

# Management Report

Five Points Business Improvement District  
For the period ended February 28, 2022

Prepared by

**Charlene Laus, Downtown Denver Partnership**

For management use only

**Five Points Business Improvement District**  
**Balance Sheet**  
February 2022

	Beginning Balance January 1, 2022	YTD Changes	Ending Balance February 28, 2022
<b>ASSETS</b>			
Current Assets			
Bank Accounts			
USbank Checking	\$ 243,119	\$ (10,386)	\$ 232,733
Total Bank Accounts	243,119	(10,386)	232,733
Other Current Assets			
Accounts Receivable	947	-	947
Prepaid /Deposits	-	-	-
Total Other Current Assets	947	-	947
Total Current Assets	244,066	(10,386)	233,680
<b>TOTAL ASSETS</b>	<b>\$ 244,066</b>	<b>\$ (10,386)</b>	<b>\$ 233,680</b>
<b>LIABILITIES AND EQUITY</b>			
Total Liabilities	\$ 7,970	\$ 13,336	\$ 21,306
<i>Equity / Fund Balance</i>			
Beginning Fund Balance	236,013	-	236,013
Net Operating Income (Loss)	-	(23,721)	(23,721)
Total Equity / Fund Balance	236,013	(23,721)	212,291
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 243,983</b>	<b>\$ (10,386)</b>	<b>\$ 233,597</b>

**Five Points Business Improvement District**  
**Budget vs Actual - By Program/Activity**  
February 2022

	Actual YTD	Original Budget YTD	Variance Favorable (Unfavorable)	Original Budget Annual	Variance Favorable (Unfavorable)
<b>Beginning Fund Balance</b>	<b>\$ 236,013</b>	<b>\$ 164,470</b>	<b>\$ 71,543</b>	<b>\$ 164,470</b>	<b>\$ 71,543</b>
<b>Income and Other Sources</b>					
Mill Levy Income-FPBID	19,973	18,000	1,973	245,842	(225,869)
Donations	-	-	-	18,000	(18,000)
Other	-	-	-	-	-
Total Income and Other Sources of Funds	19,973	18,000	1,973	263,842	(243,869)
<b>Total Available Resources</b>	<b>\$ 255,986</b>	<b>\$ 182,470</b>	<b>\$ 73,516</b>	<b>\$ 428,312</b>	<b>\$ (172,326)</b>
<b>Expenditures</b>					
Maintenance	27,730	27,343	(388)	119,056	91,326
Marketing/Branding	8,618	17,061	8,442	102,364	93,746
Administrative	6,469	7,288	820	28,730	22,261
Contingency Funds	-	1,250	1,250	7,500	7,500
Total Ongoing Expenditures	42,817	52,942	10,124	257,650	214,833
Capital Purchases	878	16,667	15,789	100,000	99,123
Small Business Relief Grants	-	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 43,695</b>	<b>\$ 69,608</b>	<b>\$ 25,914</b>	<b>\$ 357,650</b>	<b>\$ 313,955</b>
<b>Ending Fund Balance</b>	<b>\$ 212,291</b>	<b>\$ 112,862</b>	<b>\$ 99,430</b>	<b>\$ 70,662</b>	<b>\$ 141,629</b>

**Five Points Business Improvement District**  
**Budget vs Actual - By Account**  
**February 2022**

	Actual YTD	Original Budget YTD	Variance Favorable (Unfavorable)	Original Budget Annual	Variance Favorable (Unfavorable)
<b>Beginning Fund Balance</b>	<b>\$ 236,013</b>	<b>\$ 164,470</b>	<b>\$ 71,543</b>	<b>\$ 164,470</b>	<b>\$ 71,543</b>
<b>Income and Other Sources of Funds</b>					
Mill Levy Income-FPBID	19,973	18,000	1,973	245,842	(225,869)
Donations	-	-	-	18,000	(18,000)
Other Revenue	-	-	-	-	-
Total Income and Sources of Funds	19,973	18,000	1,973	263,842	(243,869)
<b>Total Available Resources</b>	<b>\$ 255,986</b>	<b>\$ 182,470</b>	<b>\$ 73,516</b>	<b>\$ 428,312</b>	<b>\$ (172,326)</b>
<b>Expenditures</b>					
<i>Maintenance</i>					
General Maintenance Contract	10,429	10,456	27	62,733	52,304
Other Maintenance	885	1,583	698	9,500	8,615
Plaza Maintenance	2,850	2,221	(630)	13,323	10,473
Snow Removal	12,880	10,000	(2,880)	15,000	2,120
Utilities & Water	686	667	(20)	4,000	3,314
Irrigation Repairs	-	250	250	1,500	1,500
Tree & Landscape Maintenance	-	2,167	2,167	13,000	13,000
Total Maintenance	27,730	27,343	(388)	119,056	91,326
<i>Marketing/Branding</i>					
Banners	-	583	583	3,500	3,500
Events/Activation	-	-	-	-	-
Grants	-	2,811	2,811	16,864	16,864
FP History Stroll	-	167	167	1,000	1,000
ASG Activations	-	-	-	-	-
Trick or Treat	-	167	167	1,000	1,000
Holiday Stroll 2022	-	1,667	1,667	10,000	10,000
Summer Activation	-	-	-	-	-
Holiday Lighting	-	2,500	2,500	15,000	15,000
Marketing Administration	8,378	8,333	(45)	50,000	41,622
Marketing Programs	240	833	593	5,000	4,760
Total Marketing/Branding	8,618	17,061	8,442	102,364	93,746
<i>Administrative</i>					
General Administration	3,667	3,667	0	22,000	18,333
Bank Charges & Fees	-	22	22	130	130
Dues & Memberships	-	100	100	600	600
Insurance	2,802	3,000	198	3,000	198
Legal Fees	-	500	500	3,000	3,000
Total Administrative	6,469	7,288	820	28,730	22,261
<i>Contingency Funds</i>					
Total Ongoing Expenditures	42,817	52,942	10,124	257,650	214,833
<i>Capital Expenditures and Reserve Spending</i>					
Capital Purchases	878	16,667	15,789	100,000	99,123
Total Capital Expenditures and Reserve	878	16,667	15,789	100,000	99,123
<b>Total Expenditures</b>	<b>\$ 43,695</b>	<b>\$ 69,608</b>	<b>\$ 25,914</b>	<b>\$ 357,650</b>	<b>\$ 313,955</b>
<b>Net Income</b>	<b>\$ (23,721)</b>	<b>\$ (51,608)</b>	<b>\$ 27,887</b>	<b>\$ (93,808)</b>	<b>\$ 70,087</b>
<b>Ending Fund Balance</b>	<b>\$ 212,291</b>	<b>\$ 112,862</b>	<b>\$ 99,430</b>	<b>\$ 70,662</b>	<b>\$ 141,629</b>

**Five Points Business Improvement District**  
**Expenditures by Vendor Summary**  
**February 2022**

	February 2022	YTD 2022
Colorado Barricade	2,610	2,610
Colorado Special Districts Property and Liability**	2,802	2,802
Consolidated Services Group 2, LLC	14,646	24,334
Constant Contact	-	45
Denver Water	98	220
Diversified Underground Inc	340	340
Downtown Denver Partnership Inc	6,000	12,000
Sin Jac Electric	878	878
XCEL ENERGY	219	467
<b>Total Expenditures by Vendor</b>	<b>\$ 27,593</b>	<b>\$ 43,695</b>

**Five Points Business Improvement District**  
**Statement of Cash Flows**  
February 2022

February 2022

**OPERATING ACTIVITIES**

Net Income	\$ (23,721)
Adjustments to reconcile Net Income to Net Cash provided by operations	
Accounts Receivable	-
Prepaid / Deposits	-
Accounts Payable	13,336
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	13,336
<b>Net cash provided by operating activities</b>	<b>\$ (10,386)</b>
<b>NET CASH INCREASE (DECREASE) FOR PERIOD</b>	<b>\$ (10,386)</b>
Cash at beginning of period	243,119
<b>CASH AT END OF PERIOD</b>	<b>\$ 232,733</b>