

**2022 OPERATING PLAN AND BUDGET**

**FIRST AND MAIN  
BUSINESS  
IMPROVEMENT  
DISTRICT**

City of Colorado Springs, El Paso County, Colorado

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**2022**  
**OPERATING PLAN FOR THE**  
**FIRST AND MAIN 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 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.*, C.R.S., 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.*, C.R.S., 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 2004 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 2022 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 owns certain street improvements.

***E. Contracts and Agreements.***

Intergovernmental Agreement for Cost Sharing of Certain Public Improvements (January 28, 2009) between First and Main Business Improvement District and First and Main Business Improvement District No. 2; Intergovernmental Agreement for Operational Cost Sharing (January 1, 2014) between First and Main Business Improvement District and First and Main Business Improvement District No. 2, whereby the District transfers revenue from its operational mill levy to District No. 2, which is responsible for paying all operations and maintenance costs of the two Districts.

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

***A. Organization.***

The First and Main Business Improvement District was organized by the City of Colorado Springs, Colorado by Ordinance No. 03-37 on March 11, 2003.

***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:

Timothy Seibert, President  
Christopher S. Jenkins, Vice-President  
David D. Jenkins, Secretary  
Delroy L. Johnson, Assistant Secretary  
Vacancy

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

***D. Term Limits.***

The District held a special election in November 7, 2006, 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**

The District map is depicted in **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. 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.

### 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**

#### **A. *2022 Budget.***

The 2022 Budget for the District is attached as **EXHIBIT B**.

#### **B. *Authorized Indebtedness.***

At an election held on November 2, 2004, the District's electors authorized the issuance of indebtedness in an amount of \$50,000 for operations and maintenance, \$19,000,000 for parking facilities, and \$3,000,000 for park and recreation. 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. On November 1, 2005, the District's electors authorized the issuance of additional indebtedness in an amount of \$2,000,000 for water and \$500,000 for storm drainage. On November 7, 2006, the District's electors authorized additional indebtedness of \$19,000,000 for streets, \$3,000,000 for park and recreation, \$250,000 for operations and maintenance, and \$22,000,000 for refunding of debt.

The voters also approved an annual increase in taxes of \$25,000 annually, at a mill levy rate not to exceed one mill for operations and maintenance.

As set forth in the District's Amended 2004 - 2005 Operating Plan, the City has limited the amount of debt to be issued to a total of \$22,000,000 in the authorized voted categories, without future approval by the City. The 2010 Operating Plan submitted to the City amended the total amount of debt authorized by the City to \$5,000,000. This maximum debt authorization amount shall not be exceeded without express prior approval by the City.

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

The mill levy limitations first set forth in the 2008 Operating Plan (being 50 mills for debt service and one (1) mill for general operations and administrative expenses) remain unchanged.

**D. *District Revenues.***

See 2022 Budget attached hereto as **EXHIBIT B**.

**E. *Existing Debt Obligations.***

The District issued its Series 2009 Limited Tax General Obligation Bonds in the principal amount of \$1,650,000 with an interest rate of 8.5% (the "Series 2009 Bonds"). The Series 2009 Bonds are subject to optional redemption beginning December 1, 2012 and mandatory redemption on December 1 of each year. As required by the District's 2008 Operating Plan, the issuance of the Series 2009 Bonds was approved by Resolution 52-09 of the City Council. The District also issued its Series 2011 Subordinate Limited Tax General Obligation Bonds in the principal amount of \$55,816 (the "Series 2011 Bonds"). As required by the District's 2008 Operating Plan, the issuance of the Series 2011 Bonds was approved by Resolution 107-11 of the City Council. The District will annually review the interest rate on its bonds regarding market interest rate and evaluate possibilities to refund such bonds to the extent allowed pursuant to the bond documents.

Notwithstanding the amount of debt authorized at previous or future elections held for that purpose, the total authorized debt of the District shall not exceed \$5,000,000 without the written approval of the City Council of the City of Colorado Springs.

**F. *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 consistent 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.

**G. *Other Financial Obligations.***

The District entered into an Intergovernmental Agreement for Operational Cost Sharing January 1, 2014 with First and Main Business Improvement District No. 2. The intergovernmental expenditures represent transfers to First and Main Business Improvement District No. 2 to provide funding for the overall administrative and operating costs of the District.

The District does not have any outstanding developer advance obligations.

**H. *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.

**I. *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.

**J. *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.

**K.** 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 consistent 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.

**F. *Concealed Carry Prohibition.***

Although the Colorado Revised Statutes do not currently provide this authority, in no case shall the District adopt or enact an ordinance, resolution, rule or other regulation that prohibits or restricts an authorized permittee from carrying a concealed handgun in a building or specific area under the direct control or management of the District.

**8. 2022 ACTIVITIES, PROJECTS AND CHANGES**

**1. *Activities.***

The District does not anticipate activity for commercial development in 2022. First and Main Business Improvement District No. 2 is responsible for providing maintenance and operation services on behalf of the District.

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

If the District acts to fund additional improvements during calendar year 2022, 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 2022 Activities and Changes from Prior Year.***

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

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

**Changes to board or governance structure:** An appointment to the Board of Directors may be made to fill the vacancy.



**Mill levy changes:** Mill levies remain the same for the upcoming year.

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

**Elections:** May 3, 2022.

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

**Ability to meet current financial obligations:** See 2022 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 meet the requirements of the Business Improvement District Act and further meet 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 BUSINESS IMPROVEMENT DISTRICT**

**BOARD OF DIRECTORS:**

<b>NAME &amp; ADDRESS</b>	<b>POSITION</b>	<b>TERM</b>	<b>PHONE #/E-MAIL</b>
Timothy Seibert Nor'wood Development Group 111 South Tejon, Suite 222 Colorado Springs, CO 80903	President	2018-2022	(w) 719-593-2600 (f) 719-633-0545 <a href="mailto:tseibert@nor-wood.com">tseibert@nor-wood.com</a>
Christopher S. Jenkins Nor'wood Development Group 111 South Tejon, Suite 222 Colorado Springs, CO 80903	Vice President	2018-2022	(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	2018-2022	(w) 719-593-2600 (f) 719-633-0545 <a href="mailto:ddj@nor-wood.com">ddj@nor-wood.com</a>
Delroy L. Johnson Nor'wood Development Group 111 South Tejon, Suite 222 Colorado Springs, CO 80903	Assistant Secretary	2020-2023	(w) 719-593-2600 (f) 719-633-0545 <a href="mailto:djohnson@nor-wood.com">djohnson@nor-wood.com</a>
Vacancy		2020-2023	

**DISTRICT CONTACT:**

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  
[djohnson@nor-wood.com](mailto:djohnson@nor-wood.com)

**DISTRICT MANAGER:**

Josh Miller  
 CliftonLarsonAllen LLP  
 8390 East Crescent Parkway, Suite 600  
 Greenwood Village, CO 80111  
 (w) 303-779-5710  
 (f) 303-773-0348  
[josh.miller@claconnect.com](mailto:josh.miller@claconnect.com)

**ACCOUNTANT:**

Carrie Bartow, CPA  
 CliftonLarsonAllen LLP  
 102 South Tejon, Suite 350  
 Colorado Springs, CO 80903  
 (w) 719-635-0300 x 77839  
 (f) 719-473-3630  
[carrie.bartow@claconnect.com](mailto:carrie.bartow@claconnect.com)

**AUDITOR:**

BiggsKofford, PC  
 630 Southpointe Court, Suite 200  
 Colorado Springs, CO 80906  
 719-579-9090  
 (f) 719-576-0126

**INSURANCE AND BONDS:**

T. Charles Wilson Insurance Service  
 384 Inverness Parkway  
 Centennial, CO 80112  
 303-368-5757

**STAFF:**

N/A

**EXHIBIT B**  
**2022 BID Budget**

**FIRST & MAIN BUSINESS IMPROVEMENT DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2022**

**FIRST & MAIN BUSINESS IMPROVEMENT DISTRICT  
SUMMARY  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

9/29/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 6/30/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ 134,769	\$ 159,459	\$ 158,210	\$ 158,210	\$ 174,076
REVENUES					
Property Taxes	175,832	172,218	172,225	172,225	183,394
Specific Ownership Tax	19,218	17,222	9,916	19,830	18,339
Interest Income	1,804	800	89	150	450
Other Revenue	-	1,401	-	1,494	5,065
Total Revenues	<u>196,854</u>	<u>191,641</u>	<u>182,230</u>	<u>193,699</u>	<u>207,248</u>
Total Funds Available	<u>331,623</u>	<u>351,100</u>	<u>340,440</u>	<u>351,909</u>	<u>381,324</u>
EXPENDITURES					
General Fund	22,677	22,000	13,292	24,700	27,000
Debt Service Fund	150,736	155,000	2,533	153,133	157,000
Total Expenditures	<u>173,413</u>	<u>177,000</u>	<u>15,825</u>	<u>177,833</u>	<u>184,000</u>
Total Expenditures and Transfers Out Requiring Appropriation	<u>173,413</u>	<u>177,000</u>	<u>15,825</u>	<u>177,833</u>	<u>184,000</u>
ENDING FUND BALANCES	<u>\$ 158,210</u>	<u>\$ 174,100</u>	<u>\$ 324,615</u>	<u>\$ 174,076</u>	<u>\$ 197,324</u>

No assurance is provided. See summary of significant assumptions.

**FIRST & MAIN BUSINESS IMPROVEMENT DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

9/29/21

ACTUAL 2020	BUDGET 2021	ACTUAL 6/30/2021	ESTIMATED 2021	BUDGET 2022
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**ASSESSED VALUATION**

Commercial	\$ 3,351,190	\$ 3,259,470	\$ 3,259,470	\$ 3,259,470	\$ 3,472,830
State assessed	115,030	116,770	116,770	116,770	122,540
Vacant Land	580	580	580	580	580
Certified Assessed Value	\$ 3,466,800	\$ 3,376,820	\$ 3,376,820	\$ 3,376,820	\$ 3,595,950

**MILL LEVY**

General	1.000	1.000	1.000	1.000	1.000
Debt Service	50.000	50.000	50.000	50.000	50.000
Total mill levy	51.000	51.000	51.000	51.000	51.000

**PROPERTY TAXES**

General	\$ 3,467	\$ 3,377	\$ 3,377	\$ 3,377	\$ 3,596
Debt Service	173,340	168,841	168,841	168,841	179,798
Levied Property Taxes	176,807	172,218	172,218	172,218	183,394
Adjustments to Actual/Rounding	(975)	-	7	7	-
Budgeted Property Taxes	\$ 175,832	\$ 172,218	\$ 172,225	\$ 172,225	\$ 183,394

**BUDGETED PROPERTY TAXES**

General	\$ 3,446	\$ 3,377	\$ 3,376	\$ 3,376	\$ 3,596
Debt Service	172,386	168,841	168,849	168,849	179,798
	\$ 175,832	\$ 172,218	\$ 172,225	\$ 172,225	\$ 183,394

No assurance is provided. See summary of significant assumptions.

**FIRST & MAIN BUSINESS IMPROVEMENT DISTRICT  
GENERAL FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

9/29/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 6/30/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES					
Property taxes	3,446	3,377	3,376	3,376	3,596
Specific ownership tax	19,218	17,222	9,916	19,830	18,339
Interest income	13	-	-	-	-
Other revenue	-	1,401	-	1,494	5,065
Total Revenues	<u>22,677</u>	<u>22,000</u>	<u>13,292</u>	<u>24,700</u>	<u>27,000</u>
Total Funds Available	<u>22,677</u>	<u>22,000</u>	<u>13,292</u>	<u>24,700</u>	<u>27,000</u>
EXPENDITURES					
General and administrative					
County Treasurer's fee	52	51	51	51	54
Contingency	-	1,401	-	-	5,065
Intergovernmental - First & Main BID No. 2	22,625	20,548	13,241	24,649	21,881
Total Expenditures	<u>22,677</u>	<u>22,000</u>	<u>13,292</u>	<u>24,700</u>	<u>27,000</u>
Total Expenditures and Transfers Out Requiring Appropriation	<u>22,677</u>	<u>22,000</u>	<u>13,292</u>	<u>24,700</u>	<u>27,000</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance is provided. See summary of significant assumptions.

**FIRST & MAIN BUSINESS IMPROVEMENT DISTRICT  
DEBT SERVICE FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

9/29/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 6/30/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 134,769	\$ 159,459	\$ 158,210	\$ 158,210	\$ 174,076
REVENUES					
Property taxes	172,386	168,841	168,849	168,849	179,798
Interest income	1,791	800	89	150	450
Total Revenues	<u>174,177</u>	<u>169,641</u>	<u>168,938</u>	<u>168,999</u>	<u>180,248</u>
Total Funds Available	<u>308,946</u>	<u>329,100</u>	<u>327,148</u>	<u>327,209</u>	<u>354,324</u>
EXPENDITURES					
County Treasurer's fee	2,586	2,533	2,533	2,533	2,697
Contingency	-	1,867	-	-	1,678
Bond interest	118,150	115,600	-	115,600	112,625
Bond principal	30,000	35,000	-	35,000	40,000
Total Expenditures	<u>150,736</u>	<u>155,000</u>	<u>2,533</u>	<u>153,133</u>	<u>157,000</u>
Total Expenditures and Transfers Out Requiring Appropriation	<u>150,736</u>	<u>155,000</u>	<u>2,533</u>	<u>153,133</u>	<u>157,000</u>
ENDING FUND BALANCE	<u>\$ 158,210</u>	<u>\$ 174,100</u>	<u>\$ 324,615</u>	<u>\$ 174,076</u>	<u>\$ 197,324</u>

No assurance is provided. See summary of significant assumptions.



**FIRST & MAIN BUSINESS IMPROVEMENT DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized by Ordinance of the City of Colorado Springs on March 11, 2003, 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 and landscaping. The District's service area is located entirely within the City of Colorado Springs, El Paso County, Colorado.

At an election held on November 2, 2004, the District's electors authorized the issuance of indebtedness in an amount of \$50,000 for operations and maintenance, \$19,000,000 for parking facilities, and \$3,000,000 for park and recreation. 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. On November 1, 2005, the District's electors authorized the issuance of additional indebtedness in an amount of \$2,000,000 for water and \$500,000 for storm drainage. On November 7, 2006, the District's electors authorized additional indebtedness of \$19,000,000 for streets, \$3,000,000 for park and recreation, \$250,000 for operations and maintenance, and \$22,000,000 for refunding of debt. The voters also approved an annual increase in taxes of \$25,000 annually, at a mill levy rate not to exceed one mill for operations and maintenance. As set forth in the District's Amended 2004 - 2005 Operating Plan, the City has limited the amount of debt to be issued to a total of \$22,000,000 in the authorized voted categories, without future approval by the City. The 2010 Operating Plan submitted to the City amended the total amount of debt authorized by the City to \$5,000,000.

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 Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those difference may be material.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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

**FIRST & MAIN BUSINESS IMPROVEMENT DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (continued)**

**Specific Ownership Taxes**

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 10% of the property taxes collected.

**Interest Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately .25%.

**Expenditures**

**Intergovernmental expenditures**

Pursuant to an Intergovernmental Agreement entered into during 2014 with First & Main Business Improvement District No. 2 (F&M BID No. 2), the intergovernmental expenditures represent transfers to F&M BID No. 2 to provide funding for the overall administrative and operating costs of the District.

**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 2022 are provided based on the debt amortization schedule from the General Obligation Bonds, Series 2009.

**Debt and Leases**

On January 28, 2009, the District issued \$1,650,000 in General Obligation Limited Tax Bonds for infrastructure improvements. The bonds bear interest at a rate of 8.5%. Bond interest and principal payments are payable annually on December 1; any accrued and unpaid interest will compound on December 1 of each year.

The District has no capital or operating leases.

**Reserves**

**Emergency Reserve**

Pursuant to the Intergovernmental Agreement with F&M BID No. 2, the District transfers all available General Fund revenue to F&M BID No. 2. Therefore, no emergency reserve related to its revenue stream is captured in the District. The Emergency Reserve for the revenue is reflected in F&M BID No. 2.

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

**FIRST & MAIN BUSINESS IMPROVEMENT DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$1,650,000 General Obligation Bonds  
Series 2009**

**Dated January 28, 2009**

**Principal and interest due December 1  
Interest Rate 8.5% Payable**

<b><u>Year Ended December 31,</u></b>	<b><u>Principal</u></b>		<b><u>Interest</u></b>		<b><u>Annual Debt Service</u></b>
2022	\$	40,000	\$	112,625	\$ 152,625
2023		40,000		109,225	149,225
2024		45,000		105,825	150,825
2025		50,000		102,000	152,000
2026		50,000		97,750	147,750
2027		55,000		93,500	148,500
2028		60,000		88,825	148,825
2029		65,000		83,725	148,725
2030		70,000		78,200	148,200
2031		80,000		72,250	152,250
2032		85,000		65,450	150,450
2033		90,000		58,225	148,225
2034		100,000		50,575	150,575
2035		110,000		42,075	152,075
2036		120,000		32,725	152,725
2037		125,000		22,525	147,525
2038		140,000		11,900	151,900
	<b>\$</b>	<b>1,325,000</b>	<b>\$</b>	<b>1,227,400</b>	<b>\$ 2,552,400</b>


No assurance is provided. See summary of significant assumptions.

**EXHIBIT C**

**District Boundary Map**

**FIRST & MAIN BID**

 Tax Boundary

  
1 inch = 170.47 feet

08/24/2021 EPC Assessor's Office  
NAD\_1983\_StatePlane\_Colorado\_Central\_FIPS\_0502\_Feet  
Projection: Lambert\_Conformal\_Conic

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