

**BARNES & POWERS NORTH
BUSINESS IMPROVEMENT DISTRICT
El Paso County, Colorado**

**FINANCIAL STATEMENTS
December 31, 2017**

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March 13, 2018

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Barnes & Powers North Business Improvement District
El Paso County, Colorado

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Barnes & Powers North Business Improvement District ("District"), a component unit of the City of Colorado Springs, Colorado, as of and for the year ended December 31, 2017, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2017, the changes in its financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as identified in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

BiggsKofford, P.C.

Colorado Springs, Colorado
March 2, 2018

BASIC FINANCIAL STATEMENTS

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
STATEMENT OF NET POSITION
December 31, 2017

	<u>Governmental Activities</u>
ASSETS	
Cash and investments	\$ 61,369
Cash and investments - Restricted	6,631
Accounts receivable - Intergovernmental	969
Accounts receivable - County Treasurer	3,432
Property taxes receivable	338,829
Prepaid expenses	3,625
Capital assets, net	1,424,637
Total assets	<u>1,839,492</u>
LIABILITIES	
Accounts payable	4,329
Accrued interest payable	18,633
Noncurrent liabilities:	
Due within one year	95,000
Due in more than one year	3,571,657
Total liabilities	<u>3,689,619</u>
DEFERRED INFLOWS OF RESOURCES	
Property tax revenue	338,829
Total deferred inflows of resources	<u>338,829</u>
NET POSITION	
Net investment in capital assets	(501,514)
Restricted for:	
Emergency reserves	2,100
Unrestricted	(1,689,542)
Total net position	<u>\$ (2,188,956)</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
STATEMENT OF ACTIVITIES
Year Ended December 31, 2017

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expense)</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Revenue and Changes in Net Position</u>
					<u>Governmental Activities</u>
Primary government:					
Government activities:					
General government	\$ 276,241	\$ -	\$ 16,872	\$ -	\$ (259,369)
Interest and related costs on long-term debt	233,779	-	-	-	(233,779)
	<u>\$ 510,020</u>	<u>\$ -</u>	<u>\$ 16,872</u>	<u>\$ -</u>	<u>(493,148)</u>
General revenues:					
Property taxes					327,550
Specific ownership taxes					44,377
Net investment income					4,245
Total general revenues					<u>376,172</u>
Change in net position					(116,976)
Net position - Beginning					<u>(2,071,980)</u>
Net position - Ending					<u>\$ (2,188,956)</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2017**

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
ASSETS				
Cash and investments	\$ 61,369	\$ -	\$ -	\$ 61,369
Cash and investments - Restricted	2,100	4,531	-	6,631
Accounts receivable - Intergovernmental	969	-	-	969
Accounts receivable - County Treasurer	3,432	-	-	3,432
Property taxes receivable	6,777	332,052	-	338,829
Prepaid expenses	3,625	-	-	3,625
TOTAL ASSETS	<u>78,272</u>	<u>336,583</u>	<u>-</u>	<u>414,855</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts payable	4,329	-	-	4,329
Total liabilities	<u>4,329</u>	<u>-</u>	<u>-</u>	<u>4,329</u>
DEFERRED INFLOWS OF RESOURCES				
Property tax revenue	6,777	332,052	-	338,829
Total deferred inflows of resources	<u>6,777</u>	<u>332,052</u>	<u>-</u>	<u>338,829</u>
FUND BALANCES				
Nonspendable:				
Prepaid expenses	3,625	-	-	3,625
Restricted for:				
Emergencies (TABOR)	2,100	-	-	2,100
Debt service	-	4,531	-	4,531
Unassigned:	61,441	-	-	61,441
Total fund balances	<u>67,166</u>	<u>4,531</u>	<u>-</u>	<u>71,697</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$ 78,272</u>	<u>\$ 336,583</u>	<u>\$ -</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Long-term liabilities, including Developer advances payable and bonds payable are not due and payable in the current period and, therefore, are not reported in the funds.	
Bonds payable	(3,440,000)
Developer advance payable	(226,657)
Accrued interest payable - Bonds	(18,633)
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	1,424,637
Net position of governmental activities	<u>\$ (2,188,956)</u>

These financial statements should be read only in connection with the accompanying notes to financial statements.

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year Ended December 31, 2017

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
REVENUES				
Property taxes	\$ 6,551	\$ 320,999	-	\$ 327,550
Specific ownership taxes	44,377	-	-	44,377
Intergovernmental revenue	16,872	-	-	16,872
Net investment income	514	3,731	-	4,245
Total revenues	<u>68,314</u>	<u>324,730</u>	<u>-</u>	<u>393,044</u>
EXPENDITURES				
Current				
Accounting	19,720	-	60	19,780
Audit	7,000	-	-	7,000
County Treasurer's fees	98	4,817	-	4,915
Dues and licences	555	-	-	555
Insurance and bonds	3,625	-	-	3,625
Legal	8,405	-	-	8,405
Management	6,131	-	-	6,131
Miscellaneous	587	-	-	587
Street repairs and maintenance	163,610	-	-	163,610
Debt service				
Bond interest	-	229,450	-	229,450
Bond principal	-	90,000	-	90,000
Capital outlay	-	-	158,047	158,047
Total expenditures	<u>209,731</u>	<u>324,267</u>	<u>158,107</u>	<u>692,105</u>
EXCESS OF REVENUES OVER (UNDER)				
EXPENDITURES	(141,417)	463	(158,107)	(299,061)
OTHER FINANCING SOURCES (USES)				
Developer advance	163,610	-	158,047	321,657
Repay Developer advance	-	-	(95,000)	(95,000)
Transfers between funds	(60)	(95,000)	95,060	-
Total other financing sources (uses)	<u>163,550</u>	<u>(95,000)</u>	<u>158,107</u>	<u>226,657</u>
NET CHANGE IN FUND BALANCES	22,133	(94,537)	-	(72,404)
FUND BALANCES - BEGINNING OF YEAR	<u>45,033</u>	<u>99,068</u>	<u>-</u>	<u>144,101</u>
FUND BALANCES - END OF YEAR	<u>\$ 67,166</u>	<u>\$ 4,531</u>	<u>\$ -</u>	<u>\$ 71,697</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES OF THE
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended December 31, 2017**

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - Governmental funds	\$ (72,404)
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Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense, the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Capital outlay, the conveyance of capital assets to other governments and depreciation expense in the current period are as follows:

Capital assets acquired	158,047
Depreciation expense	(66,450)

The issuance of long-term debt (e.g., issuance of bonds, the receipt of Developer advances) provides current financial resources to governmental funds, while the repayment of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Principal payment	90,000
Developer advance receipts	(321,657)
Developer advance payment	95,000

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued interest on bonds - Change in liability	488
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Change in net position of governmental activities	\$ (116,976)
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These financial statements should be read only in connection with
the accompanying notes to financial statements.

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2017**

	<u>Original Budget</u>	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES				
Property taxes	6,551	\$ 6,551	\$ 6,551	\$ -
Specific ownership taxes	36,030	44,200	44,377	177
Intergovernmental revenue	14,029	16,839	16,872	33
Net investment income	200	500	514	14
Total revenues	<u>56,810</u>	<u>68,090</u>	<u>68,314</u>	<u>224</u>
EXPENDITURES				
Current				
Accounting	22,000	20,000	19,720	280
Audit	7,000	7,000	7,000	-
County Treasurer's fees	98	98	98	-
Dues and licenses	600	555	555	-
Insurance and bonds	3,750	3,625	3,625	-
Legal	9,000	10,000	8,405	1,595
Management	9,000	7,000	6,131	869
Miscellaneous	1,000	500	587	(87)
Street repairs and maintenance	-	163,610	163,610	-
Contingency	4,552	2,552	-	2,552
Total expenditures	<u>57,000</u>	<u>214,940</u>	<u>209,731</u>	<u>5,209</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(190)	(146,850)	(141,417)	5,433
OTHER FINANCING SOURCES (USES)				
Developer advance	-	163,610	163,610	-
Transfer to Capital Projects Fund	-	(60)	(60)	-
Total other financing sources (uses)	<u>-</u>	<u>163,550</u>	<u>163,550</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(190)	16,700	22,133	5,433
FUND BALANCES - BEGINNING OF YEAR	<u>43,559</u>	<u>45,033</u>	<u>45,033</u>	<u>-</u>
FUND BALANCES - END OF YEAR	<u>43,369</u>	<u>\$ 61,733</u>	<u>\$ 67,166</u>	<u>\$ 5,433</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 1 - DEFINITION OF REPORTING ENTITY

Barnes & Powers North Business Improvement District (the District), a quasi-municipal corporation, was organized by ordinance of the City of Colorado Springs (the City) on April 27, 2004 and is governed pursuant to provisions of the Colorado Business Improvement Act (Title 31). The District's service area is located entirely within the City in El Paso County, Colorado. 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 follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District has no employees and all operations and administrative functions are contracted.

The District's annual budget is required to be submitted to and approved by the City, thus enabling the City to impose its will on the District. Consequently, the District is considered to be a component unit of the City.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the assets, deferred outflow of resources, liabilities and deferred inflow of resources of the District is reported as net position.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The District amended its annual budget for the year ended December 31, 2017.

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash and investments.

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 levy is normally set 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.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

Capital assets, which include infrastructure (e.g. storm drainage, streets, and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress, and are not included in the calculation of net investment in capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Parking	30 years
Water	30 years
Sanitary storm/sewer	30 years

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

- *Nonspendable fund balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.
- *Restricted fund balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.
- *Committed fund balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

- *Assigned fund balance* – The portion of fund balance that is constrained by the government’s intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.
- *Unassigned fund balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District’s practice to use the most restrictive classification first.

NOTE 3 - CASH AND INVESTMENTS

Cash and investments as of December 31, 2017, are classified in the accompanying financial statements as follows:

Statement of net position:

Cash and investments	\$ 61,369
Cash and investments - Restricted	<u>6,631</u>
Total cash and investments	<u><u>\$ 68,000</u></u>

Cash and investments as of December 31, 2017, consist of the following:

Deposits with financial institutions	\$ 3,099
Investments	<u>64,901</u>
Total cash and investments	<u><u>\$ 68,000</u></u>

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2017, the District’s cash deposits had a bank balance of \$3,099 and a carrying balance of \$3,099.

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
 NOTES TO FINANCIAL STATEMENTS
 December 31, 2017**

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

As of December 31, 2017, the District had the following investments:

Investment	Maturity	Amount
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted average Under 60 days	<u>\$ 64,901</u>

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and any security allowed under CRS 24-75-601. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 4 - CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2017 follows:

	<u>Balance at December 31, 2016</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance at December 31, 2017</u>
Capital assets, being depreciated:				
Parking	\$ 1,549,928	\$ 158,047	\$ -	\$ 1,707,975
Water	252,314	-	-	252,314
Sanitary storm/sewer	<u>150,000</u>	<u>-</u>	<u>-</u>	<u>150,000</u>
Total capital assets, being depreciated	<u>1,952,242</u>	<u>158,047</u>	<u>-</u>	<u>2,110,289</u>
Less accumulated depreciation for:				
Parking	(491,596)	(53,044)	-	(544,640)
Water	(80,031)	(8,406)	-	(88,437)
Sanitary storm/sewer	<u>(47,575)</u>	<u>(5,000)</u>	<u>-</u>	<u>(52,575)</u>
Total accumulated depreciation	<u>(619,202)</u>	<u>(66,450)</u>	<u>-</u>	<u>(685,652)</u>
Capital assets, net	<u>\$ 1,333,040</u>	<u>\$ (66,450)</u>	<u>\$ -</u>	<u>\$ 1,424,637</u>

Depreciation expense was charged to functions/programs of the District as follows:

Governmental activities	
General government	<u>\$ 66,450</u>
Total depreciation expense – Governmental activities	<u>\$ 66,450</u>

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 5 - LONG-TERM OBLIGATIONS

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2017:

	<u>Balance at December 31, 2016</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance at December 31, 2017</u>	<u>Due Within One Year</u>
Series 2007 G.O. Bonds	\$ 3,530,000	\$ -	\$ 90,000	\$ 3,440,000	\$ 95,000
Developer advances	-	321,657	95,000	226,657	-
	<u>\$ 3,530,000</u>	<u>\$ 321,657</u>	<u>\$ 185,000</u>	<u>\$ 3,666,657</u>	<u>\$ 95,000</u>

\$4,000,000 General Obligation Limited Tax Bonds, Series 2007

On June 27, 2007, the District issued General Obligation Limited Tax Bonds, dated June 27, 2007. The bonds, due December 1, 2036, have an interest rate of 6.5%, payable annually on December 1. The bonds are subject to redemption prior to maturity, at the option of the District, on any date, without redemption premium. The proceeds of the bonds were used to reimburse the Developer for capital infrastructure costs and to pay bond issuance costs.

The District's long-term obligations will mature as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 95,000	\$ 223,600	\$ 318,600
2019	105,000	217,425	322,425
2020	110,000	210,600	320,600
2021	115,000	203,450	318,450
2022	125,000	195,975	320,975
2023-2027	755,000	846,950	1,601,950
2028-2032	1,035,000	568,100	1,603,100
2033-2036	1,100,000	184,275	1,284,275
	<u>\$ 3,440,000</u>	<u>\$ 2,650,375</u>	<u>\$ 6,090,375</u>

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

On May 4, 2004, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$11,700,000 at an interest rate not to exceed 12% per annum. On November 1, 2005, the District's electors authorized additional indebtedness of \$600,000 at an interest rate not to exceed 12% per annum. At December 31, 2017, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	<u>Authorized May 4, 2004 Election</u>	<u>Authorized November 1, 2005 Election</u>	<u>Authorization Used, Series 2007 Bonds</u>	<u>Remaining at December 31, 2017</u>
Streets	\$ 2,600,000	\$ -	\$ 1,848,000	\$ 752,000
Parking facilities	2,600,000	-	1,700,000	900,000
Water	-	450,000	302,000	148,000
Sanitary sewer and storm drainage	-	150,000	150,000	-
Refunding of debt	6,500,000	-	-	6,500,000
	<u>\$ 11,700,000</u>	<u>\$ 600,000</u>	<u>\$ 4,000,000</u>	<u>\$ 8,300,000</u>

As set forth in the District's 2007 Operating Plan, the City has limited the amount of debt to be issued by the District to a total of \$4,950,000, without further approval by the City.

Developer Advances

The District has entered into Funding and Reimbursement Agreement with the Developer as follows:

Reimbursement Agreement

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. As of December 31, 2017, outstanding Developer advances under the agreement totaled \$226,657 and accrued interest totaled \$0.

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 6 - NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balance of bonds that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2017, the District had net investment in capital assets calculated as follows:

Net investment in capital assets:	
Capital assets, net	\$ 1,424,637
Current portion of long-term obligations	(51,452)
Noncurrent portion of long-term obligations	(1,874,699)
Net investment in capital assets	<u>\$ (501,514)</u>

Restricted net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2017, as follows:

Restricted net position:	
Emergencies (see Note 10)	\$ 2,100
Total restricted net position	<u>\$ 2,100</u>

The District's unrestricted net position as of December 31, 2017 is \$(1,689,542). This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements, of which a significant portion of these improvements were conveyed to other governmental entities and which costs were removed from the District's financial records.

NOTE 7 - RELATED PARTIES

The Developer of the property which constitutes the District is Nor'wood Development Group. The members of the Board of Directors are officers of, employees of, or associated with the Developer and may have conflicts of interest in dealing with the District.

NOTE 8 – AGREEMENTS AND COMMITMENTS

On November 30, 2011, the District entered into an Intergovernmental Agreement for Operational Cost Sharing (IGA) with Barnes and Powers South Business Improvement District. The Operational and Maintenance Costs will be cooperatively funded by the Districts pursuant to this IGA. Pursuant to the IGA, the general operational costs of the Districts include accounting, legal, management and other consultant or administrative costs. Operational and maintenance costs will not include infrastructure construction costs, costs of issuance or bond repayment obligations of the individual Districts.

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 8 – AGREEMENTS AND COMMITMENTS (CONTINUED)

Each District agreed to impose 1.000 mill upon all property within its boundaries for the duration of this IGA. If either of the Districts will not impose the 1.000 mill for any reason in any year, this IGA may be terminated by the other District without recourse or penalty. Upon receipt of the funds from the 1.000 mill, Barnes and Powers South Business Improvement District will transfer the total amount of its operational mill levy receipts to Barnes and Powers North Business Improvement District.

Ground Lease

On April 28th, 2014, the District entered into a lease agreement with Barnes and Powers North, No. 1, LLC, to lease an area within the Demised Premises, for the purpose of public parking, traffic and pedestrian circulation areas, landscaping, utilities, signage, drainage, sidewalks, pedestrian ways, public art, shelters, bus stops, ramps and curbs, and other similar facilities and for public events, festivals, recreation, concerts, and other public uses and services. This agreement does not represent a multi-fiscal year obligation and renews annually at the option of the District at the rate of \$120 per year upon appropriation in the District's annual budget. The lease agreement will expire on January 1, 2047.

NOTE 9 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

NOTE 10 - TAX, SPENDING AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 10 - TAX, SPENDING AND DEBT LIMITATIONS (CONTINUED)

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

On May 4, 2004, the District's voters authorized the District to increase property taxes \$15,000 annually, at a mill levy rate not to exceed one mill for general operations and maintenance. The election also allows the District to collect, spend and retain all revenues without regard to the limitations contained within Article X, Section 20 of the Colorado Constitution (TABOR).

This information is an integral part of the accompanying financial statements.

SUPPLEMENTARY INFORMATION

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2017**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES				
Property taxes	\$ 320,999	\$ 320,999	\$ 320,999	\$ -
Net investment income	480	3,800	3,731	(69)
Total revenues	<u>321,479</u>	<u>324,799</u>	<u>324,730</u>	<u>(69)</u>
EXPENDITURES				
Current				
County Treasurer's fees	4,815	4,815	4,817	(2)
Capital outlay				
Bond interest	229,450	229,450	229,450	-
Bond principal	90,000	90,000	90,000	-
Contingency	1,735	735	-	735
Total expenditures	<u>326,000</u>	<u>325,000</u>	<u>324,267</u>	<u>733</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(4,521)	(201)	463	664
OTHER FINANCING SOURCES (USES)				
Transfers to Capital Projects Fund	-	(95,000)	(95,000)	-
Total other financing sources (uses)	<u>-</u>	<u>(95,000)</u>	<u>(95,000)</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(4,521)	(95,201)	(94,537)	664
FUND BALANCES - BEGINNING OF YEAR	<u>99,025</u>	<u>99,068</u>	<u>99,068</u>	<u>-</u>
FUND BALANCES - END OF YEAR	<u>\$ 94,504</u>	<u>\$ 3,867</u>	<u>\$ 4,531</u>	<u>\$ 664</u>

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2017**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES				
Other revenue	\$ -	\$ 1,893	\$ -	\$ (1,893)
Total revenues	<u>-</u>	<u>1,893</u>	<u>-</u>	<u>(1,893)</u>
EXPENDITURES				
Current				
Accounting	-	60	60	-
Contingency	-	1,893	-	1,893
Capital outlay	<u>-</u>	<u>158,047</u>	<u>158,047</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>160,000</u>	<u>158,107</u>	<u>1,893</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	(158,107)	(158,107)	-
OTHER FINANCING SOURCES (USES)				
Developer advance	-	158,047	158,047	-
Repay Developer advance	-	(95,000)	(95,000)	-
Transfers from General Fund	-	60	60	-
Transfers from Debt Service Fund	<u>-</u>	<u>95,000</u>	<u>95,000</u>	<u>-</u>
Total other financing sources (uses)	<u>-</u>	<u>158,107</u>	<u>158,107</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	-	-	-	-
FUND BALANCES - BEGINNING OF YEAR	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES - END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2017**

**\$4,000,000 General Obligation Bonds
Dated June 27, 2007
Interest Rate 6.5%**

**Principal Due December 1
Interest Payable December 1**

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 95,000	\$ 223,600	\$ 318,600
2019	105,000	217,425	322,425
2020	110,000	210,600	320,600
2021	115,000	203,450	318,450
2022	125,000	195,975	320,975
2023	135,000	187,850	322,850
2024	140,000	179,075	319,075
2025	150,000	169,975	319,975
2026	160,000	160,225	320,225
2027	170,000	149,825	319,825
2028	180,000	138,775	318,775
2029	195,000	127,075	322,075
2030	205,000	114,400	319,400
2031	220,000	101,075	321,075
2032	235,000	86,775	321,775
2033	250,000	71,500	321,500
2034	265,000	55,250	320,250
2035	285,000	38,025	323,025
2036	300,000	19,500	319,500
	<u>\$ 3,440,000</u>	<u>\$ 2,650,375</u>	<u>\$ 6,090,375</u>

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
SCHEDULE OF ASSESSED VALUATION,
MILL LEVY AND PROPERTY TAXES COLLECTED
December 31, 2017**

<u>Year Ended December 31,</u>	<u>Prior Year Assessed Valuation for Current Year Tax Levy</u>	<u>Mills Levied</u>	<u>Total Property Taxes</u>		<u>Percent Collected to Levied</u>
			<u>Levied</u>	<u>Collected</u>	
2013	\$ 6,462,070	43.000	\$ 277,869	\$ 277,057	99.71%
2014	\$ 6,527,340	45.000	\$ 293,730	\$ 293,730	100.00%
2015	\$ 6,451,580	47.000	\$ 303,224	\$ 303,224	100.00%
2016	\$ 6,611,630	50.000	\$ 330,582	\$ 330,580	100.00%
2017	\$ 6,550,990	50.000	\$ 327,550	\$ 327,550	100.00%
Estimated for the year ending December 31, 2018	\$ 6,776,580	50.000	\$ 338,829		

NOTE: Property taxes shown as collected in any one year include collection of delinquent property taxes or abatements of property taxes assessed in prior years. This presentation does not attempt to identify specific years of assessment.