

**GSF BUSINESS IMPROVEMENT DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2026**

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

1/12/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ (6,116)	\$ (3,223)	\$ 7,445
REVENUES			
Developer Advance	49,000	51,000	37,000
Other Revenue	-	-	655
Intergovernmental Revenues	7,406	4	-
Total Revenues	<u>56,406</u>	<u>51,004</u>	<u>37,655</u>
Total Funds Available	<u>50,290</u>	<u>47,781</u>	<u>45,100</u>
EXPENDITURES			
General and Administrative			
Accounting	18,398	12,800	14,000
Dues and Membership	781	610	800
Insurance	8,558	2,973	3,000
District Management	15,701	9,000	10,000
Legal	9,979	6,000	7,000
Miscellaneous	-	314	-
Election	96	5,919	-
Website	-	2,720	2,000
Contingency	-	-	8,200
Total Expenditures	<u>53,513</u>	<u>40,336</u>	<u>45,000</u>
Total Expenditures and Transfers Out Requiring Appropriation	<u>53,513</u>	<u>40,336</u>	<u>45,000</u>
ENDING FUND BALANCES	<u>\$ (3,223)</u>	<u>\$ 7,445</u>	<u>\$ 100</u>
EMERGENCY RESERVE	\$ 300	\$ 100	\$ 100
AVAILABLE FOR OPERATIONS	(3,523)	7,345	-
TOTAL RESERVE	<u>\$ (3,223)</u>	<u>\$ 7,445</u>	<u>\$ 100</u>

See summary of significant assumptions.

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

1/12/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Commercial	\$ 430,850	\$ 430,720	\$ 486,170
Industrial	-	-	2,250
State Assessed	-	-	47,500
Vacant Land	103,200	103,200	99,870
	534,050	533,920	635,790
Adjustments (TIF)	(64,580)	(79,630)	(101,060)
Certified Assessed Value	\$ 469,470	\$ 454,290	\$ 534,730
 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	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

See summary of significant assumptions.

**GSF BUSINESS IMPROVEMENT DISTRICT
2026 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). 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
2026 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, 2026:

	Balance at December 31, 2024		Retirement of Long-Term Obligations*	Balance at December 31, 2025*		Retirement of Long-Term Obligations*	Balance at December 31, 2026*		Due Within One Year
		Additions*			Additions*				
Developer Advance - Operating	\$ 171,292	\$ 51,000	\$ -	\$ 222,292	\$ 37,000	\$ -	\$ 259,292	\$ -	
Accrued Interest - Operating	23,402	15,743	-	39,145	19,263	-	58,409	-	
Total	\$ 194,694	\$ 66,743	\$ -	\$ 261,437	\$ 56,263	\$ -	\$ 317,701	\$ -	

The District has no operating or capital leases.

Reserves

Emergency Reserve

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

This information is an integral part of the accompanying budget.