FIRST & MAIN NORTH

BUSINESS IMPROVEMENT DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/5/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 30,279	$ 45,513	$ 48,841
REVENUES			
Property taxes	161,526	153,455	160,238
Specific ownership taxes	15,111	14,578	15,223
Interest Income	4,508	3,300	2,000
Other Revenue	83	24	2,500
Total revenues	181,228	171,357	179,961
Total funds available	211,507	216,870	228,802
EXPENDITURES			
General Fund	15,752	17,910	20,865
Debt Service Fund	150,242	150,119	152,000
Total expenditures	165,994	168,029	172,865
Total expenditures and transfers out requiring appropriation	165,994	168,029	172,865
ENDING FUND BALANCES	$ 45,513	$ 48,841	$ 55,937

See summary of significant assumptions.

FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/5/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Commercial	$ 2,937,510	$ 2,886,450	$ 2,925,270
State assessed	90,420	-	-
Certified Assessed Value	$ 3,027,930	$ 2,886,450	$ 2,925,270
MILL LEVY			
General	1.042	1.042	1.074
Debt Service	52.114	52.122	53.703
Total mill levy	53.156	53.164	54.777
PROPERTY TAXES			
General	$ 3,155	$ 3,008	$ 3,142
Debt Service	157,798	150,448	157,096
Levied property taxes	160,953	153,456	160,238
Adjustments to actual/rounding	-	(1)	-
Refunds and abatements	573	-	-
Budgeted property taxes	$ 161,526	$ 153,455	$ 160,238
BUDGETED PROPERTY TAXES			
General	**$ 3,166**	**$ 3,008**	**$ 3,142**
Debt Service	**158,360**	**150,447**	**157,096**
	$ 161,526	**$ 153,455**	**$ 160,238**

See summary of significant assumptions.

FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/5/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ (2,735)	$ -	$ -
REVENUES			
Property taxes	3,166	3,008	3,142
Specific ownership taxes	15,111	14,578	15,223
Interest Income	127	300	-
Other Revenue	83	24	2,500
Total revenues	18,487	17,910	20,865
Total funds available	15,752	17,910	20,865
EXPENDITURES			
General and administrative			
County Treasurer's Fee	47	45	47
Insurance	2,034	-	-
District management	468	-	-
Legal	438	-	-
Contingency	235	-	2,500
Intergovernmental Expenditures	12,530	17,865	18,318
Total expenditures	15,752	17,910	20,865
Total expenditures and transfers out requiring appropriation	15,752	17,910	20,865
ENDING FUND BALANCES	$ -	$ -	$ -

See summary of significant assumptions.

FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/5/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 33,014	$ 45,513	$ 48,841
REVENUES			
Property taxes	158,360	150,447	157,096
Interest Income	4,381	3,000	2,000
Total revenues	162,741	153,447	159,096
Total funds available	195,755	198,960	207,937
EXPENDITURES			
General and administrative			
County Treasurer's Fee	2,377	2,254	2,356
Contingency	-	-	1,877
Debt Service			
Bond interest	73,518	69,058	64,329
Bond principal	74,347	78,807	83,438
Total expenditures	150,242	150,119	152,000
Total expenditures and transfers out requiring appropriation	150,242	150,119	152,000
ENDING FUND BALANCES	$ 45,513	$ 48,841	$ 55,937

See summary of significant assumptions.

FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
2026 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 District's Board of Directors certifies the mill levies to the County 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.

FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

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 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 9.5% 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%.

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 2026 are provided based on the debt amortization schedule from the Series 2005 General Obligation Bonds.

FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

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.

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

	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	$ 248,833	$ 11,367	$ -	$ 260,200

	Balance - December 31, 2025*	Additions	Retirements/ Reductions	Balance - December 31, 2026*
Developer Advances	$ 162,383	$ -	$ -	$ 162,383
Accrued Interest - Developer Advances	97,817	11,367	-	109,184
Total	$ 260,200	$ 11,367	$ -	$ 271,567

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

Year Ended December 31,	Principal	Interest	Annual Debt Service
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
	$ 1,072,153	$ 376,195	$ 1,448,348

See summary of significant assumptions.