

BARNES & POWERS NORTH
BUSINESS IMPROVEMENT DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2026

**BARNES & POWERS NORTH BID
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/7/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 114,659	\$ 249,251	\$ 331,974
REVENUES			
Property taxes	424,224	429,131	501,761
Specific ownership taxes	40,517	40,818	50,176
Interest Income	22,213	21,742	13,577
Other Revenue	251	373	2,252
Intergovernmental revenues	13,284	13,400	9,843
PIF Revenue	37,987	50,000	55,000
Total revenues	<u>538,476</u>	<u>555,464</u>	<u>632,609</u>
Total funds available	<u>653,135</u>	<u>804,715</u>	<u>964,583</u>
EXPENDITURES			
General Fund	78,472	106,116	127,000
Debt Service Fund	325,412	366,625	330,000
Total expenditures	<u>403,884</u>	<u>472,741</u>	<u>457,000</u>
Total expenditures and transfers out requiring appropriation	<u>403,884</u>	<u>472,741</u>	<u>457,000</u>
ENDING FUND BALANCES	<u>\$ 249,251</u>	<u>\$ 331,974</u>	<u>\$ 507,583</u>
EMERGENCY RESERVE	\$ 1,900	\$ 3,500	\$ 4,000
AVAILABLE FOR OPERATIONS	39,026	44,726	47,335
TOTAL RESERVE	<u>\$ 40,926</u>	<u>\$ 48,226</u>	<u>\$ 51,335</u>

See summary of significant assumptions.

**BARNES & POWERS NORTH BID
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/7/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Commercial	\$ 8,245,450	\$ 8,170,110	\$ 9,140,070
State assessed	-	-	20,000
Vacant land	-	20,200	-
Certified Assessed Value	\$ 8,245,450	\$ 8,190,310	\$ 9,160,070
MILL LEVY			
General	1.046	1.047	1.074
Debt Service	51.293	51.348	53.703
Total mill levy	52.339	52.395	54.777
PROPERTY TAXES			
General	\$ 8,625	\$ 8,575	\$ 9,838
Debt Service	422,934	420,556	491,923
Levied property taxes	431,559	429,131	501,761
Adjustments to actual/rounding	(1,088)	-	-
Refunds and abatements	(6,247)	-	-
Budgeted property taxes	\$ 424,224	\$ 429,131	\$ 501,761
BUDGETED PROPERTY TAXES			
General	\$ 8,484	\$ 8,575	\$ 9,838
Debt Service	415,740	420,556	491,923
	\$ 424,224	\$ 429,131	\$ 501,761

See summary of significant assumptions.

**BARNES & POWERS NORTH BID
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/7/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 18,268	\$ 40,926	\$ 48,226
REVENUES			
Property taxes	8,484	8,575	9,838
Specific ownership taxes	40,517	40,818	50,176
PIF Revenue	37,987	50,000	55,000
Interest Income	607	250	3,000
Other Revenue	251	373	2,252
Intergovernmental revenues	13,284	13,400	9,843
Total revenues	<u>101,130</u>	<u>113,416</u>	<u>130,109</u>
Total funds available	<u>119,398</u>	<u>154,342</u>	<u>178,335</u>
EXPENDITURES			
General and administrative			
Accounting	37,398	37,672	38,000
Auditing	9,600	10,610	11,000
County Treasurer's Fee	129	129	148
Dues and Membership	555	572	600
Insurance	4,068	4,500	5,000
District management	14,531	13,200	13,000
Legal	11,877	5,000	6,000
Miscellaneous	314	2,000	1,000
Banking fees	-	326	-
Election	-	2,107	-
Repay developer advance	-	30,000	50,000
Contingency	-	-	2,252
Total expenditures	<u>78,472</u>	<u>106,116</u>	<u>127,000</u>
Total expenditures and transfers out requiring appropriation	<u>78,472</u>	<u>106,116</u>	<u>127,000</u>
ENDING FUND BALANCES	<u>\$ 40,926</u>	<u>\$ 48,226</u>	<u>\$ 51,335</u>
EMERGENCY RESERVE	\$ 1,900	\$ 3,500	\$ 4,000
AVAILABLE FOR OPERATIONS	39,026	44,726	47,335
TOTAL RESERVE	<u>\$ 40,926</u>	<u>\$ 48,226</u>	<u>\$ 51,335</u>

See summary of significant assumptions.

**BARNES & POWERS NORTH BID
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/7/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 96,391	\$ 208,325	\$ 283,748
REVENUES			
Property taxes	415,740	420,556	491,923
Interest Income	21,606	21,492	10,577
Total revenues	<u>437,346</u>	<u>442,048</u>	<u>502,500</u>
Total funds available	<u>533,737</u>	<u>650,373</u>	<u>786,248</u>
EXPENDITURES			
General and administrative			
County Treasurer's Fee	6,337	6,308	7,379
Contingency	-	-	2,396
Debt Service			
Bond interest	179,075	169,975	160,225
Bond principal	140,000	150,000	160,000
Repay developer advance	-	40,342	-
Total expenditures	<u>325,412</u>	<u>366,625</u>	<u>330,000</u>
Total expenditures and transfers out requiring appropriation	<u>325,412</u>	<u>366,625</u>	<u>330,000</u>
ENDING FUND BALANCES	<u>\$ 208,325</u>	<u>\$ 283,748</u>	<u>\$ 456,248</u>

See summary of significant assumptions.

**BARNES & POWERS 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 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 April 27, 2004.

At an election held on May 4, 2004, the voters approved general obligation indebtedness of \$2,600,000 for street improvements, \$2,600,000 for parking facilities, and \$6,500,000 for refinancing of District debt. On November 1, 2005, the District's electors authorized additional indebtedness of \$450,000 for water and \$150,000 for sanitary sewer. The voters also approved an annual increase in taxes of \$15,000, at a mill levy rate not to exceed one mill for general operations and maintenance. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution. Pursuant to the District's operating plan filed annually with the City, the maximum debt service mill levy the District can impose is 50.000 mills. As set forth in the District's 2007 operating plan, the City has limited the amount of debt to be issued to a total of \$4,950,000 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 levy 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.

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.

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

Property Taxes – (continued)

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%.

Intergovernmental Revenue

Pursuant to an Intergovernmental Agreement, dated November 30, 2011, with Barnes and Powers South Business Improvement District, the intergovernmental revenue represents transfers from Barnes & Powers South to provide funding for the overall administrative and operating costs for the District and payment of capital infrastructure.

On September 9, 2024, the District entered into an Intergovernmental Agreement with First and Main Business Improvement District No. 2, for the collection of public improvement fees collected on behalf of the District.

Expenditures

Administrative Expenditures

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

County Treasurer's Fees

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

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures – (continued)

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2007 bonds (discussed under Debt and Leases).

Debt and Leases

On June 27, 2007, the District issued \$4,000,000 in General Obligation Bonds. The Bonds are due December 1, 2036, and bear an interest rate of 6.5% paid annually on December 1. 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. The District's current debt service schedule is attached.

On December 31, 2006, the District entered into a Reimbursement Agreement to repay advances made by the Developer for capital infrastructure costs and operations and maintenance (O&M) costs. The District agreed to repay the Developer for such advances plus accrued interest at the rate of 7% on the first day of the following year in which the advances were made.

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.

On February 22, 2017, the District entered into the Facilities Funding and Reimbursement Agreement. Under the terms of this agreement, the District agrees to reimburse the Developer for all verified capital costs, together with interest of 8% from the date of the expenditure.

The District has no capital or operating leases.

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debts and Leases – (continued)

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

	Balance - December 31, 2024*	Additions	Retirements/ Reductions	Balance - December 31, 2025*
Developer Advances	\$ 124,657	\$ -	\$ 51,047	\$ 73,610
Accrued Interest - Developer Advances	82,533	7,253	19,295	70,491
Total	\$ 207,190	\$ 7,253	\$ 70,342	\$ 144,101

	Balance - December 31, 2025*	Additions	Retirements/ Reductions	Balance - December 31, 2026*
Developer Advances	\$ 73,610	\$ -	\$ 5,892	\$ 67,718
Accrued Interest - Developer Advances	70,491	7,046	44,108	33,429
Total	\$ 144,101	\$ 7,046	\$ 50,000	\$ 101,147

* - Estimated

Reserves

Emergency Reserve

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

This information is an integral part of the accompanying budget.