GID BOARD MEETING

MEETING AGENDA

Wednesday June 24, 2026 10:30 AM - 12:00 PM

1. Call to Order (10:30-10:35am)
2. Voting Matters (10:35-11:40am)
    a. February Meeting Minutes*
    b. March Meeting Minutes*
    c. April Meeting Minutes*
    d. May Meeting Minutes*
    e. April Financials*
    f. May Financials*
    g. Capital Improvement Plan
    h. RAD funding
3. Open Discussion Items (11:40-12:00pm)
    a. Update on 2026 contracts
        i. Brighton planter clean up – complete
        ii. Brighton tree and bush pruning – complete
        iii. Brighton Blvd planter refresh
        iv.
    b. City Ordinance
4. Adjourn (12:00pm)

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

GID Board Meeting Minutes
02.25.2026

- Board Members Present: Jamey Bridges, Teresa Ortiz, Jonathan Alpert, Ben Woolf, Edee Anesi, Malcolm Craig, Andrew Katz
- Comments about James Atchison as Board Member
  - Motion to add James as a GID Board, seconded, approved
- Motion to approve December meeting minutes, seconded, approved
- Motion to approve January meeting minutes, seconded, approved
- Discussion about December Financials
  - Question about the "(deleted)" comment on many expense line items
  - Motioned, seconded, approved
- Discussion about January Financials
  - Clarifying office lease termination
  - Comment about capital reserve transfer
  - Comment about Pilot Safety Program, won't be implemented in February
- Looked at Rachel's draft Governance reference document
- Discussion about draft Internal Financial Control document, working with CLA on recommendations
- Discussion about Board Member Appointment with the City, Google Form to be sent to Board Members to assist Rachel
- Quick Updates:
  - Discussed Clean Team data, maintenance numbers are up due to increased oversight from ED's
    - Discussed further marketing the RiNo Clean app to the Community
  - In need of 2 Board Members to review Clean Team Proposals
    - Jamey and Teresa volunteered
  - Discussed meeting with Mayor's Office related to Homelessness Coordination
    - City Staff and Clean Team will now be notified on 311 calls within the district
  - RFP for Spring Planting and Planting Maintenance, in need of review panel
    - Ben and Andrew volunteered, Andrew to defer to James once onboarded if he's available
  - Discussion about GID executing on Sidewalk repairs, maintenance and asking City for reimbursement after the fact
  - Bond Discussion regarding 38th St Underpass
    - $8M total, ~$1M for lighting improvements, balance for traffic signal operational improvements to better regulate rush hour traffic flow
  - Edens lease has been terminated
  - Summit Street Group putting together a maintenance plan for the GID
  - Seeking bids for a bench refresh, Courtney is doing an audit
  - Ongoing financial audit
  - Discussed City potentially incorrectly assessing GID mill levy, business personal property is the issue
- Meeting adjourned at 11:54pm

GID Board Meeting Minutes
03.25.2026

- Called to order 10:35am
- Voting Matters
  - February Financials
    - Fairly light month, expense-wise
    - Motion to approve, second, approved
  - GID-BID Agreement
    - 75% BID / 25% GID for shared services, 100% GID for infrastructure within GID boundary
    - Motion to approve, second, approved
  - Clean Team
    - Interviewed 7 initial proposals, 3 in-person interviews
    - Committee unanimously felt Block by Block was clear choice
    - Costs are pretty comparable
    - Concern about gap between giving CSG notice and Block by Block ramping up
    - Motion to approve recommending Block by Block as the clean team for the BID to contract with, second, approve
  - Spring Planter Refresh and Landscaping Maintenance
    - Concern about upcoming summer water restrictions
      - Could impact viability of new plantings this Spring
    - Motion to take committee's landscaping recommendation to speed along the process in time for planting season, second, approved
- Capital Improvement Plan and Asset Management – Summit Street Group
  - Work session to discuss budgeting, project selection processes
  - Develop a GID project scoring and selection methodology
  - Develop a long term (10 year) capital funding plan
  - Create a list of current District assets (benches, wayfinding, etc), create maintenance plan around current asset upkeep
  - Noting Cartograph for mapping out current assets
  - Discussion around current GID criteria for project selection
    - Within GID Boundaries
    - Are there other capital match opportunities
    - Public health, safety, wellfare
    - Serving the most people
    - Ability to leverage adjacent work
    - Weigh each criteria differently based on Board's priorities
    - Annual assessment of priories, weighting, goals
    - Discussion about current projects to pilot through a rubric scoring system
    - Discussion about sidewalk implementation, conversation with the City regarding this process and our ability to impact it
    - Discussion about public outreach and engagement process to gather data for project selection
    - Public events to engage

        - Target to identify 2027 project ideas by end of May
        - Note about capital reserve accounts going forward
- Discussion about RAD request for funding art project within GID boundary

GID Board Meeting Minutes
04.22.2026

- Called to order 10:35am
- Audit Results – CLA (Allison Slife, Hannah Wiers, Molly Quinn)
    - Context: prior auditor failed peer review; engaged CLA via City
    - Unmodified (clean) opinion issued – highest opinion available
    - Material Weaknesses
        - Segregation of duties
        - Lack of capitalization of assets policy
    - Significant Deficiency: financial statement close and review process
    - Management Letter Recommendations
        - Documentation of shared expense allocations
        - 2025 budget did not include required debt service payments
        - 2024 property tax accrual used gross rather than net assessed value
        - Implement dual-factor authentication on Google Drive
    - Corrected misstatements: ~$9K debt principal, ~$7K AR/revenue (2024), ~$24K AP/expenses (2024), ~$38K sign capitalization
    - Uncorrected misstatement: ~$29K on 2024 property tax receivable, zero net impact to fund balance
    - Negative net position not unusual given district debt structure
    - Ideal change in net position trends toward zero for this entity type
    - Monthly Rachel/Malcolm/Timsha financial review, if formally documented, would satisfy segregation of duties control
    - CLA to share GFOA best practices link for policy/reserve guidance
    - Audit signature to come from Board Chair per ordinance (Rachel confirming)
    - 2025 mill levy assessment error pending City guidance; materiality will determine restatement vs. go-forward treatment
- Voting Matters
    - March Financials
        - Light month; lease buyout largest non-routine item
        - RAD website access negotiated as part of Edens lease buyout; GID website in development
        - Motion to approve, second, approved
    - GID-BID Cooperative Services Funding Agreement (replaces prior agreement)
        - Formula: 50/50 base + 3% per 1,000 GID residents, capped at 85% GID
        - ~6,000 residents → 68/32 split (GID/BID) for shared services within GID boundaries
        - BID pays 100% outside of BID boundaries within GID; reassessed every 5 years
        - Projected 2026 clean & safe cost to GID ~$253K, under $275K budget, with Block by Block
        - Each expenditure still requires individual board vote
        - Motion to approve, second, approved
- Landscaping
    - Environmental Designs selected; $96K vs. $125K budget

    - Strong references (Centennial Parks and Trails, Gaylord Hotel, City of Golden)
    - Site walk Friday with landscape architect and installer
    - Holding off on tree planting this year due to water restrictions
    - Denver Water exemption permit available for native/drought-resistant plantings during establishment
    - Contract to be circulated for electronic board vote
    - Brighton landscape maintenance paid from Brighton restricted funds; not subject to GID/BID split
    - Consider threshold that triggers GID/BID split for other shared work
- Capital Improvement Plan and Asset Management
    - Community survey (Google form) to be circulated to board first, then mailed via postcard with QR codes
    - Feedback target deadline May 20 ahead of May board meeting
    - Run proposals through Summit Street Group model at May meeting
    - Target: walk out of May meeting with prioritized 1/3/5/10 year plan
    - Asset inventory in progress with City and BID (signs, benches, lighting) to clarify ownership and maintenance responsibility
    - GID can pull permits and build on public right-of-way directly – prior guidance was incorrect
    - City co-funding may trigger additional requirements
    - Explore on-call contractor contracts (design, engineering, construction) to speed execution; confirm procurement rules
- Ordinance Amendment and City Liaison
    - Bundling: board member approvals, city liaison language change, 2026 budget amendment (add debt service), mill levy assessment response
    - Councilman Watson willing to appoint GID liaison
    - Deciding between amending ordinance language or having Councilman request reappointment from Amy Ford directly
    - Rachel confirming City Council docket timing

GID Board Meeting Minutes
05.27.2026

- Called to order 10:32am
- RiNo public art grant request
    - $150k GID request, amount came from GID budget
    - External funding secured for large-format mural at ArtPark, America's 250 Mural
    - Some external funding secured from Biennial of the Americas for temporary sculpture in the ArtPark, further GID funding requested to elevate scope
    - Limbic media ArtPark immersive lighting over Holidays, $60k request
        - Discussion over the temporary nature
            - After the installation it would go into storage to be used again in the future, possibly lighter investment requests for future use (updates, tech, etc)
    - Truss House Neon Sign
        - JJ Debout, hand pulled neon
        - Long term public art display to help with placemaking, $20k request
        - Hope to install by October
        - Question about if permit fees would apply
        - Question about sponsor recognition applying to this sign
    - Beers made by walking
        - Social art, performative
        - Mile walk throughout the district with brewers talking about history, local plants, event in October, commemorative glass, 8 breweries
        - Very place-based, according to Daisy
        - $20k request
        - Discussion about this falling into infrastructure, unlikely
    - Kapwani Kiwanga Sculpture, $10k request, this is the one in collaboration with Biennial of the Americas
        - Would be located in the ArtPark
        - Question about how permitting process would work (Parks, DOTI)
    - Administrative costs projected at 20%, $30k of the $150k ask
    - Rachel to request further detail from Daisy for the Board to have enough information for a vote
- Punting April financials to next month, Board has not seen them yet.
    - Will be emailed, reviewed, and approved at next Board meeting. Including May financials
- Capital Improvement Planning with Summit Street Group
    - Discussion about project identification and selection processes
    - Did an example scoring process for a proposed project
- Rachel working on comprehensive asset list
- Landscape refresh ongoing
- Clean & Safe, over 100% increase in hours starting in June/July
- Looking at increasing police presence to address crime
- Still working on cleaning up official appointments
- Meeting adjourned, 12:14pm

Management Reports

RiNo Denver General Improvement District
For the period ended April 30, 2026

Prepared by
Complete Business Accounting

Prepared on
May 18, 2026

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Balance Sheet

As of April 30, 2026

	Total
ASSETS	
Current Assets	
Bank Accounts	
1050 GID Mill Levy Checking 3455	1,798,922.34
1055 GID Capital Charge 3463 Restricted	227,963.49
1060 GID Capital Reserve MM 4183 Restricted	208,291.26
Total Bank Accounts	**2,235,177.09**
Accounts Receivable	
Accounts Receivable (A/R)	343,239.67
Total Accounts Receivable	**343,239.67**
Other Current Assets	
1145 GID Property Taxes receivable	632,169.29
1150 GID Prepaid Expenses	3,975.36
1155 Other Accounts Receivable	7,047.29
Total Other Current Assets	**643,191.94**
Total Current Assets	**3,221,608.70**
TOTAL ASSETS	**$3,221,608.70**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	22,421.81
Total Accounts Payable	**22,421.81**
Other Current Liabilities	
2015 Denver GID Loan - current portion	75,410.04
2045 GID Deferred Property Tax	632,169.29
2100 Due To/Due From	0.00
2110 Other Accounts Payable	24,339.39
Total Other Current Liabilities	**731,918.72**
Total Current Liabilities	**754,340.53**
Total Liabilities	**754,340.53**
Equity	
3205 Restricted for Emergencies	29,400.40
3210 Restricted for Debt Service	325,239.40
3215 Unrestricted	235,751.87
Opening Balance Equity	0.00
Retained Earnings	1,150,448.70
Net Income	726,427.80
Total Equity	**2,467,268.17**

	Total
TOTAL LIABILITIES AND EQUITY	$3,221,608.70

Profit and Loss

April 2026

	Total
INCOME	
4000 Income	
4100 Tax and Fee Revenue	
4140 GID District 134 Ad Valorem	286,464.22
4150 GID District 133 Special Assess	55,217.40
4170 GID Specific Ownership Tax	4,974.84
Total 4100 Tax and Fee Revenue	**346,656.46**
4800 Miscellaneous Revenue	
4820 Interest Income	171.05
Total 4800 Miscellaneous Revenue	**171.05**
Total 4000 Income	**346,827.51**
Total Income	**346,827.51**
GROSS PROFIT	**346,827.51**
EXPENSES	
6000 General and Administrative	
Adminstrative Fees	
6030 Bank Fees	12.80
6040 CCD Tax Collection Fee	3,416.79
6060 Insurance	532.04
6070 Legal Fees	1,202.00
Total Adminstrative Fees	**5,163.63**
Office Expenses	
6130 Office Rent	9,679.42
6160 Utilities	62.60
Total Office Expenses	**9,742.02**
Staffing	
6200 Payroll	11,250.00
Total Staffing	**11,250.00**
Technology and Software	
6120 Email/Office Software	78.00
Total Technology and Software	**78.00**
Total 6000 General and Administrative	**26,233.65**
9000 Infrastructure	
Brighton Blvd. Operations and Maintenance	
9150 Brighton Blvd-Clean Team Ambassadors Program	17,713.50
Total Brighton Blvd. Operations and Maintenance	**17,713.50**
Capital Financing	
9100 Brighton Blvd Enhancements Debt Payment	4,058.24
Total Capital Financing	**4,058.24**

	Total
Total 9000 Infrastructure	21,771.74
Total Expenses	48,005.39
NET OPERATING INCOME	298,822.12
NET INCOME	$298,822.12

Profit and Loss by Month

January 1-April 30, 2026

	JAN 2026	FEB 2026	MAR 2026	APR 2026	TOTAL
Income					
4000 Income					
4100 Tax and Fee Revenue					
4140 GID District 134 Ad Valorem	0.00	391,076.02	106,574.60	286,464.22	784,114.84
4150 GID District 133 Special Assess	0.00	64,452.15	40,976.48	55,217.40	160,646.03
4160 GID District 143 DURA Ironworks		14,986.96			14,986.96
4170 GID Specific Ownership Tax	13,084.08	-2,303.45	5,132.91	4,974.84	20,888.38
Total for 4100 Tax and Fee Revenue	**13,084.08**	**468,211.68**	**152,683.99**	**346,656.46**	**$980,636.21**
4800 Miscellaneous Revenue					
4820 Interest Income	182.01	159.40	170.92	171.05	683.38
Total for 4800 Miscellaneous Revenue	**182.01**	**159.40**	**170.92**	**171.05**	**$683.38**
Total for 4000 Income	**13,266.09**	**468,371.08**	**152,854.91**	**346,827.51**	**$981,319.59**
Total for Income	**13,266.09**	**468,371.08**	**152,854.91**	**346,827.51**	**$981,319.59**
Gross Profit	**13,266.09**	**468,371.08**	**152,854.91**	**346,827.51**	**$981,319.59**
Expenses					
6000 General and Administrative					
Adminstrative Fees					
6010 Accounting Fees	2,521.67	2,850.00	2,947.08		8,318.75
6020 Audit Fees		2,940.00	18,060.00		21,000.00
6030 Bank Fees	11.55	9.45	11.45	12.80	45.25
6040 CCD Tax Collection Fee	0.00	4,704.88	1,475.50	3,416.79	9,597.17
6060 Insurance	532.04	532.04	532.04	532.04	2,128.16
6070 Legal Fees	952.50	1,298.00	8,257.50	1,202.00	11,710.00
Total for Adminstrative Fees	**4,017.76**	**12,334.37**	**31,283.57**	**5,163.63**	**$52,799.33**
Office Expenses					
6130 Office Rent		20,479.97		9,679.42	30,159.39
6160 Utilities	55.54	62.60	62.60	62.60	243.34
Total for Office Expenses	**55.54**	**20,542.57**	**62.60**	**9,742.02**	**$30,402.73**
Staffing					
6200 Payroll	25,106.00	11,250.00	13,378.00	11,250.00	60,984.00
Total for Staffing	**25,106.00**	**11,250.00**	**13,378.00**	**11,250.00**	**$60,984.00**
Technology and Software					
6120 Email/Office Software	198.92	78.00	78.00	78.00	432.92
Total for Technology and Software	**198.92**	**78.00**	**78.00**	**78.00**	**$432.92**
Total for 6000 General and Administrative	**29,378.22**	**44,204.94**	**44,802.17**	**26,233.65**	**$144,618.98**
8000 Programs					
Strategy and Planning					
8100 Long-term Project Plan and Engagement Effort	1,395.83	966.67	9,268.75		11,631.25

	JAN 2026	FEB 2026	MAR 2026	APR 2026	TOTAL
Total for Strategy and Planning	**1,395.83**	**966.67**	**9,268.75**		**$11,631.25**
Total for 8000 Programs	**1,395.83**	**966.67**	**9,268.75**		**$11,631.25**
9000 Infrastructure					
Brighton Blvd. Operations and Maintenance					
9150 Brighton Blvd-Clean Team Ambassadors Program	17,713.50	17,713.50	17,713.50	17,713.50	70,854.00
Total for Brighton Blvd. Operations and Maintenance	**17,713.50**	**17,713.50**	**17,713.50**	**17,713.50**	**$70,854.00**
Capital Financing					
9100 Brighton Blvd Enhancements Debt Payment	4,139.01	4,112.77	4,085.54	4,058.24	16,395.56
Total for Capital Financing	**4,139.01**	**4,112.77**	**4,085.54**	**4,058.24**	**$16,395.56**
Capital Projects					
9020 Brighton Blvd Planter Refresh		10,146.00	1,246.00		11,392.00
Total for Capital Projects		**10,146.00**	**1,246.00**		**$11,392.00**
Total for 9000 Infrastructure	**21,852.51**	**31,972.27**	**23,045.04**	**21,771.74**	**$98,641.56**
Total for Expenses	**52,626.56**	**77,143.88**	**77,115.96**	**48,005.39**	**$254,891.79**
Net Operating Income	**-39,360.47**	**391,227.20**	**75,738.95**	**298,822.12**	**$726,427.80**
Net Income	**-39,360.47**	**391,227.20**	**75,738.95**	**298,822.12**	**$726,427.80**

2026 Budget vs. Actuals

January - December 2026

	Total				
	Actual	Budget	Remaining	% of Budget	% Remaining
INCOME					
4000 Income					
4100 Tax and Fee Revenue					
4140 GID District 134 Ad Valorem	784,114.84	1,530,474.01	746,359.17	51.23 %	48.77 %
4150 GID District 133 Special Assess	160,646.03	175,828.81	15,182.78	91.37 %	8.63 %
4160 GID District 143 DURA Ironworks	14,986.96	26,021.45	11,034.49	57.59 %	42.41 %
4170 GID Specific Ownership Tax	20,888.38	75,832.33	54,943.95	27.55 %	72.45 %
Total 4100 Tax and Fee Revenue	**980,636.21**	**1,808,156.60**	**827,520.39**	**54.23 %**	**45.77 %**
4800 Miscellaneous Revenue					
4820 Interest Income	683.38	250.00	-433.38	273.35 %	-173.35 %
4830 Carry Over Funds		1,000,000.00	1,000,000.00		100.00 %
Total 4800 Miscellaneous Revenue	**683.38**	**1,000,250.00**	**999,566.62**	**0.07 %**	**99.93 %**
Total 4000 Income	**981,319.59**	**2,808,406.60**	**1,827,087.01**	**34.94 %**	**65.06 %**
Total Income	**981,319.59**	**2,808,406.60**	**1,827,087.01**	**34.94 %**	**65.06 %**
GROSS PROFIT	**981,319.59**	**2,808,406.60**	**1,827,087.01**	**34.94 %**	**65.06 %**
EXPENSES					
6000 General and Administrative					
Adminstrative Fees					
6010 Accounting Fees	8,318.75	40,000.00	31,681.25	20.80 %	79.20 %
6020 Audit Fees	21,000.00	5,000.00	-16,000.00	420.00 %	-320.00 %
6030 Bank Fees	45.25	100.00	54.75	45.25 %	54.75 %
6040 CCD Tax Collection Fee	9,597.17	18,000.00	8,402.83	53.32 %	46.68 %
6050 Dues & Memberships		3,000.00	3,000.00		100.00 %
6060 Insurance	2,610.01	7,500.00	4,889.99	34.80 %	65.20 %
6070 Legal Fees	11,710.00	15,000.00	3,290.00	78.07 %	21.93 %
6080 Licenses, Permits & City Fees		300.00	300.00		100.00 %
Total Adminstrative Fees	**53,281.18**	**88,900.00**	**35,618.82**	**59.93 %**	**40.07 %**

	Total				
	Actual	Budget	Remaining	% of Budget	% Remaining
Board Management					
6090 GID Annual Meeting		2,500.00	2,500.00		100.00 %
6100 F&B Costs for Board Meetings / Engagement Meetings		2,500.00	2,500.00		100.00 %
Total Board Management		**5,000.00**	**5,000.00**		**100.00 %**
Office Expenses					
6130 Office Rent	30,159.39	20,000.00	-10,159.39	150.80 %	-50.80 %
6140 Equipment & Furniture		2,500.00	2,500.00		100.00 %
6150 Cleaning & Supplies		500.00	500.00		100.00 %
6160 Utilities	305.94	1,000.00	694.06	30.59 %	69.41 %
6170 Printing		1,000.00	1,000.00		100.00 %
6180 Postage & Shipping		1,000.00	1,000.00		100.00 %
Total Office Expenses	**30,465.33**	**26,000.00**	**-4,465.33**	**117.17 %**	**-17.17 %**
Staffing					
6200 Payroll	60,984.00	175,000.00	114,016.00	34.85 %	65.15 %
6210 Payroll Processing		2,500.00	2,500.00		100.00 %
6220 Payroll Taxes		14,000.00	14,000.00		100.00 %
6230 Benefits		52,500.00	52,500.00		100.00 %
6240 Training & Education		3,000.00	3,000.00		100.00 %
6250 Travel		3,000.00	3,000.00		100.00 %
Total Staffing	**60,984.00**	**250,000.00**	**189,016.00**	**24.39 %**	**75.61 %**
Technology and Software					
6110 Engagement Software		2,000.00	2,000.00		100.00 %
6120 Email/Office Software	658.97	2,500.00	1,841.03	26.36 %	73.64 %
Total Technology and Software	**658.97**	**4,500.00**	**3,841.03**	**14.64 %**	**85.36 %**
Total 6000 General and Administrative	**145,389.48**	**374,400.00**	**229,010.52**	**38.83 %**	**61.17 %**
7000 Stakeholder Engagement					
Public Facing Tools					
7030 Website		5,000.00	5,000.00		100.00 %

					Total
	Actual	Budget	Remaining	% of Budget	% Remaining
Total Public Facing Tools		**5,000.00**	**5,000.00**		**100.00 %**
Publications /Reports					
7010 GID Newsletter		1,500.00	1,500.00		100.00 %
7020 GID Annual Report Development		1,500.00	1,500.00		100.00 %
Total Publications /Reports		**3,000.00**	**3,000.00**		**100.00 %**
Total 7000 Stakeholder Engagement		**8,000.00**	**8,000.00**		**100.00 %**
8000 Programs					
Public Art					
8010 Public Art Program (RAD)		150,000.00	150,000.00		100.00 %
Total Public Art		**150,000.00**	**150,000.00**		**100.00 %**
Safety and Security					
8020 Pilot Safety Program		25,000.00	25,000.00		100.00 %
Total Safety and Security		**25,000.00**	**25,000.00**		**100.00 %**
Strategy and Planning					
8050 35th St Design Updates		125,000.00	125,000.00		100.00 %
8060 Urban Forest Plan Update/Completion		75,000.00	75,000.00		100.00 %
8070 Brighton Bvld Refresh Design		25,000.00	25,000.00		100.00 %
8080 Neighorhood Signage Plan		25,000.00	25,000.00		100.00 %
8090 Neighorhood Lighting Plan		25,000.00	25,000.00		100.00 %
8100 Long-term Project Plan and Engagement Effort	15,725.00	150,000.00	134,275.00	10.48 %	89.52 %
Total Strategy and Planning	**15,725.00**	**425,000.00**	**409,275.00**	**3.70 %**	**96.30 %**
Total 8000 Programs	**15,725.00**	**600,000.00**	**584,275.00**	**2.62 %**	**97.38 %**
9000 Infrastructure					
Brighton Blvd. Operations and Maintenance					
9120 Brighton Blvd-Utilities		5,000.00	5,000.00		100.00 %
9130 Brighton Blvd- Lighting		35,000.00	35,000.00		100.00 %
9140 Brighton Blvd-Landscape & Irrigation		125,000.00	125,000.00		100.00 %
9150 Brighton Blvd-Clean Team Ambassadors Program	70,854.00	150,000.00	79,146.00	47.24 %	52.76 %

	Total				
	Actual	Budget	Remaining	% of Budget	% Remaining
9160 Brighton Blvd-General Maintenance / Repair		25,000.00	25,000.00		100.00 %
Total Brighton Blvd. Operations and Maintenance	**70,854.00**	**340,000.00**	**269,146.00**	**20.84 %**	**79.16 %**
Capital Financing					
9090 Capital Reserve Fund		1,050,000.00	1,050,000.00		100.00 %
9100 Brighton Blvd Enhancements Debt Payment	20,425.49	159,811.00	139,385.51	12.78 %	87.22 %
Total Capital Financing	**20,425.49**	**1,209,811.00**	**1,189,385.51**	**1.69 %**	**98.31 %**
Capital Projects					
9020 Brighton Blvd Planter Refresh	11,392.00	75,000.00	63,608.00	15.19 %	84.81 %
9030 Urban Forest/Tree Installations		50,000.00	50,000.00		100.00 %
Total Capital Projects	**11,392.00**	**125,000.00**	**113,608.00**	**9.11 %**	**90.89 %**
General Operations and Maintanence					
9110 GID Area Wide Clean Team Ambassadors Program		75,000.00	75,000.00		100.00 %
Total General Operations and Maintanence		**75,000.00**	**75,000.00**		**100.00 %**
Placemaking					
9040 Wayfinding & Signage Addition/Replacement		10,000.00	10,000.00		100.00 %
9050 Brighton Blvd Bench Addition/Replacement		25,000.00	25,000.00		100.00 %
9060 Bike Infrastructure/Racks Addtiions/Replacement		10,000.00	10,000.00		100.00 %
9070 Trash Can Additions/Replacement		10,000.00	10,000.00		100.00 %
9080 Lighting Additions/Replacement		10,000.00	10,000.00		100.00 %
Total Placemaking		**65,000.00**	**65,000.00**		**100.00 %**
Total 9000 Infrastructure	**102,671.49**	**1,814,811.00**	**1,712,139.51**	**5.66 %**	**94.34 %**
Total Expenses	**263,785.97**	**2,797,211.00**	**2,533,425.03**	**9.43 %**	**90.57 %**
NET OPERATING INCOME	**717,533.62**	**11,195.60**	**-706,338.02**	**6,409.07 %**	**-6,309.07 %**
NET INCOME	**$717,533.62**	**$11,195.60**	**$ -706,338.02**	**6,409.07 %**	**-6,309.07 %**

Management Reports

RiNo Denver General Improvement District
For the period ended May 31, 2026

Prepared by
Complete Business Accounting

Prepared on
June 19, 2026

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Balance Sheet

As of May 31, 2026

	Total
ASSETS	
Current Assets	
Bank Accounts	
1050 GID Mill Levy Checking 3455	2,046,171.73
1055 GID Capital Charge 3463 Restricted	269,311.18
1060 GID Capital Reserve MM 4183 Restricted	208,468.17
Total Bank Accounts	**2,523,951.08**
Accounts Receivable	
Accounts Receivable (A/R)	61,378.50
Total Accounts Receivable	**61,378.50**
Other Current Assets	
1145 GID Property Taxes receivable	577,528.43
1150 GID Prepaid Expenses	3,734.45
1155 Other Accounts Receivable	7,047.29
Total Other Current Assets	**588,310.17**
Total Current Assets	**3,173,639.75**
TOTAL ASSETS	**$3,173,639.75**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	31,769.06
Total Accounts Payable	**31,769.06**
Other Current Liabilities	
2015 Denver GID Loan - current portion	66,122.42
2045 GID Deferred Property Tax	577,528.43
2100 Due To/Due From	0.00
2110 Other Accounts Payable	24,339.39
Total Other Current Liabilities	**667,990.24**
Total Current Liabilities	**699,759.30**
Total Liabilities	**699,759.30**
Equity	
3205 Restricted for Emergencies	29,400.40
3210 Restricted for Debt Service	325,239.40
3215 Unrestricted	235,751.87
Opening Balance Equity	0.00
Retained Earnings	1,150,448.70
Net Income	733,040.08
Total Equity	**2,473,880.45**

	Total
TOTAL LIABILITIES AND EQUITY	$3,173,639.75

Profit and Loss

May 2026

	Total
INCOME	
4000 Income	
4100 Tax and Fee Revenue	
4140 GID District 134 Ad Valorem	50,446.25
4150 GID District 133 Special Assess	6,805.69
4170 GID Specific Ownership Tax	4,699.09
Total 4100 Tax and Fee Revenue	**61,951.03**
4800 Miscellaneous Revenue	
4820 Interest Income	176.91
Total 4800 Miscellaneous Revenue	**176.91**
Total 4000 Income	**62,127.94**
Total Income	**62,127.94**
GROSS PROFIT	**62,127.94**
EXPENSES	
6000 General and Administrative	
Adminstrative Fees	
6010 Accounting Fees	1,190.00
6030 Bank Fees	7.40
6040 CCD Tax Collection Fee	572.53
6060 Insurance	240.91
Total Adminstrative Fees	**2,010.84**
Office Expenses	
6130 Office Rent	200.00
6160 Utilities	62.60
Total Office Expenses	**262.60**
Staffing	
6200 Payroll	12,650.00
6250 Travel	3,000.00
Total Staffing	**15,650.00**
Technology and Software	
6120 Email/Office Software	359.25
Total Technology and Software	**359.25**
Total 6000 General and Administrative	**18,282.69**
8000 Programs	
Strategy and Planning	
8100 Long-term Project Plan and Engagement Effort	11,671.25
Total Strategy and Planning	**11,671.25**
Total 8000 Programs	**11,671.25**
9000 Infrastructure	

	Total
Brighton Blvd. Operations and Maintenance	
9150 Brighton Blvd-Clean Team Ambassadors Program	17,713.50
Total Brighton Blvd. Operations and Maintenance	**17,713.50**
Capital Financing	
9100 Brighton Blvd Enhancements Debt Payment	4,029.93
Total Capital Financing	**4,029.93**
Total 9000 Infrastructure	**21,743.43**
Total Expenses	**51,697.37**
NET OPERATING INCOME	**10,430.57**
NET INCOME	**$10,430.57**

Profit and Loss by Month

January 1-May 31, 2026

	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	TOTAL
Income						
4000 Income						
4100 Tax and Fee Revenue						
4140 GID District 134 Ad Valorem	0.00	391,076.02	106,574.60	286,464.22	50,446.25	834,561.09
4150 GID District 133 Special Assess	0.00	64,452.15	40,976.48	55,217.40	6,805.69	167,451.72
4160 GID District 143 DURA Ironworks		14,986.96				14,986.96
4170 GID Specific Ownership Tax	13,084.08	-2,303.45	5,132.91	4,974.84	4,699.09	25,587.47
Total for 4100 Tax and Fee Revenue	**13,084.08**	**468,211.68**	**152,683.99**	**346,656.46**	**61,951.03**	**$1,042,587.24**
4800 Miscellaneous Revenue						
4820 Interest Income	182.01	159.40	170.92	171.05	176.91	860.29
Total for 4800 Miscellaneous Revenue	**182.01**	**159.40**	**170.92**	**171.05**	**176.91**	**$860.29**
Total for 4000 Income	**13,266.09**	**468,371.08**	**152,854.91**	**346,827.51**	**62,127.94**	**$1,043,447.53**
Total for Income	**13,266.09**	**468,371.08**	**152,854.91**	**346,827.51**	**62,127.94**	**$1,043,447.53**
Gross Profit	**13,266.09**	**468,371.08**	**152,854.91**	**346,827.51**	**62,127.94**	**$1,043,447.53**
Expenses						
6000 General and Administrative						
Adminstrative Fees						
6010 Accounting Fees	2,521.67	2,850.00	2,947.08	1,587.46	1,190.00	11,096.21
6020 Audit Fees		2,940.00	18,060.00			21,000.00
6030 Bank Fees	11.55	9.45	11.45	12.80	7.40	52.65
6040 CCD Tax Collection Fee	0.00	4,704.88	1,475.50	3,416.79	572.53	10,169.70
6060 Insurance	532.04	532.04	532.04	532.04	240.91	2,369.07
6070 Legal Fees	952.50	1,298.00	8,257.50	1,202.00		11,710.00
Total for Adminstrative Fees	**4,017.76**	**12,334.37**	**31,283.57**	**6,751.09**	**2,010.84**	**$56,397.63**
Office Expenses						
6130 Office Rent		20,479.97		9,679.42	200.00	30,359.39
6160 Utilities	55.54	62.60	62.60	62.60	62.60	305.94
6180 Postage & Shipping	11,250.00					11,250.00
Total for Office Expenses	**11,305.54**	**20,542.57**	**62.60**	**9,742.02**	**262.60**	**$41,915.33**
Staffing						
6200 Payroll	13,856.00	11,250.00	13,378.00	13,210.00	12,650.00	64,344.00
6250 Travel					3,000.00	3,000.00
Total for Staffing	**13,856.00**	**11,250.00**	**13,378.00**	**13,210.00**	**15,650.00**	**$67,344.00**
Technology and Software						
6120 Email/Office Software	198.92	78.00	78.00	78.00	359.25	792.17
Total for Technology and Software	**198.92**	**78.00**	**78.00**	**78.00**	**359.25**	**$792.17**
Total for 6000 General and	**29,378.22**	**44,204.94**	**44,802.17**	**29,781.11**	**18,282.69**	**$166,449.13**

	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	TOTAL
Administrative						
8000 Programs						
Strategy and Planning						
8100 Long-term Project Plan and Engagement Effort	1,395.83	966.67	9,268.75	270.83	11,671.25	23,573.33
Total for Strategy and Planning	**1,395.83**	**966.67**	**9,268.75**	**270.83**	**11,671.25**	**$23,573.33**
Total for 8000 Programs	**1,395.83**	**966.67**	**9,268.75**	**270.83**	**11,671.25**	**$23,573.33**
9000 Infrastructure						
Brighton Blvd. Operations and Maintenance						
9150 Brighton Blvd-Clean Team Ambassadors Program	17,713.50	17,713.50	17,713.50	17,713.50	17,713.50	88,567.50
Total for Brighton Blvd. Operations and Maintenance	**17,713.50**	**17,713.50**	**17,713.50**	**17,713.50**	**17,713.50**	**$88,567.50**
Capital Financing						
9100 Brighton Blvd Enhancements Debt Payment	4,139.01	4,112.77	4,085.54	4,058.24	4,029.93	20,425.49
Total for Capital Financing	**4,139.01**	**4,112.77**	**4,085.54**	**4,058.24**	**4,029.93**	**$20,425.49**
Capital Projects						
9020 Brighton Blvd Planter Refresh		10,146.00	1,246.00			11,392.00
Total for Capital Projects		**10,146.00**	**1,246.00**			**$11,392.00**
Total for 9000 Infrastructure	**21,852.51**	**31,972.27**	**23,045.04**	**21,771.74**	**21,743.43**	**$120,384.99**
Total for Expenses	**52,626.56**	**77,143.88**	**77,115.96**	**51,823.68**	**51,697.37**	**$310,407.45**
Net Operating Income	**-39,360.47**	**391,227.20**	**75,738.95**	**295,003.83**	**10,430.57**	**$733,040.08**
Net Income	**-39,360.47**	**391,227.20**	**75,738.95**	**295,003.83**	**10,430.57**	**$733,040.08**

2026 Budget vs. Actuals

January - December 2026

	Total				
	Actual	Budget	Remaining	% of Budget	% Remaining
INCOME					
4000 Income					
4100 Tax and Fee Revenue					
4140 GID District 134 Ad Valorem	834,561.09	1,530,474.01	695,912.92	54.53 %	45.47 %
4150 GID District 133 Special Assess	167,451.72	175,828.81	8,377.09	95.24 %	4.76 %
4160 GID District 143 DURA Ironworks	14,986.96	26,021.45	11,034.49	57.59 %	42.41 %
4170 GID Specific Ownership Tax	25,587.47	75,832.33	50,244.86	33.74 %	66.26 %
Total 4100 Tax and Fee Revenue	**1,042,587.24**	**1,808,156.60**	**765,569.36**	**57.66 %**	**42.34 %**
4800 Miscellaneous Revenue					
4820 Interest Income	860.29	250.00	-610.29	344.12 %	-244.12 %
4830 Carry Over Funds		1,000,000.00	1,000,000.00		100.00 %
Total 4800 Miscellaneous Revenue	**860.29**	**1,000,250.00**	**999,389.71**	**0.09 %**	**99.91 %**
Total 4000 Income	**1,043,447.53**	**2,808,406.60**	**1,764,959.07**	**37.15 %**	**62.85 %**
Total Income	**1,043,447.53**	**2,808,406.60**	**1,764,959.07**	**37.15 %**	**62.85 %**
GROSS PROFIT	**1,043,447.53**	**2,808,406.60**	**1,764,959.07**	**37.15 %**	**62.85 %**
EXPENSES					
6000 General and Administrative					
Adminstrative Fees					
6010 Accounting Fees	11,096.21	40,000.00	28,903.79	27.74 %	72.26 %
6020 Audit Fees	21,000.00	5,000.00	-16,000.00	420.00 %	-320.00 %
6030 Bank Fees	52.65	100.00	47.35	52.65 %	47.35 %
6040 CCD Tax Collection Fee	10,169.70	18,000.00	7,830.30	56.50 %	43.50 %
6050 Dues & Memberships		3,000.00	3,000.00		100.00 %
6060 Insurance	2,610.01	7,500.00	4,889.99	34.80 %	65.20 %
6070 Legal Fees	11,710.00	15,000.00	3,290.00	78.07 %	21.93 %
6080 Licenses, Permits & City Fees		300.00	300.00		100.00 %
Total Adminstrative Fees	**56,638.57**	**88,900.00**	**32,261.43**	**63.71 %**	**36.29 %**

	Total				
	Actual	Budget	Remaining	% of Budget	% Remaining
Board Management					
6090 GID Annual Meeting		2,500.00	2,500.00		100.00 %
6100 F&B Costs for Board Meetings / Engagement Meetings		2,500.00	2,500.00		100.00 %
Total Board Management		**5,000.00**	**5,000.00**		**100.00 %**
Office Expenses					
6130 Office Rent	40,240.61	20,000.00	-20,240.61	201.20 %	-101.20 %
6140 Equipment & Furniture		2,500.00	2,500.00		100.00 %
6150 Cleaning & Supplies		500.00	500.00		100.00 %
6160 Utilities	368.54	1,000.00	631.46	36.85 %	63.15 %
6170 Printing		1,000.00	1,000.00		100.00 %
6180 Postage & Shipping	11,250.00	1,000.00	-10,250.00	1,125.00 %	-1,025.00 %
Total Office Expenses	**51,859.15**	**26,000.00**	**-25,859.15**	**199.46 %**	**-99.46 %**
Staffing					
6200 Payroll	75,594.00	175,000.00	99,406.00	43.20 %	56.80 %
6210 Payroll Processing		2,500.00	2,500.00		100.00 %
6220 Payroll Taxes		14,000.00	14,000.00		100.00 %
6230 Benefits		52,500.00	52,500.00		100.00 %
6240 Training & Education		3,000.00	3,000.00		100.00 %
6250 Travel	3,000.00	3,000.00	0.00	100.00 %	0.00 %
Total Staffing	**78,594.00**	**250,000.00**	**171,406.00**	**31.44 %**	**68.56 %**
Technology and Software					
6110 Engagement Software		2,000.00	2,000.00		100.00 %
6120 Email/Office Software	870.17	2,500.00	1,629.83	34.81 %	65.19 %
Total Technology and Software	**870.17**	**4,500.00**	**3,629.83**	**19.34 %**	**80.66 %**
Total 6000 General and Administrative	**187,961.89**	**374,400.00**	**186,438.11**	**50.20 %**	**49.80 %**
7000 Stakeholder Engagement					
Public Facing Tools					
7030 Website		5,000.00	5,000.00		100.00 %

	Total				
	Actual	Budget	Remaining	% of Budget	% Remaining
Total Public Facing Tools		**5,000.00**	**5,000.00**		**100.00 %**
Publications /Reports					
7010 GID Newsletter		1,500.00	1,500.00		100.00 %
7020 GID Annual Report Development		1,500.00	1,500.00		100.00 %
Total Publications /Reports		**3,000.00**	**3,000.00**		**100.00 %**
Total 7000 Stakeholder Engagement		**8,000.00**	**8,000.00**		**100.00 %**
8000 Programs					
Public Art					
8010 Public Art Program (RAD)		150,000.00	150,000.00		100.00 %
Total Public Art		**150,000.00**	**150,000.00**		**100.00 %**
Safety and Security					
8020 Pilot Safety Program		25,000.00	25,000.00		100.00 %
Total Safety and Security		**25,000.00**	**25,000.00**		**100.00 %**
Strategy and Planning					
8050 35th St Design Updates		125,000.00	125,000.00		100.00 %
8060 Urban Forest Plan Update/Completion		75,000.00	75,000.00		100.00 %
8070 Brighton Bvld Refresh Design		25,000.00	25,000.00		100.00 %
8080 Neighorhood Signage Plan		25,000.00	25,000.00		100.00 %
8090 Neighorhood Lighting Plan		25,000.00	25,000.00		100.00 %
8100 Long-term Project Plan and Engagement Effort	23,573.33	150,000.00	126,426.67	15.72 %	84.28 %
Total Strategy and Planning	**23,573.33**	**425,000.00**	**401,426.67**	**5.55 %**	**94.45 %**
Total 8000 Programs	**23,573.33**	**600,000.00**	**576,426.67**	**3.93 %**	**96.07 %**
9000 Infrastructure					
Brighton Blvd. Operations and Maintenance					
9120 Brighton Blvd-Utilities		5,000.00	5,000.00		100.00 %
9130 Brighton Blvd- Lighting		35,000.00	35,000.00		100.00 %
9140 Brighton Blvd-Landscape & Irrigation		125,000.00	125,000.00		100.00 %
9150 Brighton Blvd-Clean Team Ambassadors Program	88,567.50	150,000.00	61,432.50	59.05 %	40.96 %

	Total				
	Actual	Budget	Remaining	% of Budget	% Remaining
9160 Brighton Blvd-General Maintenance / Repair		25,000.00	25,000.00		100.00 %
Total Brighton Blvd. Operations and Maintenance	**88,567.50**	**340,000.00**	**251,432.50**	**26.05 %**	**73.95 %**
Capital Financing					
9090 Capital Reserve Fund		1,050,000.00	1,050,000.00		100.00 %
9100 Brighton Blvd Enhancements Debt Payment	29,740.59	159,811.00	130,070.41	18.61 %	81.39 %
Total Capital Financing	**29,740.59**	**1,209,811.00**	**1,180,070.41**	**2.46 %**	**97.54 %**
Capital Projects					
9020 Brighton Blvd Planter Refresh	12,638.00	75,000.00	62,362.00	16.85 %	83.15 %
9030 Urban Forest/Tree Installations		50,000.00	50,000.00		100.00 %
Total Capital Projects	**12,638.00**	**125,000.00**	**112,362.00**	**10.11 %**	**89.89 %**
General Operations and Maintanence					
9110 GID Area Wide Clean Team Ambassadors Program		75,000.00	75,000.00		100.00 %
Total General Operations and Maintanence		**75,000.00**	**75,000.00**		**100.00 %**
Placemaking					
9040 Wayfinding & Signage Addition/Replacement		10,000.00	10,000.00		100.00 %
9050 Brighton Blvd Bench Addition/Replacement		25,000.00	25,000.00		100.00 %
9060 Bike Infrastructure/Racks Addtiions/Replacement		10,000.00	10,000.00		100.00 %
9070 Trash Can Additions/Replacement		10,000.00	10,000.00		100.00 %
9080 Lighting Additions/Replacement		10,000.00	10,000.00		100.00 %
Total Placemaking		**65,000.00**	**65,000.00**		**100.00 %**
Total 9000 Infrastructure	**130,946.09**	**1,814,811.00**	**1,683,864.91**	**7.22 %**	**92.78 %**
Total Expenses	**342,481.31**	**2,797,211.00**	**2,454,729.69**	**12.24 %**	**87.76 %**
NET OPERATING INCOME	**700,966.22**	**11,195.60**	**-689,770.62**	**6,261.09 %**	**-6,161.09 %**
NET INCOME	**$700,966.22**	**$11,195.60**	**$ -689,770.62**	**6,261.09 %**	**-6,161.09 %**