2026 OPERATING PLAN AND BUDGET INTERQUEST NORTH BUSINESS IMPROVEMENT

City of Colorado Springs, El Paso County, Colorado

DISTRICT

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2026 OPERATING PLAN FOR THE INTERQUEST NORTH BUSINESS IMPROVEMENT DISTRICT

1. PURPOSE AND SCOPE OF THIS DISTRICT

A. Requirement for this Operating Plan.

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

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

The District operates under the authorities and powers allowed under the Business Improvement District Act, Section 31-25-1201, *et seq.*, 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 2026 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, security, marketing, and landscaping consistent with prior years' activities.

D. Ownership of Property or Major Assets.

The District owns the following real property: Tract A, Marketplace at Interquest Filing No. 9; Tract A, Marketplace at Interquest Filing No. 17; a portion of Tract B, Marketplace at Interquest Filing No. 17; Tract E, Marketplace at Interquest Filing No. 1; Tract A, Marketplace at Interquest Filing No. 4; Lots 2 and 3, Marketplace at Interquest Filing No. 18. The District also owns street, parking, landscaping, and drainage improvements.

E. Contracts and Agreements.

The District entered into that certain Maintenance Agreement with Nor'wood Limited, Inc. on May 27, 2020, pursuant to which Nor'wood Limited, Inc. agreed to operate and maintain the District's property and easement areas, including, but not limited to, parking areas, drainage basins, retention and detention ponds, landscape areas, and signage.

2. ORGANIZATION AND COMPOSITION OF THE BOARD OF DIRECTORS

A. Organization.

The Interquest North Business Improvement District was organized by the City of Colorado Springs, Colorado by Ordinance No. 04-237 on October 26, 2004.

B. Governance.

The District is governed by an elected board of directors.

C. Current Board

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

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

The District map is depicted in **EXHIBIT** C. The District does not anticipate inclusions or exclusions in 2026.

4. PUBLIC IMPROVEMENTS

The District will be primarily concerned with the provision of public improvements and services within the boundaries of the District in 2026. 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, PROPERTY OWNERSHIP, 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. 2026 Budget.

The 2026 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 \$9,900,000 for street improvements. The voters also approved an annual increase in taxes of \$50,000 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 \$3,100,000 for water and storm drainage.

On November 6, 2018, the District's electors authorized additional indebtedness of \$25,000,000 for water improvements, \$25,000,000 for sanitary sewer improvements, \$25,000,000 for street improvements, \$25,000,000 for traffic and safety improvements, \$25,000,000 for park and recreation improvements, \$25,000,000 for transportation improvements, \$25,000,000 for security improvements, \$25,000,000 for operations and maintenance, \$25,000,000 for refinancing debt, and \$25,000,000 for reimbursement agreements.

Per the approval of the City Council on October 23, 2018, the amount of authorized debt has been increased from \$13,000,000 to \$25,000,000 in order to accommodate the next phases of development occasioned by increased demand for public improvements to benefit the businesses

within the District related to the success of the project and anticipated business growth within the District. The debt limit of the District shall not exceed \$25,000,000 regardless of the amount of voted debt authorization without the City's express prior approval. The bonds of the District, including revenue bonds, will be limited to those that are payable either from ad valorem property taxes, assessments, PIF revenues, permitted user fees, reimbursements, interest and interest earnings of the District, and from other revenues made available to the District. The District will not impose a sales tax.

C. Maximum Debt and Operating Mill Levies.

The mill levy limitations in the District's original 2004 Operating Plan (being 50 mills for debt service and one (1) mill for general operations and administrative expenses, both subject to adjustment) remain unchanged. The mill levy caps set forth in this paragraph may be subject to upward or downward adjustments addressing any Mill Levy Adjustment or any abatement occurring after, but not before January 1, 2006. Such upward or downward adjustments are to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenue generated by the mill levy, as adjusted for changes occurring after January 1, 2006, are neither diminished nor enhanced as a result of such changes.

D. District Revenues.

See the 2026 Budget attached hereto as **EXHIBIT B**.

E. Existing Debt Obligations.

On December 3, 2010, the District issued its \$6,500,000 Limited Tax General Obligation Bond, Series 2010 with an interest rate of 8.5% ("2010 Bonds"). The 2010 Bonds are subject to redemption at the District's option. This issuance was approved by the City Council by Resolution No. 185-10 as required by the 2010 Operating Plan.

On June 8, 2016, the District issued its \$4,765,000 Limited Tax General Obligation Bonds, Series 2016 with an interest rate of 6.5%. This issuance was approved by the City Council by Resolution No. 54-16 as required by the 2016 Operating Plan.

On September 15, 2020, the District issued its fill-up \$13,735,000 Limited Tax General Obligation Bonds, Series 2020 with an interest rate of 7.00% ("2020 Bonds"). The 2020 Bonds are subject to mandatory redemption starting on December 1, 2024 and are subject to optional redemption starting on January 1, 2027. The first draw in 2020 was approximately \$1,535,000, the second draw in 2021 was approximately \$6,340,000, the third draw in 2023 was approximately \$5,742,000, and the fourth draw in 2024 was approximately \$118,000. The 2020 Bonds were fully drawn in 2024. The issuance of the 2020 Bonds was approved by the City Council by Resolution No. 68-20 as required by the 2020 Operating Plan.

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.

F. Future Debt Obligations.

In accordance with the City's Special District Policy, the 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. The District does not currently have any remaining authorized debt and does not anticipate issuing additional debt.

G. Developer Funding Agreements.

The District entered into that certain Facilities Funding and Reimbursement Agreement with Interquest Marketplace, LLC on February 22, 2017. At the end of 2025, it is anticipated that the District will have an outstanding total amount of developer advances of \$0.

Developer Funding Agreements entered into by this District after January 1, 2023 shall be limited to a term of no greater than twenty (20) years, from the time of the first such agreement, after which time any remaining balances must be either converted to Debt or shall no longer be considered an obligation of the District. The Interest Rate on any Developer Funding Agreements initially entered into after January 1, 2023 shall not exceed the Index Rate plus 400 basis points, and interest shall only accrue on the principal balance.

H. Other Financial Obligations.

The District may enter into agreements including reimbursement or similar agreements and leases; as well as agreements for ongoing services such as legal, administration, compliance, budget, audit, etc.

I. 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.

J. Limited 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.

K. Privately Placed Debt and Related Party 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. The Interest Rate for Related Party Privately Placed Debt shall not exceed the Index Rate by more than 400 basis points. Related Party Privately Placed Debt shall not be issued with an optional call date of greater than five (5) years from the date of issuance.

L. End User Debt Service Fee Limitation

The District shall not impose an End User Debt Service Fee for the purpose of servicing District Debt without prior approval of City Council.

M. Debt Not an Obligation of the City

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.

N. Land Development Entitlements

The District shall not issue Debt, enter into any other Long Term Financial Obligation or certify a Debt Mill Levy unless a Land Development Entitlement has been approved for the Property.

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 31st of each year which is performed by an independent certified public accounting firm. Notwithstanding the foregoing, the District may submit a completed audit exemption application to the City Finance Department in lieu of an annual audit if the District qualifies for an audit exemption pursuant to state law.

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 or Authority 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, the District shall request and obtain approval from the 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 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.

The use of a public improvement fee ("PIF") is in place to provide necessary funding revenues for the improvements 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.

The District shall not 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 as provided in C.R.S. § 18-12-214.

G. Eligible Expenses or Costs for Reimbursement.

In addition to any limits or prohibitions contained in Colorado Revised Statutes, the District shall not issue debt for or otherwise fund any costs or expenses not allowed for by the Special District Policy.

H. Intergovernmental Agreements.

The District is not party to any intergovernmental agreements and does not anticipate entering into any intergovernmental agreements in 2026.

I. Overlapping Districts.

There are no overlapping Districts within the District's boundaries.

8. 2026 ACTIVITIES, PROJECTS AND CHANGES

A. Activities.

The District anticipates continued activity for commercial development in 2026 and will support such activity as provided in this Operating Plan and by statute. The District anticipates providing operation and maintenance services, including, but not limited to, parking and street maintenance and operations, including snow removal, landscaping, stormwater, marketing, common area maintenance, and security services as needed.

B. Projects and Public Improvements.

The District anticipates constructing additional public improvements in 2026.

C. Summary of 2025 Activities and Changes from Prior Year.

The District's activities largely consist of constructing public improvements, district administration, and payment of its existing bonds.

Boundary changes: Pursuant to Ordinance No. 25-40, finally passed on April 8, 2025, the City Council approved the inclusion of an approximately 5.44 acre parcel into the southwest corner of the District.

Changes to board or governance structure: No changes are anticipated.

Mill levy changes: The District imposed 1.043 mills for operations and maintenance and 12.000 mills for debt service in 2025. The District anticipates imposing 1.041 mills for operations and maintenance and 5.000 mills for debt service in 2026.

New, refinanced or fully discharged debt: The District does not anticipate issuing debt in 2026.

Elections: The District anticipates holding an election November 2025 to consider the approval of a waiver of the 5.25% property tax limit set forth in Section 29-1-1702, C.R.S.

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

Ability to meet current financial obligations: See 2026 Budget attached as **EXHIBIT B**.

9. DISCLOSURE AND COMMUNICATION

The District shall maintain a website that includes content similar to that required for metropolitan districts by Colorado Revised Statutes § 32-1-104.5 and as required by Section K of the Special District Policy, to the extent this content is applicable to BIDs. The District's website is interquestnorthbid.com.

10. 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.

11. 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 Interquest North Business Improvement District

BOARD OF DIRECTORS:

NAME & ADDRESS	POSITION	TERM(S)	PHONE #/E-MAIL
Timothy Seibert	President	2020-2027	(w) 719-593-2600
Nor'wood Development Group			(f) 719-633-0545
111 South Tejon, Suite 222			tseibert@nor-
Colorado Springs, CO 80903			wood.com
Christopher S. Jenkins	Vice President	2020-2027	(w) 719-593-2600
Nor'wood Development Group			(f) 719-633-0545
111 South Tejon, Suite 222			chrisjenkins@nor-
Colorado Springs, CO 80903			wood.com
David D. Jenkins	Secretary	2020-2027	(w) 719-593-2600
Nor'wood Development Group			(f) 719-633-0545
111 South Tejon, Suite 222			ddj@nor-
Colorado Springs, CO 80903			wood.com
Delroy L. Johnson	Assistant Secretary	2025-2029	(w) 719-593-2600
Nor'wood Development Group			(f) 719-633-0545
111 South Tejon, Suite 222			djohnson@nor-
Colorado Springs, CO 80903			wood.com
Greg Barbuto	Assistant Secretary	2025-2029	(w) 719-593-2600
Nor'wood Development Group			(f) 719-633-0545
111 South Tejon, Suite 222			gbarbuto@nor-wood.dev
Colorado Springs, CO 80903			

DISTRICT CONTACT:

DISTRICT MANAGER:

Delroy L. Johnson, Assistant Secretary	CliftonLarsonAllen LLP
Nor'wood Development Group	121 South Tejon Street, Suite 1100
111 South Tejon, Suite 222	Colorado Springs, CO 80111
Colorado Springs, CO 80903	(w) 719-635-0330
(w) 719-593-2600	(f) 719-635-0330
djohnson@nor-wood.com	

ACCOUNTANT:

AUDITOR:

Carrie Bartow, CPA CliftonLarsonAllen LLP	BiggsKofford, PC
121 South Tejon St., Suite 1100	630 Southpointe Court, Suite 200
Colorado Springs, CO 80903	Colorado Springs, CO 80906
(w) 719-635-0300 x77839	719-579-9090
(f) 719-473-3630	
carrie.bartow@claconnect.com	

INSURANCE AND BONDS: STAFF:

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

EXHIBIT B

2026 BID Budget

INTERQUEST NORTH BUSINESS IMPROVEMENT DISTRICT ANNUAL BUDGET FOR THE YEAR ENDING DECEMBER 31, 2026

INTERQUEST NORTH BUSINES IMPROVEMENT DISTRICT SUMMARY 2026 BUDGET

WITH 2024 ACTUAL AND 2025 ESTIMATED For the Years Ended and Ending December 31,

2024 2025 6/30/2025 2026 2026		ACTUAL		BUDGET		ACTUAL		ESTIMATED		BUDGET	
REVENUES Property taxes 658,850 618,583 618,181 618,987 324,402 Specific ownership taxes 61,715 61,858 29,420 61,858 30,818 PIF revenue 2,896,150 2,800,000 1,379,669 2,750,000 2,875,000 Interest income 381,283 218,000 153,181 305,870 100,200 Developer advance 2,491,621 4,100,000 - - - - 3,400,000 Bond issuance proceeds 118,000 - - - - 2,456 Total revenues 6,609,041 7,798,441 2,180,451 3,736,715 6,732,876 TRANSFERS IN 3,260,523 4,557,440 456,105 1,893,105 4,751,500 Total funds available 17,454,016 18,067,189 8,691,446 11,684,710 17,684,927 EXPENDITURES General Fund 534,863 440,000 107,950 1,579,195 571,500 Debt Service Fund 5,591,463 8,351,000			2024		2025	6/30/2025		2025			2026
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Specific ownership taxes 61,715 61,858 29,420 61,858 30,818 PIF revenue 2,896,150 2,800,000 1,379,669 2,750,000 2,875,000 Developer advance 381,283 218,000 153,181 305,870 100,200 Developer advance 2,491,621 4,100,000 - - 3,400,000 Bond issuance proceeds 118,000 - - - 2,456 Other revenue 1,422 - - - 2,456 Total revenues 6,609,041 7,798,441 2,180,451 3,736,715 6,732,876 TRANSFERS IN 3,260,523 4,557,440 456,105 1,893,105 4,751,500 Total funds available 17,454,016 18,067,189 8,691,446 11,684,710 17,684,927 EXPENDITURES General Fund 534,863 440,000 107,950 1,579,195 571,500 General Fund 5,591,463 8,351,000 3,105 3,105 7,626,500 Total expenditures 8,138,6	REVENUES										
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Interest income 381,283 218,000 153,181 305,870 100,200 Developer advance 2,491,621 4,100,000 3,400,000 Bond issuance proceeds 118,000 2,456 Cher revenue 1,422 2,456 Cher revenue 1,422 2,456 Cher revenue 1,422 2,456 Cher revenue 2,456 Cher revenue 2,456 Cher revenue 3,260,523 4,557,440 456,105 1,893,105 4,751,500 Cher revenue 2,456 Cher revenue 3,260,523 4,557,440 456,105 1,893,105 4,751,500 Cher revenue 1,454,016 18,067,189 8,691,446 11,684,710 17,684,927 Cher revenue 1,454,016 18,067,189 8,691,446 11,684,710 17,684,927 Cher revenue 2,012,277 2,008,674 8,531 2,008,754 1,989,088 Capital Projects Fund 2,012,277 2,008,674 8,531 2,008,754 1,989,088 Capital Projects Fund 5,591,463 8,351,000 3,105 3,105 7,626,500 Cher revenue 3,260,523 4,557,440 456,105 1,893,105 4,751,500 Cher revenue 2,012,277 2,008,674 4,751,500 Cher revenue 3,260,523 4,557,440 456,105 1,893,105 4,751,500 Cher revenue 2,012,277 2,018,674 119,586 3,591,054 10,187,088 Cher revenue 3,260,523 4,557,440 456,105 1,893,105 4,751,500 Cher revenue 2,012,277 2,018,674 2,0			,		,		,		,		,
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Bond issuance proceeds Other revenue 1,422 -			,		,		153,181		305,870		
Other revenue 1,422 - - - 2,456 Total revenues 6,609,041 7,798,441 2,180,451 3,736,715 6,732,876 TRANSFERS IN 3,260,523 4,557,440 456,105 1,893,105 4,751,500 Total funds available 17,454,016 18,067,189 8,691,446 11,684,710 17,684,927 EXPENDITURES General Fund Debt Service Fund Capital Projects Fund Capital Projects Fund Total expenditures 2,012,277 2,008,674 8,531 2,008,754 1,989,088 Capital Projects Fund Total expenditures 8,138,603 10,799,674 119,586 3,591,054 10,187,088 TRANSFERS OUT 3,260,523 4,557,440 456,105 1,893,105 4,751,500 Total expenditures and transfers out requiring appropriation 11,399,126 15,357,114 575,691 5,484,159 14,938,588 ENDING FUND BALANCES 6,054,890 2,710,075 8,115,755 6,200,551 2,746,339 EMERGENCY RESERVE AVAILABLE FOR OPERATIONS 3,600 13,300 2,400 3,400 2,700 6,083,800		2	, ,		4,100,000		-		-		3,400,000
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Total funds available 17,454,016 18,067,189 8,691,446 11,684,710 17,684,927 EXPENDITURES General Fund Debt Service Fund Capital Projects Fund Total expenditures Total expenditures and transfers out requiring appropriation EMERGENCY RESERVE AVAILABLE FOR OPERATIONS Total funds available 17,454,016 18,067,189 8,691,446 11,684,710 17,684,927 18,067,189 8,691,446 11,684,710 17,684,927 10,1684,927 10,1684,927 10,1684,927 10,17,684,927 11,579,195 11	Total revenues	6	5,609,041		7,798,441		2,180,451		3,736,715		6,732,876
Total funds available 17,454,016 18,067,189 8,691,446 11,684,710 17,684,927 EXPENDITURES General Fund Debt Service Fund Capital Projects Fund Total expenditures Total expenditures and transfers out requiring appropriation EMERGENCY RESERVE AVAILABLE FOR OPERATIONS Total funds available 17,454,016 18,067,189 8,691,446 11,684,710 17,684,927 18,691,463 440,000 107,950 1,579,195 571,500 10,799,674 8,531 2,008,754 1,989,088 10,799,674 119,586 3,591,054 10,187,088 11,399,126 15,357,140 456,105 1,893,105 4,751,500 11,399,126 15,357,114 575,691 5,484,159 14,938,588 EMERGENCY RESERVE (402,864) 13,300 \$2,400 \$3,400 \$2,700 60,838											
EXPENDITURES General Fund Debt Service Fund Capital Projects Fund Total expenditures and transfers out requiring appropriation ENDING FUND BALANCES EXPENDITURES General Fund 534,863 5440,000 107,950 1,579,195 571,500 1,989,088 2,012,277 2,008,674 8,531 2,008,754 1,989,088 2,591,463 8,351,000 3,105 3,105 7,626,500 10,799,674 119,586 3,591,054 10,187,088 11,399,126 15,357,114 575,691 5,484,159 14,938,588 ENDING FUND BALANCES \$6,054,890 \$2,710,075 \$8,115,755 \$6,200,551 \$2,746,339 EMERGENCY RESERVE \$3,600 \$13,300 \$2,400 \$3,400 \$2,700 AVAILABLE FOR OPERATIONS \$(402,864) 232 19,570 17,262 60,838	TRANSFERS IN	3	3,260,523		4,557,440		456,105		1,893,105		4,751,500
EXPENDITURES General Fund Debt Service Fund Capital Projects Fund Total expenditures and transfers out requiring appropriation ENDING FUND BALANCES EXPENDITURES General Fund 534,863 5440,000 107,950 1,579,195 571,500 1,989,088 2,012,277 2,008,674 8,531 2,008,754 1,989,088 2,591,463 8,351,000 3,105 3,105 7,626,500 10,799,674 119,586 3,591,054 10,187,088 11,399,126 15,357,114 575,691 5,484,159 14,938,588 ENDING FUND BALANCES \$6,054,890 \$2,710,075 \$8,115,755 \$6,200,551 \$2,746,339 EMERGENCY RESERVE \$3,600 \$13,300 \$2,400 \$3,400 \$2,700 AVAILABLE FOR OPERATIONS \$(402,864) 232 19,570 17,262 60,838	Tatal funda available		7 454 040		10.007.100		0.004.440		44 004 740		47.004.007
General Fund 534,863 440,000 107,950 1,579,195 571,500 Debt Service Fund 2,012,277 2,008,674 8,531 2,008,754 1,989,088 Capital Projects Fund 5,591,463 8,351,000 3,105 3,105 7,626,500 Total expenditures 8,138,603 10,799,674 119,586 3,591,054 10,187,088 TRANSFERS OUT 3,260,523 4,557,440 456,105 1,893,105 4,751,500 Total expenditures and transfers out requiring appropriation 11,399,126 15,357,114 575,691 5,484,159 14,938,588 ENDING FUND BALANCES \$6,054,890 \$2,710,075 \$8,115,755 \$6,200,551 \$2,746,339 EMERGENCY RESERVE AVAILABLE FOR OPERATIONS 3,600 \$13,300 \$2,400 \$3,400 \$2,700 AVAILABLE FOR OPERATIONS (402,864) 232 19,570 17,262 60,838	rotal funds available		,454,016		10,007,109		0,091,440		11,004,710		17,004,927
General Fund 534,863 440,000 107,950 1,579,195 571,500 Debt Service Fund 2,012,277 2,008,674 8,531 2,008,754 1,989,088 Capital Projects Fund 5,591,463 8,351,000 3,105 3,105 7,626,500 Total expenditures 8,138,603 10,799,674 119,586 3,591,054 10,187,088 TRANSFERS OUT 3,260,523 4,557,440 456,105 1,893,105 4,751,500 Total expenditures and transfers out requiring appropriation 11,399,126 15,357,114 575,691 5,484,159 14,938,588 ENDING FUND BALANCES \$6,054,890 \$2,710,075 \$8,115,755 \$6,200,551 \$2,746,339 EMERGENCY RESERVE AVAILABLE FOR OPERATIONS 3,600 \$13,300 \$2,400 \$3,400 \$2,700 AVAILABLE FOR OPERATIONS (402,864) 232 19,570 17,262 60,838	EXPENDITURES										
Debt Service Fund Capital Projects Fund 2,012,277 2,008,674 8,531 2,008,754 1,989,088 Capital Projects Fund Total expenditures 8,138,603 10,799,674 119,586 3,591,054 10,187,088 TRANSFERS OUT 3,260,523 4,557,440 456,105 1,893,105 4,751,500 Total expenditures and transfers out requiring appropriation 11,399,126 15,357,114 575,691 5,484,159 14,938,588 ENDING FUND BALANCES \$6,054,890 \$2,710,075 \$8,115,755 \$6,200,551 \$2,746,339 EMERGENCY RESERVE AVAILABLE FOR OPERATIONS \$3,600 \$13,300 \$2,400 \$3,400 \$2,700 AVAILABLE FOR OPERATIONS (402,864) 232 19,570 17,262 60,838			534.863		440.000		107.950		1.579.195		571.500
Capital Projects Fund 5,591,463 8,351,000 3,105 3,105 7,626,500 Total expenditures 8,138,603 10,799,674 119,586 3,591,054 10,187,088 TRANSFERS OUT 3,260,523 4,557,440 456,105 1,893,105 4,751,500 Total expenditures and transfers out requiring appropriation 11,399,126 15,357,114 575,691 5,484,159 14,938,588 ENDING FUND BALANCES \$6,054,890 \$2,710,075 \$8,115,755 \$6,200,551 \$2,746,339 EMERGENCY RESERVE AVAILABLE FOR OPERATIONS \$3,600 \$13,300 \$2,400 \$3,400 \$2,700 AVAILABLE FOR OPERATIONS (402,864) 232 19,570 17,262 60,838	Debt Service Fund	2	2,012,277		2,008,674						
TRANSFERS OUT 3,260,523 4,557,440 456,105 1,893,105 4,751,500 Total expenditures and transfers out requiring appropriation 11,399,126 15,357,114 575,691 5,484,159 14,938,588 ENDING FUND BALANCES \$6,054,890 \$2,710,075 \$8,115,755 \$6,200,551 \$2,746,339 EMERGENCY RESERVE \$3,600 \$13,300 \$2,400 \$3,400 \$2,700 AVAILABLE FOR OPERATIONS (402,864) 232 19,570 17,262 60,838	Capital Projects Fund				8,351,000		3,105		3,105		7,626,500
Total expenditures and transfers out requiring appropriation 11,399,126 15,357,114 575,691 5,484,159 14,938,588 ENDING FUND BALANCES \$ 6,054,890 \$ 2,710,075 \$ 8,115,755 \$ 6,200,551 \$ 2,746,339 EMERGENCY RESERVE \$ 3,600 \$ 13,300 \$ 2,400 \$ 3,400 \$ 2,700 AVAILABLE FOR OPERATIONS (402,864) 232 19,570 17,262 60,838	Total expenditures	- 8	3,138,603		10,799,674		119,586		3,591,054		10,187,088
Total expenditures and transfers out requiring appropriation 11,399,126 15,357,114 575,691 5,484,159 14,938,588 ENDING FUND BALANCES \$ 6,054,890 \$ 2,710,075 \$ 8,115,755 \$ 6,200,551 \$ 2,746,339 EMERGENCY RESERVE \$ 3,600 \$ 13,300 \$ 2,400 \$ 3,400 \$ 2,700 AVAILABLE FOR OPERATIONS (402,864) 232 19,570 17,262 60,838											_
requiring appropriation 11,399,126 15,357,114 575,691 5,484,159 14,938,588 ENDING FUND BALANCES \$ 6,054,890 \$ 2,710,075 \$ 8,115,755 \$ 6,200,551 \$ 2,746,339 EMERGENCY RESERVE AVAILABLE FOR OPERATIONS \$ 3,600 \$ 13,300 \$ 2,400 \$ 3,400 \$ 2,700 AVAILABLE FOR OPERATIONS (402,864) 232 19,570 17,262 60,838	TRANSFERS OUT	3	3,260,523		4,557,440		456,105		1,893,105		4,751,500
requiring appropriation 11,399,126 15,357,114 575,691 5,484,159 14,938,588 ENDING FUND BALANCES \$ 6,054,890 \$ 2,710,075 \$ 8,115,755 \$ 6,200,551 \$ 2,746,339 EMERGENCY RESERVE AVAILABLE FOR OPERATIONS \$ 3,600 \$ 13,300 \$ 2,400 \$ 3,400 \$ 2,700 AVAILABLE FOR OPERATIONS (402,864) 232 19,570 17,262 60,838	Total avacanditures and transfers out										
ENDING FUND BALANCES \$ 6,054,890 \$ 2,710,075 \$ 8,115,755 \$ 6,200,551 \$ 2,746,339 EMERGENCY RESERVE AVAILABLE FOR OPERATIONS \$ 3,600 \$ 13,300 \$ 2,400 \$ 3,400 \$ 2,700 AVAILABLE FOR OPERATIONS (402,864) 232 19,570 17,262 60,838	•	11	1 300 126		15 357 11/		575 601		5 /8/ 150		1/ 038 588
EMERGENCY RESERVE \$ 3,600 \$ 13,300 \$ 2,400 \$ 3,400 \$ 2,700 AVAILABLE FOR OPERATIONS (402,864) 232 19,570 17,262 60,838	requiring appropriation		1,000,120		15,557,114		373,031		3,404,139		14,930,300
AVAILABLE FOR OPERATIONS (402,864) 232 19,570 17,262 60,838	ENDING FUND BALANCES	\$ 6	6,054,890	\$	2,710,075	\$	8,115,755	\$	6,200,551	\$	2,746,339
AVAILABLE FOR OPERATIONS (402,864) 232 19,570 17,262 60,838	EMERGENCY RESERVE	\$	3 600	\$	13 300	\$	2 400	\$	3 400	\$	2 700
TOTAL PESEDVE \$ (200.264) \$ 13.532 \$ 21.070 \$ 20.662 \$ 62.539		Ψ	- ,	Ψ	,	Ψ	,	Ψ	-,	Ψ	,
10 10 1 (355,204) \$\phi \tau_0,002 \\ \phi \tau_0,002 \\ \phi \tau_0,002 \\ \phi \tau_0,000 \\	TOTAL RESERVE	\$	(399,264)	\$	13,532	\$	21,970	\$	20,662	\$	63,538

INTERQUEST NORTH BUSINES IMPROVEMENT DISTRICT PROPERTY TAX SUMMARY INFORMATION 2026 BUDGET

WITH 2024 ACTUAL AND 2025 ESTIMATED For the Years Ended and Ending December 31,

	A	CTUAL	E	BUDGET	ACTUAL	ES	TIMATED	В	JDGET
	<u> </u>	2024		2025	6/30/2025	<u> </u>	2025		2026
ACCECCED VALUATION									
ASSESSED VALUATION Commercial	\$ 4	9,589,520	\$ 4	6,534,380	\$ 46,534,380	\$ 4	6,534,380	\$ 5	1,768,710
State assessed	Ψ.	-	Ψ.	75,300	75,300	Ψ.	75,300	Ψΰ	77,200
Vacant land		816,790		816,790	816,790		816,790		1,854,140
Certified Assessed Value	\$ 5	0,406,310	\$ 4	7,426,470	\$ 47,426,470	\$ 4	7,426,470	\$ 53	3,700,050
MILL LEVY									
General		1.041		1.043	1.043		1.043		1.041
Debt Service		12.000		12.000	12.000		12.000		5.000
Total mill levy		13.041		13.043	13.043		13.043		6.041
PROPERTY TAXES									
General	\$	52,473	\$	49,466	\$ 49,466	\$	49,466	\$	55,902
Debt Service		604,876		569,117	569,118		569,118		268,500
Levied property taxes		657,349		618,583	618,584		618,584		324,402
Adjustments to actual/rounding Refunds and abatements		- 1,501		-	(403)		403		-
		•	Φ.	- 040 500	<u> </u>	Φ.	- 040.007	Φ.	- 204 400
Budgeted property taxes	\$	658,850	\$	618,583	\$ 618,181	\$	618,987	\$	324,402
BUDGETED PROPERTY TAXES									
General	\$	52,593	\$	49,466	\$ 49,434	\$	49,498	\$	55,902
Debt Service		606,257		569,117	568,747		569,489		268,500
	\$	658,850	\$	618,583	\$ 618,181	\$	618,987	\$	324,402

INTERQUEST NORTH BUSINES IMPROVEMENT DISTRICT GENERAL FUND 2026 BUDGET

WITH 2024 ACTUAL AND 2025 ESTIMATED For the Years Ended and Ending December 31

	ACTUAL			BUDGET	ACTUAL		ESTIMATED		R	BUDGET	
	'	2024	'	2025	ll .	3/30/2025		2025	"	2026	
	<u> </u>										
BEGINNING FUND BALANCES	\$	(266,214)	\$	25,768	\$	(399,264)	\$	(399,264)	\$	20,662	
DEVENUES											
REVENUES Droporty toyon		E0 E00		40.460		40 424		40.400		EE 000	
Property taxes Specific ownership taxes		52,593 61,715		49,466 61,858		49,434 29,420		49,498 61,858		55,902 30,818	
·											
Interest income		4,290		10,000		435		870		200	
Other revenue		1,422				-				2,456	
Total revenues		120,020		121,324		79,289		112,226		89,376	
TRANSFERS IN											
Transfers from other funds		281,793		306,440		453,000		1,890,000		525,000	
Total funds available		135,599		453,532		133,025		1,602,962		635,038	
EVDENDITUDES											
EXPENDITURES General and administrative											
Accounting		49,965		45,000		24,720		50,000		52,500	
6		5,100		•		5,600		5,600		6,000	
Auditing				5,500		5,600 742					
County treasurer's fee		1,309		742				742 620		839	
Dues and membership Insurance		643		2,200		613				1,200	
		2,945		3,960		3,725		3,725		4,400	
District management		19,884		30,000		4,915		12,000		15,000	
Legal		4,136		30,000		27,316		55,000		60,000	
Miscellaneous		7,861		5,500		108		250		300	
PIF collection expense		21,718		18,500		10,103		25,000		27,000	
Banking fees		-				77		300		350	
Security		69,162		73,000		-		97,938		101,000	
Consulting Services		-		-		24,900		31,500		-	
Election		96		-		1,009		2,000		-	
Contingency		-		3,558		-		3,558		3,106	
Website		-		-		1,375		2,800		3,000	
Operations and maintenance											
Repairs and maintenance		126,472		45,000		-		1,065,441		67,000	
Engineering		500		-		-		-		-	
Landscaping		54,324		44,000		-		60,585		62,000	
Pest control		-		-		160		350		400	
Capital reserve		28,805		36,000		-		28,805		28,805	
Marketing		8,490		15,000		-		10,399		11,000	
Snow removal		81,727		37,500		-		76,334		79,000	
Water - non utilities		11,757		8,900		-		7,328		8,000	
Signage		2,570		1,850		_		1,152		1,000	
Management staff		11,819		9,000		_		13,134		14,000	
Stormwater		6,043		3,890		2,587		5,200		5,500	
Other grounds expense		11,112		15,500		_,-,		11,438		12,000	
Electricity		8,425		5,300		_		7,896		8,000	
Ground Lease		-		100		-		100		100	
Total expenditures		534,863		440,000		107,950		1,579,195		571,500	
,		•		,		•		, ,		•	
TRANSFERS OUT						0.105		6 15-			
Transfers to other fund		-		-		3,105		3,105		-	
Total expenditures and transfers out											
requiring appropriation		534,863		440,000		111,055		1,582,300		571,500	
ENDING FUND BALANCES	\$	(399,264)	\$	13,532	\$	21,970	\$	20,662	\$	63,538	
EMERGENCY RESERVE	\$	3,600	\$	13,300	\$	2,400	\$	3,400	\$	2,700	
AVAILABLE FOR OPERATIONS	Ψ	(402,864)	Ψ	232	Ψ	19,570	Ψ	17,262	Ψ	60,838	
TOTAL RESERVE	\$	(399,264)	\$	13,532	\$	21,970	\$	20,662	\$	63,538	
TOTAL RESERVE	φ	(333,204)	φ	13,332	φ	۷۱,8/۱	φ	20,002	φ	05,556	

INTERQUEST NORTH BUSINES IMPROVEMENT DISTRICT DEBT SERVICE FUND

2026 BUDGET WITH 2024 ACTUAL AND 2025 ESTIMATED

For the Years Ended and Ending December 31,

	ACTUAL	BUDGET	ACTUAL	ESTIMATED	BUDGET
	2024	2025	6/30/2025	2025	2026
BEGINNING FUND BALANCES	\$ 7,847,563	\$ 5,685,540	\$ 6,454,154	\$ 6,454,154	\$ 6,179,889
REVENUES					
Property taxes	606,257	569,117	568,747	569,489	268,500
PIF revenue	2,896,150	2,800,000	1,379,669	2,750,000	2,875,000
Interest income	376,984	208,000	152,746	305,000	100,000
Total revenues	3,879,391	3,577,117	2,101,162	3,624,489	3,243,500
TRANSFERS IN					
Transfers from other funds	-	-	-	-	-
Total funds available	11,726,954	9,262,657	8,555,316	10,078,643	9,423,389
EXPENDITURES					
General and administrative					
County treasurer's fee	15,098	8,537	8,531	8,537	4,028
Contingency	-	1,533	-	1,533	2,000
Debt Service	-				
PIF rebate	54,728	54,014	-	53,094	35,000
Bond interest	1,624,451	1,605,590	-	1,606,590	1,583,060
Bond principal	318,000	339,000	-	339,000	365,000
Total expenditures	2,012,277	2,008,674	8,531	2,008,754	1,989,088
TRANSFERS OUT					
Transfers to other fund	3,260,523	4,557,440	453,000	1,890,000	4,751,500
Total expenditures and transfers out					
requiring appropriation	5,272,800	6,566,114	461,531	3,898,754	6,740,588
ENDING FUND BALANCES	\$ 6,454,154	\$ 2,696,543	\$ 8,093,785	\$ 6,179,889	\$ 2,682,801

INTERQUEST NORTH BUSINES IMPROVEMENT DISTRICT CAPITAL PROJECTS FUND 2026 BUDGET

WITH 2024 ACTUAL AND 2025 ESTIMATED For the Years Ended and Ending December 31

	ACTU 202		BUDGET 2025	ACTUAL 6/30/2025		ESTIMATED 2025		UDGET 2026
BEGINNING FUND BALANCES	\$	3,103	\$ -	\$ -	\$	-	\$	-
REVENUES								
Interest income	0.40	9	-	-		-		-
Developer advance Bond issuance proceeds	,	1,621 8,000	4,100,000	-		-		3,400,000
'		<i>'</i>						-
Total revenues	2,60	9,630	4,100,000	-		-		3,400,000
TRANSFERS IN								
Transfers from other funds	2,97	8,730	4,251,000	3,105	,	3,105		4,226,500
Total funds available	5,59	1,463	8,351,000	3,105	;	3,105		7,626,500
EXPENDITURES								
General and Administrative								
Accounting Capital Projects		-	2,500	-		-		2,500
Repay developer advance	2.49	1,931	4,100,000	_		_		3,400,000
Developer advance - interest expense	,	7,911	143,500	-		-		119,000
Engineering		-	5,000	-		-		5,000
Bond issue costs	0.40	-	-	3,105	;	3,105		-
Capital outlay		1,621	4,100,000	-		-		4,100,000
Total expenditures	5,59	1,463	8,351,000	3,105	;	3,105		7,626,500
Total expenditures and transfers out								
requiring appropriation	5,59	1,463	8,351,000	3,105	;	3,105		7,626,500
ENDING FUND BALANCES	\$		\$ -	\$ _	\$	-	\$	

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 \$9,900,000 for street improvements. On November 1, 2005, the District's electors authorized additional indebtedness of \$3,100,000 for water and storm drainage. The voters also approved an annual increase in taxes of \$50,000, 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. On November 6, 2018, the District's electors authorized additional indebtedness of \$25,000,000 for water improvements, \$25,000,000 for sanitary sewer improvements, \$25,000,000 for street improvements, \$25,000,000 for traffic and safety improvements, \$25,000,000 for park and recreation improvements, \$25,000,000 for transportation improvements, \$25,000,000 for security improvements, \$25,000,000 for operations and maintenance, \$25,000,000 for refinancing debt, and \$25,000,000 for reimbursement agreements.

Per the approval of the City Council on October 23, 2018, the amount of authorized debt has been increased from \$13,000,000 to \$25,000,000.

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

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.

Revenues – (continued)

Property Taxes – (continued)

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.

For property tax collection year 2026, HB24B-1001 set the assessment rates as follows:

Category	Rate	Category Rate
Single-Family Residential	6.25%	Agricultural Land 27.00%
Multi-Family Residential	6.25%	Renewable Energy Land 27.00%
Commercial	27.00%	Vacant Land 27.00%
Industrial	27.00%	Personal Property 27.00%
Lodging	27.00%	State Assessed 27.00%
		Oil & Gas Production 87.50%

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 9.50% 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 4%.

PIF Fees

The District charges public improvement fees (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 1.25%.

Developer Advance

Developer advances are expected to fund a portion of capital project fund expenditures.

Expenditures

Administrative Expenditures

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

County Treasurer's Fees

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

Capital Outlay

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

Repay Developer Advances

The District anticipates repayment of developer advances as noted in the Capital Projects fund.

Debt Service

Principal and interest payments in 2025 are provided based upon the debt amortization schedules of the Series 2010 General Obligation Bonds, the Series 2016 Limited Tax General Obligation Bonds and the Series 2020 Limited Tax General Obligation Bonds.

Debt and Leases

On December 3, 2010, the District issued \$6,500,000 in General Obligation Bonds. The Bonds mature on December 1, 2040, and bear an interest rate of 8.5% paid annually on December 1. The first interest payment was due on December 1, 2011. At the option of the District, on any date, the bonds are subject to redemption prior to maturity without redemption premium. The proceeds from the Bonds were used to reimburse the Developer for capital infrastructure costs and to pay bond issuance costs. On December 1, 2023, the District reissued the bonds at a 7.00% interest rate.

On June 8, 2016, the District issued \$4,765,000 in Limited Tax General Obligation Bonds. The Bonds mature on December 1, 2045, and bear an interest rate of 6.5% paid annually on December 1, with optional call date December 1, 2025. The proceeds from the Bonds were used to reimburse the Developer for capital infrastructure costs and to pay bond issuance costs.

On September 15, 2020, the District issued a \$13,735,000 Limited Tax General Obligation Drawdown Bonds. The initial Draw was for \$1,535,000. The Bonds mature on December 1, 2049, and bear an interest rate of 7% paid annually on December 1, with optional call date January 1, 2027. The proceeds from the Bonds were used to reimburse the Developer for capital infrastructure costs and to pay bond issuance costs. As of December 31, 2024, the Bond has been fully drawn.

Debt and Leases (Continued)

The District entered into a Facilities Funding and Reimbursement Agreement (Agreement) with the Developer. The District agrees to repay the Developer along with accrued interest, at a rate of 7% on the first day of the following year in which the advances were made. The Agreement does not constitute a multiple-fiscal year obligation.

The District's current debt service schedules are attached.

The District has no capital or operational leases.

The District has outstanding Developer Advances and activity as follows:

	Balance	-					Bala	nce -
	December	31,	Re			etirements/	Decen	nber 31,
	2024			Additions Retirements/ Reductions - \$ \$ Retirements/ Retirements/ Reductions		20	25*	
Developer Advances	\$	-	\$	-	\$	-	\$	-
Accrued Interest - Developer								
Advances		-		-		-		-
Total	\$	-	\$	-	\$	-	\$	-
	Balance	-	-				Bala	nce -
	December	31,			R	etirements/	Decen	nber 31,
	2025*			Additions	F	Reductions	20	26*
Developer Advances	\$	-	\$	3,400,000	\$	3,400,000	\$	_
Accrued Interest - Developer								
Advances		-		119,000		119,000		-
Total	\$	-	\$	3,519,000	\$	3,519,000	\$	-
* - Estimated								

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2025, as defined under TABOR.

This information is an integral part of the accompanying budget.

INTERQUEST NORTH BUSINESS IMPROVEMENT DISTRICT SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

\$6,500,000 Series 2010 General Obligation Refunding Bonds Dated December 3, 2010 Interest Rate 7.00%

Year Ended	Principal and Interest Due December 1						
December 31,	Р	Principal		Interest		Total	
2026		195,000		348,600		543,600	
2027		210,000		334,950		544,950	
2028		230,000		320,250		550,250	
2029		250,000		304,150		554,150	
2030		270,000		286,650		556,650	
2031		290,000		267,750		557,750	
2032		315,000		247,450		562,450	
2033		345,000		225,400		570,400	
2034		375,000		201,250		576,250	
2035		405,000		175,000		580,000	
2036		355,000		146,650		501,650	
2037		385,000		121,800		506,800	
2038		415,000		94,850		509,850	
2039		450,000		65,800		515,800	
2040		490,000		34,300		524,300	
	\$	4,980,000	\$	3,174,850	\$	8,154,850	

INTERQUEST NORTH BUSINESS IMPROVEMENT DISTRICT SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

\$4,765,000 Series 2016 Limited Tax General Obligation Bonds Dated June 8, 2016 Interest Rate 6.50%

Year Ended **Principal and Interest Due December 1** December 31, **Principal** Interest **Total** 45,000 334,250 2026 289,250 2027 45,000 286,325 331,325 2028 50,000 333,400 283,400 2029 50,000 280,150 330,150 2030 55,000 276,900 331,900 2031 60,000 273,325 333,325 2032 60,000 269,425 329,425 2033 70,000 265,525 335,525 2034 70,000 260,975 330,975 2035 70,000 256,425 326,425 2036 165,000 251,875 416,875 2037 180,000 241,150 421,150 2038 185,000 229,450 414,450 2039 200,000 217,425 417,425 2040 210,000 204,425 414,425 2041 515,000 190,775 705,775 2042 550,000 157,300 707,300 2043 585,000 121,550 706,550 2044 620,000 83,525 703,525 2045 665,000 43,225 708,225 \$ 4,482,400 \$ 8,932,400 \$ 4,450,000

INTERQUEST NORTH BUSINESS IMPROVEMENT DISTRICT SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

\$13,735,000 Series 2020 Limited Tax General Obligation Bonds Dated September 15, 2020 Interest Rate 7.00%

Year Ended **Principal and Interest Due December 1** December 31, **Principal** Interest **Total** 125,000 2026 945,210 1,070,210 2027 138,000 936,460 1,074,460 2028 144,000 926,800 1,070,800 2029 157,000 916,720 1,073,720 2030 167,000 905,730 1,072,730 2031 180,000 894,040 1,074,040 2032 196,000 881,440 1,077,440 2033 201,000 867,720 1,068,720 2034 219,000 853,650 1,072,650 2035 240,000 838,320 1,078,320 2036 251,000 821,520 1,072,520 2037 265,000 803,950 1,068,950 2038 293,000 785,400 1,078,400 1,075,890 2039 311,000 764,890 2040 334,000 743,120 1,077,120 2041 597,000 719,740 1,316,740 2042 637,000 677,950 1,314,950 2043 683,000 633,360 1,316,360 2044 734,000 585,550 1,319,550 2045 780,000 534,170 1,314,170 2046 1,543,000 479,570 2,022,570 2047 1,651,000 371,560 2,022,560 2048 1,767,000 255,990 2,022,990 2049 1,890,000 132,300 2,022,300 \$ \$ 17,275,160 \$ 13,503,000 30,778,160

EXHIBIT C

District Boundary Map

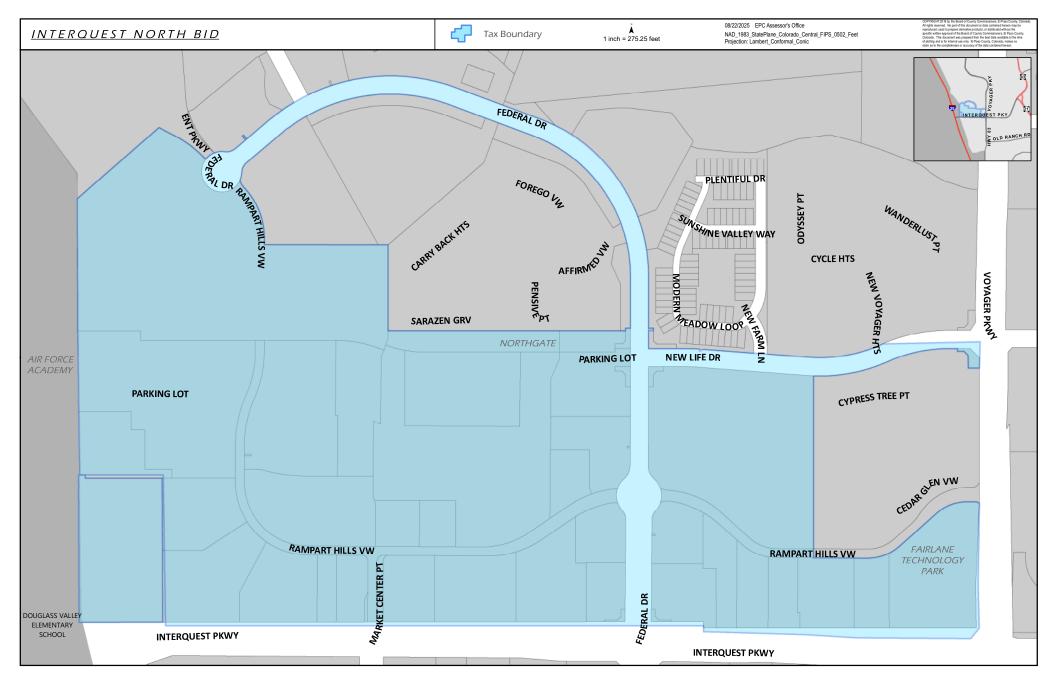


EXHIBIT D Terms and Definitions

The following terms and definitions from the City of Colorado Springs Special District Policy are specifically incorporated for use in this Operating Plan and Budget.

- **a. Authority-** An entity with separate legal powers or authorities, created by intergovernmental agreement (IGA) between or among Districts, or between or among one or more Districts, and another governmental entity.
- **b.** City- The City of Colorado Springs, acting legislatively through its City Council or administratively through its mayor or chief of staff, consistent with Colorado Revised Statutes and the City Charter.
- **c.** Combination of Districts- Any combination of Metropolitan Districts, BIDs and/or GIDs that overlay each other that are organized by petition of a property developer that are specific to property within a single development project and do not serve any property outside of that project such as regional service district or non-developer controlled existing district.
- **d. C.R.S.-** Colorado Revised Statutes.
- **e. Debt-** Any bond, note debenture, contract or other multiple year financial obligation of a District which is payable in whole or in part from, or which constitutes an encumbrance on, the proceeds of ad valorem property tax or End User Debt Service Fee imposed by the District, or pledged for the purposes of meeting the obligation.
- **f. Debt Mill Levy-** For the purpose of this Policy and its associated plans the debt mill levy is that portion of the overall mill levy of the District, pledged, dedicated or otherwise used to repay formally issued Debt or long terms.
- **g. Developer Funding Agreements-** Short or long-term obligations of Districts entered into between Districts and developers related to advancement of reimbursement of Public Improvements or operations and maintenance costs. Such agreements may or may not accrue interest, but do not qualify as formally issued Debt as defined under this Policy or under TABOR.
- **h. District** This Interquest North Business Improvement District.
- i. End User- A property owner anticipated to have long term, multi-year responsibility for the tax and/or fee obligations of a District. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an end user. A master property developer or business entity that constructs homes or commercial structures for occupancy or ownership primarily by third parties, is not an end user.
- **j.** End User Debt Service Fees- Any fees, rates, tolls or charges assessed or pledged or otherwise obligated to End Users by a District for the payment of Debt. End User Debt Service Fees are not intended to include public improvement fees (PIFs) if authorized by this Operating Plan and Budget.
- **k.** External Financial Advisor- A consultant that: (1) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (2) shall be an underwriter, investment banker, or individual listed as a

public finance advisor in the Bond Buyer's Municipal Market Place (also known as the Redbook); and (3) is not an officer of the District.

- **Index Interest Rate-** The AAA 30-year MMD (Municipal Market Data) index interest rate.
- **m. Interest Rate-**The annual rate of charge applied to Debt or other District financial obligations.
- **n.** Land Development Entitlement A City-approved master plan, concept plan or other more detailed land use plan, zoning or combinations thereof, applicable to a substantial proportion of the property to be included in the District and sufficient to support the need for the District along with relevant public improvements financing assumptions and proposed limits.
- **o. Maximum Debt Mill Levy-** The maximum mill levy a District or Combination of Districts is permitted to impose for the payment of Debt. For the purpose of this Policy, a mill levy certified for contractual obligations is part of the Maximum Debt Mill Levy.
- **p. Maximum Operating Mill Levy-** The maximum mill levy a District or Combination of Districts is permitted to impose for operating and maintenance expenses.
- **q. Mill Levy Adjustment** -Any statutory, legislative or constitutional changes that adjust or impact the assessed or actual valuation of property or the assessment ratio pursuant to which taxes are calculated.
- **r. Model BID Operating Plan and Budget-** The most recent version of the template for BID Operating Plans and Budgets adopted in accordance with this Policy.
- s. Planning and Community Development Department Director- The Director of the Colorado Springs Planning and Community Development Department or other position which may be established for the purpose of administering this Policy, or their designee.
- **t. Policy or Special District Policy -**The City's adopted Special District Policy as may be amended from time to time.
- **u. Privately Placed Debt-** Debt that is not marketed to multiple independent accredited investors as defined in Rule 501(a) promulgated under the Securities Act of 1933 by a registered bond underwriter or placed directly with a chartered lending institution or credit union.
- v. Public Improvements Any capital or site improvements, (or directly related planning or engineering costs) legally determined to be eligible for ownership, maintenance and/or financing by a District in accordance with the applicable State statues.
- w. Related Party Privately Placed Debt Privately Placed Debt that is or will be placed with and directly held by a party related to the issuing District.