

**GSF BUSINESS IMPROVEMENT DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025**

**GSF BUSINESS IMPROVEMENT DISTRICT
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

12/27/24

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (4,723)	\$ (6,116)	\$ 434
REVENUES			
Developer advance	49,918	49,500	60,300
Other revenue	-	-	432
Intergovernmental revenues	6,069	7,389	-
Total revenues	<u>55,987</u>	<u>56,889</u>	<u>60,732</u>
Total funds available	<u>51,264</u>	<u>50,773</u>	<u>61,166</u>
EXPENDITURES			
General and administrative			
Accounting	17,712	18,000	18,500
Dues and membership	770	781	800
Insurance	7,927	8,558	9,000
District management	13,578	13,000	13,500
Legal	12,575	10,000	10,000
Miscellaneous	1,000	-	-
Election	3,818	-	4,000
Contingency	-	-	5,200
Total expenditures	<u>57,380</u>	<u>50,339</u>	<u>61,000</u>
Total expenditures and transfers out requiring appropriation	<u>57,380</u>	<u>50,339</u>	<u>61,000</u>
ENDING FUND BALANCES	<u>\$ (6,116)</u>	<u>\$ 434</u>	<u>\$ 166</u>
EMERGENCY RESERVE	\$ 200	\$ 300	\$ 100
AVAILABLE FOR OPERATIONS	(6,316)	134	66
TOTAL RESERVE	<u>\$ (6,116)</u>	<u>\$ 434</u>	<u>\$ 166</u>

No assurance provided. See summary of significant assumptions.

**GSF BUSINESS IMPROVEMENT DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

12/27/24

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
ASSESSED VALUATION			
Commercial	\$ 453,190	\$ 430,850	\$ 430,720
Industrial	1,550	-	-
Vacant land	77,290	103,200	103,200
	532,030	534,050	533,920
Adjustments (TIF)	(61,310)	(64,580)	(79,630)
Certified Assessed Value	\$ 470,720	\$ 469,470	\$ 454,290
 MILL LEVY			
General	0.000	0.000	0.000
Total mill levy	0.000	0.000	0.000
 PROPERTY TAXES			
General	\$ -	\$ -	\$ -
Levied property taxes	-	-	-
Budgeted property taxes	\$ -	\$ -	\$ -
 BUDGETED PROPERTY TAXES			
General	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

**GSF BUSINESS IMPROVEMENT DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The GSF Business Improvement District (“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 water services, safety protection devices, parking facilities, paving, lighting, grading, landscaping and storm and wastewater management facilities. 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 13, 2021.

Pursuant to the District’s Operating Plan filed annually with the City, the maximum debt mill levy is 50 mills, and the maximum operating mill levy for the payment of administrative, operations and maintenance expenses is 10 mills.

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 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

Developer Advance

The District is in the development stage. As such, the operating and administrative expenditures will be mainly funded by Nor’wood Development Group (Developer). A major portion of the capital expenditures are also expected to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

Expenditures

General and Administrative Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District’s administrative viability such as legal, management, accounting, and insurance.

**GSF BUSINESS IMPROVEMENT DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

Developer Advances

The District has entered into Developer Funding Agreements with the Developer as follows:

Developer Funding Agreement

The District entered into a Reimbursement Agreement with Nor'wood Development Group (the "Developer") on May 21, 2021 whereby the District agreed to reimburse the Developer for advances made to or on behalf of the District plus interest at a rate of 8% per annum for costs related to the District's operations and administrative activities.

The District entered into a Facilities Funding and Acquisition Agreement with Nor'wood Development Group (the "Developer") on May 21, 2021 whereby the District agreed to reimburse the Developer for advances made to or on behalf of the District plus interest at a rate of 8% per annum for costs related to the construction of public improvements.

The following is an analysis of the District's long -term obligations through the year-ended December 31, 2025:

	Balance at December 31, 2023	Additions*	Retirement of Long-Term Obligations*	Balance at December 31, 2024	Additions*	Retirement of Long-Term Obligations*	Balance at December 31, 2025	Due Within One Year
Developer Advance - Operating	\$ 122,292	\$ 49,500	\$ -	\$ 171,792	\$ 60,300	\$ -	\$ 232,092	\$ -
Accrued Interest - Operating	11,426	11,763	-	23,189	16,155	-	39,345	-
Total	\$ 133,718	\$ 61,263	\$ -	\$ 194,981	\$ 76,455	\$ -	\$ 271,437	\$ -

The District has no operating or capital leases.

**GSF BUSINESS IMPROVEMENT DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve fund equal to 3% of fiscal year spending for 2025, as defined under TABOR.

This information is an integral part of the accompanying budget.