

2022 OPERATING PLAN AND BUDGET

**INTERQUEST SOUTH
BUSINESS
IMPROVEMENT
DISTRICT**

City of Colorado Springs, El Paso County, Colorado

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2022
OPERATING PLAN FOR THE
INTERQUEST SOUTH 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 Interquest South 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 Operating Plan 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 to be provided by the District include parking facilities, roadways, lighting, driveways, public utilities and landscaping.

D. *Ownership of Property or Major Assets.*

The District owns certain real property located within the boundaries of the District which is intended to be used as parking facilities. The District also owns street, water, and sewer facilities. The District may own additional property or major physical assets as part of anticipated development. Funds in the General Fund set forth in **EXHIBIT B** have been budgeted for maintenance expenses.

E. *Contracts and Agreement.*

The District may enter into various agreements as required to facilitate the funding, construction, operation and maintenance of public improvements. The District is not currently a party to any significant active contracts or agreements. The District may also enter into agreements with other districts encompassing adjacent developments in order to cooperate on infrastructure projects.

2. ORGANIZATION AND COMPOSITION OF THE BOARD OF DIRECTORS

A. *Organization.*

The Interquest South Business Improvement District was organized by the City of Colorado Springs, Colorado by Ordinance No. 04-238 on October 26, 2004.

B. *Governance.*

On September 22, 2015, the City Council of the City of Colorado Springs passed Resolution No. 93-15 and Ordinance No. 15-17 which authorized the City to appoint members to the District's Board of Directors when vacancies occurred outside of an election.

C. *Current Board.*

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

Stacie M. Tucker, President
Bethany A. Fitzgerald, Secretary/Treasurer
Jerry D. Biggs, Assistant Secretary
Gregory M. Tucker, Assistant Secretary
Andrew Biggs, Assistant Secretary

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

D. *Term Limits.*

The District's election on November 2, 2004, included a ballot question to eliminate term limits pursuant to Article 18, Section 11 of the Colorado Constitution. The 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 current District boundary map is depicted in **EXHIBIT C**. The District does not anticipate any 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 2022. 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 proposed 2022 Budget for the District is attached as **EXHIBIT B**.

B. *Authorized Indebtedness.*

At an election held on November 2, 2004, the voters approved general obligation indebtedness of \$24,000,000 for street improvements. The voters also approved an annual increase in taxes of \$60,000, 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. On November 1, 2005, the District's electors authorized additional indebtedness of \$3,500,000 for water and sanitary sewer. 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. As set forth in the District's 2005 Operating Plan, the City has limited the amount of debt to be issued to a total of \$24,000,000 in the authorized

voted categories. 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 in the original Operating Plan (being 50 mills for debt service and one (1) mill for general operations and administrative expenses) remain unchanged.

D. *District Revenues.*

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

E. *Existing Debt Obligations.*

On December 19, 2017, the District issued \$4,000,000 in Series 2017 Limited Property Tax and Public Improvement Fee Revenue Bonds (the “Series 2017 Bonds”) to fund public improvements, pay bond issue costs, fund an initial deposit to the Surplus Fund, and fund capitalized interest. The Series 2017 Bonds bear interest ranging from 4.5% to 5.0% paid semi-annually on June 1 and December 1, beginning December 1, 2019. The Series 2017 Bonds mature December 1, 2047. The District receives revenue from a public improvement fee imposed upon property within the District’s boundaries. Such revenues, net of the cost of collection and less the Annual Operations Deduction Amount, are pledged to the payment of the Series 2017 Bonds (in addition to property tax revenues). The “Annual Operations Deduction Amount” is an amount equal to the following for the applicable bond year, or such lesser amount as may be determined in the discretion of the District: (i) the Bond Year ending December 1, 2017, \$0; (ii) the Bond Year ending December 1, 2018, December 1, 2019, and December 1, 2020, \$50,000; (iii) the Bond Year ending December 1, 2021, \$135,000; and (iv) for each Bond Year thereafter, the dollar amount for the prior year plus 1.00%. The District’s current debt service schedule is attached as **EXHIBIT B**.

A bond issuance is not contemplated for 2022, however, if the District desires to issue bonds it will submit the bond financing plan to the City for review.

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 received developer advances while it was in the development stage. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue. It is anticipated that at the end of 2021,

the District will have a total developer advances of \$764,120, including principal and interest. Interest accrues at a rate of 8% per annum.

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.

The use of a public improvement fee (“PIF”) is in place to provide necessary funding revenues for the improvements to be financed by the District. The District will utilize revenues from the PIF for such purposes.

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

Activities. The District will continue with development activity in 2022. Specific improvements and services to be provided by the District include parking facilities, roadways, lighting, driveways, public utilities, snow removal and landscaping.

Projects and Public Improvements. The District anticipates funding the design, installation or acquisition of additional public improvements during 2022 as noted in **EXHIBIT B**.

Summary of 2022 Activities and Changes from Prior Year. The District anticipates continued development in 2022, limited improvements or services being furnished and operations and maintenance activities being undertaken.

Boundary changes: Not anticipated for the upcoming year.

Changes to board or governance structure: Not anticipated.

Mill levy changes: Not anticipated 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 anticipated for the upcoming year: 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 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
Interquest South Business Improvement District

BOARD OF DIRECTORS:

NAME & ADDRESS	POSITION	TERM	PHONE #/E-MAIL
Stacie M. Tucker 720 E. 4 th Avenue Durango, CO 81301	President	2018-2022	stacie@fredowencpa.com
Bethany Fitzgerald 2130 72 nd Avenue Court Greeley, CO 80634	Secretary/Treasurer	2018-2022	bethany@fredowencpa.com
Gregory M. Tucker 720 E. 4 th Avenue Durango, CO 81301	Assistant Secretary	2020-2023	greg@tbylaw.com
Jerry D. Biggs 12937 Crowfoot Springs Road Larkspur, Colorado 80118	Assistant Secretary	2018-2022	jbiggs@proterrace.com
Andrew Biggs 6740 Hodgen Road Colorado Springs, CO 80908	Assistant Secretary	2020-2023	abiggs@proterrace.com

DISTRICT MANAGER

ACCOUNTANT:

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

STAFF:

T. Charles Wilson Insurance Service 384 Inverness Parkway Centennial, CO 80112 303-368-5757 The Colorado Special District Property and Liability Pool McGriff, Seibels & Williams PO Box 1539 Portland, OR 82207-7322	N/A
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EXHIBIT B
2022 BID Budget

**INTERQUEST SOUTH BUSINESS
IMPROVEMENT DISTRICT**

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2022

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

9/25/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 6/30/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ 1,383,803	\$ 360,162	\$ 462,687	\$ 462,687	\$ 336,168
REVENUES					
Property taxes	132,317	138,388	134,675	137,869	161,919
Specific Ownership Tax	14,452	13,839	7,968	15,900	16,190
Interest Income	7,397	5,155	130	315	250
Public improvement Fees	130,279	160,000	100,576	203,000	225,000
Developer Advance	40,000	10,000	15,000	438,500	-
Total revenues	<u>324,445</u>	<u>327,382</u>	<u>258,349</u>	<u>795,584</u>	<u>403,359</u>
TRANSFERS IN	<u>50,960</u>	<u>135,000</u>	<u>11,730</u>	<u>96,630</u>	<u>95,800</u>
Total funds available	<u>1,759,208</u>	<u>822,544</u>	<u>732,766</u>	<u>1,354,901</u>	<u>835,327</u>
EXPENDITURES					
General Fund	131,944	177,248	46,009	119,866	146,200
Debt Service Fund	230,129	248,855	101,996	248,848	252,900
Capital Projects Fund	883,488	-	31,966	553,389	-
Total expenditures	<u>1,245,561</u>	<u>426,103</u>	<u>179,971</u>	<u>922,103</u>	<u>399,100</u>
TRANSFERS OUT	<u>50,960</u>	<u>135,000</u>	<u>11,730</u>	<u>96,630</u>	<u>95,800</u>
Total expenditures and transfers out requiring appropriation	<u>1,296,521</u>	<u>561,103</u>	<u>191,701</u>	<u>1,018,733</u>	<u>494,900</u>
ENDING FUND BALANCES	<u>\$ 462,687</u>	<u>\$ 261,441</u>	<u>\$ 541,065</u>	<u>\$ 336,168</u>	<u>\$ 340,427</u>
EMERGENCY RESERVE	\$ 2,600	\$ 5,159	\$ 1,300	\$ 4,100	\$ 4,169
AVAILABLE FOR OPERATIONS	(7,628)	9,221	1,347	18,055	10,762
SURPLUS FUND	313,893	245,000	313,969	313,969	325,000
TOTAL RESERVE	<u>\$ 308,865</u>	<u>\$ 259,380</u>	<u>\$ 316,616</u>	<u>\$ 336,124</u>	<u>\$ 339,931</u>

No assurance is provided. See summary of significant assumptions.

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

9/25/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 6/30/2021	ESTIMATED 2021	BUDGET 2022
ASSESSED VALUATION					
Commercial	\$ 16,688,150	\$ 17,871,410	\$ 17,871,410	\$ 17,871,410	\$ 22,002,650
Industrial	3,453,350	3,453,350	3,453,350	3,453,350	3,494,820
State assessed	7,030	4,610	4,610	4,610	4,730
Vacant land	2,010,590	1,735,240	1,735,240	1,735,240	1,484,320
Certified Assessed Value	<u>\$ 22,159,120</u>	<u>\$ 23,064,610</u>	<u>\$ 23,064,610</u>	<u>\$ 23,064,610</u>	<u>\$ 26,986,520</u>
MILL LEVY					
General	1.000	1.000	1.000	1.000	1.000
Debt Service	5.000	5.000	5.000	5.000	5.000
Total mill levy	<u>6.000</u>	<u>6.000</u>	<u>6.000</u>	<u>6.000</u>	<u>6.000</u>
PROPERTY TAXES					
General	\$ 22,159	\$ 23,065	\$ 23,065	\$ 23,065	\$ 26,986
Debt Service	110,796	115,323	115,323	115,323	134,933
Levied property taxes	<u>132,955</u>	<u>138,388</u>	<u>138,388</u>	<u>138,388</u>	<u>161,919</u>
Adjustments to actual/rounding	(638)	-	(3,713)	(519)	-
Budgeted property taxes	<u>\$ 132,317</u>	<u>\$ 138,388</u>	<u>\$ 134,675</u>	<u>\$ 137,869</u>	<u>\$ 161,919</u>
BUDGETED PROPERTY TAXES					
General	<u>\$ 22,053</u>	<u>\$ 23,065</u>	<u>\$ 22,446</u>	<u>\$ 22,979</u>	<u>\$ 26,987</u>
Debt Service	<u>110,264</u>	<u>115,323</u>	<u>112,229</u>	<u>114,890</u>	<u>134,933</u>
	<u>\$ 132,317</u>	<u>\$ 138,388</u>	<u>\$ 134,675</u>	<u>\$ 137,869</u>	<u>\$ 161,919</u>

No assurance is provided. See summary of significant assumptions.

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

9/25/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 6/30/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 1,371	\$ 9,674	\$ (5,028)	\$ (5,028)	\$ 22,155
REVENUES					
Property taxes	22,053	23,065	22,446	22,979	26,986
Specific ownership tax	14,452	13,839	7,968	15,900	16,190
Interest income	-	50	-	-	-
Developer advance	40,000	10,000	15,000	15,000	-
Total revenues	<u>76,505</u>	<u>46,954</u>	<u>45,414</u>	<u>53,879</u>	<u>43,176</u>
TRANSFERS IN					
Transfers from Debt Service Fund	50,000	135,000	10,000	94,900	95,800
Total funds available	<u>127,876</u>	<u>191,628</u>	<u>50,386</u>	<u>143,751</u>	<u>161,131</u>
EXPENDITURES					
General and administrative					
Accounting	40,731	35,000	13,188	30,000	30,000
Auditing	3,226	3,300	3,850	3,850	4,000
County Treasurer's fee	331	346	337	345	405
PIF Collection Fees	904	5,000	3,156	6,500	7,000
Dues and licenses	1,441	540	1,392	1,392	1,500
Insurance and bonds	1,339	1,405	1,779	1,779	1,800
District management	26,230	21,000	10,046	25,000	20,000
Legal services	16,566	15,000	3,985	8,000	10,000
Miscellaneous	1,432	2,000	3,716	4,000	2,000
Election expense	3,169	2,000	-	-	3,200
Contingency	-	2,857	-	-	2,295
Operations and maintenance					
Repairs and maintenance	-	10,000	-	10,000	10,000
Landscaping	16,879	16,500	2,986	6,000	12,500
Miscellaneous - O&M	-	1,300	-	-	1,500
Snow removal	1,080	16,000	1,001	3,000	10,000
Utilities	18,616	45,000	573	20,000	30,000
Total expenditures	<u>131,944</u>	<u>177,248</u>	<u>46,009</u>	<u>119,866</u>	<u>146,200</u>
TRANSFERS OUT					
Transfers to Capital Projects Fund	960	-	1,730	1,730	-
Total expenditures and transfers out requiring appropriation	<u>132,904</u>	<u>177,248</u>	<u>47,739</u>	<u>121,596</u>	<u>146,200</u>
ENDING FUND BALANCE	<u>\$ (5,028)</u>	<u>\$ 14,380</u>	<u>\$ 2,647</u>	<u>\$ 22,155</u>	<u>\$ 14,931</u>
EMERGENCY RESERVE	\$ 2,600	\$ 5,159	\$ 1,300	\$ 4,100	\$ 4,169
AVAILABLE FOR OPERATIONS	(7,628)	9,221	1,347	18,055	10,762
TOTAL RESERVE	<u>\$ (5,028)</u>	<u>\$ 14,380</u>	<u>\$ 2,647</u>	<u>\$ 22,155</u>	<u>\$ 14,931</u>

No assurance is provided. See summary of significant assumptions.

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

9/25/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 6/30/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 376,469	\$ 350,488	\$ 339,621	\$ 339,621	\$ 314,013
REVENUES					
Public improvement fees	130,279	160,000	100,576	203,000	225,000
Property taxes	110,264	115,323	112,229	114,890	134,933
Interest income	2,738	5,105	98	250	250
Total revenues	<u>243,281</u>	<u>280,428</u>	<u>212,903</u>	<u>318,140</u>	<u>360,183</u>
Total funds available	<u>619,750</u>	<u>630,916</u>	<u>552,524</u>	<u>657,761</u>	<u>674,196</u>
EXPENDITURES					
County Treasurer's fee	1,654	1,730	1,683	1,723	2,024
Paying agent fees	3,500	3,500	3,500	3,500	3,500
Contingency	-	-	-	-	1,001
Debt Service					
Bond interest - Series 2017	194,975	193,625	96,813	193,625	191,375
Bond principal - Series 2017	30,000	50,000	-	50,000	55,000
Total expenditures	<u>230,129</u>	<u>248,855</u>	<u>101,996</u>	<u>248,848</u>	<u>252,900</u>
TRANSFERS OUT					
Transfers to General Fund	<u>50,000</u>	<u>135,000</u>	<u>10,000</u>	<u>94,900</u>	<u>95,800</u>
Total expenditures and transfers out requiring appropriation	<u>280,129</u>	<u>383,855</u>	<u>111,996</u>	<u>343,748</u>	<u>348,700</u>
ENDING FUND BALANCE	<u>\$ 339,621</u>	<u>\$ 247,061</u>	<u>\$ 440,528</u>	<u>\$ 314,013</u>	<u>\$ 325,496</u>
SURPLUS FUND	<u>\$ 313,893</u>	<u>\$ 245,000</u>	<u>\$ 313,969</u>	<u>\$ 313,969</u>	<u>\$ 325,000</u>
TOTAL RESERVE	<u>\$ 313,893</u>	<u>\$ 245,000</u>	<u>\$ 313,969</u>	<u>\$ 313,969</u>	<u>\$ 325,000</u>

No assurance is provided. See summary of significant assumptions.

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT
CAPITAL PROJECTS FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

9/25/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 6/30/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 1,005,963	\$ -	\$ 128,094	\$ 128,094	\$ -
REVENUES					
Interest income	4,659	-	32	65	-
Developer advance	-	-	-	423,500	-
Total revenues	<u>4,659</u>	<u>-</u>	<u>32</u>	<u>423,565</u>	<u>-</u>
TRANSFERS IN					
Transfers from General Fund	960	-	1,730	1,730	-
Total funds available	<u>1,011,582</u>	<u>-</u>	<u>129,856</u>	<u>553,389</u>	<u>-</u>
EXPENDITURES					
General and Administrative					
Accounting	705	-	199	199	-
Engineering	8,056	-	-	-	-
Capital Projects					
Streets	-	-	2,767	2,767	-
Capital outlay	874,727	-	29,000	550,423	-
Total expenditures	<u>883,488</u>	<u>-</u>	<u>31,966</u>	<u>553,389</u>	<u>-</u>
TRANSFERS OUT					
Transfers to Debt Service Fund	-	-	-	-	-
Total expenditures and transfers out requiring appropriation	<u>883,488</u>	<u>-</u>	<u>31,966</u>	<u>553,389</u>	<u>-</u>
ENDING FUND BALANCE	<u>\$ 128,094</u>	<u>\$ -</u>	<u>\$ 97,890</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance is provided. See summary of significant assumptions.

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT
2022 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 and landscaping. 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 October 26, 2004.

At an election held on November 2, 2004, the voters approved general obligation indebtedness of \$24,000,000 for street improvements. On November 1, 2005, the District's electors authorized additional indebtedness of \$3,500,000 for water and sanitary sewer. The voters also approved an annual increase in taxes of \$60,000, 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. As set forth in the District's 2005 operating plan, the City has limited the amount of debt to be issued to a total of \$24,000,000 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 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 the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**INTERQUEST SOUTH 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 1.50%.

PIF Fees

The District charges a public improvement fee (PIF). The nature of the PIF is that of a fee imposed under private contract and not through the exercise of any governmental taxing authority. The PIF is applied to the sale of goods at a rate of 1.50%, in addition to all sales and use taxes that may be imposed and is collected by the retailers in the District and remitted to the District within 20 days after month end. All PIF fees are pledged to the payment of the District's Series 2017 Special Tax Revenue Bonds, except for \$135,000, which is to be transferred in 2022 to the General Fund for operations and maintenance funding. The amount transferred each year will be increased 1% per year beginning in 2022.

Developer Advances

Developer advances are to be recorded as revenues for budget purposes and may be repaid to the Developer from unpledged revenue in future years. The District entered into a Reimbursement Agreement for Operations and Capital with the Developer on January 1, 2016. Advances under the agreement bear simple interest at the rate of 8% per annum beginning on the date of advance to the date of repayment.

Expenditures

Administrative and Operations/Maintenance 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. The District has also budgeted for operations and maintenance expenditures for landscaping, snow removal, utilities, and repairs and maintenance of District property.

County Treasurer's Fees

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

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures - (continued)

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2017 Bonds (discussed under Debt and Leases).

Capital Outlay

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

Debt and Leases

On December 19, 2017, the District issued \$4,000,000 in Series 2017 Limited Property Tax and Public Improvement Fee Revenue Bonds (“the Bonds”) on December 7, 2017 to fund public improvements, pay bond issue costs, fund an initial deposit to the Surplus Fund, and fund capitalized interest. The Bonds bear interest ranging from 4.5% to 5.0% paid semi-annually on June 1 and December 1, beginning December 1, 2019. The Bonds mature on December 1, 2047. The Bonds will be secured by and payable solely from pledged revenues, after the Annual Operations Deduction Amount and net of the cost of collection, consisting of (1) revenues attributable to a privately imposed public improvement fee payable with respect to certain retail sales transactions and construction activities occurring within the development, (2) revenues attributable to property taxes derived from an initial required mill levy of 5.000 mills, up to an estimated maximum of 30.000 mills, and (3) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund. The Annual Operations Deduction Amount is an amount equal to: (i) for the Bond Year ending December 1, 2017, \$0; (ii) for each of the Bond Years ending December 1, 2018, December 1, 2019, and December 1, 2020, \$50,000; (iii) for the Bond Year ending December 1, 2021, \$135,000; and (iv) for each Bond Year thereafter, the dollar amount for the prior year plus 1.00%. The District’s current debt service schedule is attached.

The District has no capital or operating leases. Anticipated activity is as follows:

	Balance - December 31, 2020	Additions	Retirement/ Reductions	Balance - December 31, 2021
Developer Advance - Nor'wood	\$ 16,000	\$ -	\$ -	\$ 16,000
Accrued Interest - Developer Advances - Norwood	15,260	1,120	-	16,380
Developer Advance Developer Advance - COPT	99,400	-	-	99,400
Accrued Interest - Developer Advances - COPT	67,653	6,958	-	74,611
Developer Advance - Chalon	94,000	438,500	-	532,500
Accrued Interest - Developer Advances - Chalon	6,762	18,467	-	25,229
	<u>\$ 299,075</u>	<u>\$ 465,045</u>	<u>\$ -</u>	<u>\$ 764,120</u>

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - (continued)

	Balance - December 31, 2021	Additions	Retirement/ Reductions	Balance - December 31, 2022
Developer Advance - Nor'wood	\$ 16,000	\$ -	\$ -	\$ 16,000
Accrued Interest - Developer Advances - Norwood	16,380	1,120	-	17,500
Developer Advance				
Developer Advance - COPT	99,400	-	-	99,400
Accrued Interest - Developer Advances - COPT	74,611	6,958	-	81,569
Developer Advance - Chalon	532,500	-	-	532,500
Accrued Interest - Developer Advances - Chalon	25,229	42,600	-	67,829
	<u>\$ 764,120</u>	<u>\$ 50,678</u>	<u>\$ -</u>	<u>\$ 814,798</u>

Reserves

Emergency Reserve

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending as defined under TABOR.

Surplus Fund

With the issuance of the Series 2017 Bonds, an initial deposit was made into a Surplus Fund. Pledged Revenue that is not needed to pay debt service on the Bonds in any year will be deposited to and held in the Surplus Fund, up to the Maximum Surplus Amount of \$700,000. Amounts on deposit in the Surplus Fund, if any, on the maturity date of the Bonds will be applied to the payment of the Bonds.

This information is an integral part of the accompanying budget.

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$4,000,000

Series 2017 Limited Property Tax and Public Improvement Fee Revenue Bonds

Dated December 19, 2017

Interest Rate 4.5% - 5.0%

Interest Payable June 1 and December 1

Principal Due December 1

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	55,000	191,375	246,375
2023	55,000	188,900	243,900
2024	65,000	186,425	251,425
2025	70,000	183,500	253,500
2026	75,000	180,350	255,350
2027	80,000	176,975	256,975
2028	85,000	173,375	258,375
2029	90,000	169,550	259,550
2030	100,000	165,500	265,500
2031	105,000	161,000	266,000
2032	115,000	155,750	270,750
2033	120,000	150,000	270,000
2034	130,000	144,000	274,000
2035	140,000	137,500	277,500
2036	150,000	130,500	280,500
2037	160,000	123,000	283,000
2038	170,000	115,000	285,000
2039	180,000	106,500	286,500
2040	195,000	97,500	292,500
2041	205,000	87,750	292,750
2042	220,000	77,500	297,500
2043	235,000	66,500	301,500
2044	250,000	54,750	304,750
2045	265,000	42,250	307,250
2046	280,000	29,000	309,000
2047	300,000	15,000	315,000
	<u>\$ 3,895,000</u>	<u>\$ 3,309,450</u>	<u>\$ 7,204,450</u>


PRELIMINARY DRAFT - SUBJECT TO REVISION
No assurance is provided. See summary of significant assumptions.

EXHIBIT C

District Boundary Map

INTERQUEST SOUTH BID

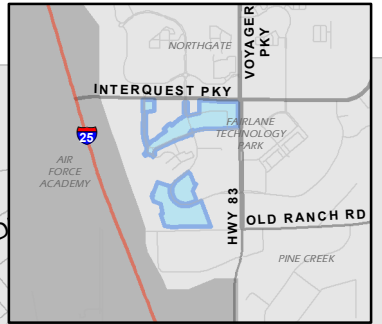
 Tax Boundary


1 inch = 389.2 feet

08/24/2021 EPC Assessor's Office
NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
Projection: Lambert_Conformal_Conic

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ICA COLLEGE PATHWAYS



AB87
AB83

OLD RANCH RD