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File No. 5114194-0012

September 29, 2017

VIA E-MAIL: [cityclerk@springsgov.com](mailto:cityclerk@springsgov.com)

City Clerk  
City of Colorado Springs  
PO Box 1575, Mail Code 110  
30 S. Nevada Ave., Suite 101  
Colorado Springs, CO 80903

Re: First and Main North Business Improvement District  
2018 Operating Plan and Budget

Dear Clerk:

Pursuant to Section 31-25-1211, C.R.S., I am enclosing for formal filing with the City of Colorado Springs, the proposed 2018 Operating Plan and Budget for the First and Main North Business Improvement District.

Please contact our office if you have any questions or comments. Thank you.

Sincerely,

*/s/ Leslie H. Larsen*  
Leslie Larsen  
Paralegal

Enclosures

cc: Carl Schueler - via e-mail: [cschueler@springsgov.com](mailto:cschueler@springsgov.com)  
Conrad Olmedo- via e-mail: [colmedo@springsgov.com](mailto:colmedo@springsgov.com)  
Chris F. Wheeler- via e-mail: [cwheeler@springsgov.com](mailto:cwheeler@springsgov.com)

**2018 OPERATING PLAN AND BUDGET**

**FIRST AND MAIN  
NORTH BUSINESS  
IMPROVEMENT  
DISTRICT**

City of Colorado Springs, El Paso County, Colorado

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EXHIBIT A - Director and Other Contact Information

EXHIBIT B - BID Budget 2018

    General Fund

    Capital Projects Fund

    Debt Service Fund

EXHIBIT C – District Boundary Map

**2018  
OPERATING PLAN FOR THE  
FIRST AND MAIN NORTH BUSINESS IMPROVEMENT DISTRICT**

**1. PURPOSE AND SCOPE OF THIS DISTRICT**

**A. *Requirement for this Operating Plan .***

The Business Improvement District Act, specifically Section 31-25-1211, C.R.S., requires that the First and Main North Business Improvement District (the “District”) file an operating plan and budget with the City Clerk no later than September 30 of each year.

Under the statute, the City is to approve the operating plan and budget within 30 days of the submittal of all required information.

The District operates under the authorities and powers allowed under the Business Improvement District Act, Section 31-25-1201, et seq., Colorado Revised Statutes, as amended, as further described and limited by this Operating Plan.

**B. *What Must Be Included in the Operating Plan?***

Pursuant to the provisions of the Business Improvement District Act, Section 31-25-1201, et seq., Colorado Revised Statutes, as amended, this Operating Plan specifically identifies (1) the composition of the Board of Directors, (2) the services and improvements to be provided by the District, (3) the taxes, fees, and assessments to be imposed by the District, (4) the estimated principal amount of the bonds to be issued by the District, and (5) such other information as the City may require.

The District’s original 2005, and subsequent Operating Plans, previously approved by the City, are incorporated herein by reference, and shall remain in full force and effect except as specifically or necessarily modified hereby.

**C. *Purposes.***

As may be further articulated in prior years’ Operating Plans, the ongoing and/or contemplated purposes of this District for 2018 include financing, acquisition, construction, completion, installation, replacement and/or operation and maintenance of all of the services and public improvements allowed under Colorado law for Business Improvement Districts. Specific improvements and services provided by the District include parking facilities, roadways, lighting, driveways, public utilities and landscaping consistent with prior years’ activities.

**D. *Ownership of Property or Major Assets.***

The District does not own or expect to own any fee simple property or major physical assets, particularly within the 2018 budget year.

**E. *Contracts and Agreement.***

The District is not currently a party to any significant active contracts or agreements.

**2. ORGANIZATION AND COMPOSITION OF THE BOARD OF DIRECTORS**

**A. Organization.**

The First and Main North Business Improvement District was organized by the City of Colorado Springs, Colorado by Ordinance No. 04-51 on April 27, 2004.

**B. Governance.**

The District is governed by an elected board of directors.

**C. Current Board.**

The persons who currently serve as the Board of Directors are:

- Ralph A. Braden, President
- Christopher S. Jenkins, Vice-President
- David D. Jenkins, Secretary
- Frederick A. Veitch, Treasurer
- Delroy L. Johnson, Assistant Secretary

Director and other pertinent contact information are provided in **Exhibit A.**

**D. Term Limits.**

The District held a director election in May, 2012, at which time a ballot question was presented to eliminate term limits pursuant to Article 18, Section 11 of the Colorado Constitution. The ballot question passed.

**E. Advisory Board.**

The Board of Directors may appoint one or more advisory boards to assist the Board of Directors on such matters as the Board of Directors desires assistance. The Board of Directors shall, upon the appointment of an advisory board, set forth its duties, duration, and membership. The Board of Directors may provide rules of procedure for the advisory board or may delegate to the advisory board the authority to provide such rules. No advisory boards have yet been appointed to date.

**3. BOUNDARIES, INCLUSIONS AND EXCLUSIONS**

A copy of the current map of the District is attached as **EXHIBIT C.** The District does not anticipate inclusion or exclusion requests in the coming year.

**4. PUBLIC IMPROVEMENTS**

The District will be primarily concerned with the provision of public improvements and services within the boundaries of the District; however, there may be instances to provide improvements or services outside of the boundaries of the District as development and completion of existing projects occurs in 2018. The District shall have the authority to provide these improvements and services, but the revenue-raising powers of the District to recoup the costs of extraterritorial improvements and services shall be as limited by state law.

The public improvements that the District anticipates it will construct, install or cause to be constructed and installed, include those public improvements the costs of which may, in accordance with the Business Improvement District Act, Section 31-25-1201, et seq., C.R.S., lawfully be paid for by the District, including, without limitation, water services, safety protection devices, sanitation services, marketing, streetscape improvements, street improvements, curbs, gutters, culverts, drainage facilities, sidewalks, parking facilities, paving, lighting, grading, landscaping and storm and wastewater management facilities and associated land acquisition and remediation (the "Public Improvements"). The costs of such Public Improvements, including costs of design, acquisition, construction and financing, are referred to herein as the "Public Improvement Costs."

**5. ADMINISTRATION, OPERATIONS, SERVICES AND MAINTENANCE**

The District shall provide for ownership, operation, and maintenance of District facilities as activities of the District itself or by contract with other units of government or the private sector.

**6. FINANCIAL PLAN AND BUDGET**

**1. 2018 Budget.**

The 2018 Budget for the District is attached as **EXHIBIT B**.

**2. Authorized Indebtedness.**

At an election held on May 4, 2004, the voters approved general obligation indebtedness of \$2,100,000 for street improvements, \$2,000,000 for parking facilities and \$5,000,000 for refinancing of District debt. On November 1, 2005, the District authorized additional indebtedness of \$225,000 for water and \$50,000 for storm drainage. The voters also approved an annual increase in taxes of \$9,154, at a mill levy rate not to exceed one mill, for general operations and maintenance. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado Constitution. Pursuant to the District's Operating Plan filed annually with the City, the maximum debt service mill levy the District can impose is 50 mills. The series 2005 Bond Resolution limits the mill levy to pay those bonds to 44 mills in 2005 and 2006, 39.000 mills for the years 2007 through 2015, and 34 mills for the years 2016 through 2034. Due to lower than projected revenues from the limited mill levy, the Board of Directors of the District approved keeping the mill levy at 39 mills. It is anticipated that the District, with consent of the bond holder, will amend the bond resolution to reflect that the mill levy going forward will be 39 mills to provide sufficient revenue to satisfy the bond payment schedule. The amendment to the bond resolution will be completed prior to certification of the District's mill levy. As set forth in the District's 2004 Operating Plan, the City has limited the amount of debt to be issued to a total of \$2,200,000 in the authorized voted categories, without future approval by the City.

**3. Property Tax and Mill Levy Caps.**

The 2004 Operating Plan allowed a debt service mill levy of up to 50 mills and an operating levy of up to one mill.

**4. District Revenues.**

See 2018 budget attached hereto as **EXHIBIT B**.

**5. Existing Debt Obligations.**

In 2005 the District issued its \$1,927,000 Limited Tax General Obligation Bonds, Series 2005. The bonds financed public improvements as were voted on at the November, 2004 and November, 2005 elections and approved by the City which included streets, parking, water lines and sewer lines.

**6. Future Debt Obligations.**

In accordance with the City's Special District Policy this District shall request and obtain approval of City Council prior to issuance of any debt in accordance with the financing plan for the District as previously approved. The standards for City approval shall generally be consistency with the City's Special District Policy as it may be amended along with the most recently approved operating plan and budget and any requirements or limitations contained therein to the extent that they are consistent with the financing plans for the District.

**7. Other Financial Obligations.**

No other financial obligations of the District are anticipated in the coming year.

**8. City Charter Limitations.**

In accordance with 7-100 of the City Charter, the District shall not issue any debt instrument for any purpose other than construction of capital improvements with a public purpose necessary for development. As set forth in 7-100 of the City Charter, the total debt of any proposed District shall not exceed 10 percent of the total assessed valuation of the taxable property within the District unless approved by at least a two-thirds vote of the entire City Council.

**9. Non-Default Provisions.**

Limited tax general obligation bonds issued by the District shall be structured and/or credit enhancements provided such that the bonds cannot default as long as the District is imposing the required maximum allowed mill levy.

**10. Privately Placed Debt.**

Prior to the issuance of any privately placed debt for capital related costs, the District shall obtain the certification of an External Financial Advisor regarding the fairness and feasibility of the interest rate and the structure of the debt.

**11.** The debt of the District will not constitute a debt or obligation of the City in any manner. The faith and credit of the City will not be pledged for the repayment of the debt of the District. This will be clearly stated on all offering circulars, prospectus, or disclosure statements associated with any securities issued by the District

**7. MUNICIPAL OVERSIGHT OF DISTRICT ACTIVITIES**

**(a) *Audit.***

The District agrees to submit an annual audit to the City Finance Department no later than March 1st of each year which is performed by an independent certified public accounting firm. Even if the state grants an audit exemption, the District must submit an annual audit as specified above.

**(b) *SID Formation.***

The District affirms that it will provide an Amended Operating Plan and seek prior approval of City Council prior to formation of any Special Improvement District within its boundaries in the future.

**(c) *City Authorization Prior to Debt Issuance.***

In accordance with the City's Special District Policy, and notwithstanding any statements of intent in the Budget and Operating Plan, this District shall request and obtain approval of City Council prior to issuance of any debt in accordance with the financing plan for the District as previously approved. The standards for City approval shall generally be consistency with the City's Special District Policy as it may be amended along with the most recently approved operating plan and budget and any requirements or limitations contained therein to the extent that they are consistent with the financing plans for the District.

**(d) *Public Improvement Fees.***

This District will not utilize any revenues from a new, increased or expanded public improvement fee (PIF) unless specifically authorized in a subsequent operating plan and budget, or separately approved by City Council. The imposition of a PIF and any provisions for adjustment of a PIF that have been previously approved by City Council shall not be subject to this restriction.

**(e) *Condemnation.***

The Colorado Revised Statutes do not authorize BIDs to use powers of eminent domain. The exercise of eminent domain authority by any City-authorized district is also specifically prohibited without express prior City Council approval.

**8. 2018 ACTIVITIES, PROJECTS AND CHANGES**

**1. *Activities.***

The District does not anticipate activity for commercial development in 2018, and has no specific plan at this time.

**2. *Projects and Public Improvements.***

The District does not anticipate funding the design, installation or acquisition of additional public improvements during 2018. If the District acts to fund additional improvements during calendar year 2018, an amendment to this Operating Plan will be sought in accordance with the provisions of Section 31-25-1211, C.R.S.



**3. Summary of 2018 Activities and Changes from Prior Year.**

The District's activities will focus on district administration and payment of its existing bonds.

**Boundary changes:** Not anticipated for the upcoming year.

**Changes to board or governance structure:** Not anticipated for the upcoming year.

**Mill levy changes:** Mill Levies for debt service will be increased from 39.000 mills to 50.000 mills.

**New, refinanced or fully discharged debt:** Not anticipated for the upcoming year.

**Elections:** May 8, 2018 Regular Election.

**Major changes in development activity or valuation:** Not anticipated for the upcoming year.

**Ability to meet current financial obligations:** See 2018 Budget attached as **EXHIBIT B**.

**9. DISSOLUTION**

The District may be dissolved under the conditions of Section 31-25-1225, C.R.S. Perpetual existence is not contemplated at this time.

**10. CONCLUSION**

It is submitted that this Operating Plan and Budget for the District meets the requirements of the Business Improvement District Act and further meets applicable requirements of the Colorado Constitution and other law. It is further submitted that the types of services and improvements to be provided by the District are those services and improvements which satisfy the purposes of Part 12 of Article 25 of Title 31, C.R.S.

**EXHIBIT A**  
**Director and Other Contact Information**  
**First and Main North Business Improvement District**

**BOARD OF DIRECTORS:**

<b>NAME &amp; ADDRESS</b>	<b>POSITION</b>	<b>TERM(S)</b>	<b>PHONE #/E-MAIL</b>
Ralph A. Braden Nor'wood Development Group 111 South Tejon, Suite 222 Colorado Springs, CO 80903	President	2012-2016; 2016-2020	(w) 719-593-2600 (f) 719-633-0545 <a href="mailto:rbraden@nor-wood.com">rbraden@nor-wood.com</a>
Christopher S. Jenkins Nor'wood Development Group 111 South Tejon, Suite 222 Colorado Springs, CO 80903	Vice President	2012-2016; 2016-2020	(w) 719-593-2600 (f) 719-633-0545 <a href="mailto:chrisjenkins@nor-wood.com">chrisjenkins@nor-wood.com</a>
David D. Jenkins Nor'wood Development Group 111 South Tejon, Suite 222 Colorado Springs, CO 80903	Secretary	2012-2016; 2016-2020	(w) 719-593-2600 (f) 719-633-0545 <a href="mailto:ddj@nor-wood.com">ddj@nor-wood.com</a>
Frederick A. Veitch Nor'wood Development Group 111 South Tejon, Suite 222 Colorado Springs, CO 80903	Treasurer	2014-2018	(w) 719-593-2600 (f) 719-633-0545 <a href="mailto:fveitch@nor-wood.com">fveitch@nor-wood.com</a>
Delroy L. Johnson Nor'wood Development Group 111 South Tejon, Suite 222 Colorado Springs, CO 80903	Assistant Secretary	2014-2018	(w) 719-593-2600 (f) 719-633-0545 <a href="mailto:djohnson@nor-wood.com">djohnson@nor-wood.com</a>

**DISTRICT CONTACT:**

**DISTRICT MANAGER:**

Delroy L. Johnson, Assistant Secretary Nor'wood Development Group 111 South Tejon, Suite 222 Colorado Springs, CO 80903 (w) 719-593-2600 (f) 719-633-0545 <a href="mailto:djohnson@nor-wood.com">djohnson@nor-wood.com</a>	Cynthia Beyer CliftonLarsonAllen LLP 8390 East Crescent Parkway, Suite 600 Greenwood Village, CO 80111 (w) 303-779-5710 (f) 303-779-0348 <a href="mailto:Cynthia.Beyer@claconnect.com">Cynthia.Beyer@claconnect.com</a>
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**ACCOUNTANT:**

**AUDITOR:**

Carrie Bartow, CPA CliftonLarsonAllen LLP 102 South Tejon, Suite 350 Colorado Springs, CO 80903 (w) 719-635-0300 x 77839 (f) 719-473-3630 <a href="mailto:carrie.bartow@claconnect.com">carrie.bartow@claconnect.com</a>	BiggsKofford, PC 630 Southpointe Court, Suite 200 Colorado Springs, CO 80906 719-579-9090 (f) 719-576-0126
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**INSURANCE AND BONDS:**

**STAFF:**

T. Charles Wilson Insurance Service 384 Inverness Parkway Centennial, CO 80112 303-368-5757	N/A
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**EXHIBIT B**

**2018 BID Budget**

**General Fund**

**Debt Service Fund**

**Capital Projects Fund**

**(including taxes, fees, assessments and estimated principal amount of bonds)**



CliftonLarsonAllen LLP  
CLAAconnect.com

# CliftonLarsonAllen

## Accountant's Compilation Report

Board of Directors  
First & Main North Business Improvement District  
El Paso County, Colorado

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of First & Main North Business Improvement District for the year ending December 31, 2018, including the estimate of comparative information for the year ending December 31, 2017, and the actual comparative information for the year ending December 31, 2016, in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

We draw attention to the summary of significant assumptions which describe that the budget is presented in accordance with the requirements of C.R.S. 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to First & Main North Business Improvement District.

Colorado Springs, Colorado  
\_\_\_\_\_, 2017

**FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT  
SUMMARY  
2018 BUDGET AS PROPOSED  
WITH 2016 ACTUAL AND 2017 ESTIMATED  
For the Years Ended and Ending December 31,**

9/23/2017

	ACTUAL 2016	BUDGET 2017	ACTUAL 7/31/2017	ESTIMATED 2017	PROPOSED 2018
BEGINNING FUND BALANCES	\$ 58,170	\$ 66,216	\$ 65,768	\$ 65,768	\$ 5,292
REVENUES					
1 Property taxes	163,658	161,236	160,223	161,236	202,716
2 Specific ownership taxes	18,832	17,740	10,288	20,700	26,350
3 Developer advance	-	-	-	145,063	-
4 Net investment income	429	335	918	1,525	90
Total revenues	<u>182,919</u>	<u>179,311</u>	<u>171,429</u>	<u>328,524</u>	<u>229,156</u>
TRANSFERS IN	<u>-</u>	<u>-</u>	<u>-</u>	<u>65,000</u>	<u>40,000</u>
Total funds available	<u>241,089</u>	<u>245,527</u>	<u>237,197</u>	<u>459,292</u>	<u>274,448</u>
EXPENDITURES					
General and administration					
5 Accounting	10,349	10,000	7,522	11,500	11,000
6 Audit	2,950	3,000	3,000	3,000	3,100
7 Contingency	-	1,840	-	1,502	740
8 County Treasurer's fees	61	60	60	60	60
9 District management	3,157	3,000	1,900	3,300	3,500
10 Dues and membership	-	500	263	263	500
11 Election	454	-	-	-	600
12 Insurance	1,812	2,100	1,812	1,812	2,000
13 Legal	5,255	3,500	2,497	5,000	5,000
14 Miscellaneous	656	1,000	241	500	500
15 Street repairs	-	-	-	40,063	-
Debt service					
16 Bond interest	101,310	98,495	98,495	98,495	95,511
17 Bond principal	46,923	49,738	49,738	49,738	52,631
18 Contingency	-	1,409	-	1,409	1,877
19 County Treasurer's fees	2,394	2,358	2,343	2,358	2,981
20 Capital projects					
21 Repay developer advance	-	-	-	65,000	40,000
22 Streets	-	-	-	105,000	-
Total expenditures	<u>175,321</u>	<u>177,000</u>	<u>167,871</u>	<u>389,000</u>	<u>220,000</u>
TRANSFERS OUT	<u>-</u>	<u>-</u>	<u>-</u>	<u>65,000</u>	<u>40,000</u>
Total expenditures and transfers out requiring appropriation	<u>175,321</u>	<u>177,000</u>	<u>167,871</u>	<u>454,000</u>	<u>260,000</u>
ENDING FUND BALANCES	<u>\$ 65,768</u>	<u>\$ 68,527</u>	<u>\$ 69,326</u>	<u>\$ 5,292</u>	<u>\$ 14,448</u>
EMERGENCY RESERVE	<u>\$ 700</u>	<u>\$ 700</u>	<u>\$ 500</u>	<u>\$ 800</u>	<u>\$ 1,000</u>
TOTAL RESERVE	<u>\$ 700</u>	<u>\$ 700</u>	<u>\$ 500</u>	<u>\$ 800</u>	<u>\$ 1,000</u>

PRELIMINARY DRAFT - SUBJECT TO REVISION

This financial information should be read only in connection with the accompanying accountant's  
compilation report and summary of significant assumptions.

**FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT**  
**PROPERTY TAX SUMMARY INFORMATION**  
**For the Years Ended and Ending December 31,**

9/23/2017

	ACTUAL 2016	BUDGET 2017	ACTUAL 7/31/2017	ESTIMATED 2017	PROPOSED 2018
<b>ASSESSED VALUATION - EL PASO</b>					
Commercial	\$ 4,091,470	\$ 4,030,890	\$ 4,030,890	\$ 4,030,890	\$ 3,974,810
Certified Assessed Value	<u>\$ 4,091,470</u>	<u>\$ 4,030,890</u>	<u>\$ 4,030,890</u>	<u>\$ 4,030,890</u>	<u>\$ 3,974,810</u>
<b>MILL LEVY</b>					
GENERAL FUND	1.000	1.000	1.000	1.000	1.000
DEBT SERVICE FUND	39.000	39.000	39.000	39.000	50.000
Total Mill Levy	<u>40.000</u>	<u>40.000</u>	<u>40.000</u>	<u>40.000</u>	<u>51.000</u>
<b>PROPERTY TAXES</b>					
GENERAL FUND	\$ 4,091	\$ 4,031	\$ 4,031	\$ 4,031	\$ 3,975
DEBT SERVICE FUND	159,567	157,205	157,205	157,205	198,741
Levied property taxes	163,658	161,236	161,236	161,236	202,716
Adjustments to actual/rounding	-	-	(1,013)	-	-
Budgeted Property Taxes	<u>\$ 163,658</u>	<u>\$ 161,236</u>	<u>\$ 160,223</u>	<u>\$ 161,236</u>	<u>\$ 202,716</u>
<b>BUDGETED PROPERTY TAXES</b>					
GENERAL FUND	\$ 4,091	\$ 4,031	\$ 4,006	\$ 4,031	\$ 3,975
DEBT SERVICE FUND	159,567	157,205	156,217	157,205	198,741
	<u>\$ 163,658</u>	<u>\$ 161,236</u>	<u>\$ 160,223</u>	<u>\$ 161,236</u>	<u>\$ 202,716</u>

PRELIMINARY DRAFT - SUBJECT TO REVISION

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT  
GENERAL FUND  
2018 BUDGET AS PROPOSED  
WITH 2016 ACTUAL AND 2017 ESTIMATED  
For the Years Ended and Ending December 31,**

9/23/2017

	ACTUAL 2016	BUDGET 2017	ACTUAL 7/31/2017	ESTIMATED 2017	PROPOSED 2018
BEGINNING FUND BALANCES	\$ 7,774	\$ 6,490	\$ 6,032	\$ 6,032	\$ 3,851
REVENUES					
1 Property taxes	4,091	4,031	4,006	4,031	3,975
2 Specific ownership taxes	18,832	17,740	10,288	20,700	26,350
3 Developer advance	-	-	-	40,063	-
4 Net investment income	29	25	15	25	50
Total revenues	<u>22,952</u>	<u>21,796</u>	<u>14,309</u>	<u>64,819</u>	<u>30,375</u>
Total funds available	<u>30,726</u>	<u>28,286</u>	<u>20,341</u>	<u>70,851</u>	<u>34,226</u>
EXPENDITURES					
General and administration					
5 Accounting	10,349	10,000	7,522	11,500	11,000
6 Audit	2,950	3,000	3,000	3,000	3,100
7 Contingency	-	1,840	-	1,502	740
8 County Treasurer's fees	61	60	60	60	60
9 District management	3,157	3,000	1,900	3,300	3,500
10 Dues and membership	-	500	263	263	500
11 Election	454	-	-	-	600
12 Insurance	1,812	2,100	1,812	1,812	2,000
13 Legal	5,255	3,500	2,497	5,000	5,000
14 Miscellaneous	656	1,000	241	500	500
15 Street repairs	-	-	-	40,063	-
Total expenditures	<u>24,694</u>	<u>25,000</u>	<u>17,295</u>	<u>67,000</u>	<u>27,000</u>
Total expenditures and transfers out requiring appropriation	<u>24,694</u>	<u>25,000</u>	<u>17,295</u>	<u>67,000</u>	<u>27,000</u>
ENDING FUND BALANCES	<u>\$ 6,032</u>	<u>\$ 3,286</u>	<u>\$ 3,046</u>	<u>\$ 3,851</u>	<u>\$ 7,226</u>
EMERGENCY RESERVE	<u>\$ 700</u>	<u>\$ 700</u>	<u>\$ 500</u>	<u>\$ 800</u>	<u>\$ 1,000</u>
TOTAL RESERVE	<u>\$ 700</u>	<u>\$ 700</u>	<u>\$ 500</u>	<u>\$ 800</u>	<u>\$ 1,000</u>

PRELIMINARY DRAFT - SUBJECT TO REVISION

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT**  
**DEBT SERVICE FUND**  
**2018 BUDGET AS PROPOSED**  
**WITH 2016 ACTUAL AND 2017 ESTIMATED**  
**For the Years Ended and Ending December 31,**

9/23/2017

	ACTUAL 2016	BUDGET 2017	ACTUAL 7/31/2017	ESTIMATED 2017	PROPOSED 2018
BEGINNING FUND BALANCES	\$ 50,396	\$ 59,726	\$ 59,736	\$ 59,736	\$ 1,441
REVENUES					
1 Property taxes	159,567	157,205	156,217	157,205	198,741
2 Net investment income	400	310	903	1,500	40
Total revenues	159,967	157,515	157,120	158,705	198,781
Total funds available	210,363	217,241	216,856	218,441	200,222
EXPENDITURES					
Debt service					
3 Bond interest	101,310	98,495	98,495	98,495	95,511
4 Bond principal	46,923	49,738	49,738	49,738	52,631
5 Contingency	-	1,409	-	1,409	1,877
6 County Treasurer's fees	2,394	2,358	2,343	2,358	2,981
Total expenditures	150,627	152,000	150,576	152,000	153,000
TRANSFERS OUT					
CAPITAL PROJECTS FUND					
Total transfers out	-	-	-	65,000	40,000
Total expenditures and transfers out requiring appropriation	150,627	152,000	150,576	217,000	193,000
ENDING FUND BALANCES	\$ 59,736	\$ 65,241	\$ 66,280	\$ 1,441	\$ 7,222

PRELIMINARY DRAFT - SUBJECT TO REVISION

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.



**FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT**  
**CAPITAL PROJECTS FUND**  
**2018 BUDGET AS PROPOSED**  
**WITH 2016 ACTUAL AND 2017 ESTIMATED**  
**For the Years Ended and Ending December 31,**

9/23/2017

	ACTUAL 2016	BUDGET 2017	ACTUAL 7/31/2017	ESTIMATED 2017	PROPOSED 2018
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES					
1 Developer advance	-	-	-	105,000	-
Total revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>105,000</u>	<u>-</u>
TRANSFERS IN					
DEBT SERVICE FUND	-	-	-	65,000	40,000
Total transfers in	<u>-</u>	<u>-</u>	<u>-</u>	<u>65,000</u>	<u>40,000</u>
Total funds available	<u>-</u>	<u>-</u>	<u>-</u>	<u>170,000</u>	<u>40,000</u>
EXPENDITURES					
Capital projects					
2 Repay developer advance	-	-	-	65,000	40,000
3 Streets	-	-	-	105,000	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>170,000</u>	<u>40,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>-</u>	<u>170,000</u>	<u>40,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

PRELIMINARY DRAFT - SUBJECT TO REVISION

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT  
2018 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized to provide the financing, acquisition, construction, completion, installation, replacement and/or operation and maintenance of all of the services and public improvements allowed under Colorado law for business improvement districts. Specific improvements and services provided by the District include parking facilities, roadways, lighting, driveways, public utilities, landscaping, water and storm sewer. The District's service area is located entirely within the City of Colorado Springs, El Paso County, Colorado.

The District was organized by Ordinance of the City of Colorado Springs on April 27, 2004.

At an election held on May 4, 2004, the voters approved general obligation indebtedness of \$2,100,000 for street improvements, \$2,000,000 for parking facilities and \$5,000,000 for refinancing of District debt. On November 1, 2005, the District authorized additional indebtedness of \$225,000 for water and \$50,000 for storm drainage. The voters also approved an annual increase in taxes of \$9,154, at a mill levy rate not to exceed one mill, for general operations and maintenance. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution. Pursuant to the District's operating plan filed annually with the City, the maximum debt service mill levy the District can impose is 50.000 mills. The Series 2005 Bond Resolution limits the mill levy to pay those bonds to 44.000 mills in 2005 and 2006, 39.000 mills for the years 2007 through 2015, and 34.000 mills for the years 2016 through 2034. On November 3, 2015, the District's Board of Directors approved keeping the mill levy at 39.000 mills until further notice. As set forth in the District's 2004 operating plan, the City has limited the amount of debt to be issued to a total of \$2,200,000 in the authorized voted categories, without future approval by the City.

The District has no employees and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of C.R.S 29-1-105.

**Revenues**

**Property Taxes**

The calculation of the taxes levied is displayed on page 3 at the adopted mill levy of 51.000 mills.

**Specific Ownership Tax**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 13% of the property taxes collected.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1%.

**FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT  
2018 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**Administrative and Operating Expenditures**

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, and other administrative expenses.

**County Treasurer's Fees**

County Treasurer's collection fees have been computed at 1.5% of property taxes.

**Debt Service**

Principal and interest payments in 2018 are provided based on the debt amortization schedule from the Series 2005 General Obligation Bonds.

**Developer Advances**

In 2016, the District accepted infrastructure improvements from the Developer. During 2017 and 2018, the District anticipates repayment of the advances for these improvements.

**Debt and Leases**

On March 25, 2005 the District issued \$1,927,000 in General Obligation Limited Tax Bonds dated March 30, 2005 for infrastructure improvements. The bonds bear interest at a rate of 6.00%. Bond interest and principal payments are payable annually on July 1. Any accrued and unpaid interest will compound on July 1 of each year. The bonds are payable as funds are available from property taxes over 30 years with final maturity on March 30, 2035.

The District has no operating or capital leases.

**Reserves**

**Emergency Reserve**

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2018, as defined under TABOR.

**This information is an integral part of the accompanying budget.**

**FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
December 31, 2017**

**\$1,927,000 General Obligation Bonds  
Series 2005  
Dated March 30, 2005  
Principal and interest due July 1  
Interest Rate 6.0% Payable**

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Annual Debt Service</u>
2018	\$ 52,631	\$ 95,511	\$ 148,142
2019	55,789	92,353	148,142
2020	59,048	89,005	148,053
2021	62,590	85,463	148,053
2022	66,252	81,707	147,959
2023	70,227	77,732	147,959
2024	74,347	73,518	147,865
2025	78,807	69,058	147,865
2026	83,438	64,329	147,767
2027	88,444	59,323	147,767
2028	93,647	54,016	147,663
2029	99,266	48,397	147,663
2030	105,122	42,441	147,563
2031	111,429	36,134	147,563
2032	118,015	29,448	147,463
2033	125,095	22,368	147,463
2034	132,491	14,862	147,353
2035	115,206	4,877	120,083
	<u>\$ 1,591,844</u>	<u>\$ 1,040,542</u>	<u>\$ 2,632,386</u>


PRELIMINARY DRAFT - SUBJECT TO REVISION


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**EXHIBIT C**

**District Boundary Map**

# FIRST & MAIN NORTH BID

 Tax Boundary

  
1 inch = 270.83 feet

Created 11/23/2015 EPC Assessor's Office  
NAD\_1983\_StatePlane\_Colorado\_Central\_FIPS\_0502\_Feet  
Projection: Lambert\_Conformal\_Conic

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