



GID BOARD MEETING

MEETING AGENDA

Wednesday, February 25, 10:30 AM - 12:00 PM

1. Call to Order (10:30-10:35am)
2. Voting Matters (10:30-11:00am)
 - a. Vote on James Atchison as Board Member
 - b. December Meeting Minutes*
 - c. January Meeting Minutes*
 - d. December Financials*
 - e. End of Year Financials*
 - f. January Financials*
3. GID Governance Document
4. Invoice Approval Process
5. Boards and Commissions – Request for Board Member Information
6. Quick updates:
 - a. Clean Team Data*
 - b. Mayor's Office Homelessness Coordination
 - c. Sidewalk Implementation
 - d. Bond Discussion
 - e. RFP for Spring Planting and Planter Maintenance posted (deadline: March 13) – request for review panel
 - f. RFP for Clean Team posted (deadline: March 13) – request for review panel
 - g. Edens Lease terminated
 - h. Summit Street Group CIP work
 - i. Bench refresh – seeking bids
 - j. Audit ongoing
7. Adjourn (12:00pm)

*Indicates that additional information can be found in this meeting packet.

GID Board Meeting Minutes
12.03.2025

- Board Members Present: Jamey Bridges, Edee Anesi, Malcolm Craig, Andrew Katz
- Not able to approve minutes this meeting
- Motion to approve October financials, seconded, approved
- Motion to approve Ben Woolf as GID Board Member, seconded, approved
- Discussion about ordinance to correct terms (term limits, timing, etc)
 - Two (2) three year terms with one year options to renew
- GID/RAD Grant Agreement
 - RAD would propose the project, scope, artist. GID votes to approve, RAD executes the project
 - \$150,000 max budget
 - Does this cover only projects within the public realm or can they be on private property?
 - GID Members expressed interest in approval rights of the artists too, not just location, scope, theme, budget
 - Next steps: RAD to approach us with 3-10 projects
 - Motion to approve the agreement contingent on the changes discussed to provide GID approval of scope
- Rachel gave overview of her time so far as ED
- Discussed shared services process for when issues come up
- City no longer accepting our auditing group, failed peer review
 - Discussed risks involved with accuracy of financial reporting, how far back does it go, etc
 - Need to have resolved by May/June 2026
 - Liability risk to GID low, taking proper steps to resolve once alerted of failed peer review
- Rachel discussed relationship with RAD, website, contracts
 - GID should directly contract very few actual contracts
 - Need to address snow removal contract sooner rather than later
- Jamey asked if we shouldn't have our own website, noted costs are cheap
- Discussed 2026 Goals
 - 38th underpass, tree canopy project, 35th St ROW, lighting/landscaping, bridges, cleanliness & safety
- Rachel requested Karen track down original docs from parks & recs for Art Park ROW
- Andrew mentioned 38th Street underpass options seemed underwhelming, don't do much to solve congestion issues
- Meeting adjourned, 12:03pm

GID Board Meeting Minutes
01.22.2026

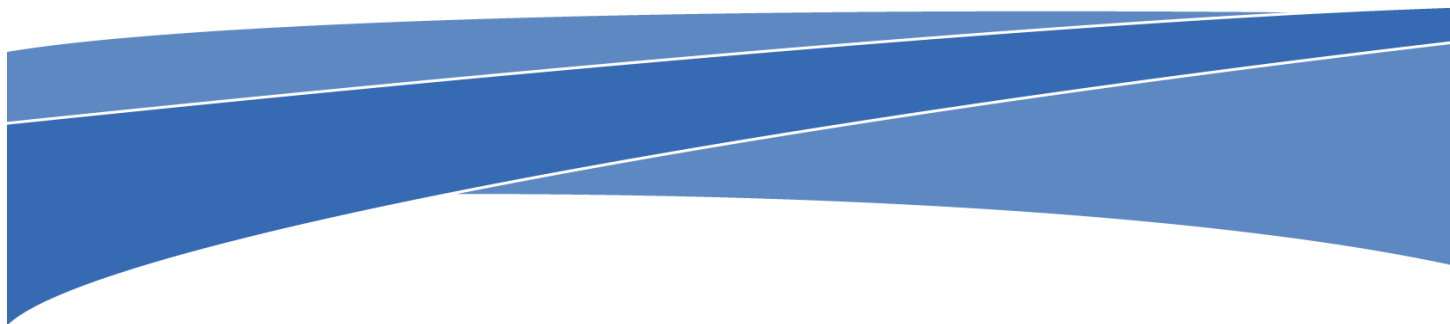
- Board Members Present: Jamey Bridges, Jonathan Alpert, Ben Woolf, Edee Anesi, Malcolm Craig, Andrew Katz
- Interview process with James Atchison
- Motion to table meeting minute approval to next meeting
 - Motioned, seconded, approved
- Andrew to continue taking meeting minutes for now
- Timsha provided financial overview to the Board
 - ArtPark Maintenance a topic
 - \$1,399,104.37 is current loan balance
- Discussion about insurance
- Due to invoice for ArtPark, motion to table December and EOY financials until they are complete and audited
 - Motioned, seconded, approved
- Review and discuss RAD invoice for ArtPark
 - Related to ArtPark maintenance budget line item, how it may be used
 - General miscommunication between GID and RAD re: how ArtPark maintenance works, process, who pays, etc
 - Need to set RAD boundaries now, memorialize process and what items GID will fund/not fund
 - Voting to approve \$78,925.40 RAD request to cover ArtPark “items”
 - Motioned, seconded, approved
 - This amount will come from 2025 budget maintenance line item
- Early termination/buyout with Edens
 - RAD office lease runs thru 2028 at Denver Central Market
 - RAD is on the lease, but expense has been split equally between BID, RAD, GID
 - Edens proposed we continue to lease 2026 (~\$55k), buyout remainder of lease for \$50k in January 2027
 - Rachel proposed we write RAD a check for our portion of 2026 rent plus buyout, memorialize our intent
 - Ask Edens to support the arts with these funds
- Summit Street Group 2026 proposal
 - Support for continuing to work with Summit Street Group
 - Long term strategy services high priority
 - We have some budget for this, long term project planning
 - Motion to move forward with Summit Street Group’s proposal as presented
 - Motioned, seconded, approved
- Recurring meetings
 - Shifting to 4th Wednesday of each month
- Discussed City approach to unhoused individuals
 - System for Clean Team to be alerted of 311 text issues within GID/BID boundaries

- Drafting new RFP for clean and safe priorities, potentially multiple providers
- Brighton Blvd planter refresh in progress, Wenk
- Lighting and maintenance study
- Discussion about ordinance amendments
- RAD staffing updates
- Adjourned 12:26pm



Business Intelligence Package

**For the Period Ending:
December 31, 2025**



Reporting Entities

RiNo General Improvement District

prepared by
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Annotations:**Disclosure:**

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**RiNo General Improvement District
Balance Sheet As of:
December 31, 2025**

	Dec 2025
ASSETS	
Current Assets	
Checking/Savings	
GID Capital Charge 3463 Restricted	176,859.36
GID Capital Reserve MM 4183 Restricted	207,607.88
GID Mill Levy Checking 3455	1,625,424.77
Total Checking/Savings	2,009,892.01
Accounts Receivable	
Accounts Receivable (A/R)	14,209.39
Total Accounts Receivable	14,209.39
Other Current Assets	
GID Prepaid Expenses	2,610.01
GID Property Taxes receivable	1,416,246.00
Total Other Current Assets	1,418,856.01
Total Current Assets	3,442,957.41
TOTAL ASSETS	3,442,957.41
LIABILITIES & EQUITY	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	165,510.36
Total Accounts Payable	165,510.36
Other Current Liabilities	
GID Deferred Property Tax	1,416,246.00
Total Other Current Liabilities	1,416,246.00
Total Current Liabilities	1,581,756.36
Total Liabilities	1,581,756.36
Equity	
Net Income	505,733.00
Restricted for Debt Service	325,239.40
Restricted for Emergencies	29,400.40
Retained Earnings	652,791.70
Unrestricted	348,036.55
Total Equity	1,861,201.05
TOTAL LIABILITIES & EQUITY	3,442,957.41

**RiNo General Improvement District
Profit & Loss - By Entity For The Reporting Month & Total
December 31, 2025**

Dec 01, 2025-Dec 31, 2025

Ordinary Income/Expense

Income

Income

Miscellaneous Revenue

Interest Income 176.18

Total Miscellaneous Revenue 176.18

Tax and Fee Revenue

GID Specific Ownership Tax 7,162.10

Total Tax and Fee Revenue 7,162.10

Total Income 7,338.28

Total Income 7,338.28

Gross Profit 7,338.28

Expense

Administrative (deleted)

Non-RAD Management and Administrative Expenses (deleted-1)

Bank and Merchant Fees (deleted) 13.45

Insurance (deleted) 532.04

Legal Fees (deleted) 4,320.75

M&A Fee to RAD (deleted) 24,279.00

Total Non-RAD Management and Administrative Expenses (deleted-1) 29,145.24

Total Administrative (deleted) 29,145.24

GID Loan Principal Payments 108,374.19

Infrastructure Expenses 8000

ArtPark Operations and Maintenance

ArtPark Maintenance 78,925.40

Total ArtPark Operations and Maintenance 78,925.40

Capital Projects (deleted)

Public Art (deleted) 17,800.00

Wayfinding & Signage Installations (deleted) 20,500.00

Total Capital Projects (deleted) 38,300.00

GID Loan Interest Payments 3,838.38

Operations and Maintenance (deleted)

Brighton Blvd-Clean Team Ambassadors Program (deleted) 16,800.00

Brighton Blvd-General Maintenance (deleted) 2,975.00

Brighton Blvd-Utilities (deleted) 110.54

GID Area Wide Clean Team Ambassadors Program (deleted) 17,713.50

Total Operations and Maintenance (deleted) 37,599.04

**RiNo General Improvement District
Profit & Loss - By Entity For The Reporting Month & Total
December 31, 2025**

Dec 01, 2025-Dec 31, 2025

Planning, Research, and Analysis (deleted)	
Long-Term Project Planning Effort (deleted)	
GID Transition (deleted)	11,250.00
Long-Term Project Planning Effort (deleted) - Other	3,125.00
Total Long-Term Project Planning Effort (deleted)	14,375.00
Total Planning, Research, and Analysis (deleted)	14,375.00
Total Infrastructure Expenses 8000	173,037.82
Program Expenses	
Advocacy	
Community Outreach & Engagement	
RiNo Annual Meeting	4,093.62
Total Community Outreach & Engagement	4,093.62
Research & Analysis (deleted)	
Data Collection (deleted)	198.92
Total Research & Analysis (deleted)	198.92
Total Advocacy	4,292.54
Total Program Expenses	4,292.54
Total Expense	314,849.79
Net Ordinary Income	(307,511.51)
Other Income/Expense	0
Net Other Income	0.00
Net Income	(307,511.51)

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2025 - Dec 2025		
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Total	Budget	\$ Diff
Ordinary Income/Expense															
Income															
Income															
Miscellaneous Revenue															
Interest Income	186	158	164	169	181	164	175	181	164	187	159	176	2,065	890	1,175
Total Miscellaneous Revenue	186	158	164	169	181	164	175	181	164	187	159	176	2,065	890	1,175
Tax and Fee Revenue															
GID District 133 Special Assess	2,081	86,480	53,951	22,129	1,286	4,000	437	11,340	0	0	4,041	0	185,745	175,829	9,917
GID District 134 Ad Valorem	1,577	451,489	94,710	420,532	120,430	416,136	48,597	6,163	0	0	66,215	0	1,625,849	1,701,862	(76,013)
GID District 143 DURA Ironworks	0	0	17,895	0	0	16	17,742	0	0	0	0	0	35,653	17,915	17,738
GID Specific Ownership Tax	7,238	7,564	7,155	7,093	6,018	6,089	6,905	7,012	6,748	7,504	6,082	7,162	82,569	75,832	6,737
Total Tax and Fee Revenue	10,896	545,533	173,711	449,754	127,735	426,240	73,680	24,516	6,748	7,504	76,338	7,162	1,929,817	1,971,438	(41,621)
Total Income	11,082	545,691	173,874	449,923	127,916	426,404	73,856	24,697	6,912	7,692	76,497	7,338	1,931,881	1,972,328	(40,446)
Total Income	11,082	545,691	173,874	449,923	127,916	426,404	73,856	24,697	6,912	7,692	76,497	7,338	1,931,881	1,972,328	(40,446)
Gross Profit	11,082	545,691	173,874	449,923	127,916	426,404	73,856	24,697	6,912	7,692	76,497	7,338	1,931,881	1,972,328	(40,446)
Expense															
Administrative (deleted)															
Non-RAD Management and Administrative Expenses (deleted-1)															
Audit Fees (deleted)	0	5,000	0	0	0	0	0	0	0	0	0	0	5,000	7,000	2,000
Bank and Merchant Fees (deleted)	2	0	16	31	7	17	15	9	9	14	7	13	140	150	10
CCD Tax Collection Fee (deleted)	37	5,380	1,487	4,427	1,217	4,201	490	175	0	0	0	0	17,413	18,000	587
Insurance (deleted)	514	514	514	514	514	514	532	532	532	532	532	532	6,275	15,000	8,725
Legal Fees (deleted)	0	107	0	193	0	150	1,330	832	347	475	3,690	4,321	11,444	15,000	3,556
Licenses, Permits & City Fees (deleted)	0	0	0	0	0	0	0	0	0	0	0	0	0	300	300
M&A Fee to RAD (deleted)	30,338	30,338	30,338	30,338	30,338	30,338	30,338	24,279	24,279	24,279	24,279	24,279	333,760	333,760	0
Operating Reserve Funding (deleted)	0	0	0	0	0	0	0	0	0	0	0	0	0	305,794	305,794
Supplies (deleted)	0	0	0	0	0	0	0	0	0	0	0	0	0	1,000	1,000
Total Non-RAD Management and Administrative	30,890	41,338	32,355	35,502	32,076	35,220	32,705	25,827	25,167	25,300	28,508	29,145	374,033	696,005	321,971
Total Administrative (deleted)	30,890	41,338	32,355	35,502	32,076</										

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2025 - Dec 2025		
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Total	Budget	\$ Diff
Community Outreach & Engagement															
Communications (deleted)	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000	5,000
RiNo Annual Meeting	0	0	0	0	0	0	0	0	0	0	0	4,094	4,094	5,000	906
RiNo Annual Report	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000	5,000
Total Community Outreach & Engagement	0	0	0	0	0	0	0	0	0	0	0	4,094	4,094	15,000	10,906
Research & Analysis (deleted)															
Board Governance (deleted)	0	0	1,000	0	0	0	0	0	0	0	0	0	1,000	7,500	6,500
Data Collection (deleted)	182	182	182	182	1,082	182	199	199	199	199	199	199	3,186	15,000	11,814
Total Research & Analysis (deleted)	182	182	1,182	182	1,082	182	199	199	199	199	199	199	4,186	22,500	18,314
Total Advocacy	182	182	1,182	182	1,082	182	199	199	199	199	199	4,293	8,280	37,500	29,220
Total Program Expenses	182	182	1,182	182	1,082	182	199	199	199	199	199	4,293	8,280	37,500	29,220
Total Expense	56,101	71,942	79,437	105,718	86,756	91,294	99,540	262,401	100,442	88,214	69,455	314,850	1,426,148	2,877,733	1,451,584
Net Ordinary Income	(45,019)	473,749	94,437	344,205	41,160	335,111	(25,684)	(237,703)	(93,530)	(80,523)	7,042	(307,512)	505,733	(905,405)	1,411,138
Other Income/Expense															
Other Income															
Prior Year Carry Over (deleted)	0	0	0	0	0	0	0	0	0	0	0	0	0	991,977	(991,977)
Total Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0	991,977	(991,977)
Net Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0	991,977	(991,977)
Net Income	(45,019)	473,749	94,437	344,205	41,160	335,111	(25,684)	(237,703)	(93,530)	(80,523)	7,042	(307,512)	505,733	86,572	419,161

RiNo General Improvement District
Budget vs Actual Report
YTD and Annual Budget this Fiscal Year Ending:
December 31, 2025

	Jan 01, 2025-Dec 31, 2025	Jan 01, 2025-Dec 31, 2025 Budget	Budget Remaining	% Budget Used
Ordinary Income/Expense				
Income				
Income				
Miscellaneous Revenue				
Interest Income	2,064.88	889.64	(1,175.24)	232.1%
Total Miscellaneous Revenue	2,064.88	889.64	(1,175.24)	232.1%
Tax and Fee Revenue				
GID District 133 Special Assess	185,745.46	175,828.81	(9,916.65)	105.6%
GID District 134 Ad Valorem	1,625,849.09	1,701,862.33	76,013.24	95.5%
GID District 143 DURA Ironworks	35,652.83	17,914.52	(17,738.31)	199.0%
GID Specific Ownership Tax	82,569.23	75,832.33	(6,736.90)	108.9%
Total Tax and Fee Revenue	1,929,816.61	1,971,437.99	41,621.38	97.9%
Total Income	1,931,881.49	1,972,327.63	40,446.14	97.9%
Total Income	1,931,881.49	1,972,327.63	40,446.14	97.9%
Gross Profit	1,931,881.49	1,972,327.63	40,446.14	97.9%
Expense				
Administrative (deleted)				
Non-RAD Management and Administrative Expenses (deleted-1)				
Audit Fees (deleted)	5,000.00	7,000.00	2,000.00	71.4%
Bank and Merchant Fees (deleted)	140.29	150.00	9.71	93.5%
CCD Tax Collection Fee (deleted)	17,413.47	18,000.00	586.53	96.7%
Insurance (deleted)	6,275.04	15,000.00	8,724.96	41.8%
Legal Fees (deleted)	11,444.21	15,000.00	3,555.79	76.3%
Licenses, Permits & City Fees (del	0.00	300.00	300.00	0.0%
M&A Fee to RAD (deleted)	333,760.30	333,760.30	0.00	100.0%
Operating Reserve Funding (delete	0.00	305,794.44	305,794.44	0.0%
Supplies (deleted)	0.00	1,000.00	1,000.00	0.0%
Total Non-RAD Management and	374,033.31	696,004.74	321,971.43	53.7%
Total Administrative (deleted)	374,033.31	696,004.74	321,971.43	53.7%
General and Administrative				
Administrative Fees				
CCD Tax Collection Fee	258.37	0.00	(258.37)	-
Total Administrative Fees	258.37	0.00	(258.37)	-
Total General and Administrative	258.37	0.00	(258.37)	-
GID Loan Principal Payments	108,374.19	0.00	(108,374.19)	-
Infrastructure Expenses 8000				
ArtPark Financing (deleted)				
ArtPark Loan Payment (deleted)	118,000.00	118,000.00	0.00	100.0%
Total ArtPark Financing (deleted)	118,000.00	118,000.00	0.00	100.0%
ArtPark Operations and Maintenance				
ArtPark Maintenance	192,258.57	300,000.00	107,741.43	64.1%
Total ArtPark Operations and Mai	192,258.57	300,000.00	107,741.43	64.1%
Capital Financing (deleted)	0			
Capital Reserve Funding (deleted)	0.00	686,227.95	686,227.95	0.0%
Total Capital Financing (deleted)	0.00	686,227.95	686,227.95	0.0%

	Jan 01, 2025-Dec 31, 2025	Jan 01, 2025-Dec 31, 2025 Budget	Budget Remaining	% Budget Used
Capital Projects (deleted)				
Public Art (deleted)	17,800.00	125,000.00	107,200.00	14.2%
Urban Forest Initiative (deleted)	0.00	125,000.00	125,000.00	0.0%
Wayfinding & Signage Installations	41,490.00	50,000.00	8,510.00	83.0%
Total Capital Projects (deleted)	59,290.00	300,000.00	240,710.00	19.8%
GID Loan Interest Payments	51,436.41	0.00	(51,436.41)	-
Operations and Maintenance (deleted)				
Brighton Blvd-Clean Team Ambass	112,611.16	100,000.00	(12,611.16)	112.6%
Brighton Blvd-General Maintenance	2,975.00	80,000.00	77,025.00	3.7%
Brighton Blvd-Landscape & Irrigatio	102,342.17	150,000.00	47,657.83	68.2%
Brighton Blvd-Utilities (deleted)	4,470.96	5,000.00	529.04	89.4%
GID Area Wide Clean Team Amba	106,229.41	100,000.00	(6,229.41)	106.2%
Safety & Cleanliness Outreach (de	0.00	5,000.00	5,000.00	0.0%
Total Operations and Maintenance	328,628.70	440,000.00	111,371.30	74.7%
Planning, Research, and Analysis (deleted)				
38th Street Underpass Planning (d	93,589.20	50,000.00	(43,589.20)	187.2%
Long-Term Project Planning Effort (deleted)				
GID Transition (deleted)	27,125.00	0.00	(27,125.00)	-
Long-Term Project Planning Effort	64,875.00	150,000.00	85,125.00	43.3%
Total Long-Term Project Plannin	92,000.00	150,000.00	58,000.00	61.3%
Project Execution and Partner Outr	0.00	100,000.00	100,000.00	0.0%
Total Planning, Research, and An	185,589.20	300,000.00	114,410.80	61.9%
Total Infrastructure Expenses 8000	935,202.88	2,144,227.95	1,209,025.07	43.6%
Program Expenses				
Advocacy				
Community Outreach & Engagement				
Communications (deleted)	0.00	5,000.00	5,000.00	0.0%
RiNo Annual Meeting	4,093.62	5,000.00	906.38	81.9%
RiNo Annual Report	0.00	5,000.00	5,000.00	0.0%
Total Community Outreach & En	4,093.62	15,000.00	10,906.38	27.3%
Research & Analysis (deleted)				
Board Governance (deleted)	1,000.00	7,500.00	6,500.00	13.3%
Data Collection (deleted)	3,186.12	15,000.00	11,813.88	21.2%
Total Research & Analysis (delet	4,186.12	22,500.00	18,313.88	18.6%
Total Advocacy	8,279.74	37,500.00	29,220.26	22.1%
Total Program Expenses	8,279.74	37,500.00	29,220.26	22.1%
Total Expense	1,426,148.49	2,877,732.69	1,451,584.20	49.6%
Net Ordinary Income	505,733.00	(905,405.06)	(1,411,138.06)	(155.9%)
Other Income/Expense	0			
Other Income	0			
Prior Year Carry Over (deleted)	0.00	991,977.39	991,977.39	0.0%
Total Other Income	0.00	991,977.39	991,977.39	0.0%
Net Other Income	0.00	991,977.39	991,977.39	0.0%
Net Income	505,733.00	86,572.33	(419,160.67)	584.2%

RiNo General Improvement District KPI - Reporting Month & Prior Month Analysis for Month Ending: December 31, 2025

	Dec 2025	Nov 2025		Trend
PROFITABILITY				
Total Revenue	\$7,338	\$76,497	↓	-90%
CASH				
Cash on Hand	\$2,009,892	\$2,066,235	↓	-3%
Months of Cash Reserves	6.4	29.7	↓	-79%
LIQUIDITY				
Quick Ratio	128%	1755%	↓	-93%
Current Ratio	218%	1794%	↓	-88%
DEBT				
Debt to Equity	85%	6%	↓	1340%
Debt to Total Assets	46%	6%	↓	724%
VERTICAL ANALYSIS				
Gross Profit	\$7,338	\$76,497	↓	-90%
Total Expenses	\$314,850	\$69,455	↓	353%
Net Income	-\$307,512	\$7,042	↓	-4467%

ENTITIES IN THIS REPORT

RiNo General Improvement District

RiNo General Improvement District

KPI - Year Over Year Analysis as of:

December 31, 2025

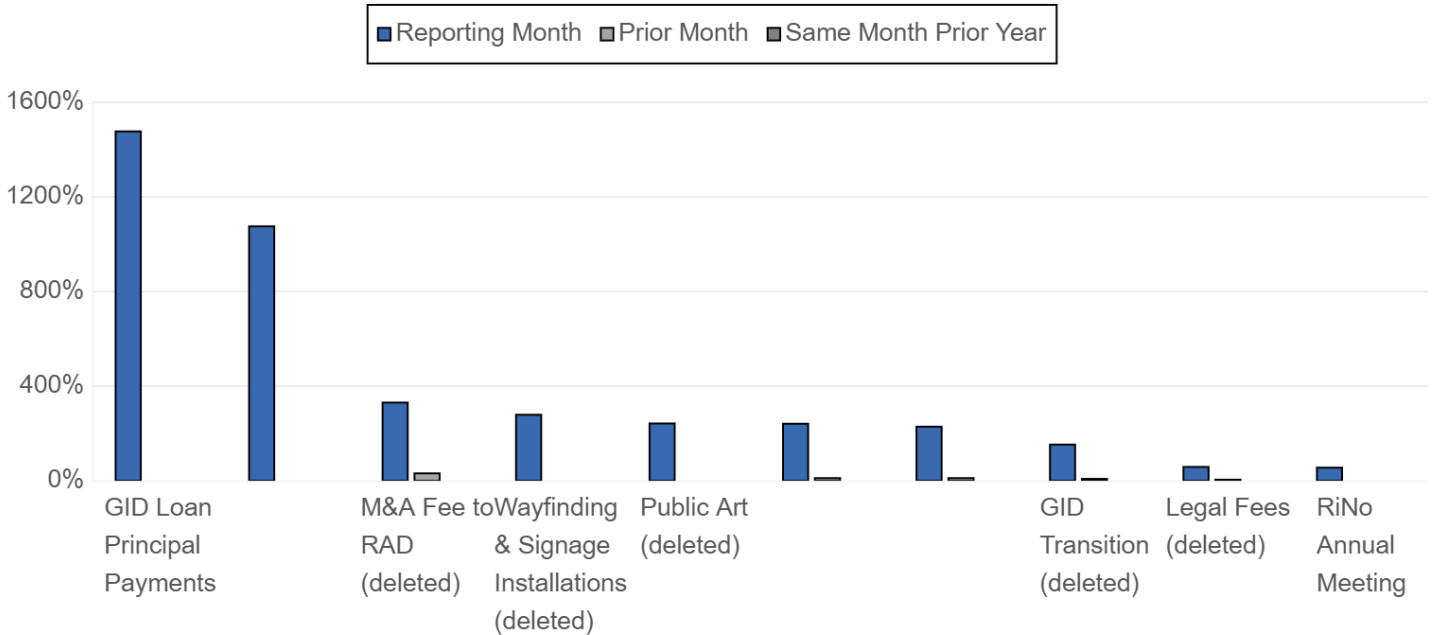
	Jan 01, 2025-Dec 31, 2025	Jan 01, 2024-Dec 31, 2024		Trend
PROFITABILITY				
Total Revenue	\$1,931,881	\$10,983	↑	17489%
CASH				
Cash on Hand	\$2,009,892	\$1,359,326	↑	48%
Months of Cash Reserves	1.4	27290.2	↓	-100%
LIQUIDITY				
Quick Ratio	128%	80%	↑	60%
Current Ratio	218%	180%	↑	21%
DEBT				
Debt to Equity	85%	125%	↑	-32%
Debt to Total Assets	46%	56%	↑	-17%
VERTICAL ANALYSIS				
Gross Profit	\$1,931,881	\$10,983	↑	17489%
Total Expenses	\$1,426,148	\$50	↓	2863077%
Net Income	\$505,733	\$686,164	↓	-26%

ENTITIES IN THIS REPORT

RiNo General Improvement District

**RiNo General Improvement District
Expense Analysis - Top 10 Expenses
For The Period Ending: December 31, 2025**

Reporting Month vs Prior Month vs Same Month Prior Year



Accounts	Expenses Reporting Month	% of Income Reporting Month *	% of Income Prior Month	% of Income Same Month Prior Year
GID Loan Principal Payments	\$108,374	1476.8%	0.0%	0.0%
ArtPark Maintenance	\$78,925	1075.5%	0.0%	0.0%
M&A Fee to RAD (deleted)	\$24,279	330.9%	31.7%	0.0%
Wayfinding & Signage Installations (deleted)	\$20,500	279.4%	0.0%	0.0%
Public Art (deleted)	\$17,800	242.6%	0.0%	0.0%
GID Area Wide Clean Team Ambassadors Program (deleted)	\$17,714	241.4%	11.6%	0.0%
Brighton Blvd-Clean Team Ambassadors Program (deleted)	\$16,800	228.9%	11.6%	0.0%
GID Transition (deleted)	\$11,250	153.3%	8.3%	0.0%
Legal Fees (deleted)	\$4,321	58.9%	4.8%	0.0%
RiNo Annual Meeting	\$4,094	55.8%	0.0%	0.0%
Total	\$304,056	4143.4%	68.1%	0.0%

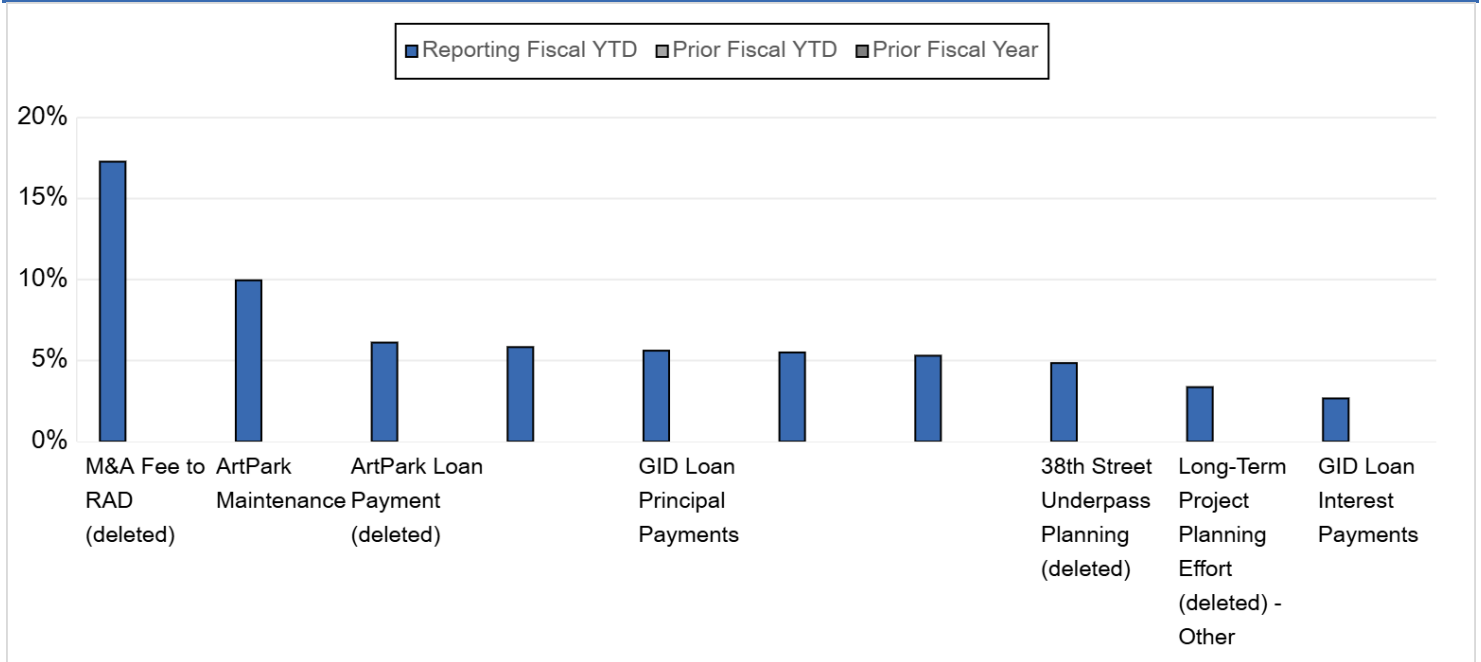
* Red indicates values greater than the prior period, green is less than or equal to

ENTITIES IN THIS REPORT

RiNo General Improvement District

RiNo General Improvement District
Expense Analysis - Top 10 Expenses
For The Period Ending: December 31, 2025

Reporting Fiscal YTD vs Prior FYTD vs Prior Fiscal Year



Accounts	Expenses Reporting Fiscal YTD	% of Income Reporting Fiscal YTD *	% of Income Prior Fiscal YTD	% of Income Prior Fiscal Year
M&A Fee to RAD (deleted)	\$333,760	17.3%	0.0%	0.0%
ArtPark Maintenance	\$192,259	10.0%	0.0%	0.0%
ArtPark Loan Payment (deleted)	\$118,000	6.1%	0.0%	0.0%
Brighton Blvd-Clean team Ambassadors Program (deleted)	\$112,611	5.8%	0.0%	0.0%
GID Loan Principal Payments	\$108,374	5.6%	0.0%	0.0%
GID Area wide Clean team Ambassadors Program (deleted)	\$106,229	5.5%	0.0%	0.0%
Brighton Blvd-Landscape & Irrigation (deleted)	\$102,342	5.3%	0.0%	0.0%
38th Street Underpass Planning (deleted)	\$93,589	4.8%	0.0%	0.0%
Long-Term Project Planning Effort (deleted) - Other	\$64,875	3.4%	0.0%	0.0%
GID Loan Interest Payments	\$51,436	2.7%	0.0%	0.0%
Total	\$1,283,476	66.4%	0.0%	0.0%

* Red indicates values greater than the prior period, green is less than or equal to

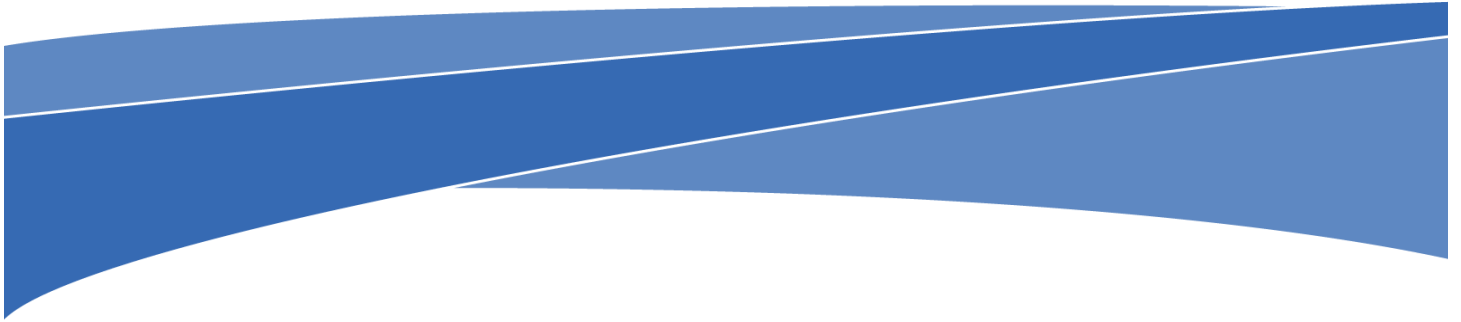
ENTITIES IN THIS REPORT

RiNo General Improvement District



Business Intelligence Package

**For the Period Ending:
January 31, 2026**



Reporting Entities
RiNo General Improvement District

prepared by
Complete Business Accounting
RiNo@cbaccounting.net
303-694-9631

Annotations:**Disclosure:**

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RiNo General Improvement District
Balance Sheet As of:
January 31, 2026

Jan 2026

ASSETS

Current Assets

Checking/Savings

GID Capital Charge 3463 Restricted	163,541.81
GID Capital Reserve MM 4183 Restricted	207,789.89
GID Mill Levy Checking 3455	1,571,832.13

Total Checking/Savings	1,943,163.83
-------------------------------	---------------------

Accounts Receivable

Accounts Receivable (A/R)	13,084.08
---------------------------	-----------

Total Accounts Receivable	13,084.08
----------------------------------	------------------

Other Current Assets

GID Prepaid Expenses	2,077.97
GID Property Taxes receivable	1,416,246.00

Total Other Current Assets	1,418,323.97
-----------------------------------	---------------------

Total Current Assets	3,374,571.88
-----------------------------	---------------------

TOTAL ASSETS	3,374,571.88
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LIABILITIES & EQUITY

Current Liabilities

Accounts Payable

Accounts Payable (A/P)	128,371.74
------------------------	------------

Total Accounts Payable	128,371.74
-------------------------------	-------------------

Other Current Liabilities

Denver GID Loan - current portion	112,479.12
GID Deferred Property Tax	1,416,246.00

Total Other Current Liabilities	1,528,725.12
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Total Current Liabilities	1,657,096.86
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Total Liabilities	1,657,096.86
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Equity

Net Income	(39,360.47)
Restricted for Debt Service	325,239.40
Restricted for Emergencies	29,400.40
Retained Earnings	1,391,068.22
Unrestricted	11,127.47

Total Equity	1,717,475.02
---------------------	---------------------

TOTAL LIABILITIES & EQUITY	3,374,571.88
---------------------------------------	---------------------

**RiNo General Improvement District
Profit & Loss - By Entity For The Reporting Month & Total
January 31, 2026**

Jan 01, 2026-Jan 31, 2026

Ordinary Income/Expense

Income

Income

Miscellaneous Revenue

Interest Income

182.01

Total Miscellaneous Revenue

182.01

Tax and Fee Revenue

GID Specific Ownership Tax

13,084.08

Total Tax and Fee Revenue

13,084.08

Total Income

13,266.09

Total Income

13,266.09

Gross Profit

13,266.09

Expense

General and Administrative

Administrative Fees

Accounting Fees

2,521.67

Bank Fees

11.55

Insurance

532.04

Legal Fees

952.50

Total Administrative Fees

4,017.76

Office Expenses

Utilities

55.54

Total Office Expenses

55.54

Staffing

Payroll

26,501.83

Total Staffing

26,501.83

Technology and Software

Email/Office Software

198.92

Total Technology and Software

198.92

Total General and Administrative

30,774.05

Infrastructure

Capital Financing

Brighton Blvd Enhancements Debt Payment

4,139.01

Total Capital Financing

4,139.01

General Operations and Maintenance

GID Area Wide Clean Team Ambassadors Program

17,713.50

Total General Operations and Maintenance

17,713.50

**RiNo General Improvement District
Profit & Loss - By Entity For The Reporting Month & Total
January 31, 2026**

	Jan 01, 2026-Jan 31, 2026
Total Infrastructure	21,852.51
Total Expense	52,626.56
Net Ordinary Income	(39,360.47)
Other Income/Expense	0
Net Other Income	0.00
Net Income	(39,360.47)

[illegible]

	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	Sep 2026	Oct 2026	Nov 2026	Dec 2026	Jan 2026 - Dec 2026		
	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Total	Budget	\$ Diff
GID Area Wide Clean Team Ambassadors Progra	17,714	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	86,464	75,000	(11,464)
Total General Operations and Maintenance	17,714	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	86,464	75,000	(11,464)
Placemaking															
Bike Infrastructure/Racks Additions/Replacement	0	833	833	833	833	833	833	833	833	833	833	833	9,167	10,000	833
Brighton Blvd Bench Addition/Replacement	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	22,917	25,000	2,083
Lighting Additions/Replacement	0	833	833	833	833	833	833	833	833	833	833	833	9,167	10,000	833
Trash Can Additions/Replacement	0	833	833	833	833	833	833	833	833	833	833	833	9,167	10,000	833
Wayfinding & Signage Addition/Replacement	0	833	833	833	833	833	833	833	833	833	833	833	9,167	10,000	833
Total Placemaking	0	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	59,583	65,000	5,417
Total Infrastructure	21,853	151,234	151,234	151,234	151,234	151,234	151,234	151,234	151,234	151,234	151,234	151,234	1,685,429	1,814,811	129,382
Programs															
Public Art															
Public Art Program (RAD)	0	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	137,500	150,000	12,500
Total Public Art	0	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	137,500	150,000	12,500
Safety and Security															
Pilot Safety Program	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	22,917	25,000	2,083
Total Safety and Security	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	22,917	25,000	2,083
Strategy and Planning															
35th St Design Updates	0	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	114,583	125,000	10,417
Brighton Blvd Refresh Design	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	22,917	25,000	2,083
Long-term Project Plan and Engagement Effort	0	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	137,500	150,000	12,500
Neighborhood Lighting Plan	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	22,917	25,000	2,083
Neighborhood Signage Plan	0	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	22,917	25,000	2,083
Urban Forest Plan Update/Completion	0	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	68,750	75,000	6,250
Total Strategy and Planning	0	35,417	35,417	35,417	35,417	35,417	35,417	35,417	35,417	35,417	35,417	35,417	389,583	425,000	35,417
Total Programs	0	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	550,000	600,000	50,000
Stakeholder Engagement															
Public Facing Tools															
Website	0	417	417	417	417	417	417	417	417	417	417	417	4,583	5,000	417
Total Public Facing Tools	0	417	417	417	417	417	417	417	417	417	417	417	4,583	5,000	417
Publications /Reports															
GID Annual Report Development	0	125	125	125	125	125	125	125	125	125	125	125	1,375	1,500	125
GID Newsletter	0	125	125	125	125	125	125	125	125	125	125	125	1,375	1,500	125
Total Publications /Reports	0	250	250	250	250	250	250	250	250	250	250	250	2,750	3,000	250
Total Stakeholder Engagement	0	667	667	667	667	667	667	667	667	667	667	667	7,333	8,000	667
Total Expense	52,627	233,101	233,101	233,101	233,101	233,101	233,101	233,101	233,101	233,101	233,101	233,101	2,616,737	2,797,211	180,474
Net Ordinary Income	(39,360)	933	933	933	933	933	933	933	933	933	933	933	(29,098)	11,196	(40,293)
Other Income/Expense															
Net Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Income	(39,360)	933	933	933	933	933	933	933	933	933	933	933	(29,098)	11,196	(40,293)

**RiNo General Improvement District
Budget vs Actual Report
YTD and Annual Budget this Fiscal Year Ending:
January 31, 2026**

	Jan 01, 2026-Jan 31, 2026	Jan 01, 2026-Dec 31, 2026 Budget	Budget Remaining	% Budget Used
Ordinary Income/Expense				
Income				
Income				
Miscellaneous Revenue				
Carry Over Funds	0.00	1,000,000.00	1,000,000.00	0.0%
Interest Income	182.01	250.00	67.99	72.8%
Total Miscellaneous Revenue	182.01	1,000,250.00	1,000,067.99	0.0%
Tax and Fee Revenue				
GID District 133 Special Assess	0.00	175,828.81	175,828.81	0.0%
GID District 134 Ad Valorem	0.00	1,530,474.01	1,530,474.01	0.0%
GID District 143 DURA Ironworks	0.00	26,021.45	26,021.45	0.0%
GID Specific Ownership Tax	13,084.08	75,832.33	62,748.25	17.3%
Total Tax and Fee Revenue	13,084.08	1,808,156.60	1,795,072.52	0.7%
Total Income	13,266.09	2,808,406.60	2,795,140.51	0.5%
Total Income	13,266.09	2,808,406.60	2,795,140.51	0.5%
 Gross Profit	 13,266.09	 2,808,406.60	 2,795,140.51	 0.5%
Expense				
General and Administrative				
Adminstrative Fees				
Accounting Fees	2,521.67	40,000.00	37,478.33	6.3%
Audit Fees	0.00	5,000.00	5,000.00	0.0%
Bank Fees	11.55	100.00	88.45	11.6%
CCD Tax Collection Fee	0.00	18,000.00	18,000.00	0.0%
Dues & Memberships	0.00	3,000.00	3,000.00	0.0%
Insurance	532.04	7,500.00	6,967.96	7.1%
Legal Fees	952.50	15,000.00	14,047.50	6.4%
Licenses, Permits & City Fees	0.00	300.00	300.00	0.0%
Total Adminstrative Fees	4,017.76	88,900.00	84,882.24	4.5%
Board Management	0			
F&B Costs for Board Meetings / En	0.00	2,500.00	2,500.00	0.0%
GID Annual Meeting	0.00	2,500.00	2,500.00	0.0%
Total Board Management	0.00	5,000.00	5,000.00	0.0%
Office Expenses				
Cleaning & Supplies	0.00	500.00	500.00	0.0%
Equipment & Furniture	0.00	2,500.00	2,500.00	0.0%
Office Rent	0.00	20,000.00	20,000.00	0.0%
Postage & Shipping	0.00	1,000.00	1,000.00	0.0%
Printing	0.00	1,000.00	1,000.00	0.0%
Utilities	55.54	1,000.00	944.46	5.6%
Total Office Expenses	55.54	26,000.00	25,944.46	0.2%
Staffing				
Benefits	0.00	52,500.00	52,500.00	0.0%
Payroll	26,501.83	175,000.00	148,498.17	15.1%
Payroll Processing	0.00	2,500.00	2,500.00	0.0%
Payroll Taxes	0.00	14,000.00	14,000.00	0.0%

	Jan 01, 2026-Jan 31, 2026	Jan 01, 2026-Dec 31, 2026 Budget	Budget Remaining	% Budget Used
Training & Education	0.00	3,000.00	3,000.00	0.0%
Travel	0.00	3,000.00	3,000.00	0.0%
Total Staffing	26,501.83	250,000.00	223,498.17	10.6%
Technology and Software				
Email/Office Software	198.92	2,500.00	2,301.08	8.0%
Engagement Software	0.00	2,000.00	2,000.00	0.0%
Total Technology and Software	198.92	4,500.00	4,301.08	4.4%
Total General and Administrative	30,774.05	374,400.00	343,625.95	8.2%
Infrastructure				
Brighton Blvd. Operations and Maintenance	0			
Brighton Blvd- Lighting	0.00	35,000.00	35,000.00	0.0%
Brighton Blvd-Clean Team Ambassador	0.00	150,000.00	150,000.00	0.0%
Brighton Blvd-General Maintenance	0.00	25,000.00	25,000.00	0.0%
Brighton Blvd-Landscape & Irrigation	0.00	125,000.00	125,000.00	0.0%
Brighton Blvd-Utilities	0.00	5,000.00	5,000.00	0.0%
Total Brighton Blvd. Operations and Maintenance	0.00	340,000.00	340,000.00	0.0%
Capital Financing				
Brighton Blvd Enhancements Debt	4,139.01	159,811.00	155,671.99	2.6%
Capital Reserve Fund	0.00	1,050,000.00	1,050,000.00	0.0%
Total Capital Financing	4,139.01	1,209,811.00	1,205,671.99	0.3%
Capital Projects	0			
Brighton Blvd Planter Refresh	0.00	75,000.00	75,000.00	0.0%
Urban Forest/Tree Installations	0.00	50,000.00	50,000.00	0.0%
Total Capital Projects	0.00	125,000.00	125,000.00	0.0%
General Operations and Maintenance				
GID Area Wide Clean Team Ambassador	17,713.50	75,000.00	57,286.50	23.6%
Total General Operations and Maintenance	17,713.50	75,000.00	57,286.50	23.6%
Placemaking	0			
Bike Infrastructure/Racks Additions	0.00	10,000.00	10,000.00	0.0%
Brighton Blvd Bench Addition/Replacement	0.00	25,000.00	25,000.00	0.0%
Lighting Additions/Replacement	0.00	10,000.00	10,000.00	0.0%
Trash Can Additions/Replacement	0.00	10,000.00	10,000.00	0.0%
Wayfinding & Signage Addition/Replacement	0.00	10,000.00	10,000.00	0.0%
Total Placemaking	0.00	65,000.00	65,000.00	0.0%
Total Infrastructure	21,852.51	1,814,811.00	1,792,958.49	1.2%
Programs	0			
Public Art	0			
Public Art Program (RAD)	0.00	150,000.00	150,000.00	0.0%
Total Public Art	0.00	150,000.00	150,000.00	0.0%
Safety and Security	0			
Pilot Safety Program	0.00	25,000.00	25,000.00	0.0%
Total Safety and Security	0.00	25,000.00	25,000.00	0.0%
Strategy and Planning	0			
35th St Design Updates	0.00	125,000.00	125,000.00	0.0%
Brighton Blvd Refresh Design	0.00	25,000.00	25,000.00	0.0%
Long-term Project Plan and Engagement	0.00	150,000.00	150,000.00	0.0%
Neighborhood Lighting Plan	0.00	25,000.00	25,000.00	0.0%
Neighborhood Signage Plan	0.00	25,000.00	25,000.00	0.0%
Urban Forest Plan Update/Completion	0.00	75,000.00	75,000.00	0.0%
Total Strategy and Planning	0.00	425,000.00	425,000.00	0.0%
Total Programs	0.00	600,000.00	600,000.00	0.0%
Stakeholder Engagement	0			
Public Facing Tools	0			
Website	0.00	5,000.00	5,000.00	0.0%
Total Public Facing Tools	0.00	5,000.00	5,000.00	0.0%

	Jan 01, 2026-Jan 31, 2026	Jan 01, 2026-Dec 31, 2026 Budget	Budget Remaining	% Budget Used
Publications /Reports	0			
GID Annual Report Development	0.00	1,500.00	1,500.00	0.0%
GID Newsletter	0.00	1,500.00	1,500.00	0.0%
Total Publications /Reports	0.00	3,000.00	3,000.00	0.0%
Total Stakeholder Engagement	0.00	8,000.00	8,000.00	0.0%
Total Expense	52,626.56	2,797,211.00	2,744,584.44	1.9%
Net Ordinary Income	(39,360.47)	11,195.60	50,556.07	(451.6%)
Other Income/Expense	0	0		
Net Other Income	0.00	0.00	0.00	-
Net Income	(39,360.47)	11,195.60	50,556.07	(451.6%)

RiNo General Improvement District KPI - Reporting Month & Prior Month Analysis for Month Ending: January 31, 2026

	Jan 2026	Dec 2025		Trend
PROFITABILITY				
Total Revenue	\$13,266	\$7,338	↑	81%
CASH				
Cash on Hand	\$1,943,164	\$2,009,892	↓	-3%
Months of Cash Reserves	36.9	9.7	↑	280%
LIQUIDITY				
Quick Ratio	118%	129%	↓	-8%
Current Ratio	204%	219%	↓	-7%
DEBT				
Debt to Equity	96%	84%	↓	15%
Debt to Total Assets	49%	46%	↓	8%
VERTICAL ANALYSIS				
Gross Profit	\$13,266	\$7,338	↑	81%
Total Expenses	\$52,627	\$206,805	↑	-75%
Net Income	-\$39,360	-\$199,467	↑	80%

ENTITIES IN THIS REPORT

RiNo General Improvement District

RiNo General Improvement District

KPI - Year Over Year Analysis as of:

January 31, 2026

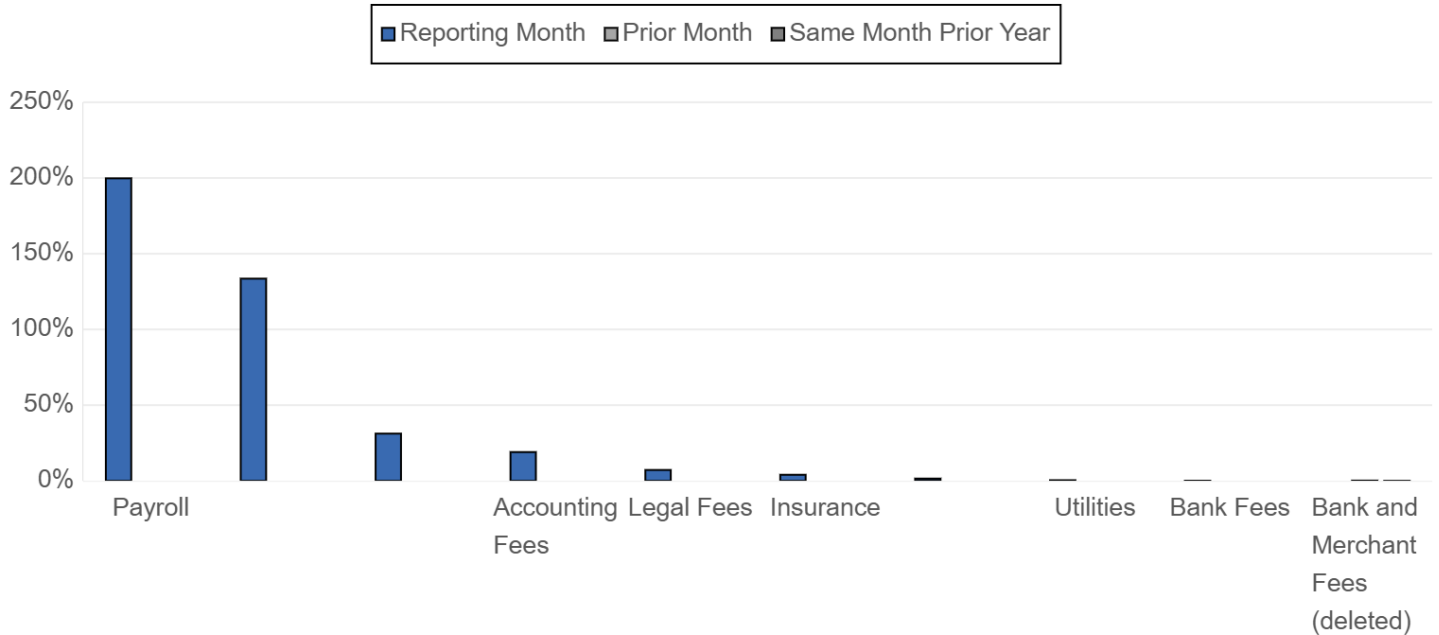
	Jan 01, 2026-Jan 31, 2026	Jan 01, 2025-Jan 31, 2025		Trend
PROFITABILITY				
Total Revenue	\$13,266	\$11,082	↑	20%
CASH				
Cash on Hand	\$1,943,164	\$1,356,889	↑	43%
Months of Cash Reserves	36.9	24.2	↑	53%
LIQUIDITY				
Quick Ratio	118%	74%	↑	60%
Current Ratio	204%	165%	↑	23%
DEBT				
Debt to Equity	96%	154%	↑	-37%
Debt to Total Assets	49%	61%	↑	-19%
VERTICAL ANALYSIS				
Gross Profit	\$13,266	\$11,082	↑	20%
Total Expenses	\$52,627	\$56,101	↑	-6%
Net Income	-\$39,360	-\$45,019	↑	13%

ENTITIES IN THIS REPORT

RiNo General Improvement District

**RiNo General Improvement District
Expense Analysis - Top 10 Expenses
For The Period Ending: January 31, 2026**

Reporting Month vs Prior Month vs Same Month Prior Year



Accounts	Expenses Reporting Month	% of Income Reporting Month *	% of Income Prior Month	% of Income Same Month Prior Year
Payroll	\$26,502	199.8%	0.0%	0.0%
GID Area Wide Clean Team Ambassadors Program Brighton Blvd Enhancements Debt Payment	\$17,714	133.5%	0.0%	0.0%
Accounting Fees	\$2,522	19.0%	0.0%	0.0%
Legal Fees	\$953	7.2%	0.0%	0.0%
Insurance	\$532	4.0%	0.0%	0.0%
Email/Office Software	\$199	1.5%	0.0%	0.0%
Utilities	\$56	0.4%	0.0%	0.0%
Bank Fees	\$12	0.1%	0.0%	0.0%
Bank and Merchant Fees (deleted)	\$0	0.0%	0.2%	0.0%
Total	\$52,627	396.7%	0.2%	0.0%

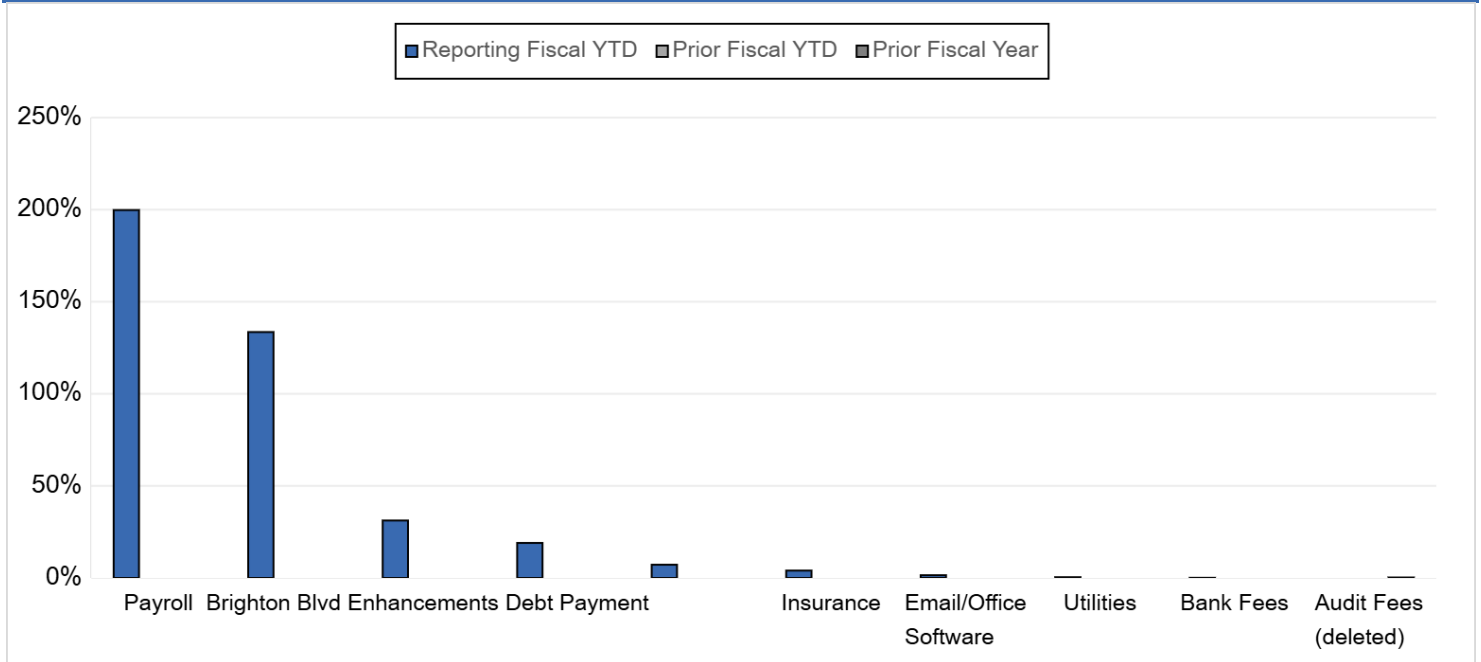
* Red indicates values greater than the prior period, green is less than or equal to

ENTITIES IN THIS REPORT

RiNo General Improvement District

RiNo General Improvement District
Expense Analysis - Top 10 Expenses
For The Period Ending: January 31, 2026

Reporting Fiscal YTD vs Prior FYTD vs Prior Fiscal Year



Accounts	Expenses Reporting Fiscal YTD	% of Income Reporting Fiscal YTD *	% of Income Prior Fiscal YTD	% of Income Prior Fiscal Year
Payroll	\$26,502	199.8%	0.0%	0.0%
GID Area Wide Clean Team Ambassadors Program Brighton Blvd Enhancements Debt Payment	\$17,714	133.5%	0.0%	0.0%
Accounting Fees	\$4,139	31.2%	0.0%	0.0%
Legal Fees	\$2,522	19.0%	0.0%	0.0%
Insurance	\$953	7.2%	0.0%	0.0%
Email/Office Software	\$532	4.0%	0.0%	0.0%
Utilities	\$199	1.5%	0.0%	0.0%
Bank Fees	\$56	0.4%	0.0%	0.0%
Audit Fees (deleted)	\$12	0.1%	0.0%	0.0%
Audit Fees (deleted)	\$0	0.0%	0.0%	0.3%
Total	\$52,627	396.7%	0.0%	0.3%

* Red indicates values greater than the prior period, green is less than or equal to

ENTITIES IN THIS REPORT

RiNo General Improvement District

RiNo Denver General Improvement District

Transaction Report

January - December 2026

DATE	TRANSACTION TYPE	NAME	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
General and Administrative					
Staffing					
Payroll					
01/09/2026	Bill	Keytz RE, LLC	Corpay One expense #125	6200 General and Administrative:Staffing:Payroll	-1,395.83
01/23/2026	Bill	RiNo Art District*	Severance for RAD employees	6200 General and Administrative:Staffing:Payroll	-9,600.00
01/25/2026	Bill	MB Strategies	Corpay One expense #136	6200 General and Administrative:Staffing:Payroll	-11,250.00
02/01/2026	Bill	Summit Street Group	Brighton Boulevard Planting Study	6200 General and Administrative:Staffing:Payroll	-737.50
02/03/2026	Bill	Keytz RE, LLC	Meeting in January -I do have detailed time	6200 General and Administrative:Staffing:Payroll	-229.17
Total for Payroll					\$ -23,212.50
Total for Staffing					\$ -23,212.50
Total for General and Administrative					\$ -23,212.50
TOTAL					\$ -23,212.50