

**FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
El Paso County, Colorado**

**FINANCIAL STATEMENTS
December 31, 2017**



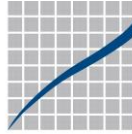
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March 16, 2018

TABLE OF CONTENTS

	PAGE
INDEPENDENT AUDITOR’S REPORT	1
BASIC FINANCIAL STATEMENTS	
Government-wide Financial Statements	
Statement of Net Position	1
Statement of Activities	2
Fund Financial Statements	
Balance Sheet - Governmental Funds	3
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds.....	4
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	5
General Fund - Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual.....	6
Notes to Financial Statements.....	7
SUPPLEMENTARY INFORMATION	19
Debt Service Fund - Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual	20
Capital Projects Fund – Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual.....	21
Schedule of Debt Service Requirements to Maturity.....	22
Schedule of Assessed Valuation, Mill Levy and Property Taxes Collected	23



BiggsKofford

CERTIFIED PUBLIC ACCOUNTANTS
BUSINESS SPECIALISTS

INDEPENDENT AUDITOR'S REPORT

Board of Directors
First & Main 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 First & Main 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 7, 2018

BASIC FINANCIAL STATEMENTS

FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
STATEMENT OF NET POSITION
December 31, 2017

	<u>Governmental Activities</u>
ASSETS	
Cash and investments	\$ 4,523
Cash and investments - Restricted	3,271
Accounts receivable - County Treasurer	1,689
Prepaid expenses	1,812
Property taxes receivable	202,715
Capital assets, net	<u>1,297,232</u>
Total assets	<u><u>1,511,242</u></u>
LIABILITIES	
Accounts payable	5,396
Accrued interest payable	47,756
Noncurrent liabilities:	
Due within one year	52,631
Due in more than one year	<u>1,849,703</u>
Total liabilities	<u><u>1,955,486</u></u>
DEFERRED INFLOWS OF RESOURCES	
Deferred property tax revenue	<u>202,715</u>
Total deferred inflows of resources	<u><u>202,715</u></u>
NET POSITION	
Net investment in capital assets	(454,482)
Restricted for:	
Emergency reserves	800
Unrestricted	<u>(193,277)</u>
Total net position	<u><u>\$ (646,959)</u></u>

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

FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
STATEMENT OF ACTIVITIES
Year Ended December 31, 2017

<u>Functions/Programs</u>	<u>Program Revenues</u>			<u>Net (Expense)</u>	
	<u>Expenses</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	\$ 208,195	\$ -	\$ -	\$ -	\$ (208,195)
Interest on long-term debt and related costs	100,821	-	-	-	(100,821)
	<u>\$ 309,016</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(309,016)</u>
General revenues:					
Property taxes					161,236
Specific ownership taxes					21,845
Net investment income					1,148
Total general revenues					<u>184,229</u>
Change in net position					(124,787)
Net position - Beginning					<u>(522,172)</u>
Net position - Ending					<u>\$ (646,959)</u>

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

**FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2017**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and investments	\$ 4,523	\$ -	-	\$ 4,523
Cash and investments - Restricted	800	2,471	\$ -	3,271
Accounts receivable - County Treasurer	1,689	-	-	1,689
Prepaid expenses	1,812	-	-	1,812
Property taxes receivable	3,975	198,740	-	202,715
TOTAL ASSETS	\$ 12,799	\$ 201,211	\$ -	\$ 214,010
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 5,396	\$ -	\$ -	\$ 5,396
Total liabilities	5,396	-	-	5,396
DEFERRED INFLOWS OF RESOURCES				
Deferred property tax revenue	3,975	198,740	-	202,715
Total deferred inflows of resources	3,975	198,740	-	202,715
FUND BALANCES				
Nonspendable:				
Prepaid amounts	1,812	-	-	1,812
Restricted for:				
Emergencies (TABOR)	800	-	-	800
Debt service	-	2,471	-	2,471
Unassigned:	816	-	-	816
Total fund balances	3,428	2,471	-	5,899
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 12,799	\$ 201,211	\$ -	

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

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds:

Bonds payable	(1,591,844)
Developer advance payable	(294,253)
Accrued interest payable - Bonds	(47,756)
Accrued interest payable - Developer advance	(16,237)

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Net position of governmental activities	1,297,232
	\$ (646,959)

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

FIRST & MAIN 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	\$ 4,031	\$ 157,205	\$ -	\$ 161,236
Specific ownership taxes	21,845	-	-	21,845
Net investment income	26	1,122	-	1,148
Total revenues	<u>25,902</u>	<u>158,327</u>	<u>-</u>	<u>184,229</u>
EXPENDITURES				
Current				
Accounting	13,305	-	-	13,305
Audit	3,000	-	-	3,000
County Treasurer's fees	60	2,359	-	2,419
Dues and licenses	263	-	-	263
Insurance and bonds	1,812	-	-	1,812
Legal	6,737	-	-	6,737
Management	2,948	-	-	2,948
Miscellaneous	381	-	-	381
Street repairs	113,535	-	-	113,535
Debt service				
Bond interest	-	98,495	-	98,495
Bond principal	-	49,738	-	49,738
Capital				
Street improvements	-	-	224,870	224,870
Total expenditures	<u>142,041</u>	<u>150,592</u>	<u>224,870</u>	<u>517,503</u>
EXCESS OF REVENUES OVER EXPENDITURES	(116,139)	7,735	(224,870)	(333,274)
OTHER FINANCING SOURCES (USES)				
Transfer to (from) other funds	-	(65,000)	65,000	-
Developer advance	113,535	-	224,870	338,405
Developer advance repayment	-	-	(65,000)	(65,000)
Total other financing sources (uses)	<u>113,535</u>	<u>(65,000)</u>	<u>224,870</u>	<u>273,405</u>
NET CHANGE IN FUND BALANCES	(2,604)	(57,265)	-	(59,869)
FUND BALANCES - BEGINNING OF YEAR	<u>6,032</u>	<u>59,736</u>	<u>-</u>	<u>65,768</u>
FUND BALANCES - END OF YEAR	<u>\$ 3,428</u>	<u>\$ 2,471</u>	<u>\$ -</u>	<u>\$ 5,899</u>

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

**FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES OF 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 - Total governmental funds	\$ (59,869)
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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 assets acquired	224,870
Depreciation expense	(66,154)

The issuance of long-term debt (e.g., the issuance of bonds, the receipt of Developer advances) provides current financial resources to governmental funds, while the repayment of the principal 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.

Bonds principal payment	49,738
Developer advance	(338,405)
Developer advance repayment	65,000

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	1,492
Accrued interest Developer advance - Change in liability	(1,459)

Change in net position of governmental activities	<u>\$ (124,787)</u>
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These financial statements should be read only in connection with the accompanying notes to financial statements.

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

	<u>Budget Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Property taxes	\$ 4,031	\$ 4,032	\$ 4,031	\$ (1)
Specific ownership taxes	17,740	21,700	21,845	145
Net investment income	25	20	26	6
Total revenues	<u>21,796</u>	<u>25,752</u>	<u>25,902</u>	<u>150</u>
EXPENDITURES				
Current				
Accounting	10,000	14,000	13,305	695
Audit	3,000	3,000	3,000	-
County Treasurer's fees	60	60	60	-
Dues and licenses	500	263	263	-
Insurance and bonds	2,100	1,812	1,812	-
Legal	3,500	5,000	6,737	(1,737)
Management	3,000	3,500	2,948	552
Miscellaneous	1,000	500	381	119
Contingency	1,840	2,330	-	2,330
Street repairs	-	113,535	113,535	-
Total expenditures	<u>25,000</u>	<u>144,000</u>	<u>142,041</u>	<u>1,959</u>
EXCESS OF REVENUES UNDER (OVER) EXPENDITURES	(3,204)	(118,248)	(116,139)	2,109
OTHER FINANCING SOURCES (USES)				
Developer advance	-	113,535	113,535	-
Total other financing sources (uses)	<u>-</u>	<u>113,535</u>	<u>113,535</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(3,204)	(4,713)	(2,604)	2,109
FUND BALANCES - BEGINNING OF YEAR	<u>6,490</u>	<u>6,032</u>	<u>6,032</u>	<u>-</u>
FUND BALANCES - END OF YEAR	<u>\$ 3,286</u>	<u>\$ 1,319</u>	<u>\$ 3,428</u>	<u>\$ 2,109</u>

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

**FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 1 - DEFINITION OF REPORTING ENTITY

First & Main 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, landscaping, water and storm sewer.

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.

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

FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 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 is 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.

FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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 inflows 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.

FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 component of the District's net position.

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:

Streets	30 years
Parking facilities	30 years
Water	30 years
Drainage	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.

**FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

- *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.
- *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	\$ 4,523
Cash and investments - restricted	<u>3,271</u>
Total cash and investments	<u><u>\$ 7,794</u></u>

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

Deposits with financial institutions	\$ 1,128
Investments	<u>6,666</u>
Total cash and investments	<u><u>\$ 7,794</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.

FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

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 \$1,128 and a carrying balance of \$1,128.

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

**FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017**

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

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>\$ 6,666</u>

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.

FIRST & MAIN 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:

	Balance at December 31, 2016	Increases	Decreases	Balance at December 31, 2017
Capital assets, being depreciated:				
Streets	\$ 353,427	\$ 224,870	\$ -	\$ 578,297
Parking facilities	1,331,145	-	-	1,331,145
Water	137,599	-	-	137,599
Drainage	50,000	-	-	50,000
Total capital assets, being depreciated:	<u>1,872,171</u>	<u>224,870</u>	<u>-</u>	<u>2,097,041</u>
Less accumulated depreciation for:				
Streets	(138,499)	(15,529)	-	(154,028)
Parking facilities	(521,644)	(44,372)	-	(566,016)
Water	(53,925)	(4,587)	-	(58,512)
Drainage	(19,587)	(1,666)	-	(21,253)
Total accumulated depreciation	<u>(733,655)</u>	<u>(66,154)</u>	<u>-</u>	<u>(799,809)</u>
Total capital assets, being depreciated, net	<u>\$ 1,138,516</u>	<u>\$ 158,716</u>	<u>\$ -</u>	<u>\$ 1,297,232</u>

Depreciation expense of \$66,154 for the year ended December 31, 2017, was charged to general government activities.

**FIRST & MAIN 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>Reductions</u>	<u>Balance at December 31, 2017</u>	<u>Due Within One Year</u>
Series 2005					
G.O. Bonds	\$ 1,641,582	\$ -	\$ 49,738	\$ 1,591,844	\$ 52,631
Developer advance	20,848	338,405	65,000	294,253	-
Accrued interest on Developer advance	14,778	1,459	-	16,237	-
	<u>\$ 1,677,208</u>	<u>\$ 339,864</u>	<u>\$ 114,738</u>	<u>\$ 1,902,334</u>	<u>\$ 52,631</u>

The details of the District's long-term obligations are as follows:

\$1,927,000 General Obligation Limited Tax Bonds, Series 2005

On March 25, 2005, the District issued \$1,927,000 in General Obligation Limited Tax Bonds dated March 30, 2005, for infrastructure improvements. The bonds bear interest at a rate of 6.00%. Bond interest and principal payments are payable annually on July 1. Any accrued and unpaid interest will compound on July 1 of each year. The bonds are payable as funds are available from property taxes over 30 years with final maturity on March 30, 2035. The bonds are subject to redemption prior to maturity, at the option of the District, without a redemption premium.

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

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 52,631	\$ 95,511	\$ 148,142
2019	55,789	92,353	148,142
2020	59,048	89,005	148,053
2021	62,590	85,463	148,053
2022	66,252	81,707	147,959
2023-2027	395,263	343,960	739,223
2028-2032	527,479	210,436	737,915
2033-2035	372,792	42,107	414,899
	<u>\$ 1,591,844</u>	<u>\$ 1,040,542</u>	<u>\$ 2,632,386</u>

**FIRST & MAIN 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 \$9,100,000 at an interest rate not to exceed 12% per annum. On November 1, 2005, the District's electors authorized additional indebtedness of \$275,000 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:

	Authorized May 4, 2004 Election	Authorized November 1, 2005 Election	Authorization Used Series 2005 Bonds	Remaining at December 31, 2017
Streets	\$ 2,100,000	\$ -	\$ 364,930	\$ 1,735,070
Parking facilities	2,000,000	-	1,374,471	625,529
Water	-	225,000	137,599	87,401
Storm drainage	-	50,000	50,000	-
Refunding	5,000,000	-	-	5,000,000
	<u>\$ 9,100,000</u>	<u>\$ 275,000</u>	<u>\$ 1,927,000</u>	<u>\$ 7,448,000</u>

As set forth in the District's 2004 Operating Plan, the City has limited the amount of debt to be issued by the District to a total of \$2,200,000 without future approval by the City.

Developer Advances

The District entered into a Reimbursement Agreement (Agreement) with the Developer (see Note 7). 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.

As of December 31, 2017, outstanding Developer advances totaled \$294,253 and accumulated accrued interest totaled \$16,237.

**FIRST & MAIN 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 a net investment in capital assets calculated as follows:

	Governmental Activities
Net investment in capital assets:	
Capital assets, net	\$ 1,297,232
Current portion of outstanding long-term obligations	(52,631)
Noncurrent portion of outstanding long-term obligations	(1,699,083)
Net investment in capital assets	\$ (454,482)

Restricted net position includes 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:

	Governmental Activities
Restricted net position:	
Emergency reserves (see Note 9)	\$ 800

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements.

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.

FIRST & MAIN NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2017

NOTE 8 - 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 9 - 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.

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 \$9,154 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

**FIRST & MAIN 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>Budget Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Property taxes	\$ 157,205	\$ 157,234	\$ 157,205	\$ (29)
Net investment income	310	1,350	1,122	(228)
Total revenues	<u>157,515</u>	<u>158,584</u>	<u>158,327</u>	<u>(257)</u>
EXPENDITURES				
Current				
County Treasurer's fee	2,358	2,359	2,359	-
Debt service				
Bond interest	98,495	98,495	98,495	-
Bond principal	49,738	49,738	49,738	-
Contingency	1,409	1,408	-	1,408
Total expenditures	<u>152,000</u>	<u>152,000</u>	<u>150,592</u>	<u>1,408</u>
OTHER FINANCING USES				
Transfer to other fund	-	(65,000)	(65,000)	-
Total other financing uses	<u>-</u>	<u>(65,000)</u>	<u>(65,000)</u>	<u>-</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES				
	5,515	(58,416)	(57,265)	1,151
FUND BALANCES - BEGINNING OF YEAR				
	<u>59,726</u>	<u>59,736</u>	<u>59,736</u>	<u>-</u>
FUND BALANCES - END OF YEAR				
	<u>\$ 65,241</u>	<u>\$ 1,320</u>	<u>\$ 2,471</u>	<u>\$ 1,151</u>

**FIRST & MAIN 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>Budget Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Other income	\$ -	\$ 1,130	\$ -	\$ (1,130)
Total revenues	<u>-</u>	<u>1,130</u>	<u>-</u>	<u>(1,130)</u>
EXPENDITURES				
Streets	-	224,870	224,870	-
Contingency	-	1,130	-	1,130
Total expenditures	<u>-</u>	<u>226,000</u>	<u>224,870</u>	<u>1,130</u>
OTHER FINANCING SOURCES (USES)				
Transfer from other fund	-	65,000	65,000	-
Developer advance	-	224,870	224,870	-
Developer advance repayment	<u>-</u>	<u>(65,000)</u>	<u>(65,000)</u>	<u>-</u>
Total other financing uses	<u>-</u>	<u>224,870</u>	<u>224,870</u>	<u>-</u>
EXCESS OF REVENUES OVER EXPENDITURES AND OTHER FINANCING SOURCES (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>

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

**\$1,927,000 General Obligation Bonds
Series 2005
Dated March 30, 2005
Principal and Interest Due July 1
Interest Rate 6.0% Payable**

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Annual Debt Service</u>
2018	\$ 52,631	\$ 95,511	\$ 148,142
2019	55,789	92,353	148,142
2020	59,048	89,005	148,053
2021	62,590	85,463	148,053
2022	66,252	81,707	147,959
2023	70,227	77,732	147,959
2024	74,347	73,518	147,865
2025	78,807	69,058	147,865
2026	83,438	64,329	147,767
2027	88,444	59,323	147,767
2028	93,647	54,016	147,663
2029	99,266	48,397	147,663
2030	105,122	42,441	147,563
2031	111,429	36,134	147,563
2032	118,015	29,448	147,463
2033	125,095	22,368	147,463
2034	132,491	14,862	147,353
2035	115,206	4,877	120,083
	<u>\$ 1,591,844</u>	<u>\$ 1,040,542</u>	<u>\$ 2,632,386</u>

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

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Tax Levy	Mills Levied	Total Property Taxes		Percent Collected to Levied
			Levied	Collected	
2013	\$ 4,193,580	40.000	\$ 167,743	\$ 167,744	100.00%
2014	\$ 4,137,490	40.000	\$ 165,499	\$ 165,500	100.00%
2015	\$ 4,137,400	40.000	\$ 165,496	\$ 165,496	100.00%
2016	\$ 4,091,470	40.000	\$ 163,658	\$ 163,658	100.00%
2017	\$ 4,030,890	40.000	\$ 161,236	\$ 161,236	100.00%
Estimated for the year ending December 31, 2018	\$ 3,974,810	51.000	\$ 202,715		

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 assessments.