

**DRAFT 2010  
GURA BUDGET**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
									Estimated 2009 Year End	Estimate as % of Budget	Draft 2010 Budget		Diff Budget 2009 v 2010		% Change 2009 v 2010
2008	Actual	Description	2009 Budget	3Q 2009 Actual	% of Budget										
<b>REVENUES:</b>															
<b>Tax Increment Revenue</b>															
488,628		Sales Tax Increment	455,886	368,528	81%			455,347	100%	454,787			(1,099)		100%
1,091,287		Property Tax Increment	1,157,278	1,152,225	100%			1,157,992	100%	1,395,684			238,406		121%
<b>1,579,915</b>		<b>Total Tax Increment Revenue</b>	<b>1,613,164</b>	<b>1,520,753</b>	<b>94%</b>			<b>1,613,339</b>	<b>100%</b>	<b>1,850,471</b>			<b>237,307</b>		<b>115%</b>
<b>Other Revenue</b>															
1,120		Memorial Purchases	500	800	160%			500	100%	500			0		100%
564,990		Loan Proceeds	720,010	135,000	19%			720,010	100%	-			(720,010)		0%
12,444		Misc Revenue	0	326	0%			-	0%	-			0		0%
7,500		Restricred Funds Received						-	0%	-					
2,940		GDGID Transfer	4,000	4,162	104%			4,162	104%	4,000			0		100%
98,591		EPA Grant	29,360	0	0%			29,360	100%	-			(29,360)		0%
<b>687,585</b>		<b>Total Other Revenue</b>	<b>753,870</b>	<b>140,288</b>	<b>19%</b>			<b>754,032</b>	<b>100%</b>	<b>4,500</b>			<b>(749,370)</b>		<b>1%</b>
33,972		Interest Earnings	35,000	17,086	49%			60,510	173%	20,510			(14,490)		59%
<b>2,301,471</b>		<b>TOTAL REVENUES</b>	<b>2,402,034</b>	<b>1,678,127</b>	<b>70%</b>			<b>2,427,881</b>	<b>101%</b>	<b>1,875,481</b>			<b>(526,553)</b>		<b>78%</b>
<b>EXPENDITURES:</b>															
<b>Personnel Expenditures</b>															
111,849		Salaries & Benefits	124,370	75,360	61%			124,370	100%	128,101			3,731		103%
42,142		Office Wages	60,000	30,594	51%			60,000	100%	61,800			1,800		103%
3,785		Office Payroll Taxes	3,250	2,551	78%			3,250	100%	3,348			98		103%
26		Benefits	0	75	0%			-	0%	-			0		0%
937		Insurance	602	(190)	-32%			602	100%	620			18		103%
<b>158,739</b>		<b>Total Personnel Expenditures</b>	<b>188,222</b>	<b>108,390</b>	<b>58%</b>			<b>188,222</b>	<b>100%</b>	<b>193,869</b>			<b>5,647</b>		<b>103%</b>
<b>Operating Expenditures</b>															
2,282		Dues & Publications	1,370	509	37%			1,500	109%	1,500			130		109%
5,561		Legal	15,000	6,251	42%			7,500	50%	15,000			0		100%
4,159		General Administration	4,000	702	18%			4,000	100%	4,000			0		100%
5,008		Office Supplies	4,000	1,587	40%			4,000	100%	4,000			0		100%
886		Office Postage	1,000	622	62%			1,000	100%	1,000			0		100%
181		Bank Charges	150	285	190%			300	200%	300			150		200%
3,580		Web Design & Maintenance	3,250	3,685	113%			3,250	100%	3,250			0		100%
17,715		Office Professional Services	16,000	10,940	68%			16,000	100%	16,000			0		100%
1,415		Meals & Entertainment	1,500	1,063	71%			1,500	100%	1,500			0		100%
2,500		Commissioner Mtgs	1,000	0	0%			1,000	100%	1,000			0		100%
21,645		Rent	20,280	15,235	75%			20,280	100%	20,580			300		101%
1,987		Telephone	2,000	1,310	66%			2,000	100%	2,000			0		100%
4,670		Utilities	4,000	2,174	54%			4,000	100%	4,000			0		100%
3,118		Travel & Training	4,000	555	14%			2,000	50%	4,000			0		100%
<b>74,706</b>		<b>Total Operating Expenditures</b>	<b>77,550</b>	<b>44,918</b>	<b>58%</b>			<b>68,330</b>	<b>88%</b>	<b>78,130</b>			<b>580</b>		<b>101%</b>
<b>Downtown Services</b>															
420		Memorial Engraving	333	223	67%			350	105%	350			17		105%
6,337		Banners Labor	10,000	4,739	47%			5,664	57%	6,000			(4,000)		60%
53,864		Holiday Lights	50,000	14,695	29%			50,000	100%	60,000			10,000		120%
9,220		Power Washing	10,000	5,662	57%			10,000	100%	10,000			0		100%

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				2009	3Q 2009		% of		Estimated	Estimate as	Draft		Diff Budget		% Change
	2008	Description	Budget	Actual	Budget		Budget		2009	% of Budget	2010		2009 v 2010		2009 v 2010
	Actual								Year End		Budget				
57	843	Pay Phone	848	305	36%				305	36%	-		(848)		0%
58	11,883	Parking Enforcement	15,000	8,700	58%				15,000	100%	15,000		0		100%
59	44,722	City Services	60,000	2,160	4%				60,000	100%	65,000		5,000		108%
60	65,845	Parking Structure Operations	70,000	41,586	59%				70,000	100%	70,000		0		100%
61	0	Clear Creek		12,661	0%				-	0%	15,000		15,000		0%
62	0	Gateway Station		4,324	0%				-	0%	0		0		0%
63	3,508	Other Downtown Services	0	871	0%				-	0%	-		0		0%
64	<b>196,642</b>	<b>Total Downtown Services</b>	<b>216,181</b>	<b>78,941</b>	<b>37%</b>				<b>211,319</b>	<b>98%</b>	<b>241,350</b>		<b>25,169</b>		<b>112%</b>
65															
66		<b>Gateway Station</b>													
67	5,216	Legal Fees	0	0	0%				-	0%	-		0		0%
68	43,671	Clean Up Costs	36,700	11,725	32%				36,700	100%	-		(36,700)		0%
69	5,356	Engineering Costs	0	0	0%				-	0%	-		0		0%
70	833,115	Garage Construction	0	0	0%				-	0%	-		0		0%
71	10,071	Other Costs	0	0	0%				-	0%	-		0		0%
72	<b>897,428</b>	<b>Total Gateway Station</b>	<b>36,700</b>	<b>11,725</b>	<b>32%</b>				<b>36,700</b>	<b>100%</b>	<b>-</b>		<b>(36,700)</b>		<b>0%</b>
73															
74		<b>GURA Projects</b>													
75	0	Loveland Gardens	0	261	0%				300	0%	-		0		0%
76	0	Arch Reconstruction	0	10,000	0%				10,000	0%	-		0		0%
77	7,516	Public Art	20,000	9,924	50%				10,000	50%	10,000		(10,000)		50%
78	481	New Banners	30,000	21,975	73%				18,182	61%	-		(30,000)		0%
79	0	Welcome and Speed Signs	10,000	0	0%				-	0%	10,000		0		100%
80	10,629	Coors Corridor 13th Ford - Wash	82,543	81,982	99%				127,000	154%	-		(82,543)		0%
81	8,549	Web Pilot Program	16,000	6,989	44%				16,000	100%	10,000		(6,000)		63%
85	0	Holiday Lights Upgrade	0	0	0%				10,000	0%	-		0		0%
86	0	Web Site Redesign	3,500	0	0%				-	0%	3,500		0		100%
87	1,166	Downtown Recycling Bins		876	0%				876	0%	5,000		5,000		0%
88	9,890	Other Projects TBD: Options include	513,010	0	0%				-	0%	417,828		(95,182)		81%
89		Downtown Electric Upgrade							-		-		40,000		
90		New Street Lights at Hwy 58 Bridge							-		-		8,000		
91		Lot 2 & 4 Redevelopment as Park or Building							-		-		500,000		
92		Cinema							-		-		60,000		
93		Recycling/Side Street Signage							-		-		20,000		
94		PV Installations							-		-		100,000		
95		Coors Corridor Streetscape							-		-		400,000		
96		East Downtown Urban Design Study							-		-		20,000		
97		Foss Mural							-		-		20,000		
98		<b>Total Other Projects</b>											<b>1,168,000</b>		
99		Business Plan Prize							-		5,000				
100		Street Fair							-		5,000				
101		Lot 2 & 4 Redevelopment Costs	20,000		0%				-	0%	-		(20,000)		0%
102		Golden Point	20,000		0%				-	0%	-		(20,000)		0%
103	<b>38,229</b>	<b>Total GURA Projects</b>	<b>715,053</b>	<b>132,007</b>	<b>18%</b>				<b>192,358</b>	<b>27%</b>	<b>466,328</b>		<b>(248,725)</b>		<b>65%</b>
104															
105		<b>Outreach Expenditures</b>													
106	825	Outreach - Other	0	0	0%				-	0%	-		0		0%
107	13,691	Community & Promo Activities	2,000	1,814	91%				2,000	100%	2,000		0		100%
108	19	Promotional Postage	1,000	688	69%				1,000	100%	1,000		0		100%
109	0	Outreach - Other	0	0	0%				-	0%	-		0		0%
110	9,050	Annual Report	10,000	9,028	90%				10,000	100%	10,000		0		100%
111	1,422	Newsletter	2,000	405	20%				2,000	100%	2,000		0		100%

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				2009	3Q 2009		% of		Estimated	Estimate as	Draft		Diff Budget		% Change
	2008	Description		Budget	Actual		Budget		2009	% of Budget	2010		2009 v 2010		2009 v 2010
	Actual								Year End		Budget				
112	25,007	Total Outreach Expenditures		15,000	11,935		80%		15,000	100%	15,000		0		100%
114	<b>Community Grants</b>														
115	10,883	Miner's Alley Playhouse		10,000	7,500		75%		10,000	100%	10,000		0		100%
116	15,000	American Alpine Club		15,000	15,000		100%		15,000	100%	20,000		5,000		133%
117	30,000	Reinvestment Fund		15,000	15,000		100%		15,000	100%	15,000		0		100%
118	8,526	Façade & Alley renovations		67,000	59,504		89%		79,000	118%	48,000		(19,000)		72%
119	2,500	Original Shopping District		2,500	0		0%		-	0%	-		(2,500)		0%
120	15,300	Public Improvement Grant		60,000	12,500		21%		40,000	67%	30,000		(30,000)		50%
121	0	Targeted Business Assistance		10,000	0		0%		-	0%	7,500		(2,500)		75%
122	14,172	Energy & Water Audit Implementation		10,000	2,300		23%		7,500	75%	7,500		(2,500)		75%
127	250,000	Gateway Station Public Improvement Grant		0	0		0%		-	0%	-		0		0%
128	0	Other Grants		0	150		0%		-	0%	-		0		0%
129	346,381	Total Community Grants		189,500	111,954		59%		166,500	88%	138,000		(51,500)		73%
131	<b>Owner Participation</b>														
132	57,881	Gem Bldg		50,569	41,241		82%		54,703	108%	55,288		4,719		109%
133	4,235	Safeway		2,902	0		0%		4,235	146%	4,235		1,333		146%
134	9,402	Clear Creek Commons		-	-		0%		-	0%	-		-		-
135	2,301	Grappa		7,502	2,542		34%		5,000	67%	5,000		(2,502)		67%
136	73,818	Total Owner Participation		60,973	43,783		72%		63,938	105%	64,523		3,550		106%
138	<b>Debt Service Expenditures</b>														
139	307,647	CoBiz Loan Interest		311,364	147,893		47%		289,709	93%	276,866		(34,498)		89%
140	9,199	CoBiz Loan Draw Fees		7,200	1,350		19%		7,200	100%	-		(7,200)		0%
141	761,870	CoBiz Loan Principal		907,085	415,718		46%		881,021	97%	947,508		40,423		104%
142	2,370	CO Brownfield Revolving Loan		4,540	4,647		102%		4,647	102%	4,647		107		102%
143	1,081,086	Total Debt Service Expenditures		1,230,189	569,608		46%		1,182,577	96%	1,229,021		(1,168)		100%
144															
145	0	Contingency		50,000	0		0%		-	0%	40,000		(10,000)		80%
146															
147	2,892,039	TOTAL EXPENDITURES		2,779,368	1,113,261		40%		2,124,944	76%	2,466,220		(313,148)		89%
148															
149															
150	(590,567)	Revenues over/(under) Expenditures		(377,334)	564,866		-150%		302,937	-80%	(590,739)		(213,405)		157%
151															
152	<b>Total Projects Funded via CoBiz Loan Draws 2009 and 2010</b>								234,182		485,828		720,010		
153															
154															
155	<b>2009 Property Tax Debt Service Coverage Ratios</b>														
156	<b>Senior Debt Service Coverage Ratio</b>														
157	Revenue														
158															
159		Property Tax Revenue		\$1,157,992											
160		Debt Service Reserve		\$500,000											
161				\$1,657,992				Numerator							
162															
163	Expenditures														
164		CoBiz Debt Service		\$1,170,730											
165		Senior Property TIF OPAs		\$29,226											
166				\$1,199,956				Denominator							

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	Actual	Description		Budget	Actual		Budget		2009	% of Budget	2010		2009 v 2010		2009 v 2010
									Year End		Budget				
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**Cell:** K10

**Comment:** Mark Heller:  
Using JeffCo preliminary and final assessments and comparing to actuals 2006-2008.

**Cell:** I22

**Comment:** One time transfer of \$40,000 interest from CoBiz Debt Service Account

**Cell:** I38

**Comment:** This will fund new computers

**Cell:** I49

**Comment:** 4th Quarter expenses include two conferences which will be under budget. Spending was constrained this year to save money.

**Cell:** K61

**Comment:** To fund stair replacement in parking garage

**Cell:** K68

**Comment:** This project should be complete by the end of 2009. If not, EPA grant \$ remain to cover 80% of any remaining work.

**Cell:** D80

**Comment:** Mark Heller:  
This is the amount of the contract, which is more than the budget adopted in 2008.

**Cell:** I80

**Comment:** Mark Heller:  
Includes additional design, engineering, and fabrication costs for the new traffic arm.

**Cell:** L89

**Comment:** Mark Heller:  
Would replace the old junction boxes at each tree well; would replace each one-gang box (2 outlets) with a two-gange (4 outlets, 2 GFIs) . This would allow more uses/watt at each tree well.

**Cell:** L93

**Comment:** Mark Heller:  
For 8 combination signs/recycling bins

**Cell:** K116

**Comment:** This is the last year of this grant and is \$5,000 more than previous years.