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File No. 5115069-0012

September 29, 2017

VIA E-MAIL: 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 Business Improvement District No. 2
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 Business Improvement District No. 2.

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
Conrad Olmedo- via e-mail: colmedo@springsgov.com
Chris F. Wheeler- via e-mail: cwheeler@springsgov.com

2018 OPERATING PLAN AND BUDGET

**FIRST AND MAIN
BUSINESS
IMPROVEMENT
DISTRICT NO. 2**

City of Colorado Springs, El Paso County, Colorado

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2018
OPERATING PLAN FOR THE
FIRST AND MAIN BUSINESS IMPROVEMENT DISTRICT NO. 2

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 No. 2 (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 2009, 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 water, sanitation, street, storm, park and recreation, and the operation and maintenance of the District 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.*

Intergovernmental Agreement for Cost Sharing of Certain Public Improvements (January 28, 2009) between First & Main Business Improvement District and First & Main Business Improvement District No. 2.

2. ORGANIZATION AND COMPOSITION OF THE BOARD OF DIRECTORS

A. *Organization.*

The First and Main Business Improvement District No. 2 was organized by the City of Colorado Springs, Colorado by Ordinance No. 08-144 on September 9, 2008.

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 an election on May 3, 2016, for the election of Directors. The election was canceled, and the following persons were elected by acclamation to the office of Director for the following terms: Fred Veitch and Delroy Johnson to 4-year terms. Term limits were not eliminated.

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 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 November 4, 2008, the District's electors authorized the issuance of indebtedness in an amount not to exceed \$5,000,000 for water, \$20,000,000 for streets, \$5,000,000 for sanitation, \$5,000,000 for park and recreation, and \$20,000,000 for refunding of debt. The voters also approved an annual increase in taxes of \$150,000 annually, at a mill levy rate not to exceed one mill for 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. As set forth in the District's 2009 Operating Plan, the City has limited the amount of debt to be issued to a total of \$20,000,000 in the authorized voted categories, without future approval by the City.

3. 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.

4. District Revenues.

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

5. Existing Debt Obligations.

The District issued limited tax general obligation bonds in 2009 in the principal amount of \$2,400,000 (the "2009 Bonds"). As required by the District's 2009 Operating Plan, the issuance of the 2009 bonds was approved by Resolution 53-09 of the City Council.

In 2011 the District issued the \$2,000,000 First and Main Business Improvement District No. 2 Public Improvement Fee Revenue Bond, Series 2011 (the "2011 Bonds"). The Bond is issued pursuant to an authorizing resolution (the "Bond Resolution") originally adopted by the Board of Directors of the District (the "Board") at a meeting held on August 25, 2010, and re-adopted at a meeting of the Board held on December 1, 2010, as supplemented by a Sale Certificate executed and delivered by the President of the District. As required by the District's 2010 Operating Plan, the issuance of the 2011 Bonds was approved by Resolution 186-10 of the City Council.

In 2015 the District issued the \$1,750,000 First and Main Business Improvement District No. 2 Limited Tax General Obligation Bond, Series 2015 (the "2015 GO Bonds"). The Bond is issued pursuant to an authorizing resolution (the "Bond Resolution") originally adopted by the Board of Directors of the District (the "Board") at a meeting held on December 3, 2014, and Certification of Resolution adopted on April 22, 2015, as supplemented by a Sale Certificate executed and delivered by the President of the District. As required by the District's 2015 Operating Plan, the issuance of the 2015 Bonds was approved by Resolution 35-15 of the City Council.

In 2015 the District issued the \$1,725,000 First and Main Business Improvement District No. 2 Public Improvement Fee Revenue Bond, Series 2015 (the "2015 PIF Bonds"). The Bond is issued pursuant to an authorizing resolution (the "Bond Resolution") originally adopted by the Board of Directors of the District (the "Board") at a meeting held on December 3, 2014, and Certification of Resolution adopted on December 3, 2014, as supplemented by a Sale Certificate executed and delivered by the President of the District. As required by the District's 2015 Operating Plan, the issuance of the 2015 Bonds was approved by Resolution 35-15 of the City Council.

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.

The District entered into an Intergovernmental Agreement during 2014 with First and Main Business Improvement District. The intergovernmental revenue represents transfers to First and Main Business Improvement District to provide funding for the overall administrative and operating costs for both Districts.

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 presently 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 provision of Section 3-25-1211, C.R.S.

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

The District's activities and will focus on district administration and payment of its 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 remain the same for the upcoming year.

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 Business Improvement District No. 2

BOARD OF DIRECTORS:

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

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 djohnson@nor-wood.com | Cynthia Beyer CliftonLarsonAllen LLP 8390 East Crescent Parkway, Suite 600 Greenwood Village, CO 80111 (w) 303-779-5710 (f) 303-779-0348 Cynthia.Beyer@claconnect.com |
|--|---|

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 carrie.bartow@claconnect.com | BiggsKofford, PC 630 Southpointe Court, Suite 200 Colorado Springs, CO 80906 719-579-9090 (f) 719-576-0126 |
|--|--|

INSURANCE AND BONDS:

STAFF:

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

EXHIBIT B

2018 BID Budget

General Fund

Debt Service Fund

Capital Projects Fund

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



CliftonLarsonAllen

CliftonLarsonAllen LLP
CLAconnect.com

Accountant's Compilation Report

Board of Directors
First & Main Business Improvement District No. 2
El Paso County, Colorado

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of First & Main Business Improvement District No. 2 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 Business Improvement District No. 2.

Colorado Springs, Colorado
_____, 2017



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PRELIMINARY DRAFT - SUBJECT TO REVISION

FIRST & MAIN BUSINESS IMPROVEMENT DISTRICT NO. 2
SUMMARY
2018 BUDGET AS PROPOSED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,

9/25/2017

| | ACTUAL 2016 | BUDGET 2017 | ACTUAL 7/31/2017 | ESTIMATED 2017 | PROPOSED 2018 |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|
| BEGINNING FUND BALANCES | \$ 1,597,562 | \$ 1,914,171 | \$ 1,923,562 | \$ 1,923,562 | \$ 1,058,862 |
| REVENUES | | | | | |
| 1 Property taxes | 529,950 | 530,439 | 525,337 | 530,439 | 580,163 |
| 2 Specific ownership taxes | 60,981 | 58,300 | 33,845 | 69,000 | 75,400 |
| 3 Public improvement fees | 452,460 | 450,000 | 251,415 | 441,000 | 475,000 |
| 4 Developer advance | 10,014,285 | - | - | - | - |
| 5 Net investment income | 11,699 | 10,130 | 13,361 | 21,900 | 12,400 |
| 6 Intergovernmental revenue - First & Main BID | 22,019 | 20,894 | 13,732 | 24,309 | 24,795 |
| Total revenues | <u>11,091,394</u> | <u>1,069,763</u> | <u>837,690</u> | <u>1,086,648</u> | <u>1,167,758</u> |
| TRANSFERS IN | - | - | 644 | 1,170,652 | - |
| Total funds available | <u>12,688,956</u> | <u>2,983,934</u> | <u>2,761,896</u> | <u>4,180,862</u> | <u>2,226,620</u> |
| EXPENDITURES | | | | | |
| 7 Accounting | 27,525 | 26,000 | 14,893 | 24,000 | 25,000 |
| 8 Audit | 6,900 | 7,000 | 7,000 | 7,000 | 7,500 |
| 9 Contingency | - | 2,244 | - | 3,465 | 3,829 |
| 10 County Treasurer's fees | 156 | 156 | 155 | 156 | 171 |
| 11 District management | 14,771 | 18,000 | 4,160 | 9,000 | 12,000 |
| 12 Dues and membership | - | 600 | 1,066 | 1,066 | 1,500 |
| 13 Election | 1,227 | - | - | - | 2,000 |
| 14 Insurance | 3,625 | 4,000 | 3,625 | 3,625 | 4,000 |
| 15 Legal | 9,467 | 10,000 | 5,560 | 10,000 | 12,000 |
| 16 Miscellaneous | 1,656 | 2,000 | 601 | 1,000 | 1,000 |
| 17 PIF services | - | - | 2,393 | 5,000 | 5,000 |
| 18 Street repairs | - | - | - | 640,652 | - |
| 19 Bond interest - Series 2009 | 192,525 | 189,550 | - | 189,550 | 186,150 |
| 20 Bond interest - Series 2011 | 157,250 | 153,850 | - | 153,850 | 150,450 |
| 21 Bond interest - Series 2015 GO | 116,775 | 115,425 | - | 115,425 | 114,075 |
| 22 Bond interest - Series 2015 PIF | 116,438 | 116,438 | - | 116,438 | 114,413 |
| 23 Bond principal - Series 2009 | 35,000 | 40,000 | - | 40,000 | 40,000 |
| 24 Bond principal - Series 2011 | 40,000 | 40,000 | - | 40,000 | 45,000 |
| 25 Bond principal - Series 2015 GO | 20,000 | 20,000 | - | 20,000 | 25,000 |
| 26 Bond principal - Series 2015 PIF | - | 30,000 | - | 30,000 | 35,000 |
| 27 Contingency | - | 3,936 | - | 3,320 | 3,380 |
| 28 County Treasurer's fees | 7,794 | 7,801 | 7,728 | 7,801 | 8,532 |
| 29 Accounting | - | - | 276 | 500 | - |
| 30 Contingency | - | - | - | 1,036 | - |
| 31 Landscape improvements | 4,534,082 | - | - | - | - |
| 32 Legal | - | - | 368 | 500 | - |
| 33 Sewer | 2,026,510 | - | - | - | - |
| 34 Streets | 3,453,693 | - | - | 527,964 | - |
| Total expenditures | <u>10,765,394</u> | <u>787,000</u> | <u>47,825</u> | <u>1,951,348</u> | <u>796,000</u> |
| TRANSFERS OUT | - | - | 644 | 1,170,652 | - |
| Total expenditures and transfers out requiring appropriation | <u>10,765,394</u> | <u>787,000</u> | <u>48,469</u> | <u>3,122,000</u> | <u>796,000</u> |
| ENDING FUND BALANCES | <u>\$ 1,923,562</u> | <u>\$ 2,196,934</u> | <u>\$ 2,713,427</u> | <u>\$ 1,058,862</u> | <u>\$ 1,430,620</u> |
| EMERGENCY RESERVE | <u>\$ 2,900</u> | <u>\$ 2,800</u> | <u>\$ 1,800</u> | <u>\$ 3,200</u> | <u>\$ 3,400</u> |
| TOTAL RESERVE | <u>\$ 2,900</u> | <u>\$ 2,800</u> | <u>\$ 1,800</u> | <u>\$ 3,200</u> | <u>\$ 3,400</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 BUSINESS IMPROVEMENT DISTRICT NO. 2
PROPERTY TAX SUMMARY INFORMATION
For the Years Ended and Ending December 31,

9/25/2017

| | ACTUAL 2016 | BUDGET 2017 | ACTUAL 7/31/2017 | ESTIMATED 2017 | PROPOSED 2018 |
|-------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| ASSESSED VALUATION - EL PASO | | | | | |
| Commercial | \$ 10,080,420 | \$ 10,095,130 | \$ 10,095,130 | \$ 10,095,130 | \$ 11,058,900 |
| Vacant Land | 199,410 | 199,410 | 199,410 | 199,410 | 205,150 |
| State Assessed | 111,490 | 106,230 | 106,230 | 106,230 | 111,690 |
| Certified Assessed Value | <u>\$ 10,391,320</u> | <u>\$ 10,400,770</u> | <u>\$ 10,400,770</u> | <u>\$ 10,400,770</u> | <u>\$ 11,375,740</u> |
| MILL LEVY | | | | | |
| GENERAL FUND | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| DEBT SERVICE FUND | 50.000 | 50.000 | 50.000 | 50.000 | 50.000 |
| Total Mill Levy | <u>51.000</u> | <u>51.000</u> | <u>51.000</u> | <u>51.000</u> | <u>51.000</u> |
| PROPERTY TAXES | | | | | |
| GENERAL FUND | \$ 10,391 | \$ 10,401 | \$ 10,401 | \$ 10,401 | \$ 11,376 |
| DEBT SERVICE FUND | 519,566 | 520,039 | 520,039 | 520,039 | 568,787 |
| Levied property taxes | 529,957 | 530,439 | 530,439 | 530,439 | 580,163 |
| Adjustments to actual/rounding | (7) | - | (5,102) | - | - |
| Budgeted Property Taxes | <u>\$ 529,950</u> | <u>\$ 530,439</u> | <u>\$ 525,337</u> | <u>\$ 530,439</u> | <u>\$ 580,163</u> |
| BUDGETED PROPERTY TAXES | | | | | |
| GENERAL FUND | \$ 10,391 | \$ 10,401 | \$ 10,301 | \$ 10,401 | \$ 11,376 |
| DEBT SERVICE FUND | 519,559 | 520,038 | 515,036 | 520,038 | 568,787 |
| | <u>\$ 529,950</u> | <u>\$ 530,439</u> | <u>\$ 525,337</u> | <u>\$ 530,439</u> | <u>\$ 580,163</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 BUSINESS IMPROVEMENT DISTRICT NO. 2
GENERAL FUND
2018 BUDGET AS PROPOSED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,

9/25/2017

| | ACTUAL 2016 | BUDGET 2017 | ACTUAL 7/31/2017 | ESTIMATED 2017 | PROPOSED 2018 |
|---|------------------|-------------------|---------------------|-------------------|-------------------|
| BEGINNING FUND BALANCES | \$ 66,651 | \$ 96,194 | \$ 94,968 | \$ 94,968 | \$ 133,230 |
| REVENUES | | | | | |
| 1 Property taxes | 10,391 | 10,401 | 10,301 | 10,401 | 11,376 |
| 2 Specific ownership taxes | 60,981 | 58,300 | 33,845 | 69,000 | 75,400 |
| 3 Net investment income | 253 | 530 | 564 | 900 | 1,500 |
| 4 Intergovernmental revenue - First & Main BID | 22,019 | 20,894 | 13,732 | 24,309 | 24,795 |
| Total revenues | <u>93,644</u> | <u>90,125</u> | <u>58,442</u> | <u>104,610</u> | <u>113,071</u> |
| TRANSFERS IN | | | | | |
| DEBT SERVICE FUND | - | - | - | 640,652 | - |
| Total transfers in | <u>-</u> | <u>-</u> | <u>-</u> | <u>640,652</u> | <u>-</u> |
| Total funds available | <u>160,295</u> | <u>186,319</u> | <u>153,410</u> | <u>840,230</u> | <u>246,301</u> |
| EXPENDITURES | | | | | |
| General and administration | | | | | |
| 5 Accounting | 27,525 | 26,000 | 14,893 | 24,000 | 25,000 |
| 6 Audit | 6,900 | 7,000 | 7,000 | 7,000 | 7,500 |
| 7 Contingency | - | 2,244 | - | 3,465 | 3,829 |
| 8 County Treasurer's fees | 156 | 156 | 155 | 156 | 171 |
| 9 District management | 14,771 | 18,000 | 4,160 | 9,000 | 12,000 |
| 10 Dues and membership | - | 600 | 1,066 | 1,066 | 1,500 |
| 11 Election | 1,227 | - | - | - | 2,000 |
| 12 Insurance | 3,625 | 4,000 | 3,625 | 3,625 | 4,000 |
| 13 Legal | 9,467 | 10,000 | 5,560 | 10,000 | 12,000 |
| 14 Miscellaneous | 1,656 | 2,000 | 601 | 1,000 | 1,000 |
| 15 PIF services | - | - | 2,393 | 5,000 | 5,000 |
| 16 Street repairs | - | - | - | 640,652 | - |
| Total expenditures | <u>65,327</u> | <u>70,000</u> | <u>39,453</u> | <u>704,964</u> | <u>74,000</u> |
| TRANSFERS OUT | | | | | |
| CAPITAL PROJECTS FUND | - | - | 644 | 2,036 | - |
| Total transfers out | <u>-</u> | <u>-</u> | <u>644</u> | <u>2,036</u> | <u>-</u> |
| Total expenditures and transfers out requiring appropriation | <u>65,327</u> | <u>70,000</u> | <u>40,097</u> | <u>707,000</u> | <u>74,000</u> |
| ENDING FUND BALANCES | <u>\$ 94,968</u> | <u>\$ 116,319</u> | <u>\$ 113,313</u> | <u>\$ 133,230</u> | <u>\$ 172,301</u> |
| EMERGENCY RESERVE | <u>\$ 2,900</u> | <u>\$ 2,800</u> | <u>\$ 1,800</u> | <u>\$ 3,200</u> | <u>\$ 3,400</u> |
| TOTAL RESERVE | <u>\$ 2,900</u> | <u>\$ 2,800</u> | <u>\$ 1,800</u> | <u>\$ 3,200</u> | <u>\$ 3,400</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 BUSINESS IMPROVEMENT DISTRICT NO. 2
DEBT SERVICE FUND
2018 BUDGET AS PROPOSED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,

9/25/2017

| | ACTUAL 2016 | BUDGET 2017 | ACTUAL 7/31/2017 | ESTIMATED 2017 | PROPOSED 2018 |
|---|----------------|----------------|---------------------|-------------------|------------------|
| BEGINNING FUND BALANCES | \$ 1,530,911 | \$ 1,817,977 | \$ 1,828,594 | \$ 1,828,594 | \$ 925,632 |
| REVENUES | | | | | |
| 1 Property taxes | 519,559 | 520,038 | 515,036 | 520,038 | 568,787 |
| 2 Public improvement fees | 452,460 | 450,000 | 251,415 | 441,000 | 475,000 |
| 3 Net investment income | 11,446 | 9,600 | 12,797 | 21,000 | 10,900 |
| Total revenues | 983,465 | 979,638 | 779,248 | 982,038 | 1,054,687 |
| Total funds available | 2,514,376 | 2,797,615 | 2,607,842 | 2,810,632 | 1,980,319 |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| 4 Bond interest - Series 2009 | 192,525 | 189,550 | - | 189,550 | 186,150 |
| 5 Bond interest - Series 2011 | 157,250 | 153,850 | - | 153,850 | 150,450 |
| 6 Bond interest - Series 2015 GO | 116,775 | 115,425 | - | 115,425 | 114,075 |
| 7 Bond interest - Series 2015 PIF | 116,438 | 116,438 | - | 116,438 | 114,413 |
| 8 Bond principal - Series 2009 | 35,000 | 40,000 | - | 40,000 | 40,000 |
| 9 Bond principal - Series 2011 | 40,000 | 40,000 | - | 40,000 | 45,000 |
| 10 Bond principal - Series 2015 GO | 20,000 | 20,000 | - | 20,000 | 25,000 |
| 11 Bond principal - Series 2015 PIF | - | 30,000 | - | 30,000 | 35,000 |
| 12 Contingency | - | 3,936 | - | 3,320 | 3,380 |
| 13 County Treasurer's fees | 7,794 | 7,801 | 7,728 | 7,801 | 8,532 |
| Total expenditures | 685,782 | 717,000 | 7,728 | 716,384 | 722,000 |
| TRANSFERS OUT | | | | | |
| GENERAL FUND | - | - | - | 640,652 | - |
| CAPITAL PROJECTS FUND | - | - | - | 527,964 | - |
| Total transfers out | - | - | - | 1,168,616 | - |
| Total expenditures and transfers out requiring appropriation | 685,782 | 717,000 | 7,728 | 1,885,000 | 722,000 |
| ENDING FUND BALANCES | \$ 1,828,594 | \$ 2,080,615 | \$ 2,600,114 | \$ 925,632 | \$ 1,258,319 |

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 BUSINESS IMPROVEMENT DISTRICT NO. 2
CAPITAL PROJECTS FUND
2018 BUDGET AS PROPOSED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,

9/25/2017

| | ACTUAL 2016 | BUDGET 2017 | ACTUAL 7/31/2017 | ESTIMATED 2017 | PROPOSED 2018 |
|---|-------------------|----------------|---------------------|-------------------|------------------|
| BEGINNING FUND BALANCES | \$ - | \$ - | \$ - | \$ - | \$ - |
| REVENUES | | | | | |
| 1 Developer advance | 10,014,285 | - | - | - | - |
| Total revenues | <u>10,014,285</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| TRANSFERS IN | | | | | |
| GENERAL FUND | - | - | 644 | 2,036 | - |
| DEBT SERVICE FUND | - | - | - | 527,964 | - |
| Total transfers in | <u>-</u> | <u>-</u> | <u>644</u> | <u>530,000</u> | <u>-</u> |
| Total funds available | <u>10,014,285</u> | <u>-</u> | <u>644</u> | <u>530,000</u> | <u>-</u> |
| EXPENDITURES | | | | | |
| Capital projects | | | | | |
| 2 Accounting | - | - | 276 | 500 | - |
| 3 Contingency | - | - | - | 1,036 | - |
| 4 Landscape improvements | 4,534,082 | - | - | - | - |
| 5 Legal | - | - | 368 | 500 | - |
| 6 Sewer | 2,026,510 | - | - | - | - |
| 7 Streets | 3,453,693 | - | - | 527,964 | - |
| Total expenditures | <u>10,014,285</u> | <u>-</u> | <u>644</u> | <u>530,000</u> | <u>-</u> |
| Total expenditures and transfers out requiring appropriation | <u>10,014,285</u> | <u>-</u> | <u>644</u> | <u>530,000</u> | <u>-</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 BUSINESS IMPROVEMENT DISTRICT NO. 2
2018 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District was organized by Ordinance of the City of Colorado Springs on September 9, 2008, 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 water, sanitation, street, storm, park and recreation, and the operation and maintenance of the District. The District's service area is located entirely within the City of Colorado Springs, El Paso County, Colorado.

On November 4, 2008, the District's electors authorized the issuance of indebtedness in an amount not to exceed \$5,000,000 for water, \$20,000,000 for streets, \$5,000,000 for sanitation, \$5,000,000 for park and recreation, and \$20,000,000 for refunding of debt. The voters also approved an annual increase in taxes of \$150,000 annually, at a mill levy rate not to exceed one mill for operations and maintenance. The election also allows the District to retain all revenues without regard to the limitations contained within Article X, Section 20 of the Colorado constitution. As set forth in the District's 2009 operating plan, the City has limited the amount of debt to be issued to a total of \$20,000,000 in the authorized voted categories, without further 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

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.

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 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 BUSINESS IMPROVEMENT DISTRICT NO. 2
2018 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Revenues - (continued)

Intergovernmental Revenue

Pursuant to an Intergovernmental Agreement entered into during 2014 with First & Main Business Improvement District, the intergovernmental revenue represents transfers from First & Main Business Improvement District to provide funding for the overall administrative and operating costs for both Districts.

Public Improvement Fees

The District anticipates receiving \$475,000 in Public Improvement Fees (PIF) during 2018. Pursuant to the PIF Covenant, these fees are pledged revenue to be used toward the repayment of the Series 2011 and Series 2015 Public Improvement Fee Revenue Bonds.

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, election, 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 schedules from the General Obligation Bond Series 2009, the Public Improvement Fee Revenue Bond Series 2011, the Limited Tax General Obligation Bond Series 2015, and the Public Improvement Fee Revenue Bond Series 2015.

Debt and Leases

On January 28, 2009, the District issued \$2,400,000 in General Obligation Bonds Series 2009 (Series 2009 Bonds). The Series 2009 Bonds are due December 1, 2038, and bear an interest rate of 8.5% paid annually on December 1. The proceeds from the Series 2009 Bonds were used to reimburse the Developer for capital infrastructure costs and to pay bond issuance costs.

On January 12, 2011, the District issued \$2,000,000 in Public Improvement Fee Revenue Bonds (Series 2011 Bonds). The Series 2011 Bonds are due December 1, 2035, and bear an interest rate of 8.5% paid annually on December 1. The Series 2011 Bonds are subject to redemption prior to maturity on or after December 1, 2012. The Series 2011 Bonds will be repaid by pledged revenues consisting of public improvement fee revenues and payable to the District pursuant to the Public Improvement Fee Covenant. The proceeds from the Series 2011 Bonds were used to reimburse the Developer for capital infrastructure costs and to pay bond issuance costs.

FIRST & MAIN BUSINESS IMPROVEMENT DISTRICT NO. 2
2018 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Debt and Leases - (continued)

On April 22, 2015, the District issued \$1,750,000 in Limited Tax General Obligation Bonds (Series 2015 GO Bonds). The Series 2015 GO Bonds are due December 1, 2044, and bear an interest rate of 6.75% paid annually on December 1, in addition to mandatory sinking fund redemptions. The Series 2015 GO Bonds are subject to redemption prior to maturity on or after December 1, 2024. The proceeds from the Series 2015 GO Bonds were used to reimburse the Developer for capital infrastructure costs and to pay bond issuance costs.

On April 22, 2015, the District issued \$1,725,000 in Public Improvement Fee Revenue Bonds (Series 2015 PIF Bonds). The Series 2015 PIF Bonds are due December 1, 2039, and bear an interest rate of 6.75% paid annually on December 1. The Series 2015 PIF Bonds are subject to redemption prior to maturity on or after December 1, 2024. The Series 2015 PIF Bonds will be repaid by pledged revenues consisting of public improvement fee revenues and payable to the District pursuant to the Public Improvement Fee Covenant. The proceeds from the Series 2015 PIF Bonds were used to reimburse the Developer for capital infrastructure costs and to pay bond issuance costs.

The District has no capital or operating 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 BUSINESS IMPROVEMENT DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

| Bonds and Interest Maturing in the Year Ending December 31, | \$2,400,000 | | | \$2,000,000 | | |
|--|---------------------------------|---------------------|---------------------|---|---------------------|---------------------|
| | General Obligation Bonds | | | Public Improvement Fee Revenue Bonds | | |
| | Series 2009 | | | Series 2011 | | |
| | Dated January 28, 2009 | | | Dated January 12, 2011 | | |
| | Interest Rate of 8.5% | | | Interest Rate of 8.5% | | |
| | Interest and Principal | | | Interest and Principal | | |
| | Payable December 1 | | | Payable December 1 | | |
| | <u>Principal</u> | <u>Interest</u> | <u>Total</u> | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
| 2018 | \$ 40,000 | \$ 186,150 | \$ 226,150 | \$ 45,000 | \$ 150,450 | \$ 195,450 |
| 2019 | 45,000 | 182,750 | 227,750 | 50,000 | 146,625 | 196,625 |
| 2020 | 50,000 | 178,925 | 228,925 | 55,000 | 142,375 | 197,375 |
| 2021 | 55,000 | 174,675 | 229,675 | 60,000 | 137,700 | 197,700 |
| 2022 | 55,000 | 170,000 | 225,000 | 60,000 | 132,600 | 192,600 |
| 2023 | 60,000 | 165,325 | 225,325 | 70,000 | 127,500 | 197,500 |
| 2024 | 65,000 | 160,225 | 225,225 | 75,000 | 121,550 | 196,550 |
| 2025 | 70,000 | 154,700 | 224,700 | 80,000 | 115,175 | 195,175 |
| 2026 | 80,000 | 148,750 | 228,750 | 85,000 | 108,375 | 193,375 |
| 2027 | 85,000 | 141,950 | 226,950 | 95,000 | 101,150 | 196,150 |
| 2028 | 90,000 | 134,725 | 224,725 | 100,000 | 93,075 | 193,075 |
| 2029 | 100,000 | 127,075 | 227,075 | 110,000 | 84,575 | 194,575 |
| 2030 | 110,000 | 118,575 | 228,575 | 120,000 | 75,225 | 195,225 |
| 2031 | 120,000 | 109,225 | 229,225 | 130,000 | 65,025 | 195,025 |
| 2032 | 130,000 | 99,025 | 229,025 | 140,000 | 53,975 | 193,975 |
| 2033 | 140,000 | 87,975 | 227,975 | 150,000 | 42,075 | 192,075 |
| 2034 | 150,000 | 76,075 | 226,075 | 165,000 | 29,325 | 194,325 |
| 2035 | 165,000 | 63,325 | 228,325 | 180,000 | 15,300 | 195,300 |
| 2036 | 180,000 | 49,300 | 229,300 | - | - | - |
| 2037 | 190,000 | 34,000 | 224,000 | - | - | - |
| 2038 | 210,000 | 17,850 | 227,850 | - | - | - |
| 2039 | - | - | - | - | - | - |
| 2040 | - | - | - | - | - | - |
| 2041 | - | - | - | - | - | - |
| 2042 | - | - | - | - | - | - |
| 2043 | - | - | - | - | - | - |
| 2044 | - | - | - | - | - | - |
| | <u>\$ 2,190,000</u> | <u>\$ 2,580,600</u> | <u>\$ 4,770,600</u> | <u>\$ 1,770,000</u> | <u>\$ 1,742,075</u> | <u>\$ 3,512,075</u> |

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

FIRST & MAIN BUSINESS IMPROVEMENT DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
(Continued)

| Bonds and Interest Maturing in the Year Ending December 31, | \$1,750,000 | | | \$1,725,000 | | |
|--|---|---------------------|---------------------|---|---------------------|---------------------|
| | Limited Tax General Obligation Bonds | | | Public Improvement Fee Revenue Bonds | | |
| | Series 2015 | | | Series 2015 | | |
| | Dated April 22, 2015 | | | Dated April 22, 2015 | | |
| | Interest Rate of 6.75% | | | Interest Rate of 6.75% | | |
| | Interest and Principal | | | Interest and Principal | | |
| | Payable December 1 | | | Payable December 1 | | |
| | <u>Principal</u> | <u>Interest</u> | <u>Total</u> | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
| 2018 | \$ 25,000 | \$ 114,075 | \$ 139,075 | \$ 35,000 | \$ 114,413 | \$ 149,413 |
| 2019 | 25,000 | 112,388 | 137,388 | 40,000 | 112,050 | 152,050 |
| 2020 | 25,000 | 110,700 | 135,700 | 40,000 | 109,350 | 149,350 |
| 2021 | 30,000 | 109,013 | 139,013 | 45,000 | 106,650 | 151,650 |
| 2022 | 30,000 | 106,988 | 136,988 | 45,000 | 103,613 | 148,613 |
| 2023 | 35,000 | 104,963 | 139,963 | 50,000 | 100,575 | 150,575 |
| 2024 | 35,000 | 102,600 | 137,600 | 50,000 | 97,200 | 147,200 |
| 2025 | 35,000 | 100,238 | 135,238 | 55,000 | 93,825 | 148,825 |
| 2026 | 40,000 | 97,875 | 137,875 | 60,000 | 90,113 | 150,113 |
| 2027 | 45,000 | 95,175 | 140,175 | 65,000 | 86,063 | 151,063 |
| 2028 | 45,000 | 92,138 | 137,138 | 70,000 | 81,675 | 151,675 |
| 2029 | 50,000 | 89,100 | 139,100 | 75,000 | 76,950 | 151,950 |
| 2030 | 50,000 | 85,725 | 135,725 | 75,000 | 71,888 | 146,888 |
| 2031 | 55,000 | 82,350 | 137,350 | 85,000 | 66,825 | 151,825 |
| 2032 | 60,000 | 78,638 | 138,638 | 90,000 | 61,088 | 151,088 |
| 2033 | 65,000 | 74,588 | 139,588 | 95,000 | 55,013 | 150,013 |
| 2034 | 65,000 | 70,200 | 135,200 | 100,000 | 48,600 | 148,600 |
| 2035 | 70,000 | 65,813 | 135,813 | 110,000 | 41,850 | 151,850 |
| 2036 | 75,000 | 61,088 | 136,088 | 115,000 | 34,425 | 149,425 |
| 2037 | 80,000 | 56,025 | 136,025 | 125,000 | 26,663 | 151,663 |
| 2038 | 85,000 | 50,625 | 135,625 | 130,000 | 18,225 | 148,225 |
| 2039 | 95,000 | 44,888 | 139,888 | 140,000 | 9,450 | 149,450 |
| 2040 | 100,000 | 38,475 | 138,475 | - | - | - |
| 2041 | 105,000 | 31,725 | 136,725 | - | - | - |
| 2042 | 115,000 | 24,638 | 139,638 | - | - | - |
| 2043 | 120,000 | 16,875 | 136,875 | - | - | - |
| 2044 | 130,000 | 8,775 | 138,775 | - | - | - |
| | <u>\$ 1,690,000</u> | <u>\$ 2,025,675</u> | <u>\$ 3,715,675</u> | <u>\$ 1,695,000</u> | <u>\$ 1,606,500</u> | <u>\$ 3,301,500</u> |

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

FIRST & MAIN BUSINESS IMPROVEMENT DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
(Continued)

| Bonds and Interest Maturing in the Year Ending December 31, | TOTAL ALL BONDS | | |
|--|------------------------|---------------------|----------------------|
| | Principal | Interest | Total |
| 2018 | \$ 145,000 | \$ 565,088 | \$ 710,088 |
| 2019 | 160,000 | 553,813 | 713,813 |
| 2020 | 170,000 | 541,350 | 711,350 |
| 2021 | 190,000 | 528,038 | 718,038 |
| 2022 | 190,000 | 513,200 | 703,200 |
| 2023 | 215,000 | 498,363 | 713,363 |
| 2024 | 225,000 | 481,575 | 706,575 |
| 2025 | 240,000 | 463,938 | 703,938 |
| 2026 | 265,000 | 445,113 | 710,113 |
| 2027 | 290,000 | 424,338 | 714,338 |
| 2028 | 305,000 | 401,613 | 706,613 |
| 2029 | 335,000 | 377,700 | 712,700 |
| 2030 | 355,000 | 351,413 | 706,413 |
| 2031 | 390,000 | 323,425 | 713,425 |
| 2032 | 420,000 | 292,725 | 712,725 |
| 2033 | 450,000 | 259,650 | 709,650 |
| 2034 | 480,000 | 224,200 | 704,200 |
| 2035 | 525,000 | 186,288 | 711,288 |
| 2036 | 370,000 | 144,813 | 514,813 |
| 2037 | 395,000 | 116,688 | 511,688 |
| 2038 | 425,000 | 86,700 | 511,700 |
| 2039 | 235,000 | 54,338 | 289,338 |
| 2040 | 100,000 | 38,475 | 138,475 |
| 2041 | 105,000 | 31,725 | 136,725 |
| 2042 | 115,000 | 24,638 | 139,638 |
| 2043 | 120,000 | 16,875 | 136,875 |
| 2044 | 130,000 | 8,775 | 138,775 |
| | <u>\$ 7,345,000</u> | <u>\$ 7,954,850</u> | <u>\$ 15,299,850</u> |

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

EXHIBIT C

District Boundary Map

FIRST & MAIN BID #2

 Tax Boundary

1 inch = 395.78 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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