

QUARTERLY REPORT

\$47,125,000

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
(IN THE CITY OF COLORADO SPRINGS, COLORADO)
TAX INCREMENT REVENUE BONDS
(UNIVERSITY VILLAGE COLORADO PROJECT)
SERIES 2008A SENIOR**

\$7,505,000

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
(IN THE CITY OF COLORADO SPRINGS, COLORADO)
TAX INCREMENT REVENUE BONDS
(UNIVERSITY VILLAGE COLORADO PROJECT)
SERIES 2008B SUBORDINATE (CONVERTIBLE TO SENIOR)**

Date of Report: January 28, 2015

All capitalized terms used and not otherwise defined in this report shall have the respective meanings assigned in the Continuing Disclosure Agreement (“Agreement”) entered into as of February 14, 2008, by and among the Authority, the Developer and the Trustee.

Section 1. University Village Development Information [to be provided by the Developer].

(a) ***Certificates of Occupancy***

(i) The number of certificates of occupancy issued for the Site since the last Quarterly Report is 3.

(ii) The cumulative number of certificates of occupancy issued for the Site since January 1, 2008, is 47.

(b) ***Building Permits***

(i) The number of building permits issued for the Site since the last Quarterly Report is -0-.

(ii) The cumulative number of building permits issued for the Site since January 1, 2008, is 30.

(iii) ***Lease Status Report.*** Since the date of the last Quarterly Report, the following leases have been entered into by the Developer or related entities [describe tenant, location on the Site, square feet leased, lease rate, length of lease, and intended use of the leased property]:

Store	Square Foot Leased	Rent	Term	Location	Intended Use
Land Home Financial	1,503 SF	\$30 per SF	5-year		Home mortgage
Midland States Bank	2,410 SF	\$40 per SF	10-year		Retail bank

(c) ***Property Under Contract for Sale, and Closed Sales of Property.***

(i) Since the date of the last Quarterly Report, the following contracts for the sale of real property on the Site have occurred (provide description, including date of the contract, identification of buyer and seller, sales price, and legal description of the property):

None

(ii) Since the date of the last Quarterly Report, the following sales of real property on the Site have occurred (provide description, including date of the contract, identification of buyer and seller, sales price, and legal description of the property):

None

Section 2. Urban Renewal Area Development Information (other than University Village Area) [to be provided by the Authority].

(a) ***Certificates of Occupancy***

(i) The number of certificates of occupancy issued for the Non-University Village Area since the last Quarterly Report is -0-.

(ii) The cumulative number of certificates of occupancy issued for the Non-University Village Area since January 1, 2008, is 1.

(b) ***Building Permits***

(i) The number of building permits issued for the Non-University Village Area since the last Quarterly Report is -0-.

(ii) The cumulative number of building permits issued for the Non-University Village Area since January 1, 2008, is 3.

Section 3. Pledged Revenues [to be provided by the Authority].

(a) The total Pledged Sales Tax Revenues which have been received by the Authority since the last Quarterly Report is \$ 926,556.13 (net of collection fees).

(b) The total Pledged Property Tax Revenues which have been received by the Authority since the last Quarterly Report is \$ 3,595.66 (net of County Treasurer's fees.)

(c) The Authority certifies that it has deposited the amounts set forth in subsections (a) and (b) above with the Trustee for credit to the appropriate funds and accounts in accordance with the Indenture.

Section 4. Fund Balances [to be provided by the Authority, based upon information provided by the Trustee]. The amount on deposit in each of the following funds is as set forth below:

Fund	Current Balance
Reserve Fund – Senior Account	\$ 1,401.99
Reserve Fund – Subordinate Account	\$ 33.09
Project Fund – University Village	
Revenue Fund	\$ 22.06
Secondary Area Revenue Fund	\$ 42.16
Bond Principal Fund – Senior Account	\$ 8.21
Bond Interest Fund – Senior Account	\$ 35.02
Bond Principal Fund – Subordinate Account	
Bond Interest Fund – Subordinate Account	
Bond Principal Fund – Junior-Subordinate Account	
Bond Interest Fund – Junior-Subordinate Account	
Senior interest account	
Subordinate interest account	

Section 5. Fund Releases [to be provided by the Authority].

(a) The Surplus Fund Requirement has been reduced to \$500,000 and all amounts in excess of \$500,000 have been transferred to the Revenue Fund because the Coverage Test has been satisfied:

Yes No

(b) The Secondary Area Incremental Sales Tax Revenues Fund has been released to the Authority because a Release Event has occurred:

Yes No

Section 6. Status of 1.20x Coverage Test and 1.35x Coverage Ratio [to be provided by the Authority].

(a) On _____, 20____, the Authority delivered to the Trustee a certificate attesting that the Coverage Test on such day was satisfied. (In order for the Coverage Test to be satisfied, the University Village Colorado Pledged Revenues received by or on behalf of the Authority for such Fiscal Year divided by Average Annual Debt Service for such period must be equal to or greater than 1.20x). As a result, pursuant to the Indenture:

(i) The Conversion Date occurred on _____, 20____;

(ii) Effective _____, 20____, the Surplus Fund Requirement has been reduced to the amount of \$500,000; and

(iii) The monthly Administrative Fee is payable to the Authority, beginning _____, 20____.

(b) On _____, 20____, the Authority issued a certificate to the Trustee stating that the Coverage Ratio for the two most recent Fiscal Years preceding the date of delivery of the certificate, taking proposed Additional Bonds into account as if such Additional Bonds had been issued at the beginning of such period, is not less than 1.35x. As a result, the portion of the additional bonds test which requires such a Coverage Ratio has been met.

Section 7. Assessed Value and Mill Levies [to be provided by the Authority].

(a) *Assessed Value.*

(i) The current assessed value of the University Village Colorado Incremental Tax Area, as published or certified by the county assessor of El Paso County, Colorado (the "Assessor") is \$ 17,301,240.

(ii) The assessed value set forth in subsection (a) above represents:

Preliminary Certified (as of August, 20) *or*

Final Certified (as of November 26, 2014)

(b) *Current Mill Levy Certification.* The current total mill levy applicable to the University Village Colorado Incremental Tax Area is: 61.201 mills.

Section 8. Additional Bonds of the Authority [to be provided by the Authority].

(a) Since the last Quarterly Report, the Authority has issued the following North Nevada Bonds (provide name of bonds, issue date, par amount and a description of the revenue which is pledged to the bonds). N/A

Section 9. Attached Quarterly Authority Financial Information [to be provided by the Authority]. Quarterly information listed below need not be included for the fourth quarter of each year if such information is included in the annual information set forth in Section 9 below. The following information for which the appropriate box is checked is attached to this Quarterly Report:

- (a) Unaudited quarterly financial statements for the Authority for the period ending December 31, 2014.
- (b) Year to date *actual* budget, compared with adopted budget, for the Authority's activities in the Urban Renewal Area.
- (c) Report(s) of the Authority's auditor issued since the last Quarterly Report.
- (d) Any other report(s) relating to the Authority's activities or its condition submitted to any governmental agency or prepared for delivery to a third party since the last Quarterly Report.

Section 10. Attached Annual Authority Financial Information [to be provided by the Authority]. Each of the annual information items set forth below must be provided only once each year. Audited Annual Financial Statements shall be provided with, and no later than, the appropriate Quarterly Report. The following information for which the appropriate box is checked is attached to this Quarterly Report:

- (a) Audited Annual Financial Statements of the Authority for the year ending _____. (*Must be provided with the September 30 Quarterly Report*)
- (b) Unaudited annual financial statements of the Authority for the year ending _____. (*Must be provided with the March 31 Quarterly Report of the immediately succeeding year*)
- (c) Annual budget of the Authority for fiscal year 2015. Such annual budget has has not been adopted by the Board of Commissioners of the Authority. (*Must be provided with the December 31 Quarterly Report*)

The undersigned hereby certify, respectively, that they are authorized representatives of the Authority and the Developer and, further certify that the information contained in the foregoing Quarterly Report is, to the best of their knowledge, true, accurate and complete.

COLORADO SPRINGS URBAN RENEWAL
AUTHORITY

By: _____
Executive Director

UNIVERSITY VILLAGE DEVELOPERS, LLC,
a Colorado limited liability company

By: *OUTLOOK DEVELOPMENT, LLC*

By: *Thomas C Cone*

THOMAS C CONE
MGR.

UNIVERSITY DISTRICT HOLDINGS, LLC,
a Colorado limited liability company

By: *OUTLOOK DEVELOPMENT, LLC*

By: *Thomas C Cone*

THOMAS C CONE
MGR.

COLORADO SPRINGS URBAN RENEWAL
AUTHORITY

By: 
Executive Director

UNIVERSITY VILLAGE DEVELOPERS, LLC,
a Colorado limited liability company

By: _____

UNIVERSITY DISTRICT HOLDINGS, LLC,
a Colorado limited liability company

By: _____

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
FINANCIAL STATEMENTS

DECEMBER 31, 2014

DRAFT

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Accountant's Compilation Report

Board of Directors
Colorado Springs Urban Renewal Authority
El Paso County, Colorado

We have compiled the accompanying balance sheet - governmental funds of Colorado Springs Urban Renewal Authority as of December 31, 2014, and the related statement of revenue, expenditures and changes in fund balance - budget and actual for the period from January 1, 2014 through December 31, 2014, for the General Fund, and the accompanying supplementary information, which is presented only for supplementary analysis purposes. We have not audited or reviewed the accompanying financial statements and supplementary schedules and, accordingly, do not express an opinion or provide any assurance about whether the financial statements and supplementary schedules are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financials statements and supplementary schedules in accordance with accounting principles generally accepted in the United States of America, and for designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the financial statements and supplementary schedules.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements and supplementary schedules without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements or supplementary schedules. During our compilation, we did become aware of certain departures from accounting principles generally accepted in the United States of America that are described in the following paragraph.

Government-wide financials statements, the statement of revenues, expenditures and changes in fund balances - governmental funds, and the management discussion and analysis have not been presented. Accounting principles generally accepted in the United States of America require that such statements and information be presented when financial statements purport to present financial position and results of operations.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Colorado Springs Urban Renewal Authority.

Colorado Springs, Colorado
January 16, 2015

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
BALANCE SHEET - GOVERNMENTAL FUNDS**

DECEMBER 31, 2014

	<u>Debt Service Fund</u>			<u>Capital</u>	
	<u>General</u>	<u>North Nevada</u>	<u>Ivvywild</u>	<u>Projects</u>	<u>TOTAL</u>
ASSETS					
Checking	\$ 114,788	\$ -	\$ -	\$ 533,756	\$ 648,544
Colotrust	13,394	2,791	-	251,653	267,838
Series 2008A - reserve fund	-	1,402	-	-	1,402
Series 2008B - reserve fund	-	33	-	-	33
Series 2008A senior interest account	-	35	-	-	35
Series 2008A senior principal account	-	8	-	-	8
Series 2008 revenue fund	-	22	-	-	22
Series 2008 secondary area revenue fund	-	42	-	-	42
Sales tax receivable	-	290,756	-	23,855	314,611
Prepaid expenses	500	-	-	-	500
TOTAL ASSETS	<u>\$ 128,682</u>	<u>\$ 295,089</u>	<u>\$ -</u>	<u>\$ 809,264</u>	<u>\$ 1,233,035</u>
LIABILITIES AND FUND BALANCES					
LIABILITIES					
Accounts payable	\$ 17,125	\$ 1,375	\$ -	\$ 32,000	\$ 50,500
Due to County	-	15,588	-	-	15,588
Total liabilities	17,125	16,963	-	32,000	66,088
FUND BALANCES					
Fund balance	111,557	278,126	-	777,264	1,166,947
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 128,682</u>	<u>\$ 295,089</u>	<u>\$ -</u>	<u>\$ 809,264</u>	<u>\$ 1,233,035</u>

These financial statements should be read only in connection with the accompanying accountant's compilation report.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
STATEMENT OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2014**

GENERAL FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUE			
Other income	\$ 5,000	\$ 115	\$ (4,885)
Interest income	280	2	(278)
Administration fees	252,264	244,955	(7,309)
Reimbursement of expenditures	<u>24,000</u>	<u>21,894</u>	<u>(2,106)</u>
Total revenue	<u>281,544</u>	<u>266,966</u>	<u>(14,578)</u>
EXPENDITURES			
Consulting services	77,670	86,666	(8,996)
Auditing	5,500	5,500	-
Contracted services	131,232	120,000	11,232
Dues & memberships	850	1,230	(380)
Insurance	4,600	4,368	232
Legal services	5,000	6,560	(1,560)
Legal - projects	6,000	2,400	3,600
Meetings	1,200	1,536	(336)
Miscellaneous	2,500	2,630	(130)
Services - General	3,000	2,636	364
Telephone/cell phone	2,600	1,720	880
Office expense	<u>1,500</u>	<u>780</u>	<u>720</u>
Total expenditures	<u>241,652</u>	<u>236,026</u>	<u>5,626</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	39,892	30,940	(8,952)
OTHER FINANCING SOURCES (USES)			
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUE AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	39,892	30,940	(8,952)
FUND BALANCE - BEGINNING	<u>78,665</u>	<u>80,618</u>	<u>1,953</u>
FUND BALANCE - ENDING	<u>\$ 118,557</u>	<u>\$ 111,558</u>	<u>\$ (6,999)</u>

These financial statements should be read only in connection with the accompanying accountant's compilation report.

SUPPLEMENTARY INFORMATION

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COLORADO SPRINGS URBAN RENEWAL AUTHORITY
SCHEDULE OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2014

DEBT SERVICE FUND - NORTH NEVADA

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUE			
TIF revenues	\$ 984,601	\$ 983,104	\$ (1,497)
Sales taxes	3,225,000	2,872,597	(352,403)
Interest income	<u>3,000</u>	<u>2,140</u>	<u>(860)</u>
Total revenue	<u>4,212,601</u>	<u>3,857,841</u>	<u>(354,760)</u>
EXPENDITURES			
Cash management fees	1,000	730	270
Bond interest	3,094,000	3,112,900	(18,900)
Bond principal	1,285,000	980,000	305,000
Paying agent fees	6,000	5,500	500
Treasurer's fees	14,769	15,006	(237)
Sales tax collection fee	3,900	1,139	2,761
Contingency	<u>338,932</u>	<u>-</u>	<u>338,932</u>
Total expenditures	<u>4,743,601</u>	<u>4,115,275</u>	<u>628,326</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(531,000)	(257,434)	273,566
OTHER FINANCING SOURCES (USES)			
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUE AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	(531,000)	(257,434)	273,566
FUND BALANCE - BEGINNING	<u>531,000</u>	<u>535,560</u>	<u>4,560</u>
FUND BALANCE - ENDING	<u><u>\$ -</u></u>	<u><u>\$ 278,126</u></u>	<u><u>\$ 278,126</u></u>

These financial statements should be read only in connection with the accompanying accountant's compilation report.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
SCHEDULE OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2014

DEBT SERVICE FUND - IVYWILD

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUE			
TIF revenues	\$ 22,556	\$ 22,876	\$ 320
Sales taxes	41,500	26,078	(15,422)
Interest income	-	527	527
	64,056	49,481	(14,575)
EXPENDITURES			
Administration fees	34,329	26,796	7,533
Loan interest payment	34,329	26,796	7,533
Treasurer's fees	338	351	(13)
Sales tax collection fee	50	211	(161)
	69,046	54,154	14,892
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(4,990)	(4,673)	317
OTHER FINANCING SOURCES (USES)			
Total other financing sources (uses)	-	-	-
EXCESS OF REVENUE AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	(4,990)	(4,673)	317
FUND BALANCE - BEGINNING	4,990	4,673	(317)
FUND BALANCE - ENDING	\$ -	\$ -	\$ -

These financial statements should be read only in connection with the accompanying accountant's compilation report.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
BALANCE SHEET - CAPITAL PROJECT FUNDS**

DECEMBER 31, 2014

	<u>Gold Hill Mesa</u>	<u>City Auditorium</u>	<u>City Gate</u>	<u>Copper Ridge</u>	<u>Vineyards Project Area</u>	<u>TOTAL</u>
ASSETS						
1st Bank - Checking	\$ 32,000	\$ -	\$ 4,737	\$ 473,555	\$ 23,464	\$ 533,756
Colotrust	-	-	-	251,653	-	251,653
Sales tax receivable	-	-	-	23,855	-	23,855
TOTAL ASSETS	<u>\$ 32,000</u>	<u>\$ -</u>	<u>\$ 4,737</u>	<u>\$ 749,063</u>	<u>\$ 23,464</u>	<u>\$ 809,264</u>
LIABILITIES AND FUND BALANCES						
LIABILITIES						
Accounts payable	\$ 32,000	\$ -	\$ -	\$ -	\$ -	\$ 32,000
Total liabilities	32,000	-	-	-	-	32,000
FUND BALANCES						
Fund balance	-	-	4,737	749,063	23,464	777,264
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 32,000</u>	<u>\$ -</u>	<u>\$ 4,737</u>	<u>\$ 749,063</u>	<u>\$ 23,464</u>	<u>\$ 809,264</u>

These financial statements should be read only in connection with the accompanying accountant's compilation report.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
SCHEDULE OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2014

CAPITAL PROJECTS FUND - GOLD HILL MESA

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUE			
TIF revenues	\$ 427,188	\$ 431,042	\$ 3,854
Interest income	-	627	627
	<hr/>	<hr/>	<hr/>
Total revenue	427,188	431,669	4,481
EXPENDITURES			
Administration fees	50,000	50,000	-
TIF reimbursement	353,872	358,235	(4,363)
Treasurer's fees	6,408	6,475	(67)
TIF reimbursement - School District 11	21,931	21,975	(44)
	<hr/>	<hr/>	<hr/>
Total expenditures	432,211	436,685	(4,474)
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES			
	(5,023)	(5,016)	7
OTHER FINANCING SOURCES (USES)			
Total other financing sources (uses)	-	-	-
EXCESS OF REVENUE AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES			
	(5,023)	(5,016)	7
FUND BALANCE - BEGINNING			
	<hr/>	<hr/>	<hr/>
	5,023	5,016	(7)
FUND BALANCE - ENDING			
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
	\$ -	\$ -	\$ -

These financial statements should be read only in connection with the accompanying accountant's compilation report.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
SCHEDULE OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2014

CAPITAL PROJECTS FUND - CITY AUDITORIUM

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUE			
TIF revenues	\$ 18,208	\$ 18,435	\$ 227
Total revenue	<u>18,208</u>	<u>18,435</u>	<u>227</u>
EXPENDITURES			
Administration fees	17,935	18,158	(223)
Treasurer's fees	<u>273</u>	<u>277</u>	<u>(4)</u>
Total expenditures	<u>18,208</u>	<u>18,435</u>	<u>(227)</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	-
OTHER FINANCING SOURCES (USES)			
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUE AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	-	-	-
FUND BALANCE - BEGINNING	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

These financial statements should be read only in connection with the accompanying accountant's compilation report.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
SCHEDULE OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2014

CAPITAL PROJECTS FUND - CITY GATE

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUE			
TIF revenues	\$ 12,102	\$ 11,921	\$ (181)
Interest income	-	(13)	(13)
Total revenue	<u>12,102</u>	<u>11,908</u>	<u>(194)</u>
EXPENDITURES			
Administration fees	11,920	10,000	1,920
Treasurer's fees	<u>182</u>	<u>184</u>	<u>(2)</u>
Total expenditures	<u>12,102</u>	<u>10,184</u>	<u>1,918</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	1,724	1,724
OTHER FINANCING SOURCES (USES)			
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUE AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	-	1,724	1,724
FUND BALANCE - BEGINNING	<u>-</u>	<u>3,012</u>	<u>3,012</u>
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 4,736</u>	<u>\$ 4,736</u>

These financial statements should be read only in connection with the accompanying accountant's compilation report.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
SCHEDULE OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2014

CAPITAL PROJECTS FUND - COPPER RIDGE

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUE			
TIF revenues	\$ 523,365	\$ 522,358	\$ (1,007)
Sales taxes	437,179	229,569	(207,610)
Interest income	-	121	121
	<u>960,544</u>	<u>752,048</u>	<u>(208,496)</u>
EXPENDITURES			
Administration fees	60,000	60,000	-
Treasurer's fees	7,850	7,837	13
Reimbursements - District	108,256	106,674	1,582
Sales tax collection fee	1,000	595	405
Contingency	<u>70,000</u>	<u>-</u>	<u>70,000</u>
	<u>247,106</u>	<u>175,106</u>	<u>72,000</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	713,438	576,942	(136,496)
OTHER FINANCING SOURCES (USES)			
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUE AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	713,438	576,942	(136,496)
FUND BALANCE - BEGINNING	<u>142,002</u>	<u>172,122</u>	<u>30,120</u>
FUND BALANCE - ENDING	<u>\$ 855,440</u>	<u>\$ 749,064</u>	<u>\$ (106,376)</u>

These financial statements should be read only in connection with the accompanying accountant's compilation report.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
SCHEDULE OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2014

CAPITAL PROJECTS FUND - VINEYARDS PROJECT AREA

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUE			
TIF revenues	\$ 82,462	\$ 82,668	\$ 206
Interest income	-	2,066	2,066
	<hr/>	<hr/>	<hr/>
Total revenue	\$ 82,462	\$ 84,734	\$ 2,272
EXPENDITURES			
Administration fees	60,000	60,000	-
Treasurer's fees	1,237	1,271	(34)
Contingency	21,225	-	21,225
	<hr/>	<hr/>	<hr/>
Total expenditures	82,462	61,271	21,191
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	23,463	23,463
OTHER FINANCING SOURCES (USES)			
Total other financing sources (uses)	-	-	-
EXCESS OF REVENUE AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER USES	-	23,463	23,463
FUND BALANCE - BEGINNING	-	-	-
	<hr/>	<hr/>	<hr/>
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 23,463</u>	<u>\$ 23,463</u>

These financial statements should be read only in connection with the accompanying accountant's compilation report.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NORTH NEVADA URA
TIF Revenue Reconciliation
2014**

	Current Year							Prior Year				
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Interest	Treasurer's Fees	Due to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received		
							Monthly	Y-T-D		Monthly	Y-T-D	
January	\$ 28,367.84	\$ -	\$ -	\$ (425.52)	\$ -	\$ 27,942.32	2.84%	2.84%	\$ 8,798.76	1.00%	1.00%	
February	381,652.50	-	-	(5,724.79)	-	375,927.71	38.21%	41.05%	234,981.94	26.65%	27.65%	
March	21,649.28	-	-	(324.74)	-	21,324.54	2.17%	43.22%	23,041.20	2.62%	30.27%	
April	293,027.18	-	-	(4,395.41)	-	288,631.77	29.34%	72.56%	240,873.87	27.43%	57.70%	
May	41,635.03	-	163.13	(626.97)	-	41,171.19	4.17%	76.73%	209,626.19	23.87%	81.57%	
June	221,261.57	-	156.32	(3,321.27)	-	218,096.62	22.15%	98.88%	143,041.19	16.29%	97.86%	
July	8,509.53	-	343.04	(132.79)	-	8,719.78	0.85%	99.73%	4,041.98	0.45%	98.30%	
August	-	(785.87)	(133.59)	-	(919.46)	-	-0.08%	99.65%	10,514.18	1.15%	98.30%	
August (pmt)	-	-	-	-	919.46	(919.46)	0.00%	99.65%	-	0.00%	99.45%	
September	739.07	(15,588.01)	127.98	(13.01)	(15,588.01)	854.04	-1.49%	98.16%	50.75	0.01%	99.46%	
October	2,636.37	-	147.00	(41.75)	-	2,741.62	0.26%	98.43%	3,088.10	0.33%	99.79%	
November	-	-	-	-	-	-	0.00%	98.43%	-	0.00%	99.79%	
December	-	-	-	-	-	-	0.00%	98.43%	-	0.00%	99.79%	
	\$ 999,478.37	\$ (16,373.88)	\$ 803.88	\$ (15,006.25)	\$ (15,588.01)	\$ 984,490.13	98.43%	98.43%	878,058.16	99.79%	99.79%	

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
--------------	-------------	--------------------------	------------------------------

Property Tax

Debt Service	\$ 998,797.71	100.00%	\$ 983,104.49	98.43%
	\$ 998,797.71	100.00%	\$ 983,104.49	98.43%

Treasurer's Fees

Debt Service	\$ 14,981.97	100.00%	\$ 15,006.25	100.16%
	\$ 14,981.97	100.00%	\$ 15,006.25	100.16%

Source: City of Colorado Springs

Colorado Springs Urban Renewal Authority - North Nevada Project Area
2013 and 2014
Sales and Use Tax Collections

2013													
Month Sale Recorded	Dec 2012	Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013	Jul 2013	Aug 2013	Sept 2013	Oct 2013	Nov 2013	Total
Month Collection Remitted to Authority	Jan 2013	Feb 2013	Mar 2013	Apr 2013	May 2013	Jun 2013	Jul 2013	Aug 2013	Sept 2013	Oct 2013	Nov 2013	Dec 2013	
Sales Tax Collection	\$ 305,422.42	\$ 202,874.62	\$ 208,682.18	\$ 252,747.64	\$ 250,618.69	\$ 302,661.88	\$ 293,009.92	\$ 259,430.92	\$ 267,797.11	\$ 354,188.17	\$ 258,131.89	\$ 268,244.80	\$ 3,223,810.24
Use Tax Collection	1,995.38	2,517.11	6,421.61	2,962.95	1,482.06	982.78	992.02	2,104.67	3,632.57	7,765.11	1,205.73	3,086.78	35,148.77
Period Adjustment	-	437.10	199.60	218.95	2.04	-	269.96	(128.07)	-	230.73	-	-	1,230.31
Total Sales/Use Tax Collection for Month	\$ 307,417.80	\$ 205,828.83	\$ 215,303.39	\$ 255,929.54	\$ 252,102.79	\$ 303,644.66	\$ 294,271.90	\$ 261,407.52	\$ 271,429.68	\$ 362,184.01	\$ 259,337.62	\$ 271,331.58	\$ 3,260,189.32
Cumulative Collection	\$ 307,417.80	\$ 513,246.63	\$ 728,550.02	\$ 984,479.56	\$ 1,236,582.35	\$ 1,540,227.01	\$ 1,834,498.91	\$ 2,095,906.43	\$ 2,367,336.11	\$ 2,729,520.12	\$ 2,988,857.74	\$ 3,260,189.32	
Sales/Use Tax Base	375,603.37												
Prior Year Adjustment	-	7,253.00	-	-	-	41,484.57	(8,296.91)	-	-	-	-	-	40,440.66
Amount Above Base Year	(68,185.57)	144,896.26	360,199.65	616,129.19	868,231.98	1,213,361.21	1,499,336.20	1,760,743.72	2,032,173.40	2,394,357.41	2,653,695.03	2,925,026.61	
Sales/Use Tax Remitted to Authority	-	144,459.16	214,571.51	256,242.87	252,956.40	345,129.23	285,705.03	261,535.59	271,301.61	361,953.28	259,840.35	271,331.58	2,925,026.61
Prior Period Adjustment	-	-	-	-	-	-	-	-	-	-	-	-	-
Collection Fee	-	(631.93)	(160.16)	(160.16)	(160.16)	(123.87)	(160.16)	(142.02)	(123.87)	(114.80)	(123.87)	(123.87)	(2,024.87)
Net Collection	\$ -	\$ 143,827.23	\$ 214,411.35	\$ 256,082.71	\$ 252,796.24	\$ 345,005.36	\$ 285,544.87	\$ 261,393.57	\$ 271,177.74	\$ 361,838.48	\$ 259,716.48	\$ 271,207.71	\$ 2,923,001.74
Sales Tax %change from prior year same period	19.68%	12.78%	16.89%	12.54%	20.23%	28.77%	20.73%	-10.19%	6.08%	54.48%	17.12%	8.72%	
Total Tax %change from prior year to date	19.81%	16.59%	17.40%	16.13%	16.62%	18.82%	19.04%	14.45%	13.55%	17.72%	17.49%	16.57%	
2014													
Month Sale Recorded	Dec 2013	Jan 2014	Feb 2014	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Aug 2014	Sept 2014	Oct 2014	Nov 2014	Total
Month Collection Remitted to Authority	Jan 2014	Feb 2014	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Aug 2014	Sept 2014	Oct 2014	Nov 2014	Dec 2014	
Sales Tax Collection	\$ 326,475.55	\$ 213,796.03	\$ 228,595.84	\$ 271,983.50	\$ 264,415.06	\$ 308,859.86	\$ 406,241.46	\$ 283,905.45	\$ 298,587.43	\$ 298,353.52	\$ 288,959.62		\$ 3,190,173.32
Use Tax Collection	2,815.16	1,394.95	1,006.11	1,733.66	1,240.22	1,112.80	2,250.82	1,214.88	1,443.90	2,105.88	1,920.49		18,238.87
Period Adjustment	-	652.04	-	3,699.91	-	-	135.52	-	293.99	-	-		4,781.46
Total Sales/Use Tax Collection for Month	\$ 329,290.71	\$ 215,843.02	\$ 229,601.95	\$ 277,417.07	\$ 265,655.28	\$ 309,972.66	\$ 408,627.80	\$ 285,120.33	\$ 300,325.32	\$ 300,459.40	\$ 290,880.11	\$ -	\$ 3,213,193.65
Cumulative Collection	\$ 329,290.71	\$ 545,133.73	\$ 774,735.68	\$ 1,052,152.75	\$ 1,317,808.03	\$ 1,627,780.69	\$ 2,036,408.49	\$ 2,321,528.82	\$ 2,621,854.14	\$ 2,922,313.54	\$ 3,213,193.65	\$ 3,213,193.65	
Sales/Use Tax Base	375,603.37												
Prior Year Adjustment	-	-	-	-	-	-	-	-	-	35,006.30	-	-	35,006.30
Amount Above Base Year	(46,312.66)	169,530.36	399,132.31	676,549.38	942,204.66	1,252,177.32	1,660,805.12	1,945,925.45	2,246,250.77	2,581,716.47	2,872,596.58	2,872,596.58	
Sales/Use Tax Remitted to Authority	-	168,878.32	230,253.99	273,717.16	266,398.48	309,972.66	411,291.61	285,120.33	300,031.33	336,052.59	290,880.11		2,872,596.58
Prior Period Adjustment	-	-	-	-	-	-	-	-	-	-	-	-	-
Collection Fee	-	(87.58)	(96.65)	(87.58)	(123.87)	(105.73)	(105.73)	(123.87)	(114.80)	(169.23)	(123.87)		(1,138.91)
Net Collection	\$ -	\$ 168,790.74	\$ 230,157.34	\$ 273,629.58	\$ 266,274.61	\$ 309,866.93	\$ 411,185.88	\$ 284,996.46	\$ 299,916.53	\$ 335,883.36	\$ 290,756.24	\$ -	\$ 2,871,457.67
Sales Tax %change from prior year same period	6.89%	5.38%	9.54%	7.61%	5.50%	2.05%	38.64%	9.43%	11.50%	-15.76%	11.94%		-
Total Tax %change from prior year to date	7.12%	6.21%	6.34%	6.87%	6.57%	5.68%	11.01%	10.76%	10.75%	7.06%	7.51%		



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Accountant's Compilation Report

Board of Directors
Colorado Springs Urban Renewal Authority
El Paso County, Colorado

We have compiled the accompanying forecasted budget of revenues, expenditures and fund balances of the Colorado Springs Urban Renewal Authority for the General Fund, Debt Service Fund – North Nevada Project Area, Debt Service Fund – Ivywild Project Area, Capital Projects Fund – Lowell Project Area, Capital Projects Fund – North Nevada Project Area, Capital Projects Fund – Southwest Downtown Project Area, Capital Projects Fund – Gold Hill Mesa Project Area, Capital Projects Fund – City Auditorium Project Area, Capital Projects Fund – City Gate Project Area, Capital Projects Fund – Copper Ridge Project Area, Capital Projects Fund – Ivywild Project Area, and the Capital Projects Fund – Vineyards Project Area for the year ending December 31, 2014, including the forecasted estimate of comparative information for the year ending December 31, 2013, in accordance with attestation standards established by the American Institute of Certified Public Accountants. A compilation is limited to presenting, in the form of a forecast, information that is the representation of management and does not include evaluation of the support for the assumptions underlying the forecast. We have not audited or reviewed the forecast and, accordingly, do not express an opinion or any other form of assurance about whether the accompanying budget of revenues, expenditures and fund balances are in accordance with attestation standards generally accepted in the United States of America. Furthermore, there will usually be differences between the forecasted and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

Management is responsible for the preparation and fair presentation of the forecast in accordance with attestation standards generally accepted in the United States of America, and for designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the forecast.

The actual historical information for the year 2012 is presented for comparative purposes only. Such information is taken from the audit report of the Authority for the year ended December 31, 2012, as prepared by Dazzo & Plutt, LLC, dated February 22, 2013, wherein an unmodified opinion was expressed.

Management has elected to omit the summary of significant accounting policies required by the guidelines for presentation of a forecast established by the American Institute of Certified Public Accountants. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the Authority's results of operations for the forecasted periods. Accordingly, this forecast is not designed for those who are not informed about such matters.

We are not independent with respect to Colorado Springs Urban Renewal Authority.

CliftonLarsonAllen LLP

Colorado Springs, Colorado
December 18, 2013

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
PROPERTY TAX SUMMARY INFORMATION
LOWELL PROJECT AREA
For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
ASSESSED VALUATION - EL PASO COUNTY			
TIF Increment	\$ 2,951,154	\$ -	\$ -
Total TIF Certified Assessed Value	<u>\$ 2,951,154</u>	<u>\$ -</u>	<u>\$ -</u>
MILL LEVY			
General	106.614	-	-
Total mill levy	<u>106.614</u>	<u>-</u>	<u>-</u>
PROPERTY TAXES			
General	\$ 314,634	\$ -	\$ -
Levied property taxes	314,634	-	-
Adjustments to actual/rounding	(42)	-	-
Refunds and abatements	-	-	-
Budgeted property taxes	<u>\$ 314,592</u>	<u>\$ -</u>	<u>\$ -</u>
BUDGETED PROPERTY TAXES			
General	\$ 314,592	\$ -	\$ -
	<u>\$ 314,592</u>	<u>\$ -</u>	<u>\$ -</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
PROPERTY TAX SUMMARY INFORMATION
NORTH NEVADA PROJECT AREA
For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
ASSESSED VALUATION - EL PASO COUNTY			
TIF Increment	\$ 14,658,845	\$ 16,319,947	\$ 17,301,240
Total TIF Certified Assessed Value	<u>\$ 14,658,845</u>	<u>\$ 16,319,947</u>	<u>\$ 17,301,240</u>
MILL LEVY			
Debt Service	60.331	61.201	61.201
Total mill levy	<u>60.331</u>	<u>61.201</u>	<u>61.201</u>
PROPERTY TAXES			
Debt Service	884,383	\$ 998,797	\$ 1,058,853
Levied property taxes	<u>884,383</u>	<u>998,797</u>	<u>1,058,853</u>
Adjustments to actual/rounding	(243)	681	-
Refunds and abatements	5,536	(15,807)	-
Budgeted property taxes	<u>\$ 889,676</u>	<u>\$ 983,671</u>	<u>\$ 1,058,853</u>
BUDGETED PROPERTY TAXES			
Debt Service	\$ 889,676	\$ 983,671	\$ 1,058,853
	<u>\$ 889,676</u>	<u>\$ 983,671</u>	<u>\$ 1,058,853</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
PROPERTY TAX SUMMARY INFORMATION
SOUTHWEST DOWNTOWN PROJECT AREA
For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
ASSESSED VALUATION - EL PASO COUNTY			
TIF Increment	\$ -	\$ -	\$ 66,730
Total TIF Certified Assessed Value	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 66,730</u>
MILL LEVY			
General	-	-	-
Total mill levy	<u>-</u>	<u>-</u>	<u>-</u>
PROPERTY TAXES			
General	\$ -	\$ -	\$ -
Levied property taxes	<u>-</u>	<u>-</u>	<u>-</u>
Adjustments to actual/rounding	-	-	-
Budgeted property taxes	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
BUDGETED PROPERTY TAXES			
General	\$ -	\$ -	\$ -
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
PROPERTY TAX SUMMARY INFORMATION
GOLD HILL MESA PROJECT AREA
For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
ASSESSED VALUATION - EL PASO COUNTY			
TIF Increment	\$ 3,606,435	\$ 4,480,772	\$ 5,256,900
Total TIF Certified Assessed Value	<u>\$ 3,606,435</u>	<u>\$ 4,480,772</u>	<u>\$ 5,256,900</u>
MILL LEVY			
General	95.331	96.196	96.196
Total mill levy	<u>95.331</u>	<u>96.196</u>	<u>96.196</u>
PROPERTY TAXES			
General	\$ 343,805	\$ 431,032	\$ 505,693
Levied property taxes	<u>343,805</u>	<u>431,032</u>	<u>505,693</u>
Adjustments to actual/rounding	-	10	-
Refunds and abatements	19	-	-
Budgeted property taxes	<u>\$ 343,824</u>	<u>\$ 431,042</u>	<u>\$ 505,693</u>
BUDGETED PROPERTY TAXES			
General	\$ 343,824	\$ 431,042	\$ 505,693
	<u>\$ 343,824</u>	<u>\$ 431,042</u>	<u>\$ 505,693</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
PROPERTY TAX SUMMARY INFORMATION
CITY AUDITORIUM PROJECT AREA
For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
ASSESSED VALUATION - EL PASO COUNTY			
TIF Increment	\$ 253,593	\$ 258,930	\$ 277,560
Total TIF Certified Assessed Value	<u>\$ 253,593</u>	<u>\$ 258,930</u>	<u>\$ 277,560</u>
MILL LEVY			
General	70.321	71.197	71.197
Total mill levy	<u>70.321</u>	<u>71.197</u>	<u>71.197</u>
PROPERTY TAXES			
General	\$ 17,833	\$ 18,435	\$ 19,761
Levied property taxes	<u>17,833</u>	<u>18,435</u>	<u>19,761</u>
Adjustments to actual/rounding	2	-	-
Refunds and abatements	-	-	-
Budgeted property taxes	<u>\$ 17,835</u>	<u>\$ 18,435</u>	<u>\$ 19,761</u>
BUDGETED PROPERTY TAXES			
General	\$ 17,835	\$ 18,435	\$ 19,761
	<u>\$ 17,835</u>	<u>\$ 18,435</u>	<u>\$ 19,761</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
PROPERTY TAX SUMMARY INFORMATION
CITY GATE PROJECT AREA
For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
ASSESSED VALUATION - EL PASO COUNTY			
TIF Increment	\$ 202,197	\$ 185,253	\$ 171,540
Total TIF Certified Assessed Value	<u>\$ 202,197</u>	<u>\$ 185,253</u>	<u>\$ 171,540</u>
MILL LEVY			
General	65.330	66.197	66.197
Total mill levy	<u>65.330</u>	<u>66.197</u>	<u>66.197</u>
PROPERTY TAXES			
General	\$ 13,210	\$ 12,263	\$ 11,355
Levied property taxes	13,210	12,263	11,355
Adjustments to actual/rounding	-	-	-
Refunds and abatements	-	(342)	-
Budgeted property taxes	<u>\$ 13,210</u>	<u>\$ 11,921</u>	<u>\$ 11,355</u>
BUDGETED PROPERTY TAXES			
General	\$ 13,210	\$ 11,921	\$ 11,355
	<u>\$ 13,210</u>	<u>\$ 11,921</u>	<u>\$ 11,355</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
PROPERTY TAX SUMMARY INFORMATION
COPPER RIDGE PROJECT AREA
For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
ASSESSED VALUATION - EL PASO COUNTY			
TIF Increment	\$ 691,470	\$ 4,920,590	\$ 7,627,170
Total TIF Certified Assessed Value	<u>\$ 691,470</u>	<u>\$ 4,920,590</u>	<u>\$ 7,627,170</u>
MILL LEVY			
General	106.359	106.113	106.113
Total mill levy	<u>106.359</u>	<u>106.113</u>	<u>106.113</u>
PROPERTY TAXES			
General	\$ 73,544	\$ 522,139	\$ 809,342
Levied property taxes	<u>73,544</u>	<u>522,139</u>	<u>809,342</u>
Adjustments to actual/rounding	(502)	219	-
Refunds and abatements	-	-	-
Budgeted property taxes	<u>\$ 73,042</u>	<u>\$ 522,358</u>	<u>\$ 809,342</u>
BUDGETED PROPERTY TAXES			
General	\$ 73,042	\$ 522,358	\$ 809,342
	<u>\$ 73,042</u>	<u>\$ 522,358</u>	<u>\$ 809,342</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
PROPERTY TAX SUMMARY INFORMATION
IVYWILD PROJECT AREA
For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
ASSESSED VALUATION - EL PASO COUNTY			
TIF Increment	\$ 195,277	\$ 373,814	\$ 1,206,340
Total TIF Certified Assessed Value	<u>\$ 195,277</u>	<u>\$ 373,814</u>	<u>\$ 1,206,340</u>
MILL LEVY			
General	60.340	61.196	61.196
Total mill levy	<u>60.340</u>	<u>61.196</u>	<u>61.196</u>
PROPERTY TAXES			
General	\$ 11,783	\$ 22,876	\$ 73,823
Levied property taxes	<u>11,783</u>	<u>22,876</u>	<u>73,823</u>
Adjustments to actual/rounding	1,297	-	-
Refunds and abatements	-	-	-
Budgeted property taxes	<u>\$ 13,080</u>	<u>\$ 22,876</u>	<u>\$ 73,823</u>
BUDGETED PROPERTY TAXES			
General	\$ 13,080	\$ 22,876	\$ 73,823
	<u>\$ 13,080</u>	<u>\$ 22,876</u>	<u>\$ 73,823</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
PROPERTY TAX SUMMARY INFORMATION
VINEYARDS PROJECT AREA
For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
ASSESSED VALUATION - EL PASO COUNTY			
TIF Increment	\$ -	\$ 1,416,150	\$ 1,416,150
Total TIF Certified Assessed Value	<u>\$ -</u>	<u>\$ 1,416,150</u>	<u>\$ 1,416,150</u>
MILL LEVY			
General	-	58.379	58.379
Total mill levy	<u>-</u>	<u>58.379</u>	<u>58.379</u>
PROPERTY TAXES			
General	\$ -	\$ 82,673	\$ 82,673
Levied property taxes	<u>-</u>	<u>82,673</u>	<u>82,673</u>
Adjustments to actual/rounding	-	(5)	-
Refunds and abatements	-	-	-
Budgeted property taxes	<u>\$ -</u>	<u>\$ 82,668</u>	<u>\$ 82,673</u>
BUDGETED PROPERTY TAXES			
General	\$ -	\$ 82,668	\$ 82,673
	<u>\$ -</u>	<u>\$ 82,668</u>	<u>\$ 82,673</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
GENERAL FUND
FORECASTED 2015 BUDGET AS ADOPTED
WITH 2013 ACTUAL AND 2014 ESTIMATED
For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
BEGINNING FUND BALANCES	\$ 63,559	\$ 80,618	\$ 101,451
REVENUES			
Administration fees - Gold Hill Mesa	50,000	50,000	50,000
Administration fees - City Gate	20,000	20,000	20,000
Administration fees - City Auditorium	17,634	18,158	19,465
Administration fees - Southwest Downtown	10,010	10,000	10,000
Administration fees - Copper Ridge	60,000	60,000	60,000
Administration fees - Ivywild	5,823	28,713	60,808
Administration fees - Vineyards	60,000	60,000	60,000
Net investment income	58	2	50
Project management	7,014	-	-
Reimbursed expenditures	22,086	16,700	-
Other income	-	5,310	12,000
Total revenues	252,625	268,883	292,323
Total funds available	316,184	349,501	393,774
EXPENDITURES			
Audit	5,500	5,500	5,500
Consulting services	43,885	86,000	74,500
Contracted services	153,000	131,232	135,000
Dues and memberships	500	850	850
Insurance	4,645	4,368	4,600
Legal - general	6,420	7,500	8,000
Legal - capital projects	7,200	2,500	3,000
Meetings	1,032	1,500	1,500
Miscellaneous	2,480	2,500	2,500
Moving expenses	1,869	-	-
Office expense	2,743	1,500	1,500
Rent	1,113	-	-
Services - general	2,758	2,800	2,500
Telephone/cell phone	2,421	1,800	1,800
Total expenditures	235,566	248,050	241,250
Total expenditures and transfers out requiring appropriation	235,566	248,050	241,250
ENDING FUND BALANCES	\$ 80,618	\$ 101,451	\$ 152,524
EMERGENCY RESERVE	\$ 7,000	\$ 7,600	\$ 8,800
TOTAL RESERVE	\$ 7,000	\$ 7,600	\$ 8,800

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
DEBT SERVICE FUND
NORTH NEVADA PROJECT AREA
FORECASTED 2015 BUDGET AS ADOPTED
WITH 2013 ACTUAL AND 2014 ESTIMATED
For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
BEGINNING FUND BALANCES	\$ 677,883	\$ 535,560	\$ -
REVENUES			
Property taxes	889,676	983,671	1,058,853
Sales taxes	2,925,027	3,086,000	3,240,000
Net investment income	2,748	2,200	3,000
Total revenues	3,817,451	4,071,871	4,301,853
Total funds available	4,495,334	4,607,431	4,301,853
EXPENDITURES			
Cash management fees	523	650	1,000
County Treasurer's fees	13,372	15,006	15,883
Bond principal - Series 2008A	770,000	1,285,000	1,270,000
Bond interest - Series 2008A	3,166,800	3,094,000	2,996,350
Paying agent fees	7,054	7,000	7,000
Sales tax administration fee	2,025	1,200	2,000
Contingency	-	204,575	9,620
Total expenditures	3,959,774	4,607,431	4,301,853
Total expenditures and transfers out requiring appropriation	3,959,774	4,607,431	4,301,853
ENDING FUND BALANCES	\$ 535,560	\$ -	\$ -
DEBT SERVICE RESERVE	\$ 535,560	\$ -	\$ -
TOTAL RESERVE	\$ 535,560	\$ -	\$ -

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
DEBT SERVICE FUND
IVYWILD PROJECT AREA
FORECASTED 2015 BUDGET AS ADOPTED
WITH 2013 ACTUAL AND 2014 ESTIMATED
For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
BEGINNING FUND BALANCES	\$ -	\$ 4,673	\$ -
REVENUES			
Property taxes	13,080	22,876	73,823
Sales taxes	4,058	30,000	49,300
Net investment income	43	528	-
Total revenues	17,181	53,404	123,123
TRANSFERS IN			
Capital Projects Fund	150	-	-
Total transfers in	150	-	-
Total funds available	17,331	58,077	123,123
EXPENDITURES			
Loan interest payment	6,638	28,713	60,808
County Treasurer's fees	197	351	1,107
Sales tax administration fee	-	300	400
Total expenditures	6,835	29,364	62,315
TRANSFERS OUT			
Administrative fees	5,823	28,713	60,808
Total transfers out	5,823	28,713	60,808
Total expenditures and transfers out requiring appropriation	12,658	58,077	123,123
ENDING FUND BALANCES	\$ 4,673	\$ -	\$ -

Administrative Fees			
Year	Amount Due	Amount Paid	Unpaid Balance
2012	\$ 50,000	\$ 38,900	\$ 11,100
2013	50,000	5,823	44,177
2014 *	50,000	28,713	21,287
Total	\$ 150,000	\$ 73,436	\$ 76,564
* anticipated payment amount			

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
 CAPITAL PROJECTS FUND
 LOWELL PROJECT AREA
 FORECASTED 2015 BUDGET AS ADOPTED
 WITH 2013 ACTUAL AND 2014 ESTIMATED
 For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
BEGINNING FUND BALANCES	\$ 3,575	\$ -	\$ -
REVENUES			
Property taxes	314,592	-	-
Net investment income	52	-	-
Total revenues	314,644	-	-
Total funds available	318,219	-	-
EXPENDITURES			
General			
County Treasurer's fees	4,720	-	-
TIF reimbursement	313,499	-	-
Total expenditures	318,219	-	-
Total expenditures and transfers out requiring appropriation	318,219	-	-
ENDING FUND BALANCES	\$ -	\$ -	\$ -

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
 CAPITAL PROJECTS FUND
 NORTH NEVADA PROJECT AREA
 FORECASTED 2015 BUDGET AS ADOPTED
 WITH 2013 ACTUAL AND 2014 ESTIMATED
 For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
BEGINNING FUND BALANCES	\$ 20,044	\$ -	\$ -
REVENUES			
UCCS Master Plan Funds	19,803	-	
Total revenues	<u>19,803</u>	<u>-</u>	<u>-</u>
Total funds available	<u>39,847</u>	<u>-</u>	<u>-</u>
EXPENDITURES			
Capital outlay			
Construction costs	39,847	-	-
Total expenditures	<u>39,847</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>39,847</u>	<u>-</u>	<u>-</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
 CAPITAL PROJECTS FUND
 SOUTHWEST DOWNTOWN PROJECT AREA
 FORECASTED 2015 BUDGET AS ADOPTED
 WITH 2013 ACTUAL AND 2014 ESTIMATED
 For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
BEGINNING FUND BALANCES	\$ 11	\$ -	\$ -
REVENUES			
Total revenues	-	-	-
Total funds available	11	-	-
EXPENDITURES			
General			
Cash management fees	11	-	-
Total expenditures	11	-	-
TRANSFERS OUT			
General Fund	-	-	-
Total transfers out	-	-	-
Total expenditures and transfers out requiring appropriation	11	-	-
ENDING FUND BALANCES	\$ -	\$ -	\$ -

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS FUND
GOLD HILL MESA PROJECT AREA
FORECASTED 2015 BUDGET AS ADOPTED
WITH 2013 ACTUAL AND 2014 ESTIMATED
For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
BEGINNING FUND BALANCES	\$ 3,869	\$ 5,016	\$ -
REVENUES			
Property Taxes	343,824	431,042	505,693
Net investment income	103	627	-
Total revenues	<u>343,927</u>	<u>431,669</u>	<u>505,693</u>
Total funds available	<u>347,796</u>	<u>436,685</u>	<u>505,693</u>
EXPENDITURES			
General			
County Treasurer's fees	5,159	6,475	7,585
TIF reimbursement	270,034	358,235	422,233
TIF - School District	17,587	21,975	25,875
Total expenditures	<u>292,780</u>	<u>386,685</u>	<u>455,693</u>
TRANSFERS OUT			
Administrative fees	50,000	50,000	50,000
Total transfers out	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>
Total expenditures and transfers out requiring appropriation	<u>342,780</u>	<u>436,685</u>	<u>505,693</u>
ENDING FUND BALANCES	<u>\$ 5,016</u>	<u>\$ -</u>	<u>\$ -</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
 CAPITAL PROJECTS FUND
 CITY AUDITORIUM PROJECT AREA
 FORECASTED 2015 BUDGET AS ADOPTED
 WITH 2013 ACTUAL AND 2014 ESTIMATED
 For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
BEGINNING FUND BALANCES	\$ 50	\$ -	\$ -
REVENUES			
Property taxes	17,835	18,435	19,761
Net investment income	16	-	-
Total revenues	<u>17,851</u>	<u>18,435</u>	<u>19,761</u>
Total funds available	<u>17,901</u>	<u>18,435</u>	<u>19,761</u>
EXPENDITURES			
General			
County Treasurer's fees	268	277	296
Total expenditures	<u>268</u>	<u>277</u>	<u>296</u>
TRANSFERS OUT			
Administrative fees	17,633	18,158	19,465
Total transfers out	<u>17,633</u>	<u>18,158</u>	<u>19,465</u>
Total expenditures and transfers out requiring appropriation	<u>17,901</u>	<u>18,435</u>	<u>19,761</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS FUND
CITY GATE PROJECT AREA
FORECASTED 2015 BUDGET AS ADOPTED
WITH 2013 ACTUAL AND 2014 ESTIMATED
For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
BEGINNING FUND BALANCES	\$ -	\$ 3,012	\$ 4,749
REVENUES			
Property taxes	13,210	11,921	11,355
Investment income	-	-	-
Total revenues	<u>13,210</u>	<u>11,921</u>	<u>11,355</u>
Total funds available	<u>13,210</u>	<u>14,933</u>	<u>16,104</u>
EXPENDITURES			
General			
County Treasurer's fees	198	184	170
Total expenditures	<u>198</u>	<u>184</u>	<u>170</u>
TRANSFERS OUT			
Administrative fees	10,000	10,000	10,000
Total transfers out	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>
Total expenditures and transfers out requiring appropriation	<u>10,198</u>	<u>10,184</u>	<u>10,170</u>
ENDING FUND BALANCES	<u>\$ 3,012</u>	<u>\$ 4,749</u>	<u>\$ 5,934</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS FUND
COPPER RIDGE PROJECT AREA
FORECASTED 2015 BUDGET AS ADOPTED
WITH 2013 ACTUAL AND 2014 ESTIMATED
For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
BEGINNING FUND BALANCES	\$ 128,578	\$ 172,122	\$ 799,309
REVENUES			
Property taxes	73,042	522,358	809,342
Sales taxes	46,534	280,000	1,460,858
Net investment income	48	140	150
Total revenues	<u>119,624</u>	<u>802,498</u>	<u>2,270,350</u>
Total funds available	<u>248,202</u>	<u>974,620</u>	<u>3,069,659</u>
EXPENDITURES			
General			
County Treasurer's fees	1,096	7,837	12,140
Contingency	-	-	1,000,000
Reimbursements - District	14,984	106,674	165,281
Sales tax administration fee	-	800	5,000
Total expenditures	<u>16,080</u>	<u>115,311</u>	<u>1,182,421</u>
TRANSFERS OUT			
Administrative fees	60,000	60,000	60,000
Total transfers out	<u>60,000</u>	<u>60,000</u>	<u>60,000</u>
Total expenditures and transfers out requiring appropriation	<u>76,080</u>	<u>175,311</u>	<u>1,242,421</u>
ENDING FUND BALANCES	<u>\$ 172,122</u>	<u>\$ 799,309</u>	<u>\$ 1,827,238</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS FUND
IVYWILD PROJECT AREA
FORECASTED 2015 BUDGET AS ADOPTED
WITH 2013 ACTUAL AND 2014 ESTIMATED
For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
BEGINNING FUND BALANCES	\$ 349,618	\$ -	\$ -
REVENUES			
Net investment income	32	-	-
Total revenues	<u>32</u>	<u>-</u>	<u>-</u>
Total funds available	<u>349,650</u>	<u>-</u>	<u>-</u>
EXPENDITURES			
Capital outlay			
Construction costs	349,500	-	-
Total expenditures	<u>349,500</u>	<u>-</u>	<u>-</u>
TRANSFERS OUT			
Debt Service Fund	150	-	-
Total transfers out	<u>150</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>349,650</u>	<u>-</u>	<u>-</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
 CAPITAL PROJECTS FUND
 VINEYARDS PROJECT AREA
 FORECASTED 2015 BUDGET AS ADOPTED
 WITH 2013 ACTUAL AND 2014 ESTIMATED
 For the Years Ended and Ending December 31,**

12/17/2014

	ACTUAL 2013	ESTIMATED 2014	ADOPTED 2015
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	82,668	82,673
Total revenues	<u>-</u>	<u>82,668</u>	<u>82,673</u>
Total funds available	<u>-</u>	<u>82,668</u>	<u>82,673</u>
EXPENDITURES			
General			
County Treasurer's fees	-	1,271	1,240
Contingency	-	21,397	21,433
Total expenditures	<u>-</u>	<u>22,668</u>	<u>22,673</u>
TRANSFERS OUT			
Administrative fees	-	60,000	60,000
Total transfers out	<u>-</u>	<u>60,000</u>	<u>60,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>82,668</u>	<u>82,673</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
2015 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Colorado Springs Urban Renewal Authority (Authority) was formed by resolution passed February 24, 1970, by the City Council of the City of Colorado Springs, Colorado (the City) pursuant to the Colorado Urban Renewal Law, Colorado Revised Statutes. The purpose of the Authority is to acquire and develop certain blighted areas in the City to maintain the public welfare.

The Authority is considered a component unit of the City since the Authority's tax increment financing indicates financial accountability with the City, due to the benefits redevelopment will provide the City. The Mayor appoints the Authority board members and the City Council reviews the Urban Renewal Plans and any changes thereto. Legal counsel is of the opinion that under state statutes, the City is not liable with respect to the bonds issued by the Authority.

The Authority has no employees and all administrative functions are contracted.

The Authority prepares its budget on the modified accrual basis of accounting.

Revenues

Property Taxes

The Authority receives incremental property tax revenue for each of the active Urban Renewal areas. 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 Urban Renewal 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 Urban Renewal area last certified by the County Assessor prior to the adoption of the Urban Renewal plan. The base amount may be proportionately adjusted for general reassessments in accordance with Colorado law.

The calculation of the incremental property taxes budgeted is displayed on pages 2 – 10 of the budget at the estimated mill levies for each project area.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
2015 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Sales Tax

The Authority receives incremental sales tax revenue generated from the following project areas from the City's general sales tax of 2%, in excess of a certain sales tax base amount, as displayed on pages 12, 13, and 20 of the budget:

- North Nevada project area – sales tax base amount: \$375,603.37
- Ivywild project area – sales tax base amount: \$62,963.15
- Copper Ridge project area – sales tax base amount: \$30,271.79

Net Investment Income

Interest earned on the Authority's available funds has been estimated based on an average interest rate of approximately 0.15%.

Administration Fees

The Authority imposes an administration fee to each of the project areas. The budget anticipates total administration fees of \$280,273 during 2015 which may be paid directly by Developers, increment or a combination thereof.

Expenditures

Administrative Expenditures

Administrative expenditures include the services necessary to maintain the administrative viability such as, legal, accounting, audit, contractual services, insurance, meeting expense and other administrative expenses for the Authority.

County Treasurer's Fees

County Treasurer's collection fees have been computed at 1.5% of the incremental property taxes.

Sales Tax Administration Fee

The City's sales tax administration fees have been computed at approximately 0.2% of the incremental sales taxes.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
2015 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures – (continued)

TIF Reimbursement

Upon collection of incremental property taxes in certain project areas within the Authority's boundaries, the Authority submits the net property taxes received per the requirements in each redevelopment agreement.

Debt Service

Special Revenue Bonds, Series 2008A and 2008B

The Authority has budgeted for the payment of the Special Revenue Bonds, Series 2008A. The additional information regarding other debt has been presented for informational purposes only.

On February 1, 2008, the Authority issued the following bonds (collectively, the Bonds): (1) \$47,125,000 Senior Tax Increment Special Revenue Bonds, Series 2008A and (2) \$7,505,000 Tax Increment Subordinate Special Revenue Bonds, Series 2008B. The Bonds were issued for the purposes of (i) financing a portion of the public improvement costs and other costs associated with the construction of the University Village shopping center; (ii) provide capitalized interest, (iii) provide a reserve fund; and (iv) paying costs of issuance of the Bonds.

The 2008A Bonds bear interest at 7.00%, payable semi-annually on June 1 and December 1, beginning on June 1, 2008. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2011. The 2008A Bonds mature on December 1, 2029.

The 2008B Bonds bear interest at 7.50%, payable annually on December 15 until the Conversion Date (defined below), beginning December 15, 2008. Annual mandatory sinking fund principal payments are due on December 15 of each year (prior to the Conversion Date) or December 1 (after the Conversion Date) beginning on December 15, 2011. The Bonds mature on December 15, 2029, unless they are converted.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
2015 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures – (continued)

The Series 2008B Bonds will be subordinate to the 2008A Bonds, prior to the Conversion Date. The 2008B Bonds will convert to senior bonds when the Coverage Test is satisfied (the Conversion Date). The Coverage Test is defined as: for any fiscal year the Coverage Ratio of pledged revenue divided by the average annual debt service for such fiscal year is equal to or greater than 1.2 times (or 120%). As of December 31, 2010, the coverage ratio is approximately .33%. Upon conversion to senior bonds, the Series 2008B Bonds will continue to bear interest at a rate of 7.50% per annum, payable semi-annually on June 1 and December 1. After the Conversion Date, principal payments on the Series 2008B Bonds will occur on December 1 of each year with final maturity on December 1, 2029.

A debt service schedule for the Series 2008B Bonds cannot be determined as interest and principal are being paid based on the availability of funds from Pledged Revenue.

The Bonds are secured and payable from the Pledged Revenue, consisting of moneys derived by (1) the Incremental Property Tax Revenues, (2) the Incremental Sales Tax Revenues, and (3) all income from the investment and reinvestment of the Trust Funds. As of December 15, 2011 the Series 2008B Bonds were unable to be fully funded and are therefore in default of the Trust Indenture.

Debt and Leases

2012 Loan Agreement

On March 21, 2012, the Authority entered into a loan agreement with the Culebra Properties Limited Liability Company (Lender) in the amount of \$778,000. The Loan, maturing June 30, 2028, bears an interest rate of 7% per annum until the Loan is paid in full, payable quarterly March 31, June 30, September 30 and December 31 of each calendar year, commencing March 31, 2013. The Loan was issued to (i) provide financing for the Ivywild Neighborhood Urban Renewal Project (Project), and (ii) paying costs of issuance of the Loan.

The Loan is secured and payable from the Pledged Revenue, consisting of moneys derived by (1) the Incremental Property Tax Revenues, (2) the Incremental Sales Tax Revenues, (3) all amounts held in the Loan Payment Fund together with investment earnings thereon; and (4) all other legally available moneys which the Authority determines, in its sole discretion, to deposit in the Loan Payment Fund. The Authority shall credit all amounts comprising Pledged Revenue to the Loan Payment Fund. The moneys in the Loan Repayment Fund will be used to pay interest and principal due on the loan. Any interest not paid when due shall continue to accrue until paid in full, and shall compound annually. Repayment of the loan principal shall be due and payable on each payment date, to the extent of Pledged Revenue available. The full amount of the Loan shall become due and payable on the maturity date.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
2015 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures – (continued)

A debt service schedule cannot be determined as interest and principal are being paid based on the availability of funds from Pledged Revenue.

The Authority does not have any capital or operating leases.

Reserves

Debt Service Reserves

The Debt Service Reserve Fund requirement for the Series 2008A, Senior Bonds is \$4,712,500. The Debt Service Reserve Fund requirement for the Series 2008B, Subordinate Bonds is \$750,000. The Debt Service Reserve Funds for both Series 2008A, Senior Bonds and Series 2008B, Subordinate Bonds have been depleted.

Emergency Reserves

The Authority has provided for an emergency reserve fund equal to at least 3% of fiscal year spending for 2015, as defined under TABOR.

This information is an integral part of the accompanying forecasted budget.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$47,125,000 Special Revenue Bonds
Tax Increment Revenue Bond
Series 2008A Senior
Dated February 1, 2008
Interest Rate 7.0%
Principal Due December 1**

<u>Year Ended December 31,</u>	<u>Interest Payable June 1 and December 1</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2015	\$ 2,100,000 *	\$ 2,996,350	\$ 5,096,350
2016	1,570,000	2,897,300	4,467,300
2017	1,720,000	2,787,400	4,507,400
2018	1,895,000	2,667,000	4,562,000
2019	2,070,000	2,534,350	4,604,350
2020	2,270,000	2,389,450	4,659,450
2021	2,475,000	2,230,550	4,705,550
2022	2,705,000	2,057,300	4,762,300
2023	2,940,000	1,867,950	4,807,950
2024	3,200,000	1,662,150	4,862,150
2025	3,470,000	1,438,150	4,908,150
2026	3,775,000	1,195,250	4,970,250
2027	4,085,000	931,000	5,016,000
2028	4,430,000	645,050	5,075,050
2029	4,785,000	334,950	5,119,950
	<u>\$ 43,490,000</u>	<u>\$ 28,634,200</u>	<u>\$ 72,124,200</u>

* Includes \$685,000 principal accumulated from prior shortfalls

Note: The actual amounts of payments to be made in future years will depend on future revenues and cannot be predicted with certainty.

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.