

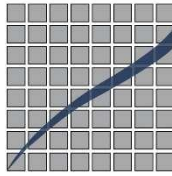
**BARNES & POWERS NORTH
BUSINESS IMPROVEMENT DISTRICT
El Paso County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2025

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
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YEAR ENDED DECEMBER 31, 2025**

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BiggsKofford

INDEPENDENT AUDITOR'S REPORT

Board of Directors

Barnes & Powers North Business Improvement District

El Paso County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Barnes & Powers North Business Improvement District ("District") as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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, 2025, the respective changes in financial position, and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of the report. We are required to be independent of the District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance

and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with auditing standards generally accepted in the United States of America, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

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.

Supplementary 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. Such 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.

Other Information

Management is responsible for the other information, as identified in the table of contents. The other information does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or provide any assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

BiggsKofford LLP

Colorado Springs, Colorado
March 27, 2026

BASIC FINANCIAL STATEMENTS

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments	\$ 13,768
Cash and Investments - Restricted	287,480
Due from Barnes & Powers South BID	3,510
Prepaid Insurance	4,282
Receivable from County Treasurer	3,278
Property Tax Receivable	501,761
Due from First & Main BID No. 2 - PIF	19,497
Capital Assets:	
Capital Assets Net of Depreciation	<u>861,896</u>
Total Assets	<u>1,695,472</u>
LIABILITIES	
Accounts Payable	11,720
Accrued Interest	13,352
Noncurrent Liabilities:	
Due Within One Year	160,000
Due in More Than One Year	<u>2,448,572</u>
Total Liabilities	<u>2,633,644</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax	<u>501,761</u>
Total Deferred Inflows of Resources	<u>501,761</u>
NET POSITION	
Net Investment in Capital Assets	(526,147)
Restricted for:	
Emergency Reserve	3,200
Debt Service	270,928
Net Position - Unrestricted	<u>(1,187,914)</u>
Total Net Position	<u><u>\$ (1,439,933)</u></u>

See accompanying Notes to Basic Financial Statements.

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

FUNCTIONS/PROGRAMS	Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government:				
Governmental Activities:				
General Government	\$ 150,551	\$ -	\$ 10,625	\$ -
Interest on Long-Term Debt and Related Costs	183,293	-	-	-
				(183,293)
Total Governmental Activities	\$ 333,844	\$ -	\$ 10,625	\$ -
				(323,219)
GENERAL REVENUES				
Property taxes				428,254
Specific ownership taxes				41,132
Interest Income				23,087
PIF Revenue				44,578
Total General Revenues and Transfers				537,051
CHANGES IN NET POSITION				213,832
Net Position - Beginning of Year				(1,653,765)
NET POSITION - END OF YEAR				<u>\$ (1,439,933)</u>

See accompanying Notes to Basic Financial Statements.

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025**

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and Investments	\$ 13,768	\$ -	\$ 13,768
Cash and Investments - Restricted	3,200	284,280	287,480
Receivable from County Treasurer	3,278	-	3,278
Due from Barnes & Powers South BID	3,510	-	3,510
Due from First & Main BID No. 2 - PIF	19,497	-	19,497
Prepaid Insurance	4,282	-	4,282
Property Tax Receivable	9,838	491,923	501,761
	<u>\$ 57,373</u>	<u>\$ 776,203</u>	<u>\$ 833,576</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 11,720	\$ -	\$ 11,720
Total Liabilities	11,720	-	11,720
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	9,838	491,923	501,761
Total Deferred Inflows of Resources	9,838	491,923	501,761
FUND BALANCES			
Nonspendable:			
Prepaid Expense	4,282	-	4,282
Restricted for:			
Emergency Reserves	3,200	-	3,200
Debt Service	-	284,280	284,280
Unassigned	28,333	-	28,333
Total Fund Balances	35,815	284,280	320,095
	<u>\$ 57,373</u>	<u>\$ 776,203</u>	
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 57,373</u>	<u>\$ 776,203</u>	
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.			861,896
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.			
Accrued Interest			(13,352)
Bonds Payable			(2,465,000)
Developer Advance Payable			(143,572)
Net Position of Governmental Activities			<u>\$ (1,439,933)</u>

See accompanying Notes to Basic Financial Statements.

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025**

	General	Debt Service	Total Governmental Funds
REVENUES			
Property taxes	\$ 8,565	\$ 419,689	\$ 428,254
Specific ownership taxes	41,132	-	41,132
Interest Income	198	22,889	23,087
Intergovernmental revenues - Barnes & Powers South BID	10,625	-	10,625
PIF Revenue	44,578	-	44,578
Total Revenues	<u>105,098</u>	<u>442,578</u>	<u>547,676</u>
EXPENDITURES			
Current:			
Accounting	33,600	-	33,600
Auditing	10,610	-	10,610
Banking fees	332	-	332
County Treasurer's Fee	129	6,306	6,435
District management	11,000	-	11,000
Dues and Membership	572	-	572
Election	5,411	-	5,411
Insurance	4,274	-	4,274
Legal	11,935	-	11,935
Miscellaneous	2,346	-	2,346
Debt Service:			
Bond interest	-	169,975	169,975
Bond principal	-	150,000	150,000
Total Expenditures	<u>80,209</u>	<u>326,281</u>	<u>406,490</u>
EXCESS OF REVENUES OVER EXPENDITURES	24,889	116,297	141,186
OTHER FINANCING SOURCES (USES)			
Repay developer advance	(30,000)	(40,342)	(70,342)
Total Other Financing Uses	<u>(30,000)</u>	<u>(40,342)</u>	<u>(70,342)</u>
NET CHANGE IN FUND BALANCES	(5,111)	75,955	70,844
Fund Balances - Beginning of Year	<u>40,926</u>	<u>208,325</u>	<u>249,251</u>
FUND BALANCES - END OF YEAR	<u><u>\$ 35,815</u></u>	<u><u>\$ 284,280</u></u>	<u><u>\$ 320,095</u></u>

See accompanying Notes to Basic Financial Statements.

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025**

Net Change in Fund Balances - Total Governmental Funds	\$	70,844
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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. Therefore, this is the amount of capital outlay, depreciation and dedication of capital assets to other governments, in the current period.

Depreciation Expense		(70,342)
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The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.

Bond Principal		150,000
Repay Developer Advance - Operating		30,000
Repay Developer Advance - Capital		21,047

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 Payable - Change in Liability		813
Accrued Interest Payable Developer Advance - Change in Liability		11,470
		11,470

Changes in Net Position of Governmental Activities	\$	213,832
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**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Budget		Actual	Variance with Final Budget
	Original	Final	Amounts	Positive (Negative)
REVENUES				
Property taxes	\$ 8,575	\$ 8,565	\$ 8,565	\$ -
Specific ownership taxes	42,914	41,132	41,132	-
Interest Income	500	198	198	-
Intergovernmental revenues - Barnes & Powers South BID	13,330	10,625	10,625	-
PIF Revenue	10,000	44,578	44,578	-
Total Revenues	75,319	105,098	105,098	-
EXPENDITURES				
Accounting	28,000	33,600	33,600	-
Auditing	9,800	10,610	10,610	-
Banking fees	-	332	332	-
Contingency	2,321	-	-	-
County Treasurer's Fee	129	129	129	-
District management	18,000	11,000	11,000	-
Dues and Membership	750	572	572	-
Election	3,000	5,411	5,411	-
Insurance	4,500	4,274	4,274	-
Legal	8,000	11,935	11,935	-
Miscellaneous	500	2,346	2,346	-
Total Expenditures	75,000	80,209	80,209	-
EXCESS OF REVENUES OVER EXPENDITURES	319	24,889	24,889	-
OTHER FINANCING SOURCES (USES)				
Repay developer advance	-	(30,000)	(30,000)	-
Total Other Financing Uses	-	(30,000)	(30,000)	-
NET CHANGE IN FUND BALANCE	319	(5,111)	(5,111)	-
Fund Balance - Beginning of Year	80,566	40,926	40,926	-
FUND BALANCE - END OF YEAR	\$ 80,885	\$ 35,815	\$ 35,815	\$ -

See accompanying Notes to Basic Financial Statements.

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 1 DEFINITION OF REPORTING ENTITY

Barnes & Powers North Business Improvement District, (the District), a quasi-municipal corporation, was organized by ordinance of the City of Colorado Springs (the City) on April 27, 2004, and is governed pursuant to provisions of the Colorado Business Improvement Act (Title 31). The District's service area is located entirely within the City in El Paso County, Colorado. The District was organized to provide the financing, acquisition, construction, completion, installation, replacement, and/or operation and maintenance of all of the services and public improvements allowed under Colorado law for business improvement districts. Specific improvements and services provided by the District include parking facilities, roadways, lighting, driveways, public utilities, and landscaping.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

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

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

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

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 operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

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

The District reports the following major governmental funds:

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

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

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

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 has amended its annual budget for the year ended December 31, 2025.

Pooled Cash and Investments

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

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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

Capital Assets

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

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

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

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:

Parking	30 Years
Water	30 Years
Sanitary Storm/Sewer	30 Years

Deferred Inflows of Resources

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

Equity

Net Position

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

Fund Balance

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

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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.

Certain Risk Disclosures

In December 2023, the GASB issued Statement No. 102, *Certain Risk Disclosures* (Statement 102). Statement 102 requires note disclosure when (a) a concentration or constraint is known prior to issuance of the financial statements, (b) it makes the reporting unit vulnerable to the risk of a substantial impact, and (c) an event associated with the concentration or constraint has occurred, has begun to occur, or is more likely than not to begin to occur within 12 months of issuance. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2025, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 13,768
Cash and Investments - Restricted	287,480
Total Cash and Investments	<u>\$ 301,248</u>

Cash and investments as of December 31, 2025, consist of the following:

Deposits with Financial Institutions	\$ 7,814
Investments	293,434
Total Cash and Investments	<u>\$ 301,248</u>

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

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, 2025, the District's cash deposits had a bank balance and a carrying balance of \$7,814.

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

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

As of December 31, 2025, the District 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	\$ 293,434
		<u>\$ 293,434</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 currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. 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

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, 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 PRIME and COLOTRUST PLUS+ are rated AAAM by Standard & Poor's. COLOTRUST EDGE is rated AAaf/S1 by FitchRatings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2025 follows:

	Balance at December 31, 2024	Increases	Decreases	Balance at December 31, 2025
Governmental Activities:				
Capital Assets, Being Depreciated:				
Parking	\$ 1,707,975	\$ -	\$ -	\$ 1,707,975
Water	252,314	-	-	252,314
Sanitary Storm/Sewer	150,000	-	-	150,000
Total Capital Assets, Being Depreciated	2,110,289	-	-	2,110,289
Less Accumulated Depreciation for:				
Accumulated Depreciation - Parking	(943,166)	(56,932)	-	(1,000,098)
Accumulated Depreciation - Water	(147,310)	(8,410)	-	(155,720)
Accumulated Depreciation - Sanitary Storm/Sewer	(87,575)	(5,000)	-	(92,575)
Depreciation	(1,178,051)	(70,342)	-	(1,248,393)
Governmental Activities Capital Assets, Net	<u>\$ 932,238</u>	<u>\$ (70,342)</u>	<u>\$ -</u>	<u>\$ 861,896</u>

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

General Government	<u>\$ (70,342)</u>
Total Depreciation Expense - Governmental Activities	<u>\$ (70,342)</u>

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, 2025:

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Bonds Payable					
General Obligation Bonds:					
Series 2007 G.O. Bonds	\$ 2,615,000	\$ -	\$ 150,000	\$ 2,465,000	\$ 160,000
Subtotal Bonds Payable	2,615,000	-	150,000	2,465,000	160,000
Other Debts					
Developer Advance - Capital	21,047	-	21,047	-	-
Developer Advance - Operating	103,610	-	30,000	73,610	-
Accrued Interest on:					
Developer Advance - Capital	18,193	1,102	19,295	-	-
Developer Advance - Operating	63,239	6,723	-	69,962	-
Subtotal Other Debts	206,089	7,825	70,342	143,572	-
Total Long-Term Obligations	<u>\$ 2,821,089</u>	<u>\$ 7,825</u>	<u>\$ 220,342</u>	<u>\$ 2,608,572</u>	<u>\$ 160,000</u>

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

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

On June 27, 2007, the District issued General Obligation Limited Tax Bonds. The Bonds, due December 1, 2036, have an interest rate of 6.5%, payable annually on December 1. The Bonds are subject to redemption prior to maturity, at the option of the District, on any date, without redemption premium. The proceeds of the Bonds were used to reimburse the Developer for capital infrastructure costs and to pay bond issuance costs. The Bonds initially shall constitute limited tax general obligations of the District as provided herein. All of the Bonds, together with the interest thereon and any premium due in connection therewith, shall be payable solely from and to the extent of the Pledged Revenue, and the Pledged Revenue is hereby pledged to the payment of the Bonds. The Bonds shall constitute an irrevocable lien upon the Pledged Revenue.

Pledged Revenues

The Bonds are secured by and payable from the Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) the Required Mill Levy and (2) any other legally available monies which the District determines to be treated as Pledged Revenue.

Events of Default for the Bonds

The occurrence of any one or more of the following events or the existence of any one or more of the following conditions shall constitute an event of default under the Indenture:

- i. The District fails or refuses to impose the required mill levy or to apply the pledged revenue as provided in the bond resolution;
- ii. The District defaults in the performance of any other of its material covenants in this Bond Resolution, and such default continues for sixty (60) days after written notice specifying such default and requiring the same to be remedied is given to the District by the Owners of twenty-five percent (25%) in aggregate principal amount of the Bonds then outstanding.
- iii. The District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the bonds.

It is acknowledged that due to the limited nature of the pledged revenue, the failure to pay the principal of or interest on the Bonds when due shall not, of itself, constitute an event of Default under the Indenture.

Remedies on Occurrence of Event of Default for the Revenue Bonds

Upon the occurrence and continuance of an Event of Default, the Trustee shall have the following rights and remedies which may be pursued:

- i. Mandamus or Other Suit: The Owner may proceed by mandamus or any other suit, action, or proceeding at law or in equity, to enforce its rights.

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

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

No Acceleration

Notwithstanding the foregoing or anything else herein to the contrary, acceleration shall not be an available remedy for an Event of Default.

As of December 31, 2025, the District was not in default.

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

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 160,000	\$ 160,225	\$ 320,225
2027	170,000	149,825	319,825
2028	180,000	138,775	318,775
2029	195,000	127,075	322,075
2030	205,000	114,400	319,400
2031	220,000	101,075	321,075
2032	235,000	86,775	321,775
2033	250,000	71,500	321,500
2034	265,000	55,250	320,250
2035	285,000	38,025	323,025
2036	300,000	19,500	319,500
Total	<u>\$ 2,465,000</u>	<u>\$ 1,062,425</u>	<u>\$ 3,527,425</u>

Authorized Debt

On May 4, 2004, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$11,700,000 at an interest rate not to exceed 12% per annum. On November 1, 2005, the District's electors authorized additional indebtedness of \$600,000 at an interest rate not to exceed 12% per annum. At December 31, 2025, the District had authorized but unissued indebtedness in the amount of \$8,300,000.

As set forth in the District's 2007 Operating Plan, the City has limited the amount of debt to be issued by the District to a total of \$4,950,000, without further approval by the City. At December 31, 2025, the District had \$950,000 available for debt under the Operating Plan.

Developer Advances

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

Reimbursement Agreement

On December 31, 2006, the District entered into a Reimbursement Agreement to repay advances made by Development Management, Inc. for operations and maintenance (O&M) costs. The District agreed to repay the Developer for such advances plus accrued interest at the rate of 7% on the first day of the following year in which the advances were made. As of December 31, 2025, outstanding Developer advances under the agreement totaled \$73,610 and accrued interest totaled \$69,962.

BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Developer Advances (Continued)

Facilities Funding and Reimbursement

On February 22, 2017, the District entered into a Facilities Funding and Reimbursement Agreement to repay advances made by Barnes & Powers North, LLC for capital infrastructure costs. The District agreed to repay the Developer for such advances plus accrued interest at the rate of 8%. During the year ended December 31, 2025, the District paid off the balance and related accrued interest under this agreement for advances of capital infrastructure costs made to the District during the year ended December 31, 2017. The District previously included its capital advance balance under the reimbursement agreement, but for the year ended December 31, 2025 has reclassified those balances and related activity to be reflected under their respective agreements. As of December 31, 2025, there are no outstanding Developer advances under the agreement.

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, 2025, the District had net investment in capital assets calculated as follows:

	<u>Governmental Activities</u>
Net Investment in Capital Assets:	
Capital Assets, Net	\$ 861,896
Current Portion of Long-Term Debt	(90,096)
Noncurrent Portion of Long-Term Obligations	<u>(1,297,947)</u>
Net Investment in Capital Assets	<u><u>\$ (526,147)</u></u>

Restricted net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2025, as follows:

	<u>Governmental Activities</u>
Restricted Net Position:	
Emergencies	\$ 3,200
Debt Service (See Note 5)	<u>270,928</u>
Total Restricted Net Position	<u><u>\$ 274,128</u></u>

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 6 NET POSITION (CONTINUED)

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, of which a significant portion of these improvements were conveyed to other governmental entities and which costs were removed from the District's financial records.

NOTE 7 RELATED PARTIES

The Developer of the property which constitutes the District is Nor'wood Development Group, Barnes & Powers North, No. 1, LLC, and Development Management, Inc. The members of the Board of Directors are officers of, employees of, or associated with the Developer and may have conflicts of interest in dealing with the District.

NOTE 8 AGREEMENTS AND COMMITMENTS

Intergovernmental Agreement

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

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

On September 9, 2024, the District entered into an Intergovernmental Agreement with First and Main No. 2 BID related to the PIF collections related to the District's PIF properties, whereas First & Main No. 2 BID has agreed to be responsible for collecting PIF revenues under the PIF Covenant on behalf of the District. The districts have mutually agreed that First & Main No. 2 will account for all revenue received and will remit the Barnes & Powers North PIF, less costs for administration of the PIF Covenant and collection. As of December 31, 2025, the amount owed to the District is \$19,497.

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 8 AGREEMENTS AND COMMITMENTS (CONTINUED)

Ground Lease

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

NOTE 9 RISK MANAGEMENT

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

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

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

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS

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

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

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.

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2025**

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

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

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

Section 29-1-1702, C.R.S., contains certain limitations on revenues generated from property tax revenues that apply to certain local governments within the state of Colorado.

On November 4, 2025, the qualified electors of the District approved an election question to waive the 5.25% property tax limit established under Section 29-1-1702, C.R.S. for 2026 and all future budget years.

SUPPLEMENTARY INFORMATION

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET TO ACTUAL
YEAR ENDED DECEMBER 31, 2025**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property taxes	\$ 420,556	\$ 419,689	\$ (867)
Interest Income	10,500	22,889	12,389
Total Revenues	<u>431,056</u>	<u>442,578</u>	<u>11,522</u>
EXPENDITURES			
County Treasurer's Fee	6,308	6,306	2
Bond interest	169,975	169,975	-
Bond principal	150,000	150,000	-
Contingency	4,601	-	4,601
Total Expenditures	<u>330,884</u>	<u>326,281</u>	<u>4,603</u>
EXCESS OF REVENUES OVER EXPENDITURES	100,172	116,297	16,125
OTHER FINANCING SOURCES (USES)			
Repay developer advance	(204,116)	(40,342)	163,774
Total Other Financing Sources (Uses)	<u>(204,116)</u>	<u>(40,342)</u>	<u>163,774</u>
NET CHANGE IN FUND BALANCE	(103,944)	75,955	179,899
Fund Balance - Beginning of Year	<u>219,129</u>	<u>208,325</u>	<u>(10,804)</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 115,185</u></u>	<u><u>\$ 284,280</u></u>	<u><u>\$ 169,095</u></u>

OTHER INFORMATION

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025**

\$4,000,000 General Obligation Bonds

Dated June 27, 2007

Interest Rate 6.5%

Principal Due December 1

Interest Payable December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 160,000	\$ 160,225	\$ 320,225
2027	170,000	149,825	319,825
2028	180,000	138,775	318,775
2029	195,000	127,075	322,075
2030	205,000	114,400	319,400
2031	220,000	101,075	321,075
2032	235,000	86,775	321,775
2033	250,000	71,500	321,500
2034	265,000	55,250	320,250
2035	285,000	38,025	323,025
2036	300,000	19,500	319,500
Total	<u>\$ 2,465,000</u>	<u>\$ 1,062,425</u>	<u>\$ 3,527,425</u>

**BARNES & POWERS NORTH BUSINESS IMPROVEMENT DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025**

<u>Year Ended December 31,</u>	Prior Year Assessed Valuation for Current Year Tax Levy	Mills Levies	Total Property Taxes		Percent Collected to Levied
			Levied	Collected	
2021	\$ 6,666,780	50.000	\$ 333,339	\$ 333,455	100.03 %
2022	7,396,080	50.000	369,804	370,125	100.09 %
2023	7,383,360	50.000	369,168	368,228	99.75 %
2024	8,245,450	52.339	431,559	424,224	98.30 %
2025	8,190,310	52.395	429,131	428,254	99.80 %
Estimated for Year Ending December 31, 2026	\$ 9,160,070	54.777	\$ 501,761		

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.

Source: El Paso County Assessor and Treasurer.