

**FIRST & MAIN NORTH
BUSINESS IMPROVEMENT DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025**

**FIRST & MAIN NORTH BID
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/30/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 15,651	\$ 30,278	\$ 47,132
REVENUES			
Property taxes	162,047	161,526	153,455
Specific ownership taxes	16,913	14,622	15,346
Interest income	4,226	6,101	2,000
Developer advance	21,000	-	-
Other revenue	-	83	2,500
Total revenues	<u>204,186</u>	<u>182,332</u>	<u>173,301</u>
Total funds available	<u>219,837</u>	<u>212,610</u>	<u>220,433</u>
EXPENDITURES			
General Fund	39,216	15,236	20,854
Debt Service Fund	150,343	150,242	152,000
Total expenditures	<u>189,559</u>	<u>165,478</u>	<u>172,854</u>
Total expenditures and transfers out requiring appropriation	<u>189,559</u>	<u>165,478</u>	<u>172,854</u>
ENDING FUND BALANCES	<u>\$ 30,278</u>	<u>\$ 47,132</u>	<u>\$ 47,579</u>
EMERGENCY RESERVE	\$ 700	\$ -	\$ -
AVAILABLE FOR OPERATIONS	(3,436)	-	-
TOTAL RESERVE	<u>\$ (2,736)</u>	<u>\$ -</u>	<u>\$ -</u>

**FIRST & MAIN NORTH BID
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/30/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
ASSESSED VALUATION			
Commercial	3,077,760	2,937,510	2,886,450
State assessed	88,660	90,420	-
Certified Assessed Value	\$ 3,166,420	\$ 3,027,930	\$ 2,886,450
MILL LEVY			
General	1.000	1.042	1.042
Debt Service	50.000	52.114	52.122
Total mill levy	51.000	53.156	53.164
PROPERTY TAXES			
General	\$ 3,166	\$ 3,155	\$ 3,008
Debt Service	158,321	157,798	150,447
Levied property taxes	161,487	160,953	153,455
Refunds and abatements	560	573	-
Budgeted property taxes	\$ 162,047	\$ 161,526	\$ 153,455
BUDGETED PROPERTY TAXES			
General	\$ 3,177	\$ 3,166	\$ 3,008
Debt Service	158,870	158,360	150,447
	\$ 162,047	\$ 161,526	\$ 153,455

**FIRST & MAIN NORTH BID
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/30/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (4,834)	\$ (2,736)	\$ -
REVENUES			
Property taxes	3,177	3,166	3,008
Specific ownership taxes	16,913	14,622	15,346
Interest income	224	101	-
Developer advance	21,000	-	-
Other revenue	-	83	2,500
Total revenues	<u>41,314</u>	<u>17,972</u>	<u>20,854</u>
TRANSFERS IN			
Total funds available	<u>36,480</u>	<u>15,236</u>	<u>20,854</u>
EXPENDITURES			
General and administrative			
Accounting	16,160	-	-
Auditing	4,150	-	-
County Treasurer's Fee	47	47	45
Dues and membership	285	-	-
Insurance	1,932	2,034	-
District management	8,048	468	-
Legal	6,679	438	-
Miscellaneous	164	163	-
Banking fees	161	-	-
Election	1,590	-	-
Contingency	-	-	2,500
Intergovernmental Expenditures	-	12,086	18,309
Operations and maintenance			
Total expenditures	<u>39,216</u>	<u>15,236</u>	<u>20,854</u>
TRANSFERS OUT			
Total expenditures and transfers out requiring appropriation	<u>39,216</u>	<u>15,236</u>	<u>20,854</u>
ENDING FUND BALANCES	<u>\$ (2,736)</u>	<u>\$ -</u>	<u>\$ -</u>
EMERGENCY RESERVE	\$ 700	\$ -	\$ -
AVAILABLE FOR OPERATIONS	(3,436)	-	-
TOTAL RESERVE	<u>\$ (2,736)</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**FIRST & MAIN NORTH BID
DEBT SERVICE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/30/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 20,485	\$ 33,014	\$ 47,132
REVENUES			
Property taxes	158,870	158,360	150,447
Interest income	4,002	6,000	2,000
Total revenues	<u>162,872</u>	<u>164,360</u>	<u>152,447</u>
Total funds available	<u>183,357</u>	<u>197,374</u>	<u>199,579</u>
EXPENDITURES			
General and administrative			
County Treasurer's Fee	2,384	2,377	2,257
Contingency	-	-	1,878
Debt Service			
Bond interest	77,732	73,518	69,058
Bond principal	70,227	74,347	78,807
Total expenditures and transfers out requiring appropriation	<u>150,343</u>	<u>150,242</u>	<u>152,000</u>
ENDING FUND BALANCES	<u>\$ 33,014</u>	<u>\$ 47,132</u>	<u>\$ 47,579</u>

No assurance provided. See summary of significant assumptions.

**FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

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

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

At an election held on May 4, 2004, the voters approved general obligation indebtedness of \$2,100,000 for street improvements, \$2,000,000 for parking facilities and \$5,000,000 for refinancing of District debt. On November 1, 2005, the District authorized additional indebtedness of \$225,000 for water and \$50,000 for storm drainage. The voters also approved an annual increase in taxes of \$9,154, at a mill levy rate not to exceed one mill, for general operations and maintenance. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution. Pursuant to the District's operating plan filed annually with the City, the maximum debt service mill levy the District can impose is 50.000 mills. The Series 2005 Bond Resolution limits the mill levy to pay those bonds to 44.000 mills in 2005 and 2006, 39.000 mills for the years 2007 through 2015, and 34.000 mills for the years 2016 through 2034. On November 29, 2017, the District's Board of Directors approved keeping the mill levy at 50.000 mills until further notice. As set forth in the District's 2004 operating plan, the City has limited the amount of debt to be issued to a total of \$2,200,000 in the authorized voted categories, without future approval by the City.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of 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

**FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (Continued)

Property Taxes – (continued)

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.

Pursuant to the Service Plan, the District is required to adjust its maximum Required Mill Levy for changes in the ratio of actual to assessed value of property within the District. As of December 31, 2024, the adjusted maximum mill levy for debt service is 52.117 mills. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in a amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable.

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 2025, SB22-238, SB 23B-001, SB 24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate	Actual Value Reduction	Amount
Single-Family Residential	6.70%		Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%	Lodging	\$30,000
			Oil & Gas Production	87.50%		

Specific Ownership Tax

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District’s share will be equal to approximately 10% of the property taxes collected.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4%.

**FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

Intergovernmental expenditures

Pursuant to an Intergovernmental Agreement entered into during 2023 with First & Main Business Improvement District No. 2 (F&M BID No. 2), the intergovernmental expenditures represent transfers to F&M BID No. 2 to provide funding for the overall administrative and operating costs of the District.

County Treasurer's Fees

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

Debt Service

Principal and interest payments in 2025 are provided based on the debt amortization schedule from the Series 2005 General Obligation Bonds.

Debt and Leases

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

The District entered into a Reimbursement Agreement (Agreement) with the Developer. The District agrees to reimburse the Developer for operational advances made on behalf of the District. 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 multi-fiscal year obligation.

On March 30, 2011, the District entered into the Amendment to the Reimbursement Agreement to recognize advances, and accrued interest, made to the District prior to 2006. Such advances were originally recorded in the District's records as a contribution.

The District has no operating or capital leases.

**FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - (Continued)

The District has outstanding Developer Advances with anticipated activity as follows:

	Balance - December 31, 2023	Additions	Retirements/ Reductions	Balance - December 31, 2024*
Developer Advances	\$ 162,383	\$ -	\$ -	\$ 162,383
Accrued Interest - Developer Advances	75,083	11,367	-	86,450
Total	<u>\$ 237,466</u>	<u>\$ 11,367</u>	<u>\$ -</u>	<u>\$ 248,833</u>

	Balance - December 31, 2024*	Additions	Retirements/ Reductions	Balance - December 31, 2025*
Developer Advances	\$ 162,383	\$ -	\$ -	\$ 162,383
Accrued Interest - Developer Advances	86,450	11,367	-	97,817
Total	<u>\$ 248,833</u>	<u>\$ 11,367</u>	<u>\$ -</u>	<u>\$ 260,200</u>

Reserves

Emergency Reserve

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

This information is an integral part of the accompanying budget.

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

**\$1,927,000 General Obligation Bonds
Series 2005**

Dated March 30, 2005

Principal and interest due July 1

Interest Rate 6.0% Payable

<u>Year Ended</u> <u>December 31,</u>	Principal		Interest		Annual Debt Service
2025	\$	78,807	\$	69,058	\$ 147,865
2026		83,438		64,329	147,767
2027		88,444		59,323	147,767
2028		93,647		54,016	147,663
2029		99,266		48,397	147,663
2030		105,122		42,441	147,563
2031		111,429		36,134	147,563
2032		118,015		29,448	147,463
2033		125,095		22,368	147,463
2034		132,491		14,862	147,353
2035		115,206		4,877	120,083
	\$	1,150,960	\$	445,253	\$ 1,596,213

No assurance provided. See summary of significant assumptions.