

# Management Report

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

Prepared by

**Charlene Laus, Downtown Denver Partnership**

For management use only

**Five Points Business Improvement District**  
**Balance Sheet**  
As of December 2019

	Beginning Balance January 1, 2019	YTD Changes	Ending Balance December 31, 2019
<b>ASSETS</b>			
Current Assets			
Bank Accounts			
USbank Checking	\$ 288,503	\$ (74,914)	\$ 213,589
Total Bank Accounts	288,503	(74,914)	213,589
Other Current Assets			
Prepaid /Deposits	-	47,970	47,970
Loan to FPBD	31,000	(31,000)	-
Total Other Current Assets	31,000	16,970	47,970
Total Current Assets	319,503	(57,944)	261,559
<b>TOTAL ASSETS</b>	<b>\$ 319,503</b>	<b>\$ (57,944)</b>	<b>\$ 261,559</b>
<b>LIABILITIES AND EQUITY</b>			
Total Liabilities	\$ -	\$ -	\$ -
Equity			
Beginning Fund Balance	319,503	-	319,503
Net Operating Income (Loss)	-	(57,944)	(57,944)
Total Equity	319,503	(57,944)	261,559
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 319,503</b>	<b>\$ (57,944)</b>	<b>\$ 261,559</b>

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

	Actual	Budget	Variance Favorable (Unfavorable)
<b>Beginning Cash and Fund Balance</b>	<b>\$ 288,503</b>	<b>\$ 238,606</b>	<b>\$ 49,897</b>
<b>Income and Other Sources</b>			-
Mill Levy Income-FPBID	164,891	147,206	17,685
FPBD Loan Payment	31,000	26,000	5,000
<b>Total Income and Other Sources of Funds</b>	<b>195,891</b>	<b>173,206</b>	<b>22,685</b>
<b>Total Available Resources</b>	<b>\$ 484,394</b>	<b>\$ 411,812</b>	<b>\$ 72,582</b>
<b>Expenditures</b>			
Maintenance	100,814	79,928	(20,886)
Marketing/Branding	46,250	44,505	(1,745)
Administrative	22,679	33,300	10,621
Contingency Funds	-	5,000	5,000
<b>Total Ongoing Expenditures</b>	<b>169,743</b>	<b>162,733</b>	<b>(7,010)</b>
Capital Purchases	53,092	61,200	8,108
<b>Total Expenditures</b>	<b>\$ 222,835</b>	<b>\$ 223,933</b>	<b>\$ 1,098</b>
<b>Ending Cash and Fund Balance</b>	<b>\$ 261,559</b>	<b>\$ 187,879</b>	<b>\$ 73,680</b>

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

	Actual	Budget	Variance Favorable (Unfavorable)
<b>Beginning Cash and Fund Balance</b>	<b>\$ 288,503</b>	<b>\$ 238,606</b>	<b>\$ 49,897</b>
<b>Income and Other Sources of Funds</b>			
Mill Levy Income-FPBID	164,891	147,206	17,685
FPBD Loan Payment	31,000	26,000	5,000
<b>Total Income and Sources of Funds</b>	<b>195,891</b>	<b>173,206</b>	<b>22,685</b>
<b>Total Available Resources</b>	<b>\$ 484,394</b>	<b>\$ 411,812</b>	<b>\$ 72,582</b>
<b>Expenditures</b>			
<i>Maintenance</i>			
General Maintenance Contract	74,180	68,473	(5,707)
Other Maintenance	6,832	-	(6,832)
Snow Removal	14,351	2,920	(11,431)
Utilities & Water	1,437	3,000	1,563
Tree & Landscape Maintenance	4,014	5,535	1,521
<b>Total Maintenance</b>	<b>100,814</b>	<b>79,928</b>	<b>(20,886)</b>
<i>Marketing/Branding</i>			
Banners	1,322	7,705	6,383
Events	-	7,360	7,360
Holiday Lighting	12,317	4,440	(7,877)
Marketing, History, Public Relations	32,610	25,000	(7,610)
<b>Total Marketing/Branding</b>	<b>46,250</b>	<b>44,505</b>	<b>(1,745)</b>
<i>Administrative</i>			
General Administration	12,242	25,000	12,758
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	5,585	4,000	(1,585)
<b>Total Administrative</b>	<b>22,679</b>	<b>33,300</b>	<b>10,621</b>
<i>Contingency Funds</i>			
	-	5,000	5,000
<b>Total Ongoing Expenditures</b>	<b>169,743</b>	<b>162,733</b>	<b>(7,010)</b>
<i>Capital Expenditures</i>			
	53,092	61,200	8,108
<b>Total Expenditures</b>	<b>\$ 222,835</b>	<b>\$ 223,933</b>	<b>\$ 1,098</b>
<b>Ending Cash and Fund Balance</b>	<b>\$ 261,559</b>	<b>\$ 187,879</b>	<b>\$ 73,680</b>

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

	December 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	6,483	93,906
Constant Contact	90	450
Denver Black Pages	-	500
Denver Illuminations	-	9,730
Denver Water	-	300
Denver Weekly News	-	306
Downtown Denver Partnership Inc	3,916	35,250
G + E Construction	-	4,000
Net Prophet	-	424
Ringe King	-	103
Special Districts Association of Colorado	-	617
Spencer Fane	-	5,585
Steve Smith Designs	-	3,795
US Bank	-	99
XCEL ENERGY	79	1,137
Zozo Group LLC	-	1,322
Reimburse Marketing Expenses to FPBA	-	3,867
<b>Total Expenditures by Vendor</b>	<b>\$ 10,569</b>	<b>\$ 222,835</b>

**Five Points Business Improvement District**  
**Statement of Cash Flows**  
January - December 2019

January -  
December 2019

**OPERATING ACTIVITIES**

Net Income	\$ (57,944)
Adjustments to reconcile Net Income to Net Cash provided by operations	
Loan to FPBD	31,000
Prepaid / Deposits	(47,970)
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Total Adjustments to reconcile Net Income to Net Cash provided by operations:	(16,970)
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<b>Net cash provided by operating activities</b>	<b>\$ (74,914)</b>
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<b>NET CASH INCREASE (DECREASE) FOR PERIOD</b>	<b>\$ (74,914)</b>
Cash at beginning of period	288,503
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<b>CASH AT END OF PERIOD</b>	<b>\$ 213,589</b>