

**COLORADO SPRINGS DOWNTOWN  
DEVELOPMENT AUTHORITY  
El Paso County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEARS ENDED DECEMBER 31, 2019 AND 2018**

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
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## **INDEPENDENT AUDITORS' REPORT**

Board of Directors  
Colorado Springs Downtown Development Authority  
Colorado Springs, Colorado

We have audited the accompanying financial statements of the governmental activities and each major fund of Colorado Springs Downtown Development Authority (Authority), as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Authority'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 Colorado Springs Downtown Development Authority, as of December 31, 2019, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Other Matters

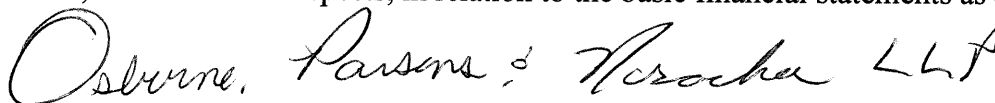
### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America, require that the management's discussion and analysis and budgetary comparison information, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Supplementary information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The Summary of Assessed Valuation, Mill Levy, and Property Taxes Collected and the Summary of Incremental Assessed Valuation, Mill Levy, and Incremental Property Taxes Collected (supplementary information) are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relate 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.



Colorado Springs, CO

March 11, 2020

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEARS ENDED DECEMBER 31, 2019 AND 2018**

The management of Colorado Springs Downtown Development Authority (the Authority) offers the readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the year ended December 31, 2019.

**Financial Highlights**

- Net position decreased \$257,367 in 2019 (6%).
- Change in net position went from \$674,637 in 2018 to (\$257,367) in 2019.
- Total revenues increased \$76,572 in 2019 (5%).
- Total expenses increased \$1,008,576, from \$961,883 to \$1,970,459 in 2019, an increase of 105%.
- The Authority continued its Building Enhancement Grant program, noting a significant uptick in high-quality applications. It approved \$228,653 in building grants, leveraging nearly \$10 million in private investments on those projects.
- The Authority paid out \$193,750 in Special Project Grants to the US Olympic Museum, the third year of a four-year commitment.
- The Authority purchased a property at 315 E. Costilla St. with intentions to develop the site into affordable artist housing as part of its continued contracted services with ArtSpace.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements are comprised of the three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the Authority's assets, deferred outflows of resources and liabilities and deferred inflows of resources, with the difference reported as net position.

The statement of activities presents information showing how the Authority's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 1-2 of this report.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEARS ENDED DECEMBER 31, 2019 AND 2018**

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Authority are governmental funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Authority maintains one major governmental fund (general fund). Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for this fund.

The Authority adopts an annual budget for its general fund. A budgetary comparison statement has been provided for this fund in the basic financial statements to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 3-6 of this report.

Notes to financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to financial statements can be found on pages 7-22 of this report.

Supplementary and Other information. Information on taxes levied and collected can be found on pages 24 and 25 of the report.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEARS ENDED DECEMBER 31, 2019 AND 2018**

**Statement of Net Position**

	December 31,	
	2019	2018
<b>ASSETS</b>		
Current Assets	\$ 2,279,751	\$ 2,720,355
Other Assets	2,903,727	2,793,285
Capital Assets, Net	1,794,789	-
Total Assets	6,978,267	5,513,640
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Grants	193,750	387,500
Total Deferred Outflows of Resources	193,750	387,500
<b>LIABILITIES</b>		
Current Liabilities	62,837	43,692
Long-Term Obligations	1,543,750	387,500
Total Liabilities	1,606,587	431,192
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Property Tax Revenue	834,463	768,123
Increment revenue	955,646	669,137
Total Deferred Inflows of Resources	1,790,109	1,437,260
<b>NET POSITION</b>		
Net Investment in Capital Assets	444,789	-
Restricted for:		
TIF	1,023,576	1,195,174
Emergency Reserve	51,200	48,700
Unrestricted	2,255,756	2,788,814
Total Net Position	\$ 3,775,321	\$ 4,032,688

Net position may serve as a useful indicator for the Authority's financial position. In the Authority's case, 2019 and 2018 ended with total assets valued at \$6,978,267 and \$5,513,640, respectively, with outstanding liabilities of \$1,606,587 and \$431,192, respectively. The Authority's assets consist primarily of cash and investments, current receivables, and fixed assets.

Other assets increased by \$110,442 due to the increases in property taxes receivable and incremental tax receivable, offset by the reduction in line of credit receivable.

Fixed assets increased by \$1,794,789, due to the purchase of a building (further detail in Note 4).

Long-term obligations increased by \$1,156,250 due primarily to the issuance of a Promissory Note of \$1,350,000, issued for the purchase of the building (discussed further in Note 7).

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEARS ENDED DECEMBER 31, 2019 AND 2018**

**Changes in Net Position**

	December 31,	
	2019	2018
<b>REVENUES</b>		
General revenues		
Property taxes	\$ 761,566	\$ 751,898
Incremental property taxes	664,137	607,778
Specific ownership tax	98,637	105,056
Sale of Mineral Rights	-	122,230
Other income	55,750	8,150
Contributed Services	58,000	-
Interest income	75,002	41,408
Total Revenues	1,713,092	1,636,520
<b>EXPENSES</b>		
General government	1,970,459	961,883
Total Expenses	1,970,459	961,883
<b>CHANGES IN NET POSITION</b>	(257,367)	674,637
Net Position - Beginning of Year	4,032,688	3,358,051
<b>NET POSITION - END OF YEAR</b>	\$ 3,775,321	\$ 4,032,688

The Authority's total revenue increased by \$76,572. This was primarily due to the investment income on new investments in 2019 (discussed in greater detail in Note 3).

The Authority's net position decreased \$257,367 due primarily to increases in grants and programs from the prior year.

**Financial Analysis of the Government's Funds**

The Authority uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental funds.** The focus of the Authority's governmental fund is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Authority's financing requirements. In particular, unassigned fund balances may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of the current fiscal year, the Authority's governmental fund reported ending fund balances of \$2,216,914. Of this balance, \$9,294 was nonspendable due to a prepaid amount recorded at year-end, \$1,217,326 was restricted to be used with TIF projects, and \$51,200 was restricted for emergencies (TABOR).

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEARS ENDED DECEMBER 31, 2019 AND 2018**

**General Fund Budgetary Highlights**

The Authority's amended its budget for 2019, and total expenditures of 2019 are below the amended budgeted amount by \$40,907. The difference between the amended budgeted revenue of \$1,596,990, and the actual revenue of \$1,705,499 was \$108,509.

**Request for Information**

This report is designed to provide a general overview of the Authority's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to:

Colorado Springs Downtown Development Authority  
111 S. Tejon Street, Suite 703  
Colorado Springs, CO 80903

## **BASIC FINANCIAL STATEMENTS**

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
STATEMENT OF NET POSITION  
DECEMBER 31, 2019**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 990,037
Cash and Investments - Restricted	1,268,526
Accounts Receivable - County Treasurer	8,894
Miscellaneous Accounts Receivable	3,000
Prepaid Expenses	9,294
Property Taxes Receivable	834,463
Incremental Tax Receivable	955,646
Notes Receivable	760,677
Accrued Interest	102,941
Line of Credit Receivable	250,000
Capital Assets, Net	1,794,789
Total Assets	6,978,267
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Grants	193,750
Total Deferred Outflows of Resources	193,750
<b>LIABILITIES</b>	
Accounts Payable	53,503
Tax Escrow	9,334
Noncurrent Liabilities:	
Due Within One Year	193,750
Due in More Than One Year	1,350,000
Total Liabilities	1,606,587
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred Property Tax Revenue	834,463
Deferred Incremental Property Tax Revenue	955,646
Total Deferred Inflows of Resources	1,790,109
<b>NET POSITION</b>	
Net Investment in Capital Assets	444,789
Restricted for:	
Emergency Reserve	51,200
TIF	1,023,576
Unrestricted	2,255,756
Total Net Position	\$ 3,775,321

See accompanying Notes to Basic Financial Statements.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2019**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
<b>FUNCTIONS/PROGRAMS</b>					
Primary Government:					
Governmental Activities:					
General Government	\$ 1,970,459	\$ -	\$ 664,137	\$ -	\$ (1,306,322)
Total Governmental Activities	<u>\$ 1,970,459</u>	<u>\$ -</u>	<u>\$ 664,137</u>	<u>\$ -</u>	(1,306,322)
<b>GENERAL REVENUES</b>					
Property Taxes					761,566
Specific Ownership Taxes					98,637
Other Income					55,750
Contributed Services					58,000
Interest Income					75,002
Total General Revenues					<u>1,048,955</u>
<b>CHANGE IN NET POSITION</b>					(257,367)
Net Position - Beginning of Year - Restated					<u>4,032,688</u>
<b>NET POSITION - END OF YEAR</b>					<u>\$ 3,775,321</u>

See accompanying Notes to Basic Financial Statements.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
BALANCE SHEET  
GOVERNMENTAL FUND  
YEAR ENDED DECEMBER 31, 2019**

	General Fund
<b>ASSETS</b>	
Cash and Investments	\$ 990,037
Cash and Investments - Restricted	1,268,526
Miscellaneous Accounts Receivable	3,000
Accounts Receivable - County Treasurer	8,894
Property Taxes Receivable	834,463
Incremental Property Tax Receivable	955,646
Prepaid Expenses	9,294
	\$ 4,069,860
<b>Total Assets</b>	<b>\$ 4,069,860</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>	
<b>LIABILITIES</b>	
Accounts Payable	\$ 53,503
Tax Escrow	9,334
Total Liabilities	62,837
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	834,463
Tax Increment Revenue	955,646
Total Deferred Inflows of Resources	1,790,109
<b>FUND BALANCES</b>	
Nonspendable:	
Prepaid Expenses	9,294
Restricted For:	
Emergencies (TABOR)	51,200
TIF	1,217,326
Assigned for:	
Board Designated Projects	939,094
Total Fund Balances	2,216,914
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 4,069,860
Amounts reported for governmental activities in the statement of net position are different because:	
Long term liabilities are not due and payable in the current period and, therefore, are deferred in the funds.	
Loan Payable	(1,350,000)
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	
Capital Assets, Net	1,794,789
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.	
Note Receivable	760,677
Accrued Interest on Note Receivable	102,941
Line of Credit Receivable	250,000
Net Position of Governmental Activities	\$ 3,775,321

See accompanying Notes to Basic Financial Statements.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
GOVERNMENTAL FUND  
YEAR ENDED DECEMBER 31, 2019**

**REVENUES**

Property Taxes	\$ 761,566
Incremental Property Taxes	664,137
Specific Ownership Taxes	98,637
Other Income	55,750
Contributed Services	58,000
Net Investment Income	67,409
Total Revenues	1,705,499

**EXPENDITURES**

Administrative	49,714
Board Support	52
Professional Services	29,093
Other Administrative	1,591
Program	1,229,240
Artspace	21,311
TIF	629,445
Buildings	1,804,802
Total Expenditures	3,765,248

**EXCESS OF REVENUES OVER (UNDER)  
EXPENDITURES**

(2,059,749)

**OTHER FINANCING SOURCES (USES)**

Related Party Line of Credit Repayment	250,000
Loan Proceeds	1,350,000
Total Other Financing Sources (Uses)	1,600,000

**NET CHANGES IN FUND BALANCE**

(459,749)

Fund Balance - Beginning of Year

2,676,663

**FUND BALANCE - END OF YEAR**

\$ 2,216,914

See accompanying Notes to Basic Financial Statements.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCE OF THE GOVERNMENTAL FUND TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2019**

Net Change in Fund Balances - Governmental Funds \$ (459,749)

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

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 Outlay	1,804,802
Depreciation Expense	(10,013)

Long term receivables, including accrued interest, related party receivable are not available to pay for current period expenditures and, therefore, are deferred in the governmental funds. The net effect of these differences of long-term receivables and related items is as follows:

Accrued Interest	7,593
Repayment of Line of Credit Receivable	(250,000)

Long term debt (e.g., loans, grants payable) 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. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Loan Issuance	(1,350,000)
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Change in Net Position of Governmental Activities	\$ (257,367)
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**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
GENERAL FUND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND  
BALANCE – BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2019**

	Budget Amounts		Actual	Variance with Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property Taxes	\$ 781,103	\$ 781,103	\$ 761,566	\$ (19,537)
TIF revenue	628,021	628,021	664,137	36,116
Specific Ownership Taxes	94,491	94,491	98,637	4,146
Other Income	10,000	10,000	55,750	45,750
Contributed Services	-	58,000	58,000	-
Net Investment Income	25,375	25,375	67,409	42,034
Total Revenues	<u>1,538,990</u>	<u>1,596,990</u>	<u>1,705,499</u>	<u>108,509</u>
<b>EXPENDITURES</b>				
Administrative				
Contract for Services/Admin	36,928	36,928	36,928	-
Treasurer's Collection Fee/Mill	11,717	11,717	11,500	217
Legal Notices	100	100	33	67
Bank Service Charges	1,400	1,400	1,253	147
Board Support				
Board Development	500	500	52	448
Professional Services				
Accounting/Audit	7,000	7,000	12,824	(5,824)
Accounting/Services	15,000	15,000	10,797	4,203
Legal Fees	35,000	35,000	5,472	29,528
Other Administrative				
Community Relations	1,000	1,000	429	571
Membership & Subscriptions	1,200	1,200	998	202
Training	1,800	1,800	140	1,660
Travel	1,000	1,000	24	976
Program				
Programming	300,000	300,000	-	300,000
Contract for Svcs Prgrm Adm	404,187	404,187	404,187	-
Grants	55,000	55,000	365,783	(310,783)
Research/Market Reports	5,200	5,200	12,886	(7,686)
Marketing/Branding	120,000	120,000	153,559	(33,559)
Miscellaneous	500	500	400	100
Projects	220,000	220,000	272,996	(52,996)
Consultants	10,000	10,000	11,581	(1,581)
Business Development	5,000	5,000	7,848	(2,848)
Artspace				
Insurance	-	-	2,036	(2,036)
Insurance - Directors and Officers	2,604	2,604	220	2,384
Consultants	-	-	7,900	(7,900)
Legal	-	-	6,155	-
Property Management	-	-	5,000	(5,000)
TIF				
TIF SD11 IGA	111,105	111,105	140,909	(29,804)
TIF Reimbursements	45,216	45,216	71,351	(26,135)
Treasurers Collection Fee/TIF	9,420	9,420	10,028	(608)
Project - TIF	1,100,000	394,321	407,157	(12,836)
Buildings	-	1,804,802	1,804,802	-
Grants - TIF	200,000	200,000	-	200,000
Total Expenditures	<u>2,700,877</u>	<u>3,800,000</u>	<u>3,765,248</u>	<u>40,907</u>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES</b>	(1,161,887)	(2,203,010)	(2,059,749)	149,416
<b>OTHER FINANCING SOURCES AND (USES)</b>				
Related Party Line of Credit Repayment	250,000	250,000	250,000	-
Loan Proceeds	-	1,350,000	1,350,000	-
Total Other Financing Sources and (Uses)	<u>250,000</u>	<u>1,600,000</u>	<u>1,600,000</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	(911,887)	(603,010)	(459,749)	149,416
Fund Balance - Beginning of Year	<u>1,393,163</u>	<u>2,676,663</u>	<u>2,676,663</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 481,276</u>	<u>\$ 2,073,653</u>	<u>\$ 2,216,914</u>	<u>\$ 149,416</u>

See accompanying Notes to Basic Financial Statements.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2019**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Colorado Springs Downtown Development Authority (Authority), was established in January 2007 by the City Council of Colorado Springs, Colorado (the City). The Authority was organized for the public health, safety, prosperity, security, and welfare of Downtown in order to halt or prevent deterioration of property values or structures within the central business district, to assist in the planning, development, and redevelopment of this district. Operations are financed primarily by tax revenues collected on real and personal property located within the central business district.

The Authority 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 Authority is not financially accountable for any other organization.

An eleven-member Board of Directors, as provided by the City, Ordinance 07-15, governs the Authority.

The Authority has no employees and all operations and administrative functions are contracted. The Authority normally enters into a short-term Contract to Services Agreement with the Downtown Partnership of Colorado Springs (Partnership), a non-profit corporation. Under this service agreement, the Partnership agrees to manage and administer the Authority in accordance with the Authority's Budget and Scope of Work.

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

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the Authority 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 Authority.

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

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
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**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (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 operation 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.

Government 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 Authority 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 tax and incremental property tax. All other revenue items are considered to be measurable and available only when cash is received by the Authority. Expenditures, other than long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The Authority reports the following major governmental funds:

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

**Budgets**

In accordance with the State Budget Law, the Authority'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 level and lapses at year-end. The Authority'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 Authority has amended its annual budget for the year ended December 31, 2019.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
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**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Pooled Cash and Investments**

The Authority follows the practice of pooling cash and investments of all programs 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 programs based upon each program's average equity balance in the total cash and investments.

**Property Taxes**

Property taxes are levied by the Authority'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 Authority.

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

**Incremental Property Taxes**

The Authority receives incremental property tax revenue for the Downtown Development area. Incremental property tax revenues are the property tax revenues in excess of an amount equal to the ad valorem property taxes produced by the levy at the rates fixed for such year by or for the governing bodies of the various taxing jurisdictions within or overlapping the Downtown Development area upon a valuation for assessment equal to the property tax base amount. The property tax base amount is certified by the County Assessor as the valuation for assessment of all taxable property within the Downtown Development area last certified by the County Assessor prior to the adoption of the Downtown Development plan. The base amount may be proportionately adjusted for general reassessments in accordance with Colorado law.

Property taxes are levied by various taxing entities in each of the project areas by certification to the County Commissioners. 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. 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 incremental taxes collected monthly to the Authority.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
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**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Incremental Property Taxes (Continued)**

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

**Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns 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 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 following estimated economic useful lives:

Buildings and improvements	40 years
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**Grants**

The Authority recognizes long term grants payable in the statement of net position and as an expense in the statement of activities when all applicable eligibility requirements, including the time requirements, are met. If all applicable eligibility requirements except a time requirement are met, the grants are recognized as a long term liability and a deferred outflow of resources in the statement of net position.

**Deferred Inflow/Outflow of Resources**

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The Authority as one item that qualifies for reporting in this category. Accordingly, the item, Grants, is deferred and recognized as an outflow of resources in the period that the amount is incurred.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
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**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Deferred Inflow/Outflow of Resources (Continued)**

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 Authority 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.
- *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.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 3 CASH AND INVESTMENTS**

**Equity (Continued)**

**Fund Balance (Continued)**

Cash and investments as of December 31, 2019 are classified in the accompanying financial statements as follows:

	2019
Statement of Net Position:	
Cash and Investments	\$ 990,037
Cash and Investments - Restricted	1,268,526
Total Cash and Investments	\$ 2,258,563

Cash and investments as of December 31, 2019 consist of the following:

	2019
Deposits with Financial Institutions	\$ 16,582
Investments	2,241,981
Total Cash and Investments	\$ 2,258,563

**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, 2019, the Authority's cash deposits had a bank balance of \$39,521 and a carrying balance of \$16,582.

Restricted cash included Emergency Reserves as required by Article X, Section 20 of the Constitution of the state of Colorado (see Note 12) of \$51,200 at December 31, 2019.

**Investments**

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

The Authority 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 Authority is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

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, 2019, the Authority had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted Average Under 60 Days	<u>\$ 2,241,981</u>

**COLOTRUST**

The Authority 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 that the Authority records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2019 follows:

	Balance at December 31, 2018	Increases	Decreases	Balance at December 31, 2019
<b>Governmental Activities:</b>				
Capital Assets, Being Depreciated:				
Buildings	\$ -	\$ 1,804,802	\$ -	\$ 1,804,802
Total Capital Assets, Being Depreciated	-	1,804,802	-	1,804,802
Less Accumulated Depreciation for:				
Buildings	-	(10,013)	-	(10,013)
Total Accumulated Depreciation	-	(10,013)	-	(10,013)
Total Capital Assets Being Depreciated, Net	\$ -	\$ 1,794,789	\$ -	\$ 1,794,789

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

Governmental Activities:	
General Government	\$ 10,013
Total Depreciation Expense - Governmental Activities	\$ 10,013

**NOTE 5 LINE OF CREDIT RECEIVABLE**

In 2017, the Authority's Board of Directors approved a Line of Credit of up to \$500,000 to Downtown Ventures, a charitable nonprofit organization related to the Authority as an affiliate of the Downtown Partnership, to fund a bike share program. The Line of Credit involves no collateral and is interest free. Downtown Ventures repaid \$250,000 against the Line of Credit during 2019, and the balance at December 31, 2019 is \$250,000.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 6 NOTE RECEIVABLE**

In 2008, the Authority approved a \$500,000 note receivable collateralized by a first note and deed of trust for the purchase of a building for use as an art school. The total purchase price of the building was approximately \$3,500,000. The note had a 6% per annum fixed rate of interest, was being amortized over 20 years, and is payable at the end of 16 years. During 2010, the Authority stopped receiving monthly payments, and began accruing an interest receivable. In May of 2014, the Authority entered into new agreements with the art school to refinance the note. The modified note receivable balance was increased to include the accrued but unrecognized interest receivable, as well as late payment charges, and reduced the interest rate from 6% to 5%. The agreement also allows the art school to make regular monthly payment of \$1,250 per month with the accrued but not paid interest on the note not added to the note principal or subject to bearing interest on a compound basis. The entity increased its monthly payment to \$2,400 per month during the year ending December 31, 2019. The balance of the note with any unpaid interest is due and payable on December 30, 2023. On June 20, 2019 the Authority and the art school entered into an amendment to the agreement, allowing the art school to sell the property. The amendment has no impact on the note receivable due to the Authority.

The Authority is accruing unpaid interest related to the note receivable. Due to historical nonperformance, management evaluated the note, and accrued interest for impairment, and determined that no allowance is necessary, due to the fair value of collateral exceeding the balance of the note and accrued interest.

**NOTE 7 LONG-TERM OBLIGATIONS**

The following is an analysis of the changes in the Authority's long-term obligations for the years ended December 31, 2019 and 2018:

	Balance December 31, 2018	Additions	Reductions	Balance December 31, 2019	Amounts Due Within One Year
<u>Long-Term Obligations</u>					
Grants Payable:					
United States Olympic Museum	\$ 387,500	\$ -	\$ 193,750	\$ 193,750	\$ 193,750
Total Grants Payable	387,500	-	193,750	193,750	193,750
Loans Payable:					
2019 Promissory Note	-	1,350,000	-	1,350,000	-
Total Loans Payable	-	1,350,000	-	1,350,000	-
Total Long-Term Obligations	<u>\$ 387,500</u>	<u>\$ 1,350,000</u>	<u>\$ 193,750</u>	<u>\$ 1,543,750</u>	<u>\$ 193,750</u>

**US Olympic Museum**

On March 23, 2017, the Authority entered into a Grant agreement with the US Olympic Museum (USOM), whereby the Authority agreed to pay a grant of \$775,000 to USOM, payable in four equal installments beginning in 2017 and completing in 2020. Under the terms of the grant agreement, USOM agrees to recognize the Authority as a supporter/sponsor in a manner consistent to the sponsorship level accorded a grant of \$775,000. USOM also agrees to use the logo provided by the Authority and refer to support in all publicity as "Downtown Colorado Springs."

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
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**NOTE 7 LONG-TERM OBLIGATIONS (CONTINUED)**

**2019 Promissory Note**

On October 11, 2019, the John E and Margaret L Lane Foundation (LaneF) and G.E. Johnson Construction Company Community Foundation (GEJF), together (the “Lenders”) issued a Promissory Note (the “Note”) to the Authority in the amounts of \$850,000 and \$500,000, respectively, in total \$1,350,000, to purchase the property at 313-315 East Costilla Street (the “Property”). The Note bears no interest, and is due and payable upon the earlier of the sale of the Property, or December 31, 2022. In the event the Property has not been sold prior to the maturity date and the Authority has not paid the balance of the Note, the Authority shall have until December 31, 2023 to sell the Property and repay the Note. In the event proceeds from the sale are insufficient to repay the Note, the proceeds from the sale will be split between the Authority and the Lenders based on the total contribution to the purchase and capital improvements of the Property. In the event of a post maturity sale, the Lenders will be entitled to 50% of the post maturity sale profit. The Note is secured by a deed of trust encumbering the Property.

**NOTE 8 NET POSITION**

The Authority 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, 2019, the District had net investment in capital assets calculated as follows:

Net Investment in Capital Assets:	
Capital Assets, Net	\$ 1,794,789
Noncurrent Portion of Long-Term Obligations	<u>(1,350,000)</u>
Net Investment in Capital Assets	<u>\$ 444,789</u>

Restricted assets include net position 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 Authority had restricted net position as of December 31, 2019 as follows:

Restricted Net Position:	
TIF	\$ 1,023,576
Emergencies	<u>51,200</u>
Total Restricted Net Position	<u>\$ 1,074,776</u>

The Authority’s unrestricted net position as of December 31, 2019, is \$2,255,756.

Incremental property taxes received by the Authority are restricted by the City of Colorado Springs to be used to support the plan of development – currently the Experience Downtown Plan.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
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**NOTE 9 COMMITMENTS AND CONTINGENCIES**

**Job Retention Agreement**

On May 21, 2013, the Authority entered into an agreement with a significant downtown employer for the purpose of job retention. The agreement provides for twenty annual payments of \$20,000 beginning April 1, 2014. The payments are contingent upon the employer having entered into a twenty-year lease extension, not defaulting on the terms of the lease, remaining in the leased property through March 31, 2034, maintaining its corporate headquarters at the leased facility, maintaining at least 200 employees at the Colorado Square location, and annual appropriation by the Authority's Board of Directors.

During 2009 and again in 2013, the corporation entered into an agreement with the Authority to maintain its headquarters in the downtown area of Colorado Springs, beginning April 1, 2010 and ending March 31, 2034. The Authority's goal is to promote economic strength, vitality and increase the number of workers in the downtown area, as well as indirectly support regional and local workers.

The terms stipulate the Authority will make annual payments of \$20,000, to the corporation, for a period not to exceed twenty years. As of December 31, 2019, both parties have complied with the aforementioned agreement, and assuming both parties comply with the terms in the future, the Authority will make fourteen additional payments to the corporation.

**1350 Distilling**

On May 17, 2018, the Authority entered into an agreement with 1350 Distilling LLC (1350) for the purposes of building enhancement. The agreement provides for grant funding from the Authority up to \$25,000. The payment is contingent upon 1350 incurring eligible costs of at least \$50,000 used towards the building at the specified location. Should 1350 spend less than \$50,000, the amount paid will be adjusted on a pro rata basis. In 2019, \$22,788 was paid under this agreement. No outstanding commitments remain under this agreement.

**Artspace Agreement**

On March 31, 2018, the Authority executed a letter of agreement (the Agreement) with Artspace Projects, Inc. (Artspace) regarding predevelopment work to be done by Artspace for the Authority, establishing the terms under which the Authority will make payments to Artspace. Under the Terms of the agreement, the Authority was to pay a \$150,000 Commencement fee to Artspace within 30 days of the execution of the Agreement. Additionally, once Artspace completes Site Selection, Analysis, and Conceptual/Schematic Design, the Authority shall pay the Artspace \$300,000. Once Design and Financial Analysis are completed, the Authority shall pay Artspace an additional \$150,000. Under the last provision of the Agreement, once Artspace completes Financing and Fundraising, the Authority shall be required to pay \$150,000 to Artspace. On December 13, 2019, the Authority and Artspace executed the First Amendment to the Letter of Agreement (the "Amended Agreement"). Under the Amended Agreement, the \$300,000 for the Site Selection, Analysis and Conceptual/Schematic Design was reduced by \$44,250. As of December 31, 2019, an additional anticipated \$427,875 is anticipated to be paid under this agreement.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 9 COMMITMENTS AND CONTINGENCIES (CONTINUED)**

**Formstack Agreement**

On May 1, 2018, the Authority entered into an agreement with Formstack, LLC (Formstack) for the purpose of job retention. The agreement provides for five annual payments, not to exceed \$100,000 in total, beginning on May 31, 2018. The payments are contingent upon Formstack meeting hiring performance requirements in each grant year. In 2019, \$7,000 was paid out under this agreement.

**BombBomb Agreement**

On November 6, 2019, the Authority entered into an agreement with BombBomb, Inc., (BombBomb) for the purpose of job retention. The agreement provides for five annual payments, beginning March 30, 2020, not to exceed \$250,00 in total, nor \$50,000 for any grant year. The payments are contingent upon BombBomb meeting hiring performance requirements in each grant year. In 2019, no payments were made under this agreement.

**Pikes Peak Community College Agreement**

On April 18, 2019, the Authority entered into an agreement with The State of Colorado by and through the Department of Higher Education, State Board for Community Colleges and Occupational Education for the use and benefit of Pikes Peak Community Colleges and Occupational Education (PPCC) for the purposes of building enhancement. The agreement provides for grant funding from the Authority up to \$25,000. The payment is contingent upon PPCC incurring eligible costs of at least \$101,000 used towards the building at the specified location. Should PPCC spend less than \$100,000, the amount paid will be adjusted on a pro rata basis. In 2019, no payments were made under this agreement.

**Vermijo Street Project**

In April 2019, the Board of Directors moved to approve \$250,000 in grant funding for streetscape improvements to Vermijo Avenue between Cascade Avenue and Tejon Street. As of December 31, 2019, an agreement has not been entered into regarding these funds. In 2019, no payments were made for this project.

**10 S. Sierra Madre Agreement**

On April 19, 2019, the Authority entered into an agreement with Old Depot Restaurants (Old Depot) for the purpose of building enhancements. The agreement provides for grant funding up to \$50,000 for qualified façade improvements to the property located at 10 S. Sierra Madre St. An additional grant of up to \$25,000 may be provided based on the satisfactory completion of improvements to the grassy area adjacent to the existing building entrance. The payment of \$50,000 is contingent upon Old Depot incurring eligible costs of at least \$100,000. In the event the cost of the project does not reach \$100,000, the grant shall be adjusted on a pro rata basis. The additional \$25,000 payment is contingent upon Old Depot submitting design and landscaping plan to the Authority for review and approval. Upon approval of such plan, completion of work and proof of eligible costs must be provided to the Authority. In 2019, no payments were made under this agreement.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
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**NOTE 9 COMMITMENTS AND CONTINGENCIES (CONTINUED)**

**21 N. Nevada Agreement**

On September 27, 2019, the Authority entered into an agreement with City Rock, LLC (City Rock) for the purpose of building enhancements. The agreement provides for grant funding of up to \$15,000 for qualified façade improvements to the property at 21 N. Nevada Ave. The payment of \$15,000 is contingent upon City Rock incurring eligible costs of at least \$100,000. In the event the cost of the project does not reach \$100,000, the grant shall be adjusted on a pro rata basis. In 2019, no payments were made under this agreement.

**230 S. Wahsatch**

In December, 2019, the Board approved a TIF Reimbursement for a 148-unit apartment complex at 230 S. Wahsatch Ave. Eligible expenses are capped a \$6,552,378. The agreement has not yet been finalized.

**225 E Cimarron**

In December, 2019, the Board approved a TIF Reimbursement for a 81-unit apartment complex at 225 E. Cimarron St. Eligible expenses are capped a \$6,640,324. The agreement has not yet been finalized.

**NOTE 10 CONTRACT FOR SERVICES**

The Authority entered into a Contract for Service Agreement with the Downtown Partnership of Colorado Springs (Partnership) for a twelve-month period ending December 31, 2019. Terms of the agreement specify that the partnership would manage and administer the Authority in accordance with the 2019 budget and operating plan. The Partnership's compensation under the agreement was \$441,115.

Effective January 1, 2020, the District entered into an agreement, similar to the above, for 2020 services. The Partnership's total compensation under this agreement is \$511,693.

**NOTE 11 TIF REIMBURSEMENT AGREEMENTS**

**Blue Dot Place**

In November 2014, the Authority entered into an agreement with a developer to allocate under Colorado Revised statutes tax increment financing to assist in the construction of downtown apartments. Under this agreement, the Authority will back the developer with 100% of the net tax increment generated by and attributable to the residential portion of the property for the TIF period (property tax increment rebate). The TIF allocation is calculated by subtracting the property taxes generated annually based on the valuation of the property for each year following the effective date. The total allocation is then reduced by the increment due to a local school district, and 0.5% annual administration fee paid to the Authority. The developer shall only be eligible to receive a rebate of taxes in the actual amount paid. Construction was completed and the apartments were available for occupancy as of January 29, 2016. In 2019, \$18,136 was paid under this agreement.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 11 TIF REIMBURSEMENT AGREEMENTS (CONTINUED)**

**117-119 East Bijou LLC and 117-121 Bijou LLC**

August 25, 2016, the Authority entered into an agreement with property owners to allocate under Colorado Revised statutes tax increment financing to assist in the construction of downtown condos. Under this agreement, the Authority will back the owners with 100% of the net tax increment generated by and attributable to the residential portion of the property for the TIF period (property tax increment rebate). The TIF allocation is calculated by subtracting the property taxes generated annually based on the valuation of the property for each year following the effective date. The total allocation is then reduced by the increment due to a local school district, and 0.5% annual administration fee paid to the Authority. The owners shall only be eligible to receive a rebate of taxes in the actual amount paid. In 2019, \$10,451 was paid under this agreement.

**333 ECO, LLC**

On March 24, 2017, the Authority entered into an agreement with a property owner to allocate under Colorado Revised statutes tax increment financing to assist in the construction of downtown apartments. Under this agreement, the Authority will back the owner with 100% of the net tax increment generated by and attributable to the residential portion of the property for the TIF period (property tax increment rebate). The TIF allocation is calculated by subtracting the property taxes generated annually based on the valuation of the property for each year following the effective date. The total allocation is then reduced by the increment due to a local school district, and 0.5% annual administration fee paid to the Authority. The owner shall only be eligible to receive a rebate of taxes in the actual amount paid. In 2019, \$50,619 was paid under this agreement.

**609 S Cascade, LLC**

On April 11, 2017, the Authority entered into an agreement with a property owner to allocate under Colorado Revised statutes tax increment financing to assist in the construction of downtown apartments. Under this agreement, the Authority will back the owner with 100% of the net tax increment generated by and attributable to the residential portion of the property for the TIF period (property tax increment rebate). The TIF allocation is calculated by subtracting the property taxes generated annually based on the valuation of the property for each year following the effective date. The total allocation is then reduced by the increment due to a local school district, and 0.5% annual administration fee paid to the Authority. The owner shall only be eligible to receive a rebate of taxes in the actual amount paid. In 2019, no payments were made under this agreement.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 11 TIF REIMBURSEMENT AGREEMENTS (CONTINUED)**

**528 South Tejon LLC**

On January 25, 2018, the Authority entered into an agreement with a developer to allocate under Colorado Revised statutes tax increment financing to assist in the redevelopment of a mixed use building. Under this agreement, the Authority will back the developer with 60% of the net tax increment generated by and attributable to the residential portion of the property for the TIF period (property tax increment rebate). The TIF allocation is calculated by subtracting the property taxes generated annually based on the valuation of the property for each year following the effective date. The total allocation is then reduced by the increment due to a local school district, and 0.5% annual administration fee paid to the Authority. The developer shall only be eligible to receive a rebate of taxes in the actual amount paid. In 2019, no payments were made under this agreement.

**418 South Tejon**

On May 18, 2018, the Authority entered into an agreement with a developer to allocate under Colorado Revised statutes tax increment financing to assist in the construction of downtown lofts. Under this agreement, the Authority will back the developer with 100% of the net tax increment generated by and attributable to the residential portion of the property for the TIF period (property tax increment rebate). The TIF allocation is calculated by subtracting the property taxes generated annually based on the valuation of the property for each year following the effective date. The total allocation is then reduced by the increment due to a local school district, and 0.5% annual administration fee paid to the Authority. The developer shall only be eligible to receive a rebate of taxes in the actual amount paid. In 2019, no payments were made under this agreement.

**NOTE 12 RELATED PARTY TRANSACTIONS**

The Authority has entered into the following redevelopment agreements listed in Note 11, Blue Dot Place, 333 ECO, LLC, 609 S Cascade LLC, and 418 S Tejon. Certain members of the Board of Directors are affiliated with those Organizations. In 2019, \$68,755 was paid under those agreements.

In May 2017, the Authority entered an agreement with a local architecture firm to perform concept design services for alleyways in downtown Colorado Springs. The firm is affiliated with a Board Member and the agreement is based on hours worked. In 2019, \$68,908 was paid under this agreement.

In 2017, the Authority entered into an agreement with Downtown Ventures to help fund a bike-share program. The organization shares management personnel within the Authority.

In 2018, the Authority entered into an agreement with CliftonLarsonAllen LLP (CLA) to provide consulting services. CLA is affiliated with a Board Member of the Authority. In 2019, \$15,644 was paid under this agreement.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 12 RELATED PARTY TRANSACTIONS (CONTINUED)**

In 2019, the Authority entered into a grant agreement with Mountain Chalet, which is affiliated with certain members of the Board of Directors. In 2019, \$50,000 was paid under this agreement.

Certain members of the Board of Directors are affiliated with the Lenders that issued the Authority the Note explained in more detail in Note 7.

Certain members of the Board of Directs are affiliated with Olive Real Estate Group, Inc. (Olive Real Estate). In 2019, Olive Real Estate contributed \$54,000 in services to the Authority.

**NOTE 13 RISK MANAGEMENT**

The Authority 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 Authority maintains commercial insurance for all risks of loss. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

**NOTE 14 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 Authority'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 and Enterprise qualifications will require judicial interpretation.

On November 7, 2006, the Authority's voters authorized the District to increase property taxes \$750,000 annually, at a rate not to exceed five mills. The election also allows the Authority to collect, spend, and retain all revenues without regard to the limitations contained within Article X, Section 20 of the Colorado Constitution (TABOR).

## **SUPPLEMENTARY INFORMATION**

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
SUMMARY OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2019**

<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>Percentage Collected to Levied</u>
			<u>Levied</u>	<u>Collected</u>	
2018	\$ 157,483,760	5.000	\$ 780,903	\$ 751,898	96.29 %
2019	153,624,780	5.000	768,124	761,566	99.15
Estimated for the Year Ending December 31, 2020	166,892,610	5.000	834,463		

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy if delinquent taxes are collected.

**COLORADO SPRINGS DOWNTOWN DEVELOPMENT AUTHORITY  
SUMMARY OF INCREMENTAL ASSESSED VALUATION, MILL LEVY,  
AND INCREMENTAL PROPERTY TAXES COLLECTED  
YEAR ENDED DECEMBER 31, 2019**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy			Combined Mills Levied	Total Incremental Property Taxes		Percentage Collected  to Levied
	Total Assessed Valuation	Less: Base Valuation	Net Increment Valuation		Levied	Collected	
2018	\$ 166,288,890	\$ 157,483,760	\$ 8,805,130	62.973-67.973	\$ 636,381	\$ 607,778	95.51%
2019	162,943,200	153,624,780	9,318,420	74.494-79.494	636,381	664,137	104.36
Estimated for the Year Ending December 31, 2020	180,707,700	166,892,610	13,815,090	78.375-83.477	955,646		

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy if delinquent taxes are collected.