

**2026 OPERATING PLAN AND BUDGET**

**BARNES & POWERS  
SOUTH BUSINESS  
IMPROVEMENT  
DISTRICT**

City of Colorado Springs, El Paso County, Colorado

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**2026**  
**OPERATING PLAN FOR THE**  
**BARNES & POWERS SOUTH 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 Barnes & Powers South 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.

**D. *Ownership of Property or Major Assets.***

The District owns limited storm drainage facilities.

**E. *Contracts and Agreements.***

Pursuant to an Intergovernmental Agreement, dated November 30, 2011, with Barnes & Powers North Business Improvement District (“IGA”), the intergovernmental expenditures represent transfers to Barnes & Powers North Business Improvement District to provide joint funding for the overall administrative and operating costs for the District and payment of capital infrastructure.

**2. ORGANIZATION AND COMPOSITION OF THE BOARD OF DIRECTORS**

**A. *Organization.***

The Barnes & Powers South Business Improvement District was organized by the City of Colorado Springs, Colorado by Ordinance No. 04-50 on April 27, 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  
Vacancy

Director and other pertinent contact information are provided in **EXHIBIT A**.

**D. *Term Limits.***

The District’s election in May 2012 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 inclusion or exclusion requests in the coming year.

**4. PUBLIC IMPROVEMENTS**

The District will be primarily concerned with the provision of public improvements and services within the boundaries of the District. However, there may be instances to provide improvements or services outside of the boundaries of the District. The District shall have the authority to provide these improvements and services, but the revenue-raising powers of the District to recoup the costs of extraterritorial improvements and services shall be as limited by state law.

The Public Improvements that the District anticipates it will construct, install or cause to be constructed and installed, include those Public Improvements the costs of which may, in accordance with the Business Improvement District Act, Section 31-25-1201, *et seq.*, C.R.S., lawfully be paid for by the District, including, without limitation, water services, safety protection devices, sanitation services, marketing, streetscape improvements, street improvements, curbs, gutters, culverts, drainage facilities, sidewalks, parking facilities, paving, lighting, grading, landscaping and storm and wastewater management facilities and associated land acquisition and remediation (the “Public Improvements”).

**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. The District operates and maintains the District-owned limited storm drainage facilities in accordance with the IGA mentioned above. The District does not have any employees.

**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 May 4, 2004, the voters approved general obligation indebtedness of \$3,000,000 for street improvements, \$2,500,000 for parking facilities, and \$6,500,000 for refinancing of District debt. The voters also approved an annual increase in taxes of \$11,000, at a mill levy rate not to exceed one mill for general operation and maintenance. The election also authorized 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 \$400,000 for water and \$125,000 for sanitary

sewer and storm drainage. 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. This maximum debt authorization amount shall not be exceeded without express prior approval by the City. No additional debt authorizations are contemplated in 2026.

**C. *Maximum Debt and Operating Mill Levies.***

The mill levy limitations in the original Operating Plan remain unchanged. The Maximum Debt Mill Levy is fifty (50) mills. The Maximum Operating Mill Levy is one (1) mill. 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, 2004. Such upward or downward adjustments are to be determined by the Board of Directors 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, 2004, are neither diminished nor enhanced as a result of such changes.

**D. *District Revenues.***

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

**E. *Existing Debt Obligations.***

The District issued its \$835,000 Limited Tax General Obligation Bonds, Series 2007 ("Series 2007 Bonds") to acquire capital improvements that the developer built, as contemplated in the 2007 Operating Plan. The City approved the Series 2007 Bonds by Resolution No. 68-07.

In 2011, in order to complete the acquisition, development, construction and installation of certain storm sewer, street safety related improvements approved in the 2004 Election and to repay certain costs advanced by the developer for the organization of the District and administration of construction and bond requirements, the District issued its Taxable Subordinate Limited Tax General Obligation Bond, Series 2011, in the initial aggregate amount of \$73,549 (the "Series 2011 Bonds"). As required by the District's 2011 Operating Plan, the issuance of the Series 2011 Bonds was approved by Resolution 108-11 of the City Council.

**F. *Future Debt Obligations.***

The District does not intend to issue bonds in 2026.

**G. *Developer Funding Agreements.***

Any Developer Funding Agreements entered into by the 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 new Developer Funding Agreements 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.***

No other financial obligations of the District are anticipated in the coming year. The District does not currently have any outstanding developer advances.

**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 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 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.

**B. *SID and Authority 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, this District shall request and obtain approval of City Council prior to issuance of any Debt in accordance with the financing plan for the District as previously approved. The standards for City approval shall generally be consistency with the City's Special District Policy, as it may be amended, along with the most recently approved operating plan and budget and any requirements or limitations contained therein to the extent that they are consistent with the financing plans for the District.

**D. *Public Improvement Fees.***

This District will not utilize any revenues from a new, increased or expanded public improvement fee ("PIF") unless specifically authorized in this or a subsequent operating plan and budget, or separately approved by City Council. The imposition of a PIF and any provisions for adjustment of a PIF that have been previously approved by City Council shall not be subject to this restriction.

**E. *Condemnation.***

The Colorado Revised Statutes do not authorize BIDs to use powers of eminent domain. The exercise of eminent domain authority by any City-authorized district is also specifically prohibited without express prior City Council approval.

**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 of 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 entered into an Intergovernmental Agreement, dated November 30, 2011, with Barnes & Powers North Business Improvement District, which provides for intergovernmental expenditures representing transfers to Barnes & Powers North Business Improvement District to provide joint funding for the overall administrative and operating costs for the District and payment of capital infrastructure.

**I. *Overlapping Districts.***

There are not currently any special districts or other business improvement districts that overlap with the District.

**8. 2026 ACTIVITIES, PROJECTS AND CHANGES**

**A. *Activities.***

The District does not anticipate additional infrastructure work for commercial development in 2026. Barnes & Powers North Business Improvement District provides maintenance and operation services on behalf of the District.

**B. *Projects and Public Improvements.***

The District does not presently anticipate funding the design, installation or acquisition of additional public improvements during 2026. If the District acts to fund additional improvements during calendar year 2026, an amendment to this Operating Plan will be sought in accordance with the provisions of Section 31-25-1211, C.R.S.

**C. *Summary of 2026 Activities and Changes from Prior Year.***

The District's activities will focus on district administration and payment of its bonds.

**Boundary changes:** Not anticipated for the upcoming year.

**Changes to board or governance structure:** Not anticipated for the upcoming year.

**Mill levy changes:** In 2025, the District certified 12.000 mills for debt service and 1.041 mills for operations and maintenance. In 2026, the District anticipates that it will certify 8.480 mills for debt service and 0.931 mills for operations and maintenance.

**New, refinanced or fully discharged debt:** Upon the District's last bond payment in 2026, the District anticipates seeking dissolution

**Elections:** Not anticipated for the upcoming year.

**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 shares a website with Barnes & Powers North Business Improvement District, <https://barnespowersbid.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 BARNES & POWERS SOUTH BUSINESS IMPROVEMENT DISTRICT

**BOARD OF DIRECTORS:**

NAME & ADDRESS	POSITION	TERM	PHONE #/E-MAIL
Timothy Seibert Nor'wood Development Group 111 South Tejon, Suite 222 Colorado Springs, CO 80903	President	2023-2027	(w) 719-593-2600 (f) 719-633-0545 <a href="mailto:tseibert@nor-wood.com">tseibert@nor-wood.com</a>
Christopher S. Jenkins Nor'wood Development Group 111 South Tejon, Suite 222 Colorado Springs, CO 80903	Vice President	2023-2027	w) 719-593-2600 (f) 719-633-0545 <a href="mailto:chrisjenkins@nor-wood.com">chrisjenkins@nor-wood.com</a>
David D. Jenkins Nor'wood Development Group 111 South Tejon, Suite 222 Colorado Springs, CO 80903	Secretary	2023-2027	(w) 719-593-2600 (f) 719-633-0545 <a href="mailto:ddj@nor-wood.com">ddj@nor-wood.com</a>
Delroy L. Johnson Nor'wood Development Group 111 South Tejon, Suite 222 Colorado Springs, CO 80903	Assistant Secretary	2025-2029	(w) 719-593-2600 (f) 719-633-0545 <a href="mailto:djohnson@nor-wood.com">djohnson@nor-wood.com</a>
Vacancy		2025-2029	

**DISTRICT CONTACT:**

Delroy L. Johnson, Assistant Secretary  
Nor'wood Development Group  
111 South Tejon, Suite 222  
Colorado Springs, CO 80903  
(w) 719-593-2600  
(f) 719-633-0545  
[djohnson@nor-wood.com](mailto:djohnson@nor-wood.com)

**DISTRICT MANAGER:**

Josh Miller  
CliftonLarsonAllen LLP  
121 South Tejon Street, Suite 1100  
Colorado Springs, CO 80903  
(w) 719-284-7226  
(f) 719-635-0330  
[josh.miller@claconnect.com](mailto:josh.miller@claconnect.com)

**ACCOUNTANT:**

Carrie Bartow, CPA  
CliftonLarsonAllen LLP  
121 South Tejon, Suite 1100  
Colorado Springs, CO 80903  
(w) 719-635-0300 x 77839  
(f) 719-473-3630  
[carrie.bartow@claconnect.com](mailto:carrie.bartow@claconnect.com)

**AUDITOR:**

BiggsKofford, PC  
630 Southpointe Court, Suite 200  
Colorado Springs, CO 80906  
719-579-9090  
(f) 719-576-0126

**INSURANCE AND BONDS:**

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

**STAFF:**

N/A

**EXHIBIT B**  
2026 BID Budget

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

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

9/22/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 45,354	\$ 53,711	\$ 55,038	\$ 55,038	\$ 32,679
REVENUES					
Property taxes	89,561	60,011	59,998	60,011	51,347
Specific ownership taxes	8,402	8,612	2,854	8,612	4,878
Interest Income	4,878	2,000	1,354	2,691	1,650
Other Revenue	122	2,500	53	53	1,040
Total revenues	<u>102,963</u>	<u>73,123</u>	<u>64,259</u>	<u>71,367</u>	<u>58,915</u>
TRANSFERS IN	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>27</u>
Total funds available	<u>148,317</u>	<u>126,834</u>	<u>119,297</u>	<u>126,405</u>	<u>91,621</u>
EXPENDITURES					
General Fund	13,355	15,902	7,713	13,472	11,025
Debt Service Fund	79,924	80,253	5,540	80,254	80,569
Total expenditures	<u>93,279</u>	<u>96,155</u>	<u>13,253</u>	<u>93,726</u>	<u>91,594</u>
TRANSFERS OUT	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>27</u>
Total expenditures and transfers out requiring appropriation	<u>93,279</u>	<u>96,155</u>	<u>13,253</u>	<u>93,726</u>	<u>91,621</u>
ENDING FUND BALANCES	<u>\$ 55,038</u>	<u>\$ 30,679</u>	<u>\$ 106,044</u>	<u>\$ 32,679</u>	<u>\$ -</u>

See summary of significant assumptions.

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

9/22/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
<b>ASSESSED VALUATION</b>					
Commercial	\$ 4,523,120	\$ 4,601,730	\$ 4,601,730	\$ 4,601,730	\$ 5,456,070
Certified Assessed Value	<u>\$ 4,523,120</u>	<u>\$ 4,601,730</u>	<u>\$ 4,601,730</u>	<u>\$ 4,601,730</u>	<u>\$ 5,456,070</u>
<b>MILL LEVY</b>					
General	1.041	1.041	1.041	1.041	0.931
Debt Service	18.744	12.000	12.000	12.000	8.480
Total mill levy	<u>19.785</u>	<u>13.041</u>	<u>13.041</u>	<u>13.041</u>	<u>9.411</u>
<b>PROPERTY TAXES</b>					
General	\$ 4,709	\$ 4,790	\$ 4,790	\$ 4,790	\$ 5,080
Debt Service	84,781	55,221	55,221	55,221	46,267
Levied property taxes	89,490	60,011	60,011	60,011	51,347
Adjustments to actual/rounding	71	-	-	-	-
Budgeted property taxes	<u>\$ 89,561</u>	<u>\$ 60,011</u>	<u>\$ 60,011</u>	<u>\$ 60,011</u>	<u>\$ 51,347</u>
<b>BUDGETED PROPERTY TAXES</b>					
General	\$ 4,713	\$ 4,790	\$ 4,790	\$ 4,790	\$ 5,080
Debt Service	84,848	55,221	55,221	55,221	46,267
	<u>\$ 89,561</u>	<u>\$ 60,011</u>	<u>\$ 60,011</u>	<u>\$ 60,011</u>	<u>\$ 51,347</u>

See summary of significant assumptions.

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

9/22/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES					
Property taxes	4,713	4,790	4,789	4,790	5,080
Specific ownership taxes	8,402	8,612	2,854	8,612	4,878
Interest Income	118	-	17	17	-
Other Revenue	122	2,500	53	53	1,040
Total revenues	<u>13,355</u>	<u>15,902</u>	<u>7,713</u>	<u>13,472</u>	<u>10,998</u>
TRANSFERS IN					
Transfers from other funds	-	-	-	-	27
Total funds available	<u>13,355</u>	<u>15,902</u>	<u>7,713</u>	<u>13,472</u>	<u>11,025</u>
EXPENDITURES					
General and administrative					
County Treasurer's Fee	71	72	72	72	76
Intergovernmental expenditures	13,284	13,330	7,641	13,400	9,909
Contingency	-	2,500	-	-	1,040
Total expenditures	<u>13,355</u>	<u>15,902</u>	<u>7,713</u>	<u>13,472</u>	<u>11,025</u>
Total expenditures and transfers out requiring appropriation	<u>13,355</u>	<u>15,902</u>	<u>7,713</u>	<u>13,472</u>	<u>11,025</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See summary of significant assumptions.

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

9/22/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 45,354	\$ 53,711	\$ 55,038	\$ 55,038	\$ 32,679
REVENUES					
Property taxes	84,848	55,221	55,209	55,221	46,267
Interest Income	4,760	2,000	1,337	2,674	1,650
Total revenues	<u>89,608</u>	<u>57,221</u>	<u>56,546</u>	<u>57,895</u>	<u>47,917</u>
Total funds available	<u>134,962</u>	<u>110,932</u>	<u>111,584</u>	<u>112,933</u>	<u>80,596</u>
EXPENDITURES					
General and administrative					
County Treasurer's Fee	1,274	828	828	829	694
Debt Service					
Bond interest	13,650	9,425	4,712	9,425	4,875
Bond principal	65,000	70,000	-	70,000	75,000
Total expenditures	<u>79,924</u>	<u>80,253</u>	<u>5,540</u>	<u>80,254</u>	<u>80,569</u>
TRANSFERS OUT					
Transfers to other fund	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>27</u>
Total expenditures and transfers out requiring appropriation	<u>79,924</u>	<u>80,253</u>	<u>5,540</u>	<u>80,254</u>	<u>80,596</u>
ENDING FUND BALANCES	<u>\$ 55,038</u>	<u>\$ 30,679</u>	<u>\$ 106,044</u>	<u>\$ 32,679</u>	<u>\$ -</u>

See summary of significant assumptions.

**BARNES & POWERS SOUTH 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 \$3,000,000 for street improvements, \$2,500,000 for parking facilities, and \$6,500,000 for refinancing of District debt. On November 1, 2005, the District's electors authorized additional indebtedness of \$400,000 for water and \$125,000 for sanitary sewer and storm drainage. The voters also approved an annual increase in taxes of \$11,000, 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 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 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 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 SOUTH 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:

<b>Category</b>	<b>Rate</b>	<b>Category</b>	<b>Rate</b>
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**

**County Treasurer's Fees**

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

**Intergovernmental expenditures**

Pursuant to an Intergovernmental Agreement, dated November 30, 2011, with Barnes and Powers North Business Improvement District, the intergovernmental expenditures represent transfers to Barnes and Powers North to provide funding for the overall administrative and operating costs, as well as capital infrastructure costs for the District.

**Debt Service**

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

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

**Debt and Leases**

On June 27, 2007, the District issued \$835,000 in General Obligation Bonds. The Bonds are due December 1, 2026, and bear an interest rate of 6.5% paid semiannually on June 1 and 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. The bonds will be fully paid in 2026.

The District has no capital or operating leases.

**Reserves**

**Emergency Reserve**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all funds received by the District are transferred to Barnes and Powers North Business Improvement District, which pays for all of the District's operations and maintenance costs, an Emergency Reserve is not reflected in the District's Budget. It is accounted for in Barnes and Powers North Business Improvement District.

**This information is an integral part of the accompanying budget.**

**BARNES & POWERS SOUTH BUSINESS IMPROVEMENT DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$835,000 General Obligation Bonds  
Dated June 27, 2007  
Interest Rate 6.5%**

**Principal Due December 1**

**Interest Payable June 1 and December 1**

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 75,000	\$ 4,875	\$ 79,875
	\$ 75,000	\$ 4,875	\$ 79,875

See summary of significant assumptions.

**EXHIBIT C**  
District Boundary Map

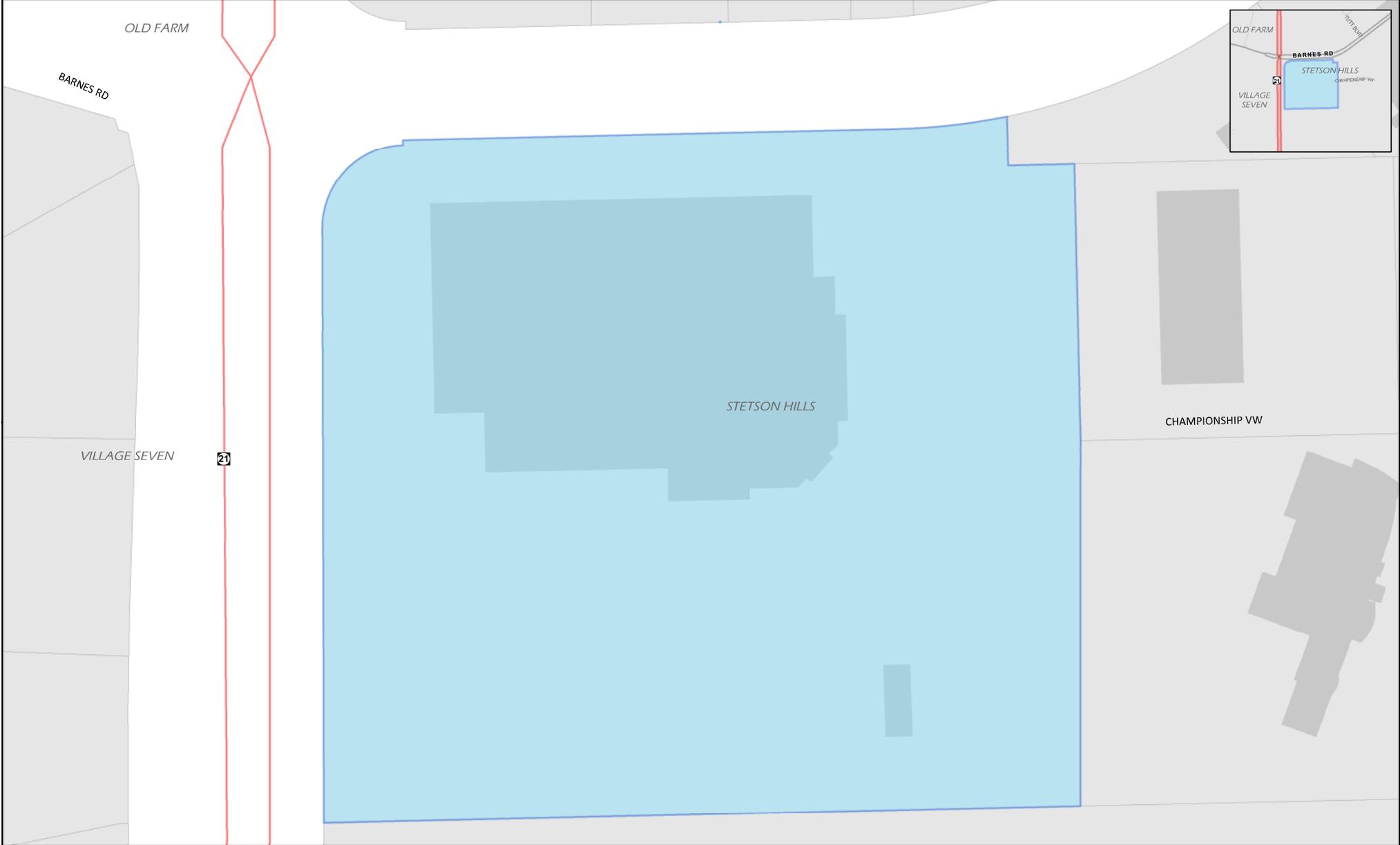
*BARNES & POWERS SOUTH BID*

 Tax Boundary

1 inch = 103.59 feet

08/24/2021 EPC Assessor's Office  
NAD\_1983\_StatePlane\_Colorado\_Central\_FIPS\_0502\_Feet  
Projection: Lambert\_Conformal\_Conic

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**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 Barnes & Powers South 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 Districts.

- l. 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 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 that 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 statutes.
- 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.