

Northglenn Urban Renewal Authority
Balance Sheet Previous Year Comparison
As of July 31, 2026

	Jul 31, 26	Jul 31, 25	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 UMB Checking	634,220.56	245,663.90	388,556.66	158.2%
10630-19P C-Safe - S2019 Project	1,020,480.02	1,420,303.30	(399,823.28)	(28.2)%
10630-19R C-Safe - S2019 Reserve	882,407.36	1,006,411.86	(124,004.50)	(12.3)%
10630 C-Safe	8,320,831.78	6,732,597.31	1,588,234.47	23.6%
Total Checking/Savings	10,857,939.72	9,404,976.37	1,452,963.35	15.5%
Accounts Receivable				
11000 Accounts Receivable	2,867,437.00	2,341,390.00	526,047.00	22.5%
Total Accounts Receivable	2,867,437.00	2,341,390.00	526,047.00	22.5%
Total Current Assets	13,725,376.72	11,746,366.37	1,979,010.35	16.9%
Fixed Assets				
1800 Assets Held for Resale	1,355,345.28	1,355,345.28	0.00	0.0%
Total Fixed Assets	1,355,345.28	1,355,345.28	0.00	0.0%
TOTAL ASSETS	15,080,722.00	13,101,711.65	1,979,010.35	15.1%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
21100 Bonds Payable	515,000.00	495,000.00	20,000.00	4.0%
21200 Unamortized Prem/Disc	584,059.90	628,987.90	(44,928.00)	(7.1)%
21700 Interest Payable	28,252.75	29,884.62	(1,631.87)	(5.5)%
26000 Deferred Revenue	2,867,437.00	2,341,390.00	526,047.00	22.5%
Total Other Current Liabilities	3,994,749.65	3,495,262.52	499,487.13	14.3%
Total Current Liabilities	3,994,749.65	3,495,262.52	499,487.13	14.3%
Long Term Liabilities				
27100 LT Bonds Payable	8,055,000.00	8,570,000.00	(515,000.00)	(6.0)%
Total Long Term Liabilities	8,055,000.00	8,570,000.00	(515,000.00)	(6.0)%
Total Liabilities	12,049,749.65	12,065,262.52	(15,512.87)	(0.1)%
Equity				
38000 Opening Balance Equity	6,870,941.00	6,870,941.00	0.00	0.0%
Unrestricted Net Assets	(6,457,785.73)	(7,140,389.38)	682,603.65	9.6%
Net Income	2,617,817.08	1,305,897.51	1,311,919.57	100.5%
Total Equity	3,030,972.35	1,036,449.13	1,994,523.22	192.4%
TOTAL LIABILITIES & EQUITY	15,080,722.00	13,101,711.65	1,979,010.35	15.1%

Northglenn Urban Renewal Authority
Profit & Loss Budget vs. Actual
January through July 2026

	Jan - Jul 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
50100 Property Taxes	2,798,537.65	2,709,537.00	89,000.65	103.3%
53390 Rental Income	16,450.00	28,200.00	(11,750.00)	58.3%
58100 Grant Applications	125.00	350.00	(225.00)	35.7%
58200 Investment Earnings	189,232.89	260,508.00	(71,275.11)	72.6%
Total Income	3,004,345.54	2,998,595.00	5,750.54	100.2%
Gross Profit	3,004,345.54	2,998,595.00	5,750.54	100.2%
Expense				
61100 Other Professional Svc.				
61100-2 Specialized Consulting	0.00	30,000.00	(30,000.00)	0.0%
61100 Other Professional Svc. - Other	5,000.00	62,500.00	(57,500.00)	8.0%
Total 61100 Other Professional Svc.	5,000.00	92,500.00	(87,500.00)	5.4%
61110 City Provided Services	36,000.00	72,000.00	(36,000.00)	50.0%
61120 Legal Services	6,577.88	27,500.00	(20,922.12)	23.9%
61300 Treasurer's Fees	41,978.01	27,095.00	14,883.01	154.9%
61400 Property Management				
61400-3 Irma Property Expense	7,443.76	5,000.00	2,443.76	148.9%
61400 Property Management - Other	42.48	2,000.00	(1,957.52)	2.1%
Total 61400 Property Management	7,486.24	7,000.00	486.24	106.9%
61600 Conferences and Seminars	0.00	3,200.00	(3,200.00)	0.0%
62300 Operating Supplies	0.00	300.00	(300.00)	0.0%
62310 Meeting Meals/Refreshment	986.48	3,000.00	(2,013.52)	32.9%
63000 Capital Projects	89,206.64	1,400,000.00	(1,310,793.36)	6.4%
69302 Marketing & Promotion	0.00	7,300.00	(7,300.00)	0.0%
69304 Business Incentives				
69304-3 BUAP Grants	0.00	60,000.00	(60,000.00)	0.0%
69304-4 BIG Grants	27,893.21	70,000.00	(42,106.79)	39.8%
Total 69304 Business Incentives	27,893.21	130,000.00	(102,106.79)	21.5%
Total Expense	215,128.46	1,769,895.00	(1,554,766.54)	12.2%
Net Ordinary Income	2,789,217.08	1,228,700.00	1,560,517.08	227.0%
Other Income/Expense				
Other Expense				
68900 Operating Contingency	0.00	15,000.00	(15,000.00)	0.0%
69210 Principal	0.00	515,000.00	(515,000.00)	0.0%
69220 Interest Expense	171,400.00	342,800.00	(171,400.00)	50.0%
69230 Cost of Issuance	0.00	400.00	(400.00)	0.0%
Total Other Expense	171,400.00	873,200.00	(701,800.00)	19.6%
Net Other Income	(171,400.00)	(873,200.00)	701,800.00	19.6%
Net Income	2,617,817.08	355,500.00	2,262,317.08	736.4%

Northglenn Urban Renewal Authority
Profit & Loss Prev Year Comparison
January through July 2026

	Jan - Jul 26	Jan - Jul 25	\$ Change	% Change
Ordinary Income/Expense				
Income				
50100 Property Taxes	2,798,537.65	2,191,625.75	606,911.90	27.7%
53390 Rental Income	16,450.00	16,450.00	0.00	0.0%
58100 Grant Applications	125.00	150.00	(25.00)	(16.7)%
58200 Investment Earnings	189,232.89	211,081.63	(21,848.74)	(10.4)%
Total Income	<u>3,004,345.54</u>	<u>2,419,307.38</u>	<u>585,038.16</u>	<u>24.2%</u>
Gross Profit	3,004,345.54	2,419,307.38	585,038.16	24.2%
Expense				
61100 Other Professional Svc.				
61100-2 Specialized Consulting	0.00	375.00	(375.00)	(100.0)%
61100 Other Professional Svc. - Other	5,000.00	6,835.00	(1,835.00)	(26.9)%
Total 61100 Other Professional Svc.	<u>5,000.00</u>	<u>7,210.00</u>	<u>(2,210.00)</u>	<u>(30.7)%</u>
61110 City Provided Services	36,000.00	36,000.00	0.00	0.0%
61120 Legal Services	6,577.88	6,427.38	150.50	2.3%
61300 Treasurer's Fees	41,978.01	32,874.40	9,103.61	27.7%
61400 Property Management				
61400-3 Irma Property Expense	7,443.76	2,465.04	4,978.72	202.0%
61400 Property Management - Other	42.48	0.00	42.48	100.0%
Total 61400 Property Management	<u>7,486.24</u>	<u>2,465.04</u>	<u>5,021.20</u>	<u>203.7%</u>
62300 Operating Supplies	0.00	93.41	(93.41)	(100.0)%
62310 Meeting Meals/Refreshment	986.48	1,144.93	(158.45)	(13.8)%
63000 Capital Projects	89,206.64	0.00	89,206.64	100.0%
69304 Business Incentives				
69304-18 Marketplace Inc. (HCP)	0.00	818,661.00	(818,661.00)	(100.0)%
69304-3 BUAP Grants	0.00	0.00	0.00	0.0%
69304-4 BIG Grants	27,893.21	27,233.71	659.50	2.4%
Total 69304 Business Incentives	<u>27,893.21</u>	<u>845,894.71</u>	<u>(818,001.50)</u>	<u>(96.7)%</u>
Total Expense	<u>215,128.46</u>	<u>932,109.87</u>	<u>(716,981.41)</u>	<u>(76.9)%</u>
Net Ordinary Income	2,789,217.08	1,487,197.51	1,302,019.57	87.6%
Other Income/Expense				
Other Expense				
69220 Interest Expense	171,400.00	181,300.00	(9,900.00)	(5.5)%
69230 Cost of Issuance	0.00	0.00	0.00	0.0%
Total Other Expense	<u>171,400.00</u>	<u>181,300.00</u>	<u>(9,900.00)</u>	<u>(5.5)%</u>
Net Other Income	<u>(171,400.00)</u>	<u>(181,300.00)</u>	<u>9,900.00</u>	<u>5.5%</u>
Net Income	<u><u>2,617,817.08</u></u>	<u><u>1,305,897.51</u></u>	<u><u>1,311,919.57</u></u>	<u><u>100.5%</u></u>

Northglenn Urban Renewal Authority Profit & Loss Detail

July 2026

Type	Date	Num	Name	Memo	Class	Amount
Ordinary Income/Expense						
Income						
50100 Property Taxes						
General Journal	07/10/2026			Garland Jun26	URA 2	10,078.28
General Journal	07/10/2026			Huron Crossing Jun26	URA 1	30,082.63
General Journal	07/10/2026			REM 7 Jun26	URA 2	196,016.25
General Journal	07/10/2026			Webster Lake Jun26	URA 2	366,967.78
Total 50100 Property Taxes						603,144.94
53390 Rental Income						
Deposit	07/01/2026		Mercedes Mexican Restaurant	Rent	URA 2	2,350.00
Deposit	07/31/2026		Mercedes Mexican Restaurant	Rent	URA 2	2,350.00
Total 53390 Rental Income						4,700.00
58100 Grant Applications						
Deposit	07/01/2026		Y-Mart	BIG Grant application	URA 2	25.00
Deposit	07/10/2026		Orchid Nails and Spa Inc	BIG Grant application	URA 1	25.00
Deposit	07/17/2026		Beltran Equity LLC	BIG Grant application	URA 2	25.00
Total 58100 Grant Applications						75.00
58200 Investment Earnings						
Deposit	07/31/2026			CSafe Interest Jul26	URA 1	8,698.41
Deposit	07/31/2026			CSafe Interest Jul26	URA 2	17,863.05
Deposit	07/31/2026			CSafe Interest Jul26	URA 2	3,270.29
Deposit	07/31/2026			CSafe Interest Jul26	URA 2	2,816.79
Total 58200 Investment Earnings						32,648.54
Total Income						640,568.48
Gross Profit						640,568.48
Expense						
61120 Legal Services						
Check	07/01/2026	6362	Hoffmann, Parker, Wilson, & Carberry P.C.	May Legal services	URA 1	506.25
Check	07/01/2026	6362	Hoffmann, Parker, Wilson, & Carberry P.C.	May Legal services	URA 2	618.75
Total 61120 Legal Services						1,125.00
61300 Treasurer's Fees						
General Journal	07/10/2026			Garland Jun26	URA 2	151.16
General Journal	07/10/2026			Huron Crossing Jun26	URA 1	451.25
General Journal	07/10/2026			REM 7 Jun26	URA 2	2,940.25
General Journal	07/10/2026			Webster Lake Jun26	URA 2	5,504.52
Total 61300 Treasurer's Fees						9,047.18
61400 Property Management						
61400-3 Irma Property Expense						
General Journal	07/31/2026			City of Northglenn-1680 E 112th	URA 2	47.62
General Journal	07/31/2026			City of Northglenn-1660 E 112th	URA 2	42.48
General Journal	07/31/2026			City of Northglenn-1680 E 112th	URA 2	47.62
General Journal	07/31/2026			City of Northglenn-1660 E 112th	URA 2	42.48
Check	07/31/2026	6368	American Fence Company	Inv #2716869	URA 2	852.59
Total 61400-3 Irma Property Expense						1,032.79
Total 61400 Property Management						1,032.79
63000 Capital Projects						
General Journal	07/07/2026			9175 City Hall Jun26	URA 2	17,701.60
Check	07/17/2026	6363	American Demolition Inc	Abatement and demolition 1160 & 1180 E 112t...	URA 2	29,200.00
Total 63000 Capital Projects						46,901.60
69304 Business Incentives						
69304-4 BIG Grants						
Check	07/23/2026	6364	Holly Street Suites	BIG Grant	URA 2	15,000.00
Total 69304-4 BIG Grants						15,000.00
Total 69304 Business Incentives						15,000.00
Total Expense						73,106.57
Net Ordinary Income						567,461.91
Net Income						567,461.91

Northglenn Urban Renewal Authority
Profit & Loss Detail
January through July 2026

Type	Date	Num	Name	Memo	Class	Amount
Ordinary Income/Expense						
Income						
50100 Property Taxes						
General Journal	02/10/2026	510		REM 7 Jan26	URA 2	29,672.40
General Journal	03/10/2026	515		Garland Feb26	URA 2	1,984.07
General Journal	03/10/2026	516	Adams County	Huron Crossing Feb26	URA 1	18,142.11
General Journal	03/10/2026	517		REM 7 Feb26	URA 2	219,868.29
General Journal	03/10/2026	518	Adams County	Webster Lake Feb26	URA 2	367,033.57
General Journal	04/10/2026	521		Webster Lake Mar26	URA 2	351.94
General Journal	04/10/2026			Huron Crossing Mar26	URA 1	15,991.69
General Journal	04/10/2026			REM 7Mar26	URA 2	92,236.57
General Journal	05/12/2026			Huron Crossing Apr26	URA 1	7,656.34
General Journal	05/12/2026			Garland Apr26	URA 2	231,493.29
General Journal	05/12/2026			REM 7 Apr26	URA 2	247,993.98
General Journal	05/12/2026			Webster Lake Apr26	URA 2	425,893.24
General Journal	06/10/2026			Huron Crossing May26	URA 1	3,397.77
General Journal	06/10/2026			Garland May26	URA 2	9,737.37
General Journal	06/10/2026			REM 7 May26	URA 2	71,932.49
General Journal	06/10/2026			Webster Lake May26	URA 2	452,007.59
General Journal	07/10/2026			Garland Jun26	URA 2	10,078.28
General Journal	07/10/2026			Huron Crossing Jun26	URA 1	30,082.63
General Journal	07/10/2026			REM 7 Jun26	URA 2	196,016.25
General Journal	07/10/2026			Webster Lake Jun26	URA 2	366,967.78
Total 50100 Property Taxes						2,798,537.65
53390 Rental Income						
Deposit	01/30/2026		Mercedes Mexican Restaurant	Rent	URA 2	2,350.00
Deposit	03/06/2026		Mercedes Mexican Restaurant	Rent	URA 2	2,350.00
Deposit	04/03/2026		Mercedes Mexican Restaurant	Rent	URA 2	2,350.00
Deposit	05/01/2026		Mercedes Mexican Restaurant	Rent	URA 2	2,350.00
Deposit	05/29/2026		Mercedes Mexican Restaurant	Rent	URA 2	2,350.00
Deposit	07/01/2026		Mercedes Mexican Restaurant	Rent	URA 2	2,350.00
Deposit	07/31/2026		Mercedes Mexican Restaurant	Rent	URA 2	2,350.00
Total 53390 Rental Income						16,450.00
58100 Grant Applications						
Deposit	04/17/2026		Kary's Giftsand Goodies	BIG Grant application	URA 1	25.00
Deposit	06/18/2026		Ramos Law	Big Grant application	URA 2	25.00
Deposit	07/01/2026		Y-Mart	BIG Grant application	URA 2	25.00
Deposit	07/10/2026		Orchid Nalis and Spa Inc	BIG Grant application	URA 1	25.00
Deposit	07/17/2026		Beltran Equity LLC	BIG Grant application	URA 2	25.00
Total 58100 Grant Applications						125.00
58200 Investment Earnings						
Deposit	01/31/2026			CSafe Interest Jan26	URA 1	9,023.74
Deposit	01/31/2026			CSafe Interest Jan26	URA 2	11,287.32
Deposit	01/31/2026			CSafe Interest Jan26	URA 2	3,489.54
Deposit	01/31/2026			CSafe Interest Jan26	URA 2	2,784.19
Deposit	02/28/2026			CSafe Interest Feb26	URA 1	8,063.66
Deposit	02/28/2026			CSafe Interest Feb26	URA 2	10,170.12
Deposit	02/28/2026			CSafe Interest Feb26	URA 2	3,061.52
Deposit	02/28/2026			CSafe Interest Feb26	URA 2	2,499.41
Deposit	03/31/2026			CSafe Interest Mar26	URA 1	8,203.64
Deposit	03/31/2026			CSafe Interest Mar26	URA 2	11,906.64
Deposit	03/31/2026			CSafe Interest Mar26	URA 2	3,376.60
Deposit	03/31/2026			CSafe Interest Mar26	URA 2	2,756.64
Deposit	04/30/2026			CSafe Interest Apr26	URA 1	7,907.38
Deposit	04/30/2026			CSafe Interest Apr26	URA 2	11,634.75
Deposit	04/30/2026			CSafe Interest Apr26	URA 2	3,264.84
Deposit	04/30/2026			CSafe Interest Apr26	URA 2	2,678.78
Deposit	05/31/2026			CSafe Interest May26	URA 1	7,278.43
Deposit	05/31/2026			CSafe Interest May26	URA 2	12,948.85
Deposit	05/31/2026			CSafe Interest May26	URA 2	3,324.07
Deposit	05/31/2026			CSafe Interest May26	URA 2	2,772.70
Deposit	06/30/2026			CSafe Interest Jun26	URA 1	7,710.90
Deposit	06/30/2026			CSafe Interest Jun26	URA 2	14,522.66
Deposit	06/30/2026			CSafe Interest Jun26	URA 2	3,214.66
Deposit	06/30/2026			CSafe Interest Jun26	URA 2	2,703.31
Deposit	07/31/2026			CSafe Interest Jul26	URA 1	8,698.41
Deposit	07/31/2026			CSafe Interest Jul26	URA 2	17,863.05
Deposit	07/31/2026			CSafe Interest Jul26	URA 2	3,270.29
Deposit	07/31/2026			CSafe Interest Jul26	URA 2	2,816.79
Total 58200 Investment Earnings						189,232.89
Total Income						3,004,345.54
Gross Profit						3,004,345.54
Expense						
61100 Other Professional Svc.						
General Journal	01/01/2026	507R		Terracon	URA 2	(217.63)
Check	01/16/2026	6348	Terracon	ACM Inspection E 112th Ave	URA 2	217.63
Check	03/06/2026	6352	The Group Inc Real Estate	Retainer Fee	URA 2	5,000.00
Total 61100 Other Professional Svc.						5,000.00

Type	Date	Num	Name	Memo	Class	Amount
61110 City Provided Services						
General Journal	03/09/2026	514		1Q26 NURA Admin Fee	URA 2	18,000.00
General Journal	06/04/2026			2Q26 NURA Admin Fee	URA 2	18,000.00
Total 61110 City Provided Services						36,000.00
61120 Legal Services						
General Journal	01/01/2026	507R		PCard - Colo Community Media	URA 1	(21.36)
General Journal	01/01/2026	507R		PCard - Colo Community Media	URA 2	(21.36)
General Journal	01/01/2026	507R		Hoffman, Parker	URA 1	(1,203.75)
General Journal	01/01/2026	507R		Hoffman, Parker	URA 2	(1,206.10)
Check	01/16/2026	6349	Hoffmann, Parker, Wilson, & Carberry P.C.	December legal services	URA 1	1,203.75
Check	01/16/2026	6349	Hoffmann, Parker, Wilson, & Carberry P.C.	December legal services	URA 2	1,206.10
General Journal	01/30/2026	505		Colorado Community Media-NURA 2026 budg...	URA 1	21.36
General Journal	01/30/2026	505		Colorado Community Media-NURA 2026 budg...	URA 2	21.36
Check	02/13/2026	6350	Hoffmann, Parker, Wilson, & Carberry P.C.	January Legal services	URA 1	742.50
Check	02/13/2026	6350	Hoffmann, Parker, Wilson, & Carberry P.C.	January Legal services	URA 2	337.50
Check	03/13/2026	6353	Hoffmann, Parker, Wilson, & Carberry P.C.	February Legal services	URA 1	611.74
Check	03/13/2026	6353	Hoffmann, Parker, Wilson, & Carberry P.C.	February Legal services	URA 2	1,033.33
Check	04/10/2026	6357	Hoffmann, Parker, Wilson, & Carberry P.C.	March Legal services	URA 1	418.91
Check	04/10/2026	6357	Hoffmann, Parker, Wilson, & Carberry P.C.	March Legal services	URA 2	1,071.40
Check	05/15/2026	6359	Hoffmann, Parker, Wilson, & Carberry P.C.	April Legal services	URA 1	731.25
Check	05/15/2026	6359	Hoffmann, Parker, Wilson, & Carberry P.C.	April Legal services	URA 2	506.25
Check	07/01/2026	6362	Hoffmann, Parker, Wilson, & Carberry P.C.	May Legal services	URA 1	506.25
Check	07/01/2026	6362	Hoffmann, Parker, Wilson, & Carberry P.C.	May Legal services	URA 2	618.75
Total 61120 Legal Services						6,577.88
61300 Treasurer's Fees						
General Journal	02/10/2026	510		REM 7 Jan26	URA 2	445.08
General Journal	03/10/2026	515		Garland Feb26	URA 2	29.77
General Journal	03/10/2026	516	Adams County	Huron Crossing Feb26	URA 1	272.13
General Journal	03/10/2026	517		REM 7 Feb26	URA 2	3,298.00
General Journal	03/10/2026	518	Adams County	Webster Lake Feb26	URA 2	5,505.51
General Journal	04/10/2026	521		Webster Lake Mar26	URA 2	5.26
General Journal	04/10/2026			Huron Crossing Mar26	URA 1	239.88
General Journal	04/10/2026			REM 7Mar26	URA 2	1,383.54
General Journal	05/12/2026			Huron Crossing Apr26	URA 1	114.85
General Journal	05/12/2026			Garland Apr26	URA 2	3,472.41
General Journal	05/12/2026			REM 7 Apr26	URA 2	3,719.89
General Journal	05/12/2026			Webster Lake Apr26	URA 2	6,388.38
General Journal	06/10/2026			Huron Crossing May26	URA 1	50.97
General Journal	06/10/2026			Garland May26	URA 2	146.05
General Journal	06/10/2026			REM 7 May26	URA 2	1,078.98
General Journal	06/10/2026			Webster Lake May26	URA 2	6,780.13
General Journal	07/10/2026			Garland Jun26	URA 2	151.16
General Journal	07/10/2026			Huron Crossing Jun26	URA 1	451.25
General Journal	07/10/2026			REM 7 Jun26	URA 2	2,940.25
General Journal	07/10/2026			Webster Lake Jun26	URA 2	5,504.52
Total 61300 Treasurer's Fees						41,978.01
61400 Property Management						
61400-3 Irma Property Expense						
General Journal	01/01/2026	507R		Reverse of GJE 507 -- PCard - UPS, Northglen...	URA 2	(241.23)
General Journal	01/30/2026	505		UPS Store-overnigh mail for Xcel pymnt	URA 2	62.36
General Journal	01/30/2026	505		City of Northglenn-1680 E 112th	URA 2	46.13
General Journal	01/30/2026	505		City of Northglenn-1660 E 112th	URA 2	41.05
General Journal	01/30/2026	505		Xcel-1680 E 112th	URA 2	89.72
General Journal	01/30/2026	505		Xcel-1690 E 112th	URA 2	1.97
General Journal	02/27/2026	513		City of Northglenn-1680 E 112th	URA 2	47.62
General Journal	02/27/2026	513		Xcel-1690 E 112th	URA 2	2.01
General Journal	02/27/2026	513		Xcel-1680 E 112th	URA 2	91.17
General Journal	03/02/2026	508R		Reverse of GJE 508 -- PCard - Northglenn, Xcel	URA 2	(104.30)
General Journal	03/31/2026	519		Xcel-1680 E 112th	URA 2	76.74
General Journal	03/31/2026	519		Xcel-1680 E 112th	URA 2	1.69
General Journal	03/31/2026	519		Xcel-1680 E 112th	URA 2	47.62
General Journal	03/31/2026	519		Xcel-1660 E 112th	URA 2	42.48
Deposit	04/07/2026		Xcel Energy	Final payment refund	URA 2	(7.01)
Check	04/10/2026	6356	American Fence Company	Inv #2691703	URA 2	0.00
Check	04/10/2026	6356	American Fence Company	Inv #2697322	URA 2	0.00
General Journal	04/30/2026	520		Fast Signs-Signage for 1660 and 1680112th	URA 2	497.05
General Journal	04/30/2026	520		Xcel-1680 112th	URA 2	0.14
General Journal	04/30/2026	520		Xcel-1680 112th	URA 2	6.40
General Journal	04/30/2026	520		City of Northglenn-1680 112th	URA 2	47.62
General Journal	04/30/2026	520		City of Northglenn-1660 112th	URA 2	42.48
Check	05/15/2026	6358	American Fence Company	Rental of temporary fence	URA 2	852.59
General Journal	05/29/2026			City of Northglenn-1680 E 112th	URA 2	47.62
General Journal	05/29/2026			City of Northglenn-1660 E 112th	URA 2	42.48
Check	06/10/2026	6360	American Fence Company	Inv #2691703	URA 2	3,823.98
Check	06/10/2026	6360	American Fence Company	Inv #2697322	URA 2	852.59
General Journal	07/31/2026			City of Northglenn-1680 E 112th	URA 2	47.62
General Journal	07/31/2026			City of Northglenn-1660 E 112th	URA 2	42.48
General Journal	07/31/2026			City of Northglenn-1680 E 112th	URA 2	47.62
General Journal	07/31/2026			City of Northglenn-1660 E 112th	URA 2	42.48
Check	07/31/2026	6368	American Fence Company	Inv #2716869	URA 2	852.59
Total 61400-3 Irma Property Expense						7,443.76

Type	Date	Num	Name	Memo	Class	Amount
61400 Property Management - Other						
General Journal	02/27/2026	513		City of Northglenn-1660 E 112th	URA 2	42.48
Total 61400 Property Management - Other						42.48
Total 61400 Property Management						7,486.24
62310 Meeting Meals/Refreshment						
General Journal	01/01/2026	507R		PCard - King Soopers	URA 1	(26.67)
General Journal	01/01/2026	507R		PCard - King Soopers	URA 2	(26.67)
General Journal	01/01/2026	507R		PCard - EZ Cater	URA 1	(80.00)
General Journal	01/01/2026	507R		PCard - EZ Cater	URA 2	(80.00)
General Journal	01/30/2026	505		King Soopers-meeting refreshments	URA 1	26.67
General Journal	01/30/2026	505		King Soopers-meeting refreshments	URA 2	26.67
General Journal	01/30/2026	505		EzCater-dinner meeting	URA 1	80.00
General Journal	01/30/2026	505		EzCater-dinner meeting	URA 2	80.00
General Journal	02/27/2026	513		Pepper Asian Bistro-dinner meeting	URA 1	148.12
General Journal	02/27/2026	513		Pepper Asian Bistro-dinner meeting	URA 2	148.13
General Journal	03/31/2026	519		Beltran's Meat Market-dinner meeting	URA 1	77.49
General Journal	03/31/2026	519		Beltran's Meat Market-dinner meeting	URA 2	77.50
General Journal	04/30/2026	520		Tokyo Teriyaki-dinner meeting	URA 1	113.35
General Journal	04/30/2026	520		Tokyo Teriyaki-dinner meeting	URA 2	113.35
General Journal	05/29/2026			Walmart-dinner meeting	URA 1	20.52
General Journal	05/29/2026			Walmart-dinner meeting	URA 2	20.53
General Journal	05/29/2026			Boardwalk Pizza-dinner meeting	URA 1	75.00
General Journal	05/29/2026			Boardwalk Pizza-dinner meeting	URA 2	75.00
General Journal	06/30/2026			EZ Cater IHOP-dinner meeting	URA 1	58.74
General Journal	06/30/2026			EZ Cater IHOP-dinner meeting	URA 2	58.75
Total 62310 Meeting Meals/Refreshment						986.48
63000 Capital Projects						
General Journal	01/01/2026	507R		City of Northglenn	URA 2	(38,002.56)
General Journal	01/21/2026	509		9175 City Hall Demo Exp Dec25	URA 2	38,002.56
General Journal	04/24/2026			9175 City Hall 1Q26 Exp	URA 2	22,738.89
General Journal	06/17/2026			9175 City Hall Apr/May26 Exp	URA 2	19,566.15
Check	06/18/2026	6361	American Demolition Inc	Abatement and demolition 1160 & 1680 E 112t...	URA 2	0.00
General Journal	07/07/2026			9175 City Hall Jun26	URA 2	17,701.60
Check	07/17/2026	6363	American Demolition Inc	Abatement and demolition 1160 & 1180 E 112t...	URA 2	29,200.00
Total 63000 Capital Projects						89,206.64
69304 Business Incentives						
69304-4 BIG Grants						
Check	01/09/2026	6347	Gordis Munchies	BIG Grant	URA 2	575.05
Check	03/27/2026	6354	Colorado Casas Realty Inc	BIG Grant	URA 2	4,160.56
Check	04/10/2026	6355	Mile High Customs	BIG Grant	URA 2	8,157.60
Check	07/23/2026	6364	Holly Street Suites	BIG Grant	URA 2	15,000.00
Total 69304-4 BIG Grants						27,893.21
Total 69304 Business Incentives						27,893.21
Total Expense						215,128.46
Net Ordinary Income						2,789,217.08
Other Income/Expense						
Other Expense						
69220 Interest Expense						
General Journal	06/01/2026			S2019 NURA TIR Bond Interest	URA 2	171,400.00
Total 69220 Interest Expense						171,400.00
69230 Cost of Issuance						
Check	02/27/2026	6351	UMB Bank NA	FY26 Bond Admin Fees	URA 2	400.00
Deposit	04/22/2026		City of Northglenn	REIMB S221 WW Rev Bond Admin Fee	URA 2	(400.00)
Total 69230 Cost of Issuance						0.00
Total Other Expense						171,400.00
Net Other Income						(171,400.00)
Net Income						2,617,817.08

Northglenn Urban Renewal Authority
Monthly Comparative Data
2026 and 2025

	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26
2026							
Ordinary Income/Expense							
Income							
50100 Property Taxes	0.00	29,672.40	607,028.04	108,580.20	913,036.85	537,075.22	603,144.94
53390 Rental Income	2,350.00	0.00	2,350.00	2,350.00	4,700.00	0.00	4,700.00
58100 Grant Applications	0.00	0.00	0.00	25.00	0.00	25.00	75.00
58200 Investment Earnings	26,584.79	23,794.71	26,243.52	25,485.75	26,324.05	28,151.53	32,648.54
58900 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	28,934.79	53,467.11	635,621.56	136,440.95	944,060.90	565,251.75	640,568.48
Gross Profit	28,934.79	53,467.11	635,621.56	136,440.95	944,060.90	565,251.75	640,568.48
Expense							
61100 Other Professional Svc.	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00
61110 City Provided Services	0.00	0.00	18,000.00	0.00	0.00	18,000.00	0.00
61120 Legal Services	0.00	1,080.00	1,645.07	1,490.31	1,237.50	0.00	1,125.00
61300 Treasurer's Fees	0.00	445.08	9,105.41	1,628.68	13,695.53	8,056.13	9,047.18
61400 Property Management	0.00	183.28	64.23	5,263.25	942.69	0.00	1,032.79
61600 Conferences and Seminars	0.00	0.00	0.00	0.00	0.00	0.00	0.00
62300 Operating Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
62310 Meeting Meals/Refreshment	0.00	296.25	154.99	226.70	191.05	117.49	0.00
63000 Capital Projects	0.00	0.00	0.00	22,738.89	0.00	48,766.15	17,701.60
63400 Loss on Sale of Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00
68200 Donations	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69302 Marketing & Promotion	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69304 Business Incentives	575.05	0.00	4,160.56	8,157.60	0.00	0.00	15,000.00
Total Expense	575.05	2,004.61	38,130.26	39,505.43	16,066.77	74,939.77	43,906.57
Net Ordinary Income	28,359.74	51,462.50	597,491.30	96,935.52	927,994.13	490,311.98	596,661.91
Other Income/Expense							
Other Income							
59110 Transfer In	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Expense							
68900 Operating Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69110 Transfer Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69210 Principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69220/69230 Interest/Bond Expense	0.00	400.00	0.00	(400.00)	0.00	171,400.00	0.00
Total Other Expense	0.00	400.00	0.00	(400.00)	0.00	171,400.00	0.00
Net Other Income	0.00	(400.00)	0.00	400.00	0.00	(171,400.00)	0.00
Net Income	28,359.74	51,062.50	597,491.30	97,335.52	927,994.13	318,911.98	596,661.91
2025							
Ordinary Income/Expense							
Income							
50100 Property Taxes	2,228.16	24,463.56	479,658.02	95,362.49	723,459.55	76,243.18	790,210.79
53390 Rental Income	2,350.00	4,700.00	0.00	2,350.00	2,350.00	4,700.00	0.00
58100 Grant Applications	0.00	50.00	25.00	50.00	0.00	25.00	0.00
58200 Investment Earnings	31,268.24	27,936.67	30,703.46	29,762.32	30,628.89	29,635.87	31,146.18
58900 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	35,846.40	57,150.23	510,386.48	127,524.81	756,438.44	110,604.05	821,356.97
Gross Profit	35,846.40	57,150.23	510,386.48	127,524.81	756,438.44	110,604.05	821,356.97
Expense							
61100 Other Professional Svc.	0.00	1,147.50	0.00	0.00	0.00	0.00	7,210.00
61110 City Provided Services	0.00	0.00	18,000.00	0.00	0.00	18,000.00	0.00
61120 Legal Services	0.00	0.00	2,313.84	1,102.50	671.04	630.00	562.50
61300 Treasurer's Fees	33.42	366.96	7,194.89	1,430.43	10,851.92	1,143.61	11,853.17
61400 Property Management	0.00	0.00	279.73	279.84	280.63	949.47	675.37
61600 Conferences and Seminars	0.00	0.00	0.00	0.00	0.00	0.00	0.00
62300 Operating Supplies	0.00	0.00	0.00	0.00	0.00	93.41	0.00
62310 Meeting Meals/Refreshment	0.00	163.24	160.68	176.00	235.72	163.37	245.92
63000 Capital Projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00
63400 Loss on Sale of Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00
68200 Donations	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69302 Marketing & Promotion	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69304 Business Incentives	0.00	5,877.50	0.00	10,956.21	6,550.00	0.00	822,511.00
Total Expense	33.42	7,555.20	27,949.14	13,944.98	18,589.31	20,979.86	843,057.96
Net Ordinary Income	35,812.98	49,595.03	482,437.34	113,579.83	737,849.13	89,624.19	(21,700.99)
Other Income/Expense							
Other Income							
59110 Transfer In	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Expense							
68900 Operating Contingency	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69110 Transfer Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69210 Principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69220/69230 Interest/Bond Expense	0.00	0.00	0.00	0.00	181,300.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00	181,300.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00	(181,300.00)	0.00	0.00
Net Income	35,812.98	49,595.03	482,437.34	113,579.83	556,549.13	89,624.19	(21,700.99)

Northglenn Urban Renewal Authority
Monthly Comparative Data
2026 and 2025

2026	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	YTD	Budget	\$ Over Budget
Ordinary Income/Expense								
Income								
50100 Property Taxes	0.00	0.00	0.00	0.00	0.00	2,798,537.65	2,709,537.00	89,000.65
53390 Rental Income	0.00	0.00	0.00	0.00	0.00	16,450.00	28,200.00	(11,750.00)
58100 Grant Applications	0.00	0.00	0.00	0.00	0.00	125.00	350.00	(225.00)
58200 Investment Earnings	0.00	0.00	0.00	0.00	0.00	189,232.89	260,508.00	(71,275.11)
58900 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	0.00	0.00	0.00	0.00	0.00	3,004,345.54	2,998,595.00	5,750.54
Gross Profit	0.00	0.00	0.00	0.00	0.00	3,004,345.54	2,998,595.00	5,750.54
Expense								
61100 Other Professional Svc.	0.00	0.00	0.00	0.00	0.00	5,000.00	92,500.00	(87,500.00)
61110 City Provided Services	0.00	0.00	0.00	0.00	0.00	36,000.00	72,000.00	(36,000.00)
61120 Legal Services	0.00	0.00	0.00	0.00	0.00	6,577.88	27,500.00	(20,922.12)
61300 Treasurer's Fees	0.00	0.00	0.00	0.00	0.00	41,978.01	27,095.00	14,883.01
61400 Property Management	0.00	0.00	0.00	0.00	0.00	7,486.24	7,000.00	486.24
61600 Conferences and Seminars	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00	(3,200.00)
62300 Operating Supplies	0.00	0.00	0.00	0.00	0.00	0.00	300.00	(300.00)
62310 Meeting Meals/Refreshment	0.00	0.00	0.00	0.00	0.00	986.48	3,000.00	(2,013.52)
63000 Capital Projects	0.00	0.00	0.00	0.00	0.00	89,206.64	1,400,000.00	(1,310,793.36)
63400 Loss on Sale of Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
68200 Donations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69302 Marketing & Promotion	0.00	0.00	0.00	0.00	0.00	0.00	7,300.00	(7,300.00)
69304 Business Incentives	0.00	0.00	0.00	0.00	0.00	27,893.21	130,000.00	(102,106.79)
Total Expense	0.00	0.00	0.00	0.00	0.00	215,128.46	1,769,895.00	(1,554,766.54)
Net Ordinary Income	0.00	0.00	0.00	0.00	0.00	2,789,217.08	1,228,700.00	1,560,517.08
Other Income/Expense								
Other Income								
59110 Transfer In	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Expense								
68900 Operating Contingency	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	(15,000.00)
69110 Transfer Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69210 Principal	0.00	0.00	0.00	0.00	0.00	0.00	515,000.00	(515,000.00)
69220/69230 Interest/Bond Expense	0.00	0.00	0.00	0.00	0.00	171,400.00	343,200.00	(171,800.00)
Total Other Expense	0.00	0.00	0.00	0.00	0.00	171,400.00	873,200.00	(701,800.00)
Net Other Income	0.00	0.00	0.00	0.00	0.00	(171,400.00)	(873,200.00)	701,800.00
Net Income	0.00	0.00	0.00	0.00	0.00	2,617,817.08	355,500.00	2,262,317.08

2025	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	YTD	Budget	\$ Over Budget
Ordinary Income/Expense								
Income								
50100 Property Taxes	6,774.74	6,370.68	1,539.41	91.67	(5,907.27)	2,200,494.98	2,452,210.00	(251,715.02)
53390 Rental Income	2,350.00	2,350.00	4,700.00	0.00	4,700.00	30,550.00	0.00	30,550.00
58100 Grant Applications	25.00	25.00	25.00	25.00	25.00	275.00	250.00	25.00
58200 Investment Earnings	33,898.20	32,499.21	32,754.90	30,462.81	27,801.13	368,497.88	260,508.00	107,989.88
58900 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	43,047.94	41,244.89	39,019.31	30,579.48	26,618.86	2,599,817.86	2,712,968.00	(113,150.14)
Gross Profit	43,047.94	41,244.89	39,019.31	30,579.48	26,618.86	2,599,817.86	2,712,968.00	(113,150.14)
Expense								
61100 Other Professional Svc.	1,450.00	0.00	13,836.37	0.00	10,053.63	33,697.50	90,000.00	(56,302.50)
61110 City Provided Services	0.00	18,000.00	0.00	0.00	18,000.00	72,000.00	72,000.00	0.00
61120 Legal Services	2,362.50	720.00	1,912.50	337.50	4,050.07	14,662.45	27,500.00	(12,837.55)
61300 Treasurer's Fees	101.58	560.17	23.08	1.36	(553.21)	33,007.38	36,783.00	(3,775.62)
61400 Property Management	272.10	615.75	617.73	6,220.13	600.37	10,791.12	4,000.00	6,791.12
61600 Conferences and Seminars	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00	(3,200.00)
62300 Operating Supplies	180.10	0.00	0.00	0.00	0.00	273.51	300.00	(26.49)
62310 Meeting Meals/Refreshment	325.80	187.95	228.74	121.97	370.68	2,380.07	3,000.00	(619.93)
63000 Capital Projects	0.00	0.00	0.00	0.00	547,235.81	547,235.81	50,000.00	497,235.81
63400 Loss on Sale of Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
68200 Donations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69302 Marketing & Promotion	0.00	0.00	0.00	838.00	0.00	838.00	6,000.00	(5,162.00)
69304 Business Incentives	24,273.53	0.00	15,720.00	0.00	0.00	885,888.24	1,948,661.00	(1,062,772.76)
Total Expense	28,965.61	20,083.87	32,338.42	7,518.96	579,757.35	1,600,774.08	2,241,444.00	(640,669.92)
Net Ordinary Income	14,082.33	21,161.02	6,680.89	23,060.52	(553,138.49)	999,043.78	471,524.00	527,519.78
Other Income/Expense								
Other Income								
59110 Transfer In	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Expense								
68900 Operating Contingency	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	(15,000.00)
69110 Transfer Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
69210 Principal	0.00	0.00	0.00	0.00	495,000.00	495,000.00	495,000.00	0.00
69220/69230 Interest/Bond Expense	0.00	0.00	400.00	0.00	181,300.00	363,000.00	368,000.00	(5,000.00)
Total Other Expense	0.00	0.00	400.00	0.00	676,300.00	858,000.00	878,000.00	(20,000.00)
Net Other Income	0.00	0.00	(400.00)	0.00	(676,300.00)	(858,000.00)	(878,000.00)	20,000.00
Net Income	14,082.33	21,161.02	6,280.89	23,060.52	(1,229,438.49)	141,043.78	(406,476.00)	547,519.78