

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

**POWERS & WOODMEN COMMERCIAL BUSINESS IMPROVEMENT DISTRICT
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/6/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 1,196,047	\$ 1,393,029	\$ 1,020,941
REVENUES			
Property taxes	463,354	311,637	377,648
Specific ownership taxes	44,387	29,642	35,877
Interest Income	78,960	56,000	30,000
Other Revenue	524	-	-
Total revenues	<u>587,225</u>	<u>397,279</u>	<u>443,525</u>
TRANSFERS IN	<u>-</u>	<u>196</u>	<u>-</u>
Total funds available	<u>1,783,272</u>	<u>1,790,504</u>	<u>1,464,466</u>
EXPENDITURES			
General Fund	43,455	51,326	60,000
Debt Service Fund	346,788	718,041	345,000
Total expenditures	<u>390,243</u>	<u>769,367</u>	<u>405,000</u>
TRANSFERS OUT	<u>-</u>	<u>196</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>390,243</u>	<u>769,563</u>	<u>405,000</u>
ENDING FUND BALANCES	<u>\$ 1,393,029</u>	<u>\$ 1,020,941</u>	<u>\$ 1,059,466</u>
EMERGENCY RESERVE	\$ 2,100	\$ 1,700	\$ 1,900
AVAILABLE FOR OPERATIONS	163,266	166,045	169,163
TOTAL RESERVE	<u>\$ 165,366</u>	<u>\$ 167,745</u>	<u>\$ 171,063</u>

See summary of significant assumptions.

**POWERS & WOODMEN COMMERCIAL BUSINESS IMPROVEMENT DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/6/26

ACTUAL	ESTIMATED	BUDGET
2024	2025	2026

ASSESSED VALUATION

Commercial	\$ 16,619,520	\$ 16,509,980	\$ 20,157,530
State assessed	2,030	2,800	5,400
Vacant land	756,250	756,250	731,620
Certified Assessed Value	\$ 17,377,800	\$ 17,269,030	\$ 20,894,550

MILL LEVY

General	1.046	1.046	1.074
Debt Service	26.160	17.000	17.000
Total mill levy	27.206	18.046	18.074

PROPERTY TAXES

General	\$ 18,177	\$ 18,063	\$ 22,441
Debt Service	454,603	293,574	355,207
Levied property taxes	472,780	311,637	377,648
Adjustments to actual/rounding	100	-	-
Refunds and abatements	(9,526)	-	-
Budgeted property taxes	\$ 463,354	\$ 311,637	\$ 377,648

BUDGETED PROPERTY TAXES

General	\$ 17,815	\$ 18,063	\$ 22,441
Debt Service	445,539	293,574	355,207
	\$ 463,354	\$ 311,637	\$ 377,648

See summary of significant assumptions.

**POWERS & WOODMEN COMMERCIAL BUSINESS IMPROVEMENT DISTRICT
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/6/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 139,071	\$ 165,366	\$ 167,745
REVENUES			
Property taxes	17,815	18,063	22,441
Specific ownership taxes	44,387	29,642	35,877
Interest Income	7,024	6,000	5,000
Other Revenue	524	-	-
Total revenues	69,750	53,705	63,318
Total funds available	208,821	219,071	231,063
EXPENDITURES			
General and administrative			
Accounting	20,916	25,000	25,000
Auditing	4,500	4,800	5,000
County Treasurer's Fee	273	271	337
Dues and Membership	294	500	500
Insurance	2,034	2,137	2,900
District management	9,526	7,000	8,500
Legal	5,597	8,000	9,500
Miscellaneous	315	1,118	500
Election	-	2,500	-
Contingency	-	-	7,763
Total expenditures	43,455	51,326	60,000
Total expenditures and transfers out requiring appropriation	43,455	51,326	60,000
ENDING FUND BALANCES	\$ 165,366	\$ 167,745	\$ 171,063
EMERGENCY RESERVE	\$ 2,100	\$ 1,700	\$ 1,900
AVAILABLE FOR OPERATIONS	163,266	166,045	169,163
TOTAL RESERVE	\$ 165,366	\$ 167,745	\$ 171,063

See summary of significant assumptions.

**POWERS & WOODMEN COMMERCIAL BUSINESS IMPROVEMENT DISTRICT
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/6/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 1,056,780	\$ 1,227,467	\$ 853,196
REVENUES			
Property taxes	445,539	293,574	355,207
Interest Income	71,936	50,000	25,000
Total revenues	<u>517,475</u>	<u>343,574</u>	<u>380,207</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>196</u>	<u>-</u>
Total funds available	<u>1,574,255</u>	<u>1,571,237</u>	<u>1,233,403</u>
EXPENDITURES			
General and administrative			
County Treasurer's Fee	6,828	4,404	5,328
Contingency	-	-	3,212
Debt Service			
Bond interest	289,960	285,710	281,460
Bond principal	50,000	50,000	55,000
Repay developer advance	-	377,927	-
Total expenditures	<u>346,788</u>	<u>718,041</u>	<u>345,000</u>
Total expenditures and transfers out requiring appropriation	<u>346,788</u>	<u>718,041</u>	<u>345,000</u>
ENDING FUND BALANCES	<u>\$ 1,227,467</u>	<u>\$ 853,196</u>	<u>\$ 888,403</u>

See summary of significant assumptions.

**POWERS & WOODMEN COMMERCIAL BUSINESS IMPROVEMENT DISTRICT
 CAPITAL PROJECTS FUND
 2026 BUDGET
 WITH 2024 ACTUAL AND 2025 ESTIMATED
 For the Years Ended and Ending December 31,**

1/6/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 196	\$ 196	\$ -
Total funds available	196	196	-
TRANSFERS OUT			
Transfers to other fund	-	196	-
Total expenditures and transfers out requiring appropriation	-	196	-
ENDING FUND BALANCES	\$ 196	\$ -	\$ -

See summary of significant assumptions.

**POWERS & WOODMEN COMMERCIAL 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 \$9,000,000 for street improvements, \$12,000,000 for parking facilities, \$125,000 for water main extension, and \$25,000,000 for refinancing of District debt. On November 1, 2005, the District's electors authorized additional indebtedness of \$2,500,000 for water and sanitary sewer. The voters also approved an annual increase in taxes of \$78,000, 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 \$13,900,000 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 differences 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.

**POWERS & WOODMEN COMMERCIAL 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%.

Expenditures

Administrative and Operating 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 taxes.

Debt Service

Principal and interest payments in 2026 are provided based on the debt amortization schedule from the General Obligation Bonds, Series 2010 and the Limited Tax General Obligation Bond, Series 2022.

**POWERS & WOODMEN COMMERCIAL BUSINESS IMPROVEMENT DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

On April 1, 2010, the District issued \$1,850,000 in Limited Tax General Obligation Bonds. The Bonds are due December 1, 2039, and bear interest at a rate of 8.5%. Bond interest and principal payments are payable annually on December 1. The bonds are subject to redemption prior to maturity, at the option of the District, on or after December 1, 2011, without redemption premium. The proceeds from the Bonds were used to pay the costs of providing certain public improvements for the District.

The District entered into a Reimbursement Agreement (Agreement) with the Developer whereby 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 multiple-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.

On November 17, 2022, the District issued \$2,519,000 in Limited Tax General Obligation Bonds. The Bonds are due December 1, 2050, and bear interest at a rate of 6.5%. Bond interest and principal payments are payable annually on December 1. The proceeds from the Bonds were used to repay developer advances.

The District has outstanding Developer Advances. Anticipated activity is as follows:

	Balance - December 31, 2024*	Additions	Reductions	Balance - December 31, 2025*
Accrued Interest on				
Developer Advance	\$ 377,927	\$ -	\$ 377,927	\$ -
	<u>\$ 377,927</u>	<u>\$ -</u>	<u>\$ 377,927</u>	<u>\$ -</u>
	Balance - December 31, 2025*	Additions	Reductions	Balance - December 31, 2026*
Accrued Interest on				
Developer Advance	\$ -	\$ -	\$ -	\$ -
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

* - Estimated

The District has no operating or capital leases.

**POWERS & WOODMEN COMMERCIAL BUSINESS IMPROVEMENT DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2026, as defined under TABOR.

This information is an integral part of the accompanying budget.

**POWERS & WOODMEN COMMERCIAL BUSINESS IMPROVEMENT DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$1,850,000 Limited Tax General Obligation Bonds

Series 2010

Dated April 1, 2010

Principal and interest due December 1

Interest Rate 8.5% Payable

Year Ended December 31,	Principal	Interest	Annual Debt Service
2026	\$ 55,000	\$ 117,725	\$ 172,725
2027	60,000	113,050	173,050
2028	65,000	107,950	172,950
2029	70,000	102,425	172,425
2030	75,000	96,475	171,475
2031	85,000	90,100	175,100
2032	90,000	82,875	172,875
2033	100,000	75,225	175,225
2034	105,000	66,725	171,725
2035	115,000	57,800	172,800
2036	125,000	48,025	173,025
2037	135,000	37,400	172,400
2038	145,000	25,925	170,925
2039	160,000	13,600	173,600
	<u>\$ 1,385,000</u>	<u>\$ 1,035,300</u>	<u>\$ 2,420,300</u>

See summary of significant assumptions.

**POWERS & WOODMEN COMMERCIAL BUSINESS IMPROVEMENT DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$2,519,000 Limited Tax General Obligation Bonds

Series 2022

Dated November 17, 2022

Principal and interest due December 1

Interest Rate 6.5% Payable

Year Ended December 31,	Principal	Interest	Annual Debt Service
2026	\$ -	\$ 163,735	\$ 163,735
2027	-	163,735	163,735
2028	-	163,735	163,735
2029	-	163,735	163,735
2030	-	163,735	163,735
2031	-	163,735	163,735
2032	-	163,735	163,735
2033	-	163,735	163,735
2034	-	163,735	163,735
2035	-	163,735	163,735
2036	-	163,735	163,735
2037	-	163,735	163,735
2038	-	163,735	163,735
2039	-	163,735	163,735
2040	164,000	163,735	327,735
2041	174,000	153,075	327,075
2042	186,000	141,765	327,765
2043	198,000	129,675	327,675
2044	211,000	116,805	327,805
2045	224,000	103,090	327,090
2046	239,000	88,530	327,530
2047	255,000	72,995	327,995
2048	271,000	56,420	327,420
2049	289,000	38,805	327,805
2050	308,000	20,020	328,020
	<u>\$ 2,519,000</u>	<u>\$ 3,377,205</u>	<u>\$ 5,896,205</u>

See summary of significant assumptions.