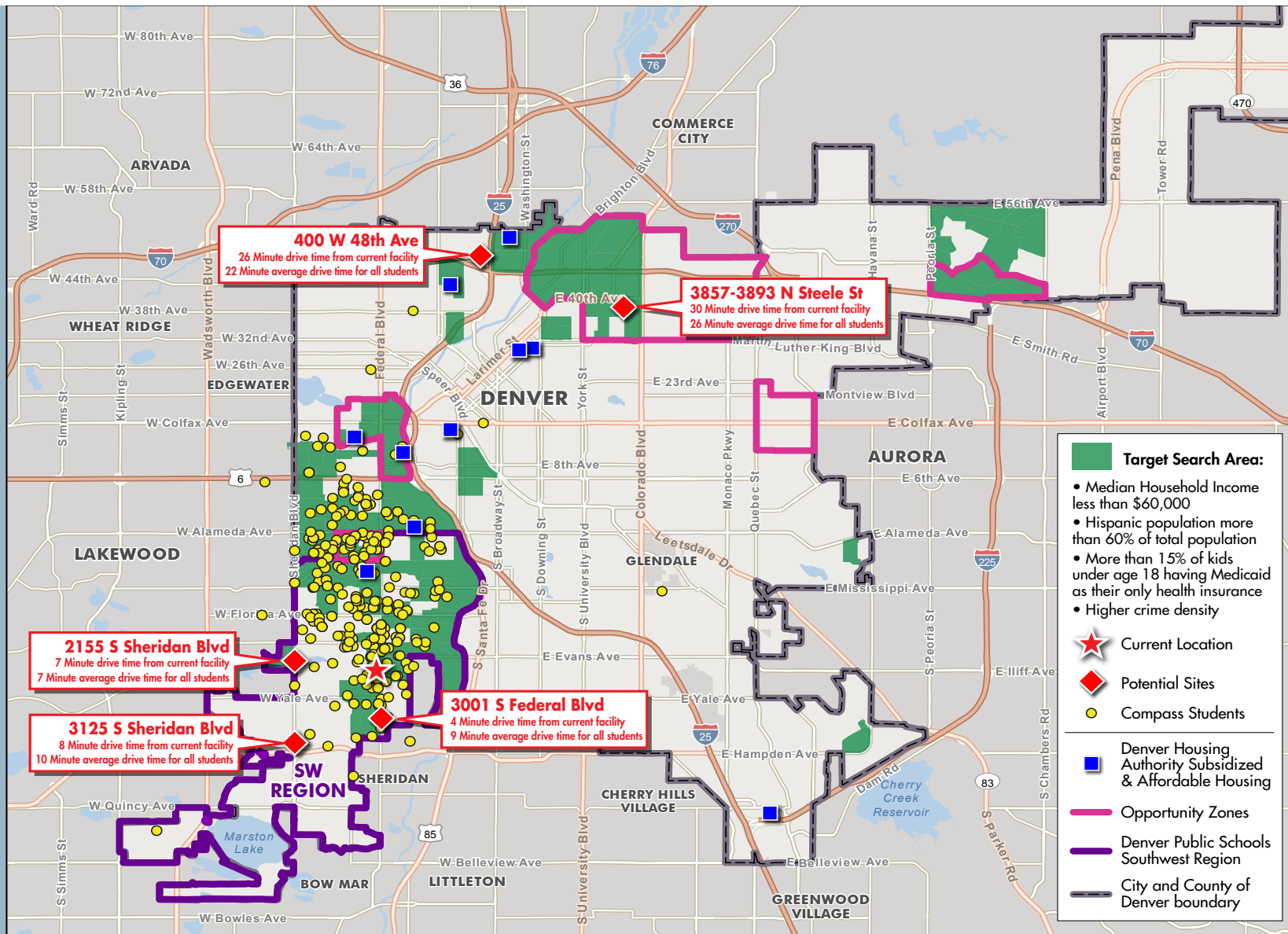
# DENVER METRO - TARGET AREAS

• This map shows the areas that meet the demographics search criteria, all 14 of the preliminary search sites, the current Compass Academy location, Denver Housing Authority properties, and Opportunity Zones.



# DENVER METRO - FINAL SITES

- The second map shows everything from the first map but narrows the preliminary sites down to the 5 finalists. It also shows the home addresses of the Compass students, plus the drive times to each potential site from the current location as well as an average drive time for all students.

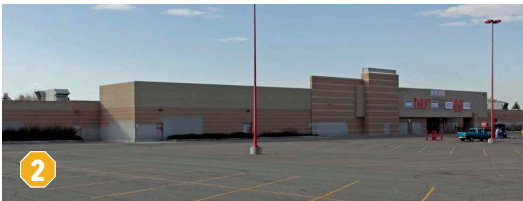




# OPTIONS



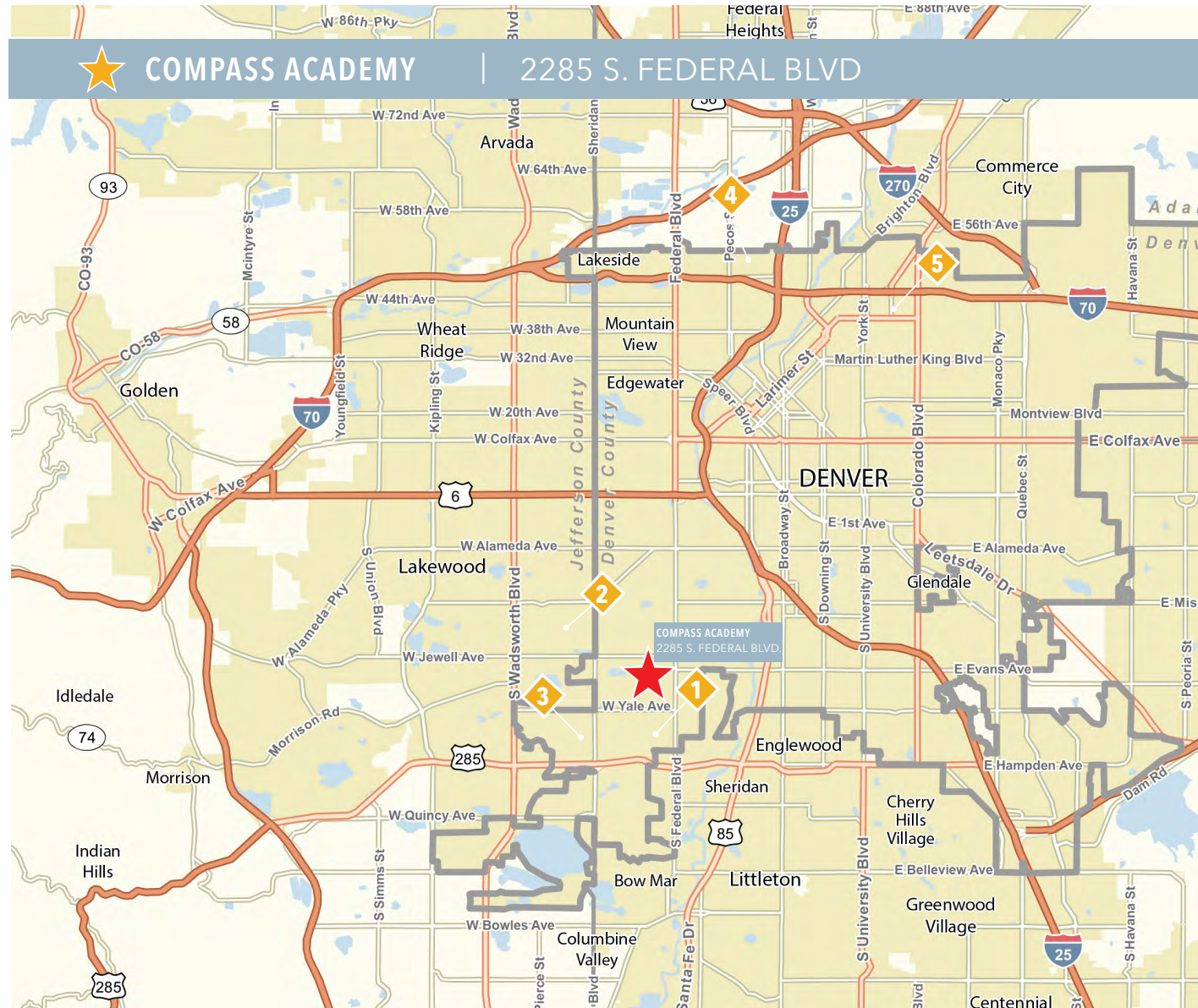
**LORETTO HEIGHTS UNIVERSITY**  
3001 S. FEDERAL BLVD



**TARGET VILLAGE**  
2155 S. SHERIDAN BLVD



**10 WALMART NEIGHBORHOOD MARKET**  
3125 S. SHERIDAN BLVD







400 W. 48TH AVENUE



MAJOR DEVELOPMENT  
3893 N. STEELE STREET





1

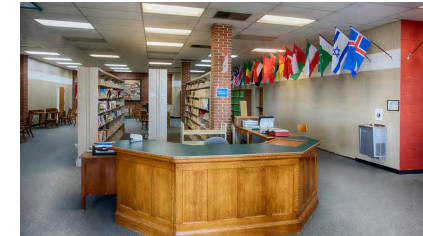


ASKING PRICE: \$8,000,000



## LORETTO HEIGHTS UNIVERSITY

3001 S. FEDERAL BLVD  
OWNER: WESTSIDE INVESTMENTS



### SUMMARY OF THE OPPORTUNITY:

- Option 1 - Building Size: 98,880 SF - Main administrative building
- Option 2 - Building Size - 37,000 SF - Cafeteria
- Option 3 - Building size - 37,000 SF - Library
- Located on a 55.67 Acres
- Esteemed historical building
- Potential opportunity with College Tracks who is interested in taking 10,000 SF of the Cafeteria or Library

# DEMOGRAPHIC REPORT -

## LORETTO HEIGHTS UNIVERSITY

	1 mile	2 miles	3 miles
<b>Population</b>			
2018 Total Population	19,355	61,333	146,070
2023 Total Population	20,518	65,365	155,238
2010 Total Population	17,335	55,377	132,996
2018-2023 Population Growth	6.0%	6.6%	6.3%
2010-2018 Population Growth	11.7%	10.8%	9.8%
2018 Total Daytime Population	18,058	63,828	143,620
2018 Daytime Population: Workers	6,899	30,915	69,818
2018 Daytime Population: Residents	11,159	32,913	73,802
2018 Median Age	34.4	34.9	36.0
<b>Income</b>			
2018 Median Household Income	\$45,160	\$51,194	\$52,379
2018 Average Household Income	\$57,782	\$64,908	\$69,401
2018 Per Capita Income	\$20,977	\$23,884	\$27,185
<b>Households</b>			
2018 Total Households	6,900	22,105	56,335
2023 Total Households	7,268	23,453	59,666
2010 Total Households	6,261	20,304	52,047
2018-2023 Households Growth	5.3%	6.1%	5.9%
2010-2018 Households Growth	10.2%	8.9%	8.2%
2018 Average Household Size	2.8	2.7	2.6
<b>Housing</b>			
2018 Total Housing Units	7,239	23,067	59,133
2018 Owner Occupied Housing Units	48.8%	54.1%	52.5%
2018 Renter Occupied Housing Units	46.5%	41.8%	42.8%
2018 Vacant Housing Units	4.7%	4.2%	4.7%
2018 Median Home Value	\$232,556	\$238,295	\$261,681
<b>Race and Origin</b>			
2018 Population by Race			
White	61.6%	65.3%	69.9%
Black	3.2%	2.5%	2.2%
American Indian	2.4%	2.1%	1.9%
Asian	6.1%	5.4%	4.8%
Pacific Islander	0.2%	0.2%	0.2%
Other Race	21.8%	20.0%	16.9%
Two or More Races	4.7%	4.6%	4.2%
Hispanic Origin (Any Race)	55.2%	51.4%	44.8%
<b>Occupation and Education</b>			
2018 White Collar Population	46.5%	49.1%	53.5%
2018 Population with Bachelor's Degree or Higher	18.3%	23.3%	28.9%
2018 Unemployment Rate	5.8%	4.9%	4.0%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023

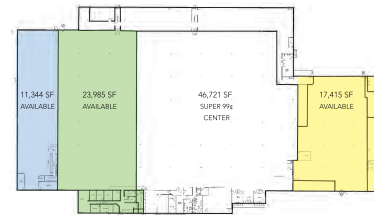
2



## TARGET VILLAGE

2155 S. SHERIDAN BLVD

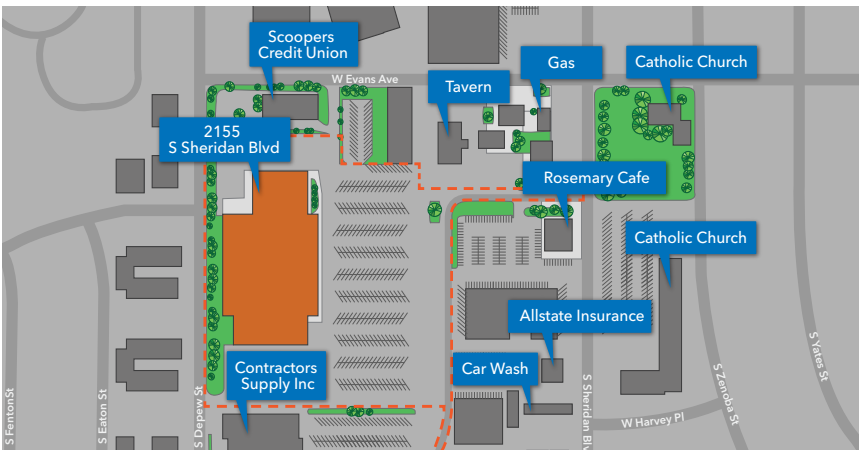
OWNER: LAWRENCE AND JUDITH CHAVEZ (99 CENT+)



ASKING PRICE: \$6,500,000

### SUMMARY OF THE OPPORTUNITY:

- Building Size: 110,557 SF
- Located on 12.60 acres
- Sale price is \$6,500,000 + buy out needed for 2 tenants in place at \$750,000 for each tenant = \$8,000,000
- Highly visible
- Great ingress and egress
- Abundant parking to allow for extensive outdoor field areas or future expansion opportunities



# DEMOGRAPHIC REPORT - TARGET VILLAGE

	1 mile	2 miles	3 miles
<b>Population</b>			
2018 Total Population	19,430	82,267	162,778
2023 Total Population	20,285	86,501	171,401
2010 Total Population	17,923	75,725	149,266
2018-2023 Population Growth	4.4%	5.1%	5.3%
2010-2018 Population Growth	8.4%	8.6%	9.1%
2018 Total Daytime Population	12,172	58,007	136,426
2018 Daytime Population: Workers	2,018	14,357	50,139
2018 Daytime Population: Residents	10,154	43,650	86,287
2018 Median Age	38.6	35.4	34.9
<b>Income</b>			
2018 Median Household Income	\$63,680	\$54,576	\$52,858
2018 Average Household Income	\$83,775	\$70,570	\$69,219
2018 Per Capita Income	\$30,050	\$25,228	\$25,385
<b>Households</b>			
2018 Total Households	6,975	28,981	58,955
2023 Total Households	7,234	30,285	61,742
2010 Total Households	6,562	27,268	54,985
2018-2023 Households Growth	3.7%	4.5%	4.7%
2010-2018 Households Growth	6.3%	6.3%	7.2%
2018 Average Household Size	2.8	2.8	2.7
<b>Housing</b>			
2018 Total Housing Units	7,243	30,197	61,428
2018 Owner Occupied Housing Units	73.4%	60.0%	55.8%
2018 Renter Occupied Housing Units	22.9%	35.9%	40.2%
2018 Vacant Housing Units	3.7%	4.0%	4.0%
2018 Median Home Value	\$283,573	\$251,735	\$247,067
<b>Race and Origin</b>			
2018 Population by Race			
White	68.5%	65.6%	66.5%
Black	1.3%	1.8%	2.0%
American Indian	1.8%	2.1%	2.0%
Asian	5.5%	5.5%	4.9%
Pacific Islander	0.1%	0.2%	0.2%
Other Race	18.6%	20.4%	20.1%
Two or More Races	4.2%	4.4%	4.3%
Hispanic Origin (Any Race)	48.9%	53.6%	52.0%
<b>Occupation and Education</b>			
2018 White Collar Population	55.6%	48.2%	49.5%
2018 Population with Bachelor's Degree or Higher	27.3%	22.6%	23.7%
2018 Unemployment Rate	3.5%	3.8%	4.0%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023



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## WALMART NEIGHBORHOOD MARKET

3125 S. SHERIDAN BLVD  
OWNER: NEWBERRY FAMILY, LLC



### SUMMARY OF THE OPPORTUNITY:

- Building Size: 41,000 SF
- Located on 5.09 acres
- Abundant parking to allow extensive outdoor field areas or future expansion opportunities
- Highly visible
- Great ingress and egress



# DEMOGRAPHIC REPORT -

## WALMART NEIGHBORHOOD MARKET

	1 mile	2 miles	3 miles
<b>Population</b>			
2018 Total Population	17,390	60,215	129,449
2023 Total Population	18,769	63,831	136,495
2010 Total Population	15,849	55,186	118,383
2018-2023 Population Growth	7.9%	6.0%	5.4%
2010-2018 Population Growth	9.7%	9.1%	9.3%
2018 Total Daytime Population	11,199	49,042	111,887
2018 Daytime Population: Workers	2,620	17,606	46,654
2018 Daytime Population: Residents	8,579	31,436	65,233
2018 Median Age	37.6	37.0	36.9
<b>Income</b>			
2018 Median Household Income	\$58,860	\$55,482	\$57,062
2018 Average Household Income	\$80,143	\$76,083	\$75,875
2018 Per Capita Income	\$31,879	\$29,767	\$29,448
<b>Households</b>			
2018 Total Households	6,852	23,035	49,055
2023 Total Households	7,392	24,323	51,518
2010 Total Households	6,405	21,496	45,581
2018-2023 Households Growth	7.9%	5.6%	5.0%
2010-2018 Households Growth	7.0%	7.2%	7.6%
2018 Average Household Size	2.5	2.6	2.6
<b>Housing</b>			
2018 Total Housing Units	7,000	23,837	50,639
2018 Owner Occupied Housing Units	62.9%	57.0%	58.5%
2018 Renter Occupied Housing Units	34.9%	39.7%	38.4%
2018 Vacant Housing Units	2.1%	3.4%	3.1%
2018 Median Home Value	\$292,301	\$286,944	\$270,240
<b>Race and Origin</b>			
2018 Population by Race			
White	72.8%	70.2%	71.1%
Black	2.1%	2.2%	2.1%
American Indian	1.4%	1.6%	1.8%
Asian	5.5%	5.4%	5.4%
Pacific Islander	0.2%	0.2%	0.2%
Other Race	13.8%	16.0%	15.2%
Two or More Races	4.2%	4.4%	4.2%
Hispanic Origin (Any Race)	39.6%	43.2%	41.0%
<b>Occupation and Education</b>			
2018 White Collar Population	59.4%	56.2%	55.2%
2018 Population with Bachelor's Degree or Higher	31.3%	28.7%	29.2%
2018 Unemployment Rate	3.4%	4.0%	3.9%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023

4



**BASE RATE: \$16.00/SF/NNN**  
**OPEX: \$9.00-\$10.00/SF**

## 400 W. 48TH AVENUE OWNER: NAS PROPERTIES



### SUMMARY OF THE OPPORTUNITY:

- Building Size: 27,753 SF - 69,483 SF  
Three Floors
- Sits on approximately 4.75 acres
- The property consists of a total of approximately 98,050 SF
- The property includes office space (including basement area) of approximately 92,870 SF and a 5,180 SF Village Inn restaurant.
- Located just 4 miles northwest of Denver's Central Business District.
- The property sits at the intersection of I-70 and I/25 offering great visibility to both





# DEMOGRAPHIC REPORT -

400 W. 48TH AVENUE

	1 mile	2 miles	3 miles
<b>Population</b>			
2018 Total Population	7,908	53,921	136,179
2023 Total Population	8,471	60,617	154,466
2010 Total Population	6,895	40,735	105,309
2018-2023 Population Growth	7.1%	12.4%	13.4%
2010-2018 Population Growth	14.7%	32.4%	29.3%
2018 Total Daytime Population	17,152	66,032	278,180
2018 Daytime Population: Workers	12,429	42,161	219,828
2018 Daytime Population: Residents	4,723	23,871	58,352
2018 Median Age	29.8	33.5	34.2
<b>Income</b>			
2018 Median Household Income	\$31,033	\$60,631	\$60,605
2018 Average Household Income	\$48,680	\$91,002	\$91,710
2018 Per Capita Income	\$18,034	\$39,626	\$43,071
<b>Households</b>			
2018 Total Households	2,444	22,758	62,246
2023 Total Households	2,609	26,012	71,720
2010 Total Households	2,119	16,253	46,799
2018-2023 Households Growth	6.8%	14.3%	15.2%
2010-2018 Households Growth	15.3%	40.0%	33.0%
2018 Average Household Size	3.0	2.3	2.1
<b>Housing</b>			
2018 Total Housing Units	2,590	24,001	67,113
2018 Owner Occupied Housing Units	41.5%	38.9%	39.1%
2018 Renter Occupied Housing Units	52.9%	55.9%	53.6%
2018 Vacant Housing Units	5.6%	5.2%	7.3%
2018 Median Home Value	\$220,105	\$314,795	\$339,543
<b>Race and Origin</b>			
2018 Population by Race			
White	57.6%	65.8%	67.2%
Black	4.7%	5.7%	8.5%
American Indian	2.7%	1.9%	1.7%
Asian	1.0%	1.8%	2.3%
Pacific Islander	0.2%	0.2%	0.1%
Other Race	28.8%	20.1%	15.6%
Two or More Races	5.0%	4.5%	4.5%
Hispanic Origin (Any Race)	72.1%	50.8%	40.6%
<b>Occupation and Education</b>			
2018 White Collar Population	41.4%	65.9%	67.5%
2018 Population with Bachelor's Degree or Higher	17.2%	46.5%	50.2%
2018 Unemployment Rate	6.6%	3.8%	3.9%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023

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## MAJOR DEVELOPMENT

3893- A N. STEELE STREET

OWNER: THE CITY AND COUNTY OF DENVER



### SUMMARY OF THE OPPORTUNITY:

- Building Size: 45,000 SF
- Former WWII medical supply depot buildings being redeveloped into a mixed use campus that will be called "Major". PLYon sign coming soon.
- 39th Avenue Greenway currently under construction by City of Denver on the North side of the property.
- Rent negotiable
- Opportunity Zone
- Easy access to I-70, Denver International Airport, LoDo, RiNO and Colorado Avenue
- Bruce Randolph School is across the railroad tracks with baseball field, basketball courts, and a soccer field

# DEMOGRAPHIC REPORT - MAJOR DEVELOPMENT

	1 mile	2 miles	3 miles
<b>Population</b>			
2018 Total Population	17,506	57,236	149,320
2023 Total Population	18,640	61,684	166,589
2010 Total Population	15,161	49,181	121,252
2018-2023 Population Growth	6.5%	7.8%	11.6%
2010-2018 Population Growth	15.5%	16.4%	23.1%
2018 Total Daytime Population	16,403	77,289	293,477
2018 Daytime Population: Workers	6,719	48,583	231,162
2018 Daytime Population: Residents	9,684	28,706	62,315
2018 Median Age	31.6	33.8	34.8
<b>Income</b>			
2018 Median Household Income	\$47,269	\$54,566	\$57,217
2018 Average Household Income	\$62,587	\$82,107	\$89,573
2018 Per Capita Income	\$21,241	\$32,638	\$45,350
<b>Households</b>			
2018 Total Households	5,912	22,007	73,518
2023 Total Households	6,256	23,643	82,800
2010 Total Households	5,193	19,031	59,149
2018-2023 Households Growth	5.8%	7.4%	12.6%
2010-2018 Households Growth	13.8%	15.6%	24.3%
2018 Average Household Size	2.9	2.6	2.0
<b>Housing</b>			
2018 Total Housing Units	6,369	23,421	77,902
2018 Owner Occupied Housing Units	49.0%	48.3%	35.8%
2018 Renter Occupied Housing Units	43.8%	45.7%	58.6%
2018 Vacant Housing Units	7.2%	6.0%	5.6%
2018 Median Home Value	\$260,975	\$343,112	\$376,173
<b>Race and Origin</b>			
2018 Population by Race			
White	40.9%	49.9%	64.9%
Black	27.1%	25.6%	16.1%
American Indian	1.7%	1.2%	1.2%
Asian	0.8%	1.4%	2.7%
Pacific Islander	0.1%	0.1%	0.1%
Other Race	23.5%	16.1%	10.0%
Two or More Races	5.9%	5.7%	5.0%
Hispanic Origin (Any Race)	54.1%	37.9%	26.0%
<b>Occupation and Education</b>			
2018 White Collar Population	51.9%	64.1%	72.0%
2018 Population with Bachelor's Degree or Higher	31.9%	43.8%	55.5%
2018 Unemployment Rate	5.7%	4.7%	3.5%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023

# SPECIALTY SALES COMPARABLES



The Havern School



Address	4000 S Wadsworth Blvd., Littleton, CO 80123	Sale Date	5/1/2018
Submarket	Southwest	Price (PSF)	\$3,900,000 (\$50.86)
Size	76,682 SF	Seller	Loretto Literary & Benevolent Institution
YOC	1962	Buyer	Havern School
Tenants	The Havern School		

Cesar Chavez Institute



Address	3752 Tennyson St., Denver, CO 80212	Sale Date	2/23/2018
Submarket	Northwest	Price (PSF)	\$5,684,100 (\$141.47)
Size	40,180 SF	Seller	Sam Barnes Realty
YOC	2003	Buyer	Rocky Mountain Prep Charter
Tenants	Rocky Mountain Prep Charter Academy		

The Rise School



Address	4901 E Eastman Ave., Denver CO 80222	Sale Date	12/15/2017
Submarket	Colorado Blvd./I-25	Price (PSF)	\$1,400,000 (\$215.38)
Size	6,500 SF	Seller	University Hills Lutheran Church
YOC	1944	Buyer	Friends of Children with Down Syndrome
Tenants	The Rise School		

Purchased by tenant

Cornerstone Christian Academy



Address	12000 Zuni St., Westminster, CO 80234	Sale Date	2/28/2017
Submarket	North Denver	Price (PSF)	\$5,000,000 (\$150.62)
Size	33,152 SF	Seller	Nancy Clancio
YOC	2006	Buyer	Cornerstone Christian Academy
Tenants	Cornerstone Christian Academy		

Purchased by tenant who had an option to purchase at the expiration of their 9-year lease





# SPECIALTY SALES COMPARABLES



7350 N. Broadway



Address 7350 N Broadway, Denver, CO 80221  
 Submarket Northwest  
 Size 110,083  
 YOC 2001  
 Tenants N/A

Sale Date 9/30/2016  
 Price (PSF) \$3,850,000 (\$34.97)  
 Seller 7350 Broadway Associates  
 Buyer Mapleton School District

Addenbrooke Classical Academy

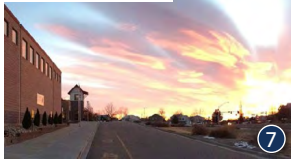


Address 3940 S. Teller St., Lakewood, CO 80235  
 Submarket Southwest  
 Size 68,165 SF  
 YOC 2002  
 Tenants Addenbrooke Classical Academy

Sale Date 09/15/2016  
 Price (PSF) \$11,500,000 (\$168.71)  
 Seller Lexington Realty Trust  
 Buyer Addenbrooke Classical Academy

Tenant exercised purchase option

Frassati Catholic Academy



Address 3951 Cottonwood Lakes Blvd., Thornton, CO 80241  
 Submarket North Denver  
 Size 61,454 SF  
 YOC 2003  
 Tenants Frassati Catholic Academy

Sale Date 07/30/2016  
 Price (PSF) \$11,700,000 (\$190.39)  
 Seller Adams County School District  
 Buyer Catholic Archdiocese of Denver

Loretto Heights - Subj. Property



Address 3001 S. Federal Blvd., Denver, CO 80236  
 Submarket Southwest Denver  
 Size 98,880 SF  
 YOC 1891  
 Tenants N/A

Sale Date N/A  
 Price (PSF) \$8,000,000 (\$80.91)  
 Seller Loretto Teikyo College  
 Buyer TBD





# SPECIALTY SALES COMPARABLES - SUMMARY

- » There are very few opportunities for schools to purchase, especially within the defined area
- » Only seven (7) "specialty" buildings suitable for a school have sold since July 2016 in the entire Metro Denver area
- » The proposed pricing of Loretto Heights is below the metro-wide average per square foot by \$27.71 per square foot

	LORETTO HEIGHTS UNIVERSITY	THE HAVERN SCHOOL	CESAR CHAVEZ INSTITUTE	THE RISE SCHOOL	CORNERSTONE CHRISTIAN ACADEMY	7350 N BROADWAY	ADDENBROOKE CLASSICAL ACADEMY	FRASSATI CATHOLIC ACADEMY
<b>ADDRESS</b>	3001 S Federal Blvd.	4000 S Wadsworth Blvd.	3752 Tennyson St.	4901 E Eastman Ave.	12000 Zuni St.	7350 N Broadway	3940 S. Teller St.	3951 Cottonwood Lakes Blvd.
<b>SUBMARKET</b>	SW	SW	NW	Colo/I-25	North	NW	SW	North
<b>SIZE (SF)</b>	98,880	76,682	40,180	6,500	33,152	110,083	68,165	61,454
<b>YOC</b>	1891	1962	2003	1944	2006	2001	2002	2003
<b>TENANT</b>	TBD	The Havern School	Rocky Mountain Prep Charter Academy	The Rise School	Cornerstone Christian Academy	N/A	Addenbrooke Classical Academy	Frassati Catholic Academy
<b>SALE DATE</b>	TBD	5/1/2018	2/23/2018	12/15/2017	2/28/2017	9/30/2016	9/15/2016	7/30/2016
<b>PRICE</b>	\$8,000,000.00	\$3,900,000.00	\$5,684,000.00	\$1,400,000.00	\$5,000,000.00	\$3,850,000.00	\$11,500,000.00	\$11,700,000.00
<b>PSF</b>	\$80.91	\$50.86	\$141.46	\$215.38	\$150.82	\$34.97	\$168.71	\$190.39
<b>SELLER</b>	Proposed Pricing	Loretto Literary & Benevolent Institution	Sam Barnes Realty	University Hills Lutheran Church	Nancy Ciancio	7350 Broadway Associates	Lexington Realty Trust	Adams County School District
<b>BUYER</b>	TBD	The Havern School	Rocky Mountain Prep Charter	Friends of Children with Down Syndrome	Cornerstone Christian Academy	Mapleton School District	Addenbrooke Classical Academy	Catholic Archdiocese of Denver

**TOTAL 396,216 SF | \$43,034,000.00 | AVG. \$108.61 PSF**

# APPENDIX

# GENSLER PROGRAM EVALUATION -

Space	Low Sq. Ft	High Sq. Ft	Full Enrollment (784 students)		
			Qty	Total SF Low	Total SF High
<b>Classrooms</b>					
Standard Classroom	800	1,000	28	22,400	28,000
Science Classroom	1,100	1,500	7	7,700	10,500
Blended Learning / PLTW Classroom	800	1,000	5	4,000	5,000
Special Ed/Resource Room	300	500	2	600	1,000
<b>Non-Classroom</b>					
SPED / Reading Room	300	500	2	600	1,000
Library	1,300	1,500	1	1,300	1,500
Computer Lab	1,500	1,700		-	-
Server Room	200	200	1	200	200
Tech Office	100	200	1	100	200
Gymnasium	5,000	10,000	1	5,000	10,000
Student Changing Rooms	700	1,000	2	1,400	2,000
Secured Gym Storage	250	500	1	250	500
PE office	100	200	1	100	200
Cafeteria	5,000	7,500	1	5,000	7,500
Servery (could be a warming kitchen)	1,000	2,000	1	1,000	2,000
Kitchen (could be warming kitchen)	1,000	1,500		-	-
Auditorium	4,800	5,500	1	8,000	10,000
Auditorium Storage	500	500	1	500	500
Teacher lounge/ work room	500	1,000	2	1,000	2,000
Different team leaders differentiated by grades that they	500	1,000	2	1,000	2,000
Principal Office	250	350	1	250	350
Reception / Admin	1,500	2,000	1	1,500	2,000
Staff offices	100	200		-	-
Shared offices	25	50		-	-
Needs to be a private space where discipline meetings can	500	900	1	500	900
Nurse	200	300	1	200	300
Misc storage	1,000	2,000	1	1,000	2,000
<b>Total</b>				<b>63,600</b>	<b>89,650</b>

**Overall Sq. Footage = 65-90K Sq. Ft.**

# TARGET VILLAGE CONSTRUCTION ESTIMATES -



## Site Location Cost Ranges

<b>Existing Building (\$/SF)</b>	<b>\$ 21.29</b>
Electrical Code Upgrades	\$ 2.50
Fire Protection Upgrades	\$ 2.00
Building Mechanical Upgrades	\$ 12.84
Structural Upgrades	\$ 0.45
Demolition	\$ 0.75
Hazardous Material Abatement	\$ 0.75
Sitework	\$ 2.00
<b>Shell (\$/SF)</b>	<b>\$ 4.34</b>
	<b>\$ 25.63</b>
Building Insulation	\$ 0.70
Roofing Upgrades	\$ 0.60
Exterior Skin	\$ 3.04
<b>Interior Fit-Out (\$/SF)</b>	<b>\$ 62.37</b>
Windows/Storefront	\$ 8.50
Partitions	\$ 7.25
Finishes	\$ 16.00
Mechanical	\$ 11.00
Plumbing	\$ 8.00
Electrical	\$ 11.00
Elevators	\$ -
Permitting (0.75%)	\$ 0.62
<b>General Conditions (\$/SF)</b>	<b>\$ 20.06</b>
Staff, Insurance, Overhead, Fee (16-18%)	\$ 15.50
Owner / GC Contingency (5%)	\$ 4.56
<b>Additional Assumptions (\$/SF)</b>	<b>\$ 18.00</b>
Cost Escalation	\$ 6.00
Furniture	\$ 12.00
<b>SUBTOTAL (\$/SF)</b>	<b>\$ 126.00</b>
Estimated Design Fee of 9%	\$11.34
<b>GRAND TOTAL (\$/SF)</b>	<b>\$ 137.34</b>

Based on information presently available and furnished to PCL by the owner, architect and/or others and various assumptions which have been made as to facts not yet known, this construction cost estimate has been prepared and furnished for the sole purpose of providing approximation of anticipated construction cost. This construction estimate is based on industry benchmarks on costs per square foot for converting retail spaces into schools, not an actual architectural design. These estimates should not be considered final, and will be updated based on an actual architectural design.

\* These estimates do not include projected cost of Outdoor site work for things like athletic fields, basketball courts etc. An estimate for this can be found in the appendix. Total projected cost of site work anticipated to be approximately \$1.1 Million, if work is completed. This has not been included in the financial analyses that follow.

# TARGET VILLAGE CONSTRUCTION ESTIMATES -



## PCL Rates

<b>Staff Rates</b>	
Project Manager	\$75.00 / Hour
Project Superintendent	\$75.00 / Hour
Project Engineer	\$55.00 / Hour
Carpenter	\$42.00 / Hour
<b>Insurance Rates</b>	
Builders Risk Insurance	0.18%
General Liability Insurance	1.20%
<b>Bonding Rates</b>	
Payment and Performance Bond	0.70%
<b>Fee</b>	
PCL Construction Fee	5%





# COMPASS ACADEMY

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