



The following financial report analysis offers readers a narrative overview of the financial activities of the City for the period ended May 31, 2014; this period will be referred to as Year-to-Date (YTD) throughout this document. The monthly financial statement package includes statements for the following funds: General Fund, Land Use Fund, Capital Improvement Fund, Conservation Trust Fund, Open Space Fund, General Improvement District Funds, and the Centennial Urban Redevelopment Authority Fund. Readers are encouraged to consider the information presented here in conjunction with the unaudited financial statements attached to this report. In addition, please refer to the Executive Summary in the 2014 Annual Budget for an explanation of variances between the 2013 and 2014 Adopted Budgets.

Summary of the May, 2014 YTD Financial Statements

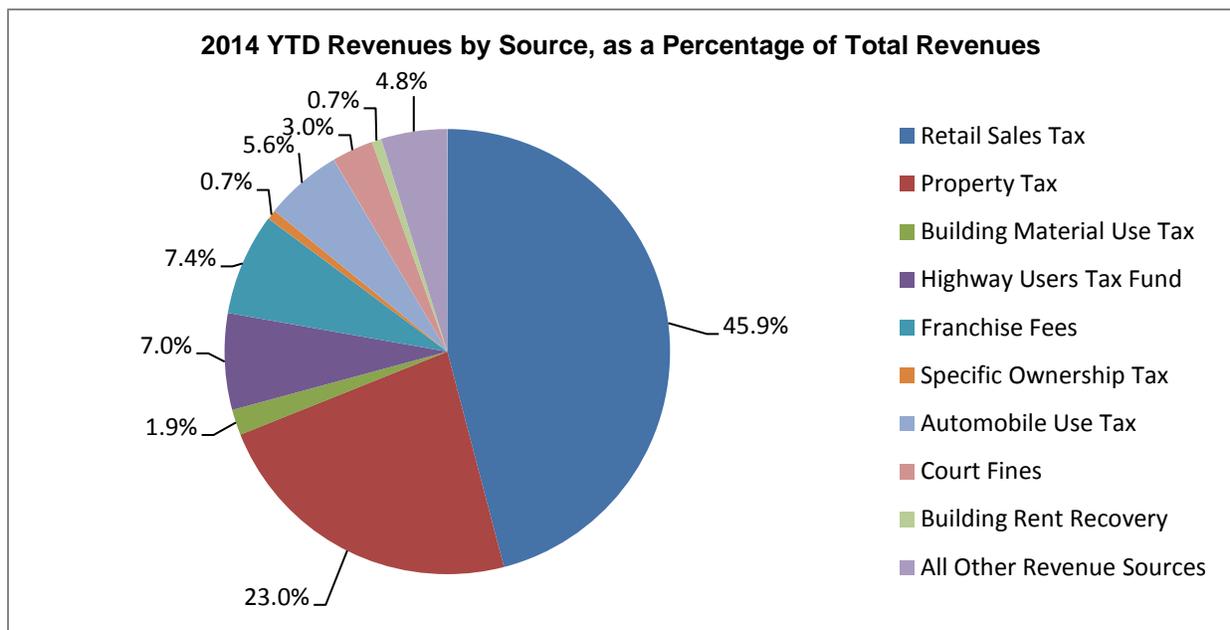
GENERAL FUND – COMPARISON TO PRIOR YEAR FOR THE SAME PERIOD

Revenues

The following table is a summary comparison of the primary revenue sources YTD for 2014 and 2013: *(dollar amounts in millions)*

	YTD 2014	YTD 2013	\$ Variance	% Variance
Retail Sales Tax	\$ 12.4	\$ 12.3	\$ 0.1	0.8%
Property Tax	6.2	6.0	0.2	3.8%
Building Materials Use Tax	0.5	0.9	(0.4)	-44.7%
Highway Users Tax Fund	1.9	1.9	-	2.8%
Franchise Fees	2.0	1.9	0.1	5.0%
Specific Ownership Tax	0.2	0.2	-	3.4%
Automobile Use Tax	1.5	1.5	-	0.7%
Court Fines	0.8	0.9	(0.1)	-6.4%
Building Rent Recovery	0.2	-	0.2	925.7%
All Other Revenue Sources	1.3	1.3	-	-10.1%
	<u>\$ 27.0</u>	<u>\$ 26.8</u>	<u>\$ 0.1</u>	<u>0.2%</u>

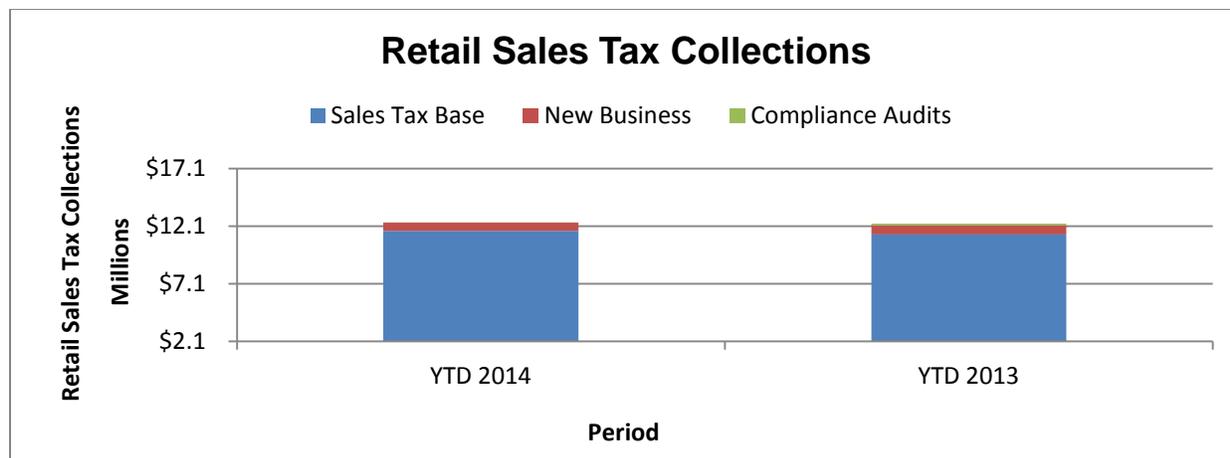
Note: Dollar amounts shown have been rounded; percentages are actual based on whole dollars.



Retail Sales Tax

Retail Sales Tax revenue YTD 2014 is in line with collections YTD 2013.

The illustration below depicts the change in the City's YTD 2014 Sales Tax Revenue as it compares to YTD 2013.



The table below represents sales tax collected 2014 YTD summarized by North American Industry Classification System (NAICS) codes compared to the same codes for YTD 2013.

2014 YTD & 2013 YTD –Current Top 20 Sales Tax Receipts by 4-digit NAICS Code

	2014	% of 2014	2013	% of 2013
Furniture Stores	\$1,620,448	13.1%	\$1,545,088	12.7%
Full-Service Restaurants	\$940,503	7.6%	\$938,066	7.6%
Sporting Goods, Hobby, and Musical Instrument Stores	\$698,969	5.6%	\$678,851	5.5%
Limited-Service Eating Places	\$694,396	5.6%	\$593,281	4.8%
Automobile Dealers	\$656,221	5.3%	\$627,788	5.1%
Electric Power Generation, Transmission and Distribution	\$552,717	4.5%	\$519,037	4.2%
Grocery Stores	\$509,328	4.1%	\$544,719	4.4%
Wireless Telecommunications Carriers (except Satellite)	\$490,868	4.0%	\$500,490	4.1%
Electronics and Appliance Stores	\$437,701	3.5%	\$504,116	4.1%
Other General Merchandise Stores	\$347,184	2.8%	\$358,954	2.9%
Clothing Stores	\$255,734	2.1%	\$164,196	1.3%
Department Stores	\$243,379	2.0%	\$325,631	2.6%
Commercial & Industrial Machinery & Equipment Rental and Leasing	\$235,065	1.9%	\$232,688	1.9%
Beer, Wine, and Liquor Stores	\$230,877	1.9%	\$221,820	1.8%
Automotive Repair and Maintenance	\$227,504	1.8%	\$192,475	1.8%
Home Furnishings Stores	\$215,912	1.7%	\$158,147	1.3%
Jewelry, Luggage, and Leather Goods Stores	\$200,733	1.6%	\$198,593	1.6%
Automotive Parts, Accessories, and Tire Stores	\$227,504	1.8%	\$192,475	1.6%
Health and Personal Care Stores	\$215,912	1.7%	\$175,098	1.4%
Wired Telecommunications Carriers	\$193,572	1.6%	\$196,920	1.6%
Total Retail Sales Tax Collected from Top 20 NAICS codes	\$9,144,468		\$8,882,587	

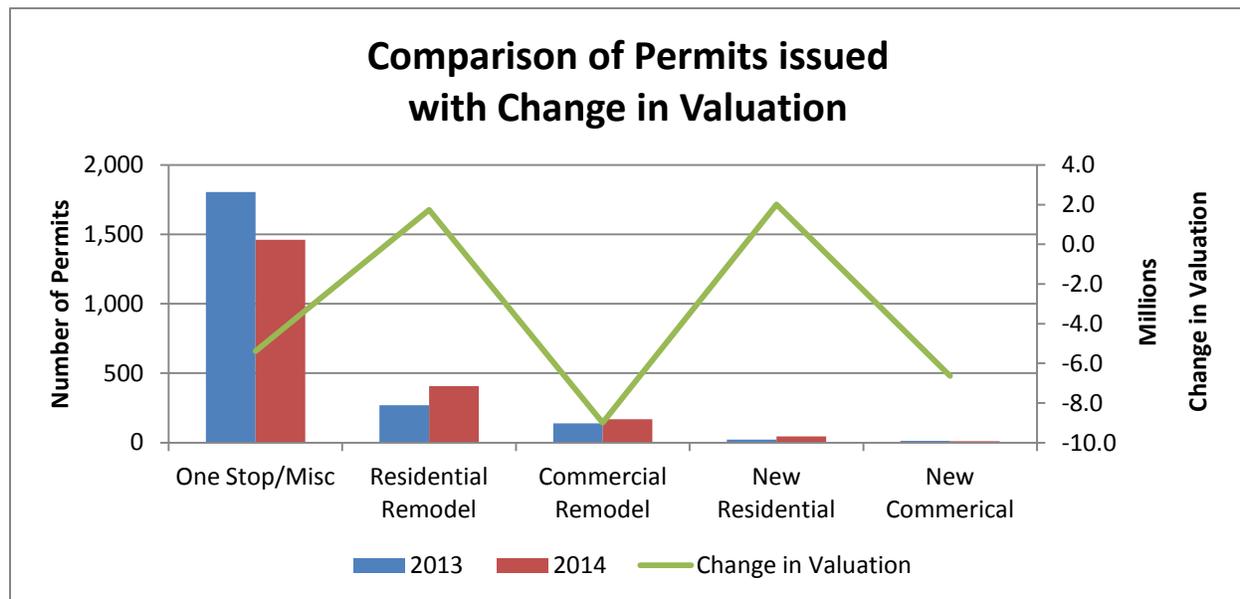
**This table only represents the top 20 NAICS codes, or 73.7% of 2014 YTD Sales Tax collections, and does not include audit revenue.*

Property Tax

Revenue received YTD 2014 is \$0.2 million or 3.8% more than collections YTD 2013. The timing of Property Tax collections during the first five months of the year may vary from year to year, however the majority of property tax due is received by June each year. Property tax payments have three due dates throughout the year. The due date for payment in full is April 30th and due dates for the two payment option are February 28th and June 15th.

Building Materials Use Tax

Building Materials Use Tax revenue for 2014 is \$0.4 million, or 44.7% less than collections YTD 2013. As depicted in the graph below, YTD 2014 Residential (New and Remodel) and Commercial Remodel permits have increased by 190 when compared to YTD 2013. Conversely, permits for One Stop/Miscellaneous decreased by 343 when compared to the same period 2013. Overall, the decrease in YTD 2014 Building Materials Use Tax is due to fewer permits with lower valuations when compared to YTD 2013.



Highway Users Tax Fund

Highway Users Tax Fund (HUTF) revenue YTD 2014 is in line with collections YTD 2013.

Franchise Fees

Franchise Fees revenue for 2014 is \$0.1 million, or 5.0% more than collections YTD 2013. A slight increase in average gas and electric rates for the first quarter of 2014 over those charged in 2013 have contributed to the increase in franchise fee collections.

Building Rent Recovery

Building Rent Recovery YTD 2014 is \$0.2 million, or over 100% more than collections during 2013. This favorable variance is due to rent received from leasing the City's new Eagle Street property which opened in January 2014.

Expenditures

Total expenditures and transfers YTD 2014 are \$1.3 million or 7.0% more than expenditures YTD 2013. The net increase is primarily due to variances in the Public Works department, Public Safety department and transfers to the Capital Improvement and Land Use Funds.

- Public Works expenditures YTD 2014 are \$0.2 million or 5.0% more than expenditures YTD 2013. This increase is primarily due to higher expenditures for contracted service obligations and expenditures for snow removal materials and fuel as compared to YTD 2013.

- Law Enforcement expenditures YTD 2014 are \$0.1 million 1.6% more than expenditures YTD 2013. This increase is primarily due to higher expenditures for contracted service obligations.
- Net transfers to the Land Use Fund and Capital Improvement Fund YTD 2014 is \$1.0 million more than transfers YTD 2013. Transfers from the Land Use Fund decreased YTD 2014 (\$0.2 million) as a result of a slight reduction in Land Development Application revenues. The increase in Capital Improvement Fund transfers is primarily the result of funding for the I-25 and Arapahoe Interchange design project and Street Rehabilitation Program.

GENERAL FUND – COMPARISON TO BUDGET
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The City's annual budget is examined on a monthly basis and year to date actual receipts and expenditures are compared to the budget on a line item or departmental basis. Monthly budget allocations represent a portion of the annual budget that is assigned to each month for comparative purposes. The allocation amount may be either 1/12th of the total amount budgeted for the year, or a specific percentage for that month based on actual receipts or expenditures in prior years. The analysis below compares year to date actual amounts to year to date 2014 budget amounts.

Revenues

The following table is a summary comparison of primary revenue sources; the table compares actual revenue compared to budget.

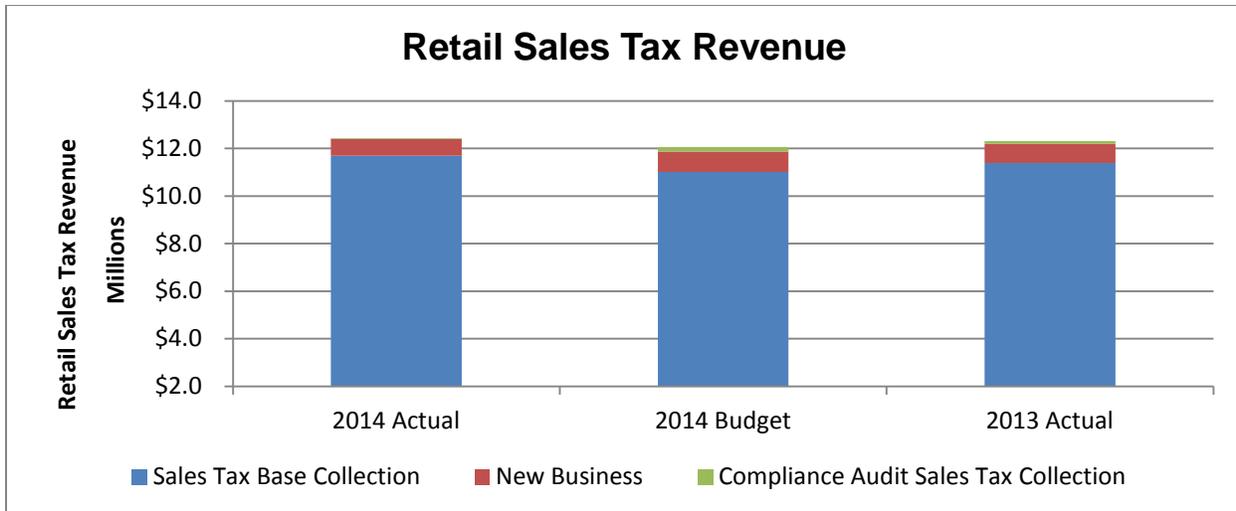
(dollar amounts in millions)

	Actual YTD 2014	Budget YTD 2014	\$ Variance	% Variance
Retail Sales Tax	\$ 12.4	\$ 12.0	\$ 0.4	2.7%
Property Tax	6.2	6.1	0.1	2.1%
Building Materials Use Tax	0.5	0.5	-	-1.8%
Highway Users Tax Fund	1.9	1.8	0.1	5.5%
Franchise Fees	2.0	1.9	0.1	8.8%
Specific Ownership Tax	0.2	0.2	-	4.7%
Automobile Use Tax	1.5	1.5	-	-1.3%
Court Fines	0.8	0.8	-	-0.9%
Building Rent Recovery	0.2	-	0.2	925.6%
All Other Revenue Sources	1.3	1.3	-	1.6%
	\$ 27.0	\$ 26.7	\$ 0.9	3.5%

Note: Dollar amounts shown have been rounded; percentages are actual based on whole dollars.

Retail Sales Tax

Retail Sales Tax revenue YTD 2014 is \$0.4 million, or 2.9% favorable compared to budget. This variance is the result of Sales Tax base revenue of \$0.6 million more than budget; this favorable variance is offset by an unfavorable variance attributable to new businesses (\$0.1 million) and compliance audits (\$0.1 million). Due to the City's conservative approach to forecasting Sales Tax Revenues, this variance is expected to continue until the 2014 Adopted Budget is revised.



Property Tax

Property Tax revenue YTD 2014 is \$0.1 million or 2.1% favorable compared to budget. The timing of Property Tax collections during the first few months of the year may vary from year to year, however the majority of property tax due is received by June each year. The City expects this variance to diminish as the year progresses.

Highway Users Tax Fund

Highway Users Tax Fund revenue YTD 2014 is \$0.1 million, or 5.5% favorable to budget. The Highway Users Trust Fund amount available for distribution to all municipalities increased 5.4% as compared to the same period in 2013. The increase in the total funds available for distribution was not anticipated in the 2014 Adopted Budget.

Franchise Fees

Franchise Fee revenue for 2014 is \$0.1 million, or 8.8% favorable compared to budget. A slight increase in average gas and electric rates for the first quarter of 2014 was not anticipated in the 2014 Adopted Budget.

Building Rent Recovery

Building Rent Recovery revenue YTD 2014 is \$0.2 million, or over 100% favorable compared to budget. This favorable variance is attributable to rent received from the lease of the Eagle Street property which was not anticipated in the 2014 Adopted Budget (rent negotiations were still in progress at the time the 2014 Budget was adopted).

Expenditures

Total expenditures and transfers YTD 2014 are \$1.4 million, or 6.5% favorable compared to the YTD 2014 Adopted Budget. This favorable variance is primarily attributable to variances in Finance, Nondepartmental, and Law Enforcement departments.

- Finance expenditures YTD 2014 are \$0.2 million or 23.2% favorable compared to budget. This favorable variance is due to Auditing Services related to the City's Sales Tax program. The City anticipates expenditures for Auditing Services to be in line with the 2014 Adopted Budget as the year progresses. Additionally, personnel vacancy savings contributed to the favorable variance; this variance is expected to diminish throughout 2014.

- Nondepartmental expenditures YTD 2014 are \$0.4 million lower year to date or 23.4% favorable compared to budget. This favorable variance is primarily due to expenditures related to incentive agreement payments. The City anticipates this favorable variance to diminish throughout 2014.
- Law Enforcement expenditures YTD 2014 are \$0.2 million or 1.9% favorable compared to budget. This variance is the result of actual costs related to Law Enforcement services being less than anticipated in the 2014 Adopted Budget. The City expects this variance to continue until the 2014 Adopted Budget is revised to reflect approximately \$360,000 in budget savings for the Arapahoe County Sheriff's Office 2014 contract.

LAND USE FUND

Comparison to Prior Year

Revenue

- Revenue YTD 2014 is \$0.2 million, or 17.0% less than revenue collected during the same period in 2013. This decrease is primarily due to the reduction of Building Permit Fees, Building Plan Review Fees and Land Development Applications YTD 2014 as compared to the prior year.

Expenses

- Expenses YTD 2014 are \$0.1 million, or 6.1% less than expenses YTD 2013. The decrease in expense is primarily due to contracted services related to Building Permits and Inspections when compared to the prior period.

Comparison to Budget

Revenue

- Revenue YTD 2014 is in line with budget.

Expenses

- Expenses YTD 2014 are in line with budget.

CAPITAL IMPROVEMENT FUND

Comparison to Prior Year

Revenue

- Revenue YTD 2014 is \$0.1 million or 20.4% more than revenue collected YTD 2013. This increase is due to the recognition of federal grant revenue for projects related to Vista Verde Neighborhood Improvements (Community Development Block Grant) and Signal Communication Improvements (DRCOG Grant).

Expenditures

- Expenditures YTD 2014 are \$0.2 million, or over 13.3% more than expenditures YTD 2013. This increase is primarily due to the I-25 and Arapahoe interchange design project starting in 2014.

Comparison to Budget

Revenue

- Revenue received YTD 2014 is \$0.3 million favorable compared to budget. This favorable variance is due to Federal Grant Revenue received which was not anticipated in the 2014 Adopted Budget.

Expenditures

- Expenditures YTD 2014 are \$0.3 million, or 25.9% favorable compared to budget. This favorable variance is due primarily to the timing of street and traffic expenditures. This favorable variance is expected to diminish as the year progresses.

CONSERVATION TRUST FUND

Comparison to Prior Year

Revenue

- Revenues YTD 2014 are in line with revenues YTD 2013.

Expenditures

- Expenditures YTD 2014 are \$0.4 million more than expenditures YTD 2013. The increase in expenditures is primarily due to the improvements at Centennial Center Park.

Comparison to Budget

Revenue

- Revenues YTD 2014 are in line with the 2014 Adopted Budget.

Expenditures

- Expenditures YTD 2014 are \$0.4 million more than 2014 Adopted Budget. The increase in expenditures is primarily due to the timing of improvements at Centennial Center Park compared to when the improvements were expected. This variance is expected to diminish as the year progresses.

OPEN SPACE FUND

Comparison to Prior Year

Revenue

- Revenue YTD 2014 is \$2.4 million, or 99.8% less than revenue collected YTD 2013. This decrease is due to \$0.4 million in grant revenue related to the Cherry Creek Regional Trail project in April 2013 and the timing of the County Open Space sales tax of \$2.0 million received in 2013.

Expenditures

- Expenditures YTD 2014 are \$0.1 million, or 16.7% more than expenditures YTD 2013. This is primarily due to expenditures relating to improvements at Centennial Center Park.

Comparison to Budget

Revenue

- Revenues YTD 2014 are in line with the 2014 Adopted Budget.

Expenditures

- Expenditures YTD 2014 are \$0.5 million, or more than 100% unfavorable compared to budget. This unfavorable variance is due to the timing of improvements at the Centennial Center Park and is expected to diminish as the year progresses.

GENERAL IMPROVEMENT DISTRICT FUNDS

Comparison to Prior Year

Revenue

- Revenues received YTD 2014 are in line with the prior year.

Expenditures

- Expenditures for YTD 2014 are in line with YTD 2013 expenditures.

Comparison to Budget

Revenue

- Revenues received YTD 2014 are in line with budget projections.

Expenditures

- Expenditures YTD 2014 are consistent with budget.

CENTENNIAL URBAN REDEVELOPMENT AUTHORITY FUND
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Comparison to Prior Year

Revenue

- Revenue received YTD 2014 is \$0.2 million, 6.2% less than collections YTD 2013 as a result of the timing of property tax collections. The timing of Property Tax collections during the first few months of the year may vary from year to year, however the majority of property tax due is received by June each year. Property tax payments have three due dates throughout the year. The due date for payment in full is April 30th and due dates for the two payment option are February 28th and June 15th.

Expenditures

- Expenditures for YTD 2014 are \$0.2 million, or 5.8% less than YTD 2013 expenditures. This decrease is due to the timing of expenditures for property tax pass-thru payments by the Authority to the Southglenn Metropolitan District.

Comparison to Budget

Revenue

- Revenue received YTD 2014 is \$0.5 million or 11.9% unfavorable compared to budget as a result of property tax collections earlier in the year than anticipated. The timing of Property Tax collections during the first few months of the year may vary from year to year, however the majority of property tax due is received by June each year. Property tax payments have three due dates throughout the year. The due date for payment in full is April 30th and due dates for the two payment option are February 28th and June 15th.

Expenditures

- Expenditures for YTD 2014 are \$0.4 million, or 11.5% unfavorable compared to budget. This unfavorable variance is due to the Property Tax Pass-Thru to the Southglenn Metropolitan District resulting from the receipt of property taxes earlier in the year than anticipated in the budget. The City expects expenditures to be in line with 2014 Adopted Budget as the year progresses.