

Management Report

Five Points Business Improvement District
For the period ended October 31, 2019

Prepared by

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For management use only

Five Points Business Improvement District
Balance Sheet
As of October 2019

| | Beginning Balance January 1, 2019 | YTD Changes | Ending Balance October 31, 2019 |
|-------------------------------------|---|--------------------|---------------------------------------|
| ASSETS | | | |
| Current Assets | | | |
| Bank Accounts | | | |
| USbank Checking | \$ 288,503 | \$ 3,106 | \$ 291,608 |
| Total Bank Accounts | 288,503 | 3,106 | 291,608 |
| Other Current Assets | | | |
| Loan to FPBD | 31,000 | (31,000) | - |
| Total Other Current Assets | 31,000 | (31,000) | - |
| Total Current Assets | 319,503 | (27,894) | 291,608 |
| TOTAL ASSETS | \$ 319,503 | \$ (27,894) | \$ 291,608 |
| LIABILITIES AND EQUITY | | | |
| Total Liabilities | \$ - | \$ - | \$ - |
| Equity | | | |
| Beginning Fund Balance | 319,503 | - | 319,503 |
| Net Operating Income (Loss) | - | (27,894) | (27,894) |
| Total Equity | 319,503 | (27,894) | 291,608 |
| TOTAL LIABILITIES AND EQUITY | \$ 319,503 | \$ (27,894) | \$ 291,608 |

Five Points Business Improvement District
Budget vs Actual - By Program/Activity
January - October, 2019

| | Actual | Budget | Variance Favorable (Unfavorable) |
|--|------------|------------|--|
| Beginning Cash and Fund Balance | \$ 288,503 | \$ 238,606 | \$ 49,897 |
| Income and Other Sources | | | - |
| Mill Levy Income-FPBID | 159,915 | 147,206 | 12,709 |
| FPBD Loan Payment | 31,000 | 26,000 | 5,000 |
| Total Income and Other Sources of Funds | 190,915 | 173,206 | 17,709 |
| Total Available Resources | \$ 479,418 | \$ 411,812 | \$ 67,606 |
| Expenditures | | | |
| Maintenance | 84,266 | 79,928 | (4,338) |
| Marketing/Branding | 31,430 | 44,505 | 13,075 |
| Administrative | 19,022 | 33,300 | 14,278 |
| Contingency Funds | - | 5,000 | 5,000 |
| Total Ongoing Expenditures | 134,718 | 162,733 | 28,016 |
| Capital Purchases | 53,092 | 61,200 | 8,108 |
| Total Expenditures | \$ 187,809 | \$ 223,933 | \$ 36,124 |
| Ending Cash and Fund Balance | \$ 291,608 | \$ 187,879 | \$ 103,729 |

Five Points Business Improvement District
Budget vs Actual - By Account
January - October, 2019

| | Actual | Budget | Variance Favorable (Unfavorable) |
|--|-------------------|-------------------|--|
| Beginning Cash and Fund Balance | \$ 288,503 | \$ 238,606 | \$ 49,897 |
| Income and Other Sources of Funds | | | |
| Mill Levy Income-FPBID | 159,915 | 147,206 | 12,709 |
| FPBD Loan Payment | 31,000 | 26,000 | 5,000 |
| Total Income and Sources of Funds | 190,915 | 173,206 | 17,709 |
| Total Available Resources | \$ 479,418 | \$ 411,812 | \$ 67,606 |
| Expenditures | | | |
| <i>Maintenance</i> | | | |
| General Maintenance Contract | 62,768 | 68,473 | 5,705 |
| Other Maintenance | 6,832 | - | (6,832) |
| Snow Removal | 9,440 | 2,920 | (6,520) |
| Utilities & Water | 1,212 | 3,000 | 1,788 |
| Tree & Landscape Maintenance | 4,014 | 5,535 | 1,521 |
| Total Maintenance | 84,266 | 79,928 | (4,338) |
| <i>Marketing/Branding</i> | | | |
| Banners | 1,322 | 7,705 | 6,383 |
| Events | - | 7,360 | 7,360 |
| Holiday Lighting | 2,588 | 4,440 | 1,853 |
| Marketing, History, Public Relations | 27,520 | 25,000 | (2,520) |
| Total Marketing/Branding | 31,430 | 44,505 | 13,075 |
| <i>Administrative</i> | | | |
| General Administration | 9,409 | 25,000 | 15,591 |
| Bank Charges & Fees | 99 | - | (99) |
| Community Events | 1,000 | - | (1,000) |
| Dues & Memberships | 617 | - | (617) |
| Insurance | 2,712 | 3,000 | 288 |
| Accounting / Bookkeeping Fees | 424 | 1,300 | 876 |
| Legal Fees | 4,761 | 4,000 | (761) |
| Total Administrative | 19,022 | 33,300 | 14,278 |
| <i>Contingency Funds</i> | | | |
| | - | 5,000 | 5,000 |
| Total Ongoing Expenditures | 134,718 | 162,733 | 28,016 |
| <i>Capital Expenditures</i> | | | |
| | 53,092 | 61,200 | 8,108 |
| Total Expenditures | \$ 187,809 | \$ 223,933 | \$ 36,124 |
| Ending Cash and Fund Balance | \$ 291,608 | \$ 187,879 | \$ 103,729 |

Five Points Business Improvement District
Expenditures by Vendor Summary
 January - October, 2019

| | October 2019 | YTD 2019 |
|---|------------------|-------------------|
| Centro Inc | \$ - | \$ 4,377 |
| Colorado Business Hall of Fame | - | 1,000 |
| Colorado lighting Inc | - | 53,356 |
| Colorado Special Districts Property and Liability | - | 2,712 |
| Consolidated Services Group 2, LLC | 14,222 | 77,582 |
| Constant Contact | 45 | 360 |
| Denver Black Pages | - | 500 |
| Denver Water | 238 | 238 |
| Denver Weekly News | 216 | 306 |
| Downtown Denver Partnership Inc | 3,917 | 27,417 |
| G + E Construction | - | 4,000 |
| Net Prophet | - | 424 |
| Ringe King | - | 103 |
| Special Districts Association of Colorado | - | 617 |
| Spencer Fane | 341 | 4,761 |
| Steve Smith Designs | - | 3,795 |
| US Bank | - | 99 |
| XCEL ENERGY | 88 | 974 |
| Zozo Group LLC | - | 1,322 |
| Reimburse Marketing Expenses to FPBA | - | 3,867 |
| Total Expenditures by Vendor | \$ 19,067 | \$ 187,809 |