

# Management Report

Five Points Business Improvement District  
For the period ended January 31, 2022

Prepared by

**Charlene Laus, Downtown Denver Partnership**

For management use only

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

	Beginning Balance January 1, 2022	YTD Changes	Ending Balance January 31, 2022
<b>ASSETS</b>			
Current Assets			
Bank Accounts			
USbank Checking	\$ 243,119	\$ (2,851)	\$ 240,268
Total Bank Accounts	243,119	(2,851)	240,268
Other Current Assets			
Accounts Receivable	864	-	864
Prepaid /Deposits	-	-	-
Total Other Current Assets	864	-	864
Total Current Assets	243,983	(2,851)	241,132
<b>TOTAL ASSETS</b>	<b>\$ 243,983</b>	<b>\$ (2,851)</b>	<b>\$ 241,132</b>
<b>LIABILITIES AND EQUITY</b>			
Total Liabilities	\$ 7,970	\$ 12,304	\$ 20,275
<i>Equity / Fund Balance</i>			
Beginning Fund Balance	236,013	-	236,013
Net Operating Income (Loss)	-	(15,155)	(15,155)
Total Equity / Fund Balance	236,013	(15,155)	220,858
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 243,983</b>	<b>\$ (2,851)</b>	<b>\$ 241,132</b>

**Five Points Business Improvement District**  
**Budget vs Actual - By Program/Activity**  
January 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	947	1,000	(53)	245,842	(244,895)
Donations	-	-	-	18,000	(18,000)
Other	-	-	-	-	-
Total Income and Other Sources of Funds	947	1,000	(53)	263,842	(262,895)
<b>Total Available Resources</b>	<b>\$ 236,960</b>	<b>\$ 165,470</b>	<b>\$ 71,490</b>	<b>\$ 428,312</b>	<b>\$ (191,352)</b>
<b>Expenditures</b>					
Maintenance	10,057	12,421	2,364	119,056	108,999
Marketing/Branding	4,212	8,530	4,319	102,364	98,152
Administrative	1,833	2,394	561	28,730	26,897
Contingency Funds	-	625	625	7,500	7,500
Total Ongoing Expenditures	16,102	23,971	7,869	257,650	241,548
Capital Purchases	-	8,333	8,333	100,000	100,000
Small Business Relief Grants	-	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 16,102</b>	<b>\$ 32,304</b>	<b>\$ 16,202</b>	<b>\$ 357,650</b>	<b>\$ 341,548</b>
<b>Ending Fund Balance</b>	<b>\$ 220,858</b>	<b>\$ 133,166</b>	<b>\$ 87,692</b>	<b>\$ 70,662</b>	<b>\$ 150,196</b>

**Five Points Business Improvement District**  
**Budget vs Actual - By Account**  
**January 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	947	1,000	(53)	245,842	(244,895)
Donations	-	-	-	18,000	(18,000)
Other Revenue	-	-	-	-	-
Total Income and Sources of Funds	947	1,000	(53)	263,842	(262,895)
<b>Total Available Resources</b>	<b>\$ 236,960</b>	<b>\$ 165,470</b>	<b>\$ 71,490</b>	<b>\$ 428,312</b>	<b>\$ (191,352)</b>
<b>Expenditures</b>					
<i>Maintenance</i>					
General Maintenance Contract	5,015	5,228	213	62,733	57,719
Other Maintenance	240	792	552	9,500	9,260
Plaza Maintenance	200	1,110	910	13,323	13,123
Snow Removal	4,234	3,750	(484)	15,000	10,766
Utilities & Water	369	333	(36)	4,000	3,631
Irrigation Repairs	-	125	125	1,500	1,500
Tree & Landscape Maintenance	-	1,083	1,083	13,000	13,000
Total Maintenance	10,057	12,421	2,364	119,056	108,999
<i>Marketing/Branding</i>					
Banners	-	292	292	3,500	3,500
Events/Activation	-	-	-	-	-
Grants	-	1,405	1,405	16,864	16,864
FP History Stroll	-	83	83	1,000	1,000
ASG Activations	-	-	-	-	-
Trick or Treat	-	83	83	1,000	1,000
Holiday Stroll 2022	-	833	833	10,000	10,000
Summer Activation	-	-	-	-	-
Holiday Lighting	-	1,250	1,250	15,000	15,000
Marketing Administration	4,212	4,167	(45)	50,000	45,788
Marketing Programs	-	417	417	5,000	5,000
Total Marketing/Branding	4,212	8,530	4,319	102,364	98,152
<i>Administrative</i>					
General Administration	1,833	1,833	0	22,000	20,167
Bank Charges & Fees	-	11	11	130	130
Dues & Memberships	-	50	50	600	600
Insurance	-	250	250	3,000	3,000
Legal Fees	-	250	250	3,000	3,000
Total Administrative	1,833	2,394	561	28,730	26,897
<i>Contingency Funds</i>					
	-	625	625	7,500	7,500
Total Ongoing Expenditures	16,102	23,971	7,869	257,650	241,548
<i>Capital Expenditures and Reserve Spending</i>					
Capital Purchases	-	8,333	8,333	100,000	100,000
Total Capital Expenditures and Reserve	-	8,333	8,333	100,000	100,000
<b>Total Expenditures</b>	<b>\$ 16,102</b>	<b>\$ 32,304</b>	<b>\$ 16,202</b>	<b>\$ 357,650</b>	<b>\$ 341,548</b>
<b>Net Income</b>	<b>\$ (15,155)</b>	<b>\$ (31,304)</b>	<b>\$ 16,149</b>	<b>\$ (93,808)</b>	<b>\$ 78,653</b>
<b>Ending Fund Balance</b>	<b>\$ 220,858</b>	<b>\$ 133,166</b>	<b>\$ 87,692</b>	<b>\$ 70,662</b>	<b>\$ 150,196</b>

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

	January 2022	YTD 2022
Consolidated Services Group 2, LLC	9,688	9,688
Constant Contact	45	45
Denver Water	121	121
Downtown Denver Partnership Inc	6,000	6,000
XCEL ENERGY	248	248
<b>Total Expenditures by Vendor</b>	<b>\$ 16,102</b>	<b>\$ 16,102</b>

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

January 2022

**OPERATING ACTIVITIES**

Net Income	\$ (15,155)
Adjustments to reconcile Net Income to Net Cash provided by operations	
Accounts Receivable	-
Prepaid / Deposits	-
Accounts Payable	12,304
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Total Adjustments to reconcile Net Income to Net Cash provided by operations:	12,304
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<b>Net cash provided by operating activities</b>	<b>\$ (2,851)</b>
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<b>NET CASH INCREASE (DECREASE) FOR PERIOD</b>	<b>\$ (2,851)</b>
Cash at beginning of period	243,119
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<b>CASH AT END OF PERIOD</b>	<b>\$ 240,268</b>
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