

**COLORADO SPRINGS URBAN
RENEWAL AUTHORITY
El Paso County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
YEAR ENDED DECEMBER 31, 2019**

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
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Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

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

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Colorado Springs Urban Renewal Authority, a component unit of the City of Colorado Springs, Colorado, as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

8200 South Quebec Street, Suite A3259, Centennial, Colorado 80112
303-905-0809 • info@dazziocpa.com

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An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Colorado Springs Urban Renewal Authority, as of December 31, 2019, and 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.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Colorado Springs Urban Renewal Authority's basic financial statements. The Supplementary Information and the Other Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

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

The Other Information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Dassio & Associates, P.C.

March 23, 2020

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2019**

As management of the Colorado Springs Urban Renewal Authority, we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended December 31, 2019.

Financial Highlights

- Liabilities and deferred inflows of resources exceeded assets and deferred outflows of resources by \$73,007,301 at the close of the fiscal year. This is primarily due to the Authority being responsible for the repayment of bonds issued for public improvements which have been conveyed to other governmental entities and which costs have been removed from the Authority's financial records.
- As of the close of the current fiscal year, the Authority governmental funds reported combined ending fund balances of \$38,906,555.
- Total cash and investments decreased by \$5,983,300 as compared to the prior year, mainly resulting from the incremental sales tax received by the Authority dedicated to the City for Champions projects and the issuance of Series 2019 bonds.
- Incremental property taxes increased by \$501,865 as compared to the prior year with the majority related to the increased assessed valuation at North Nevada, Gold Hill Mesa, Vineyards, and Southwest Downtown project areas.
- Incremental sales taxes increased by \$807,711 as compared to the prior year with the majority related to the increased sales at North Nevada, Copper Ridge, and South Nevada project areas.
- At the end of the current fiscal year, unassigned fund balance for the general fund was \$193,013, or 45% of total general fund expenditures.
- Total debt increased by \$7,124,765 during the current fiscal year, mainly related to the issuance of Series 2019 bonds for the Switchbacks Stadium.

Overview of the Financial Statements

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

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

The statement of net position presents information on all of the Authority's assets and liabilities, with the difference between the two reported as net position.

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

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

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2019**

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

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

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

The Authority maintains six major governmental funds and six nonmajor governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for each of the major funds - General Fund, North Nevada Debt Service Fund, Ivywild Neighborhood Debt Service Fund, Canyon Creek Debt Service Fund, Copper Ridge Capital Projects Fund, City of Champions Capital Projects Funds (comprised of separate funds for the eight project elements: Administrative, U.S. Olympic Museum and Hall of Fame, CSEC Switchbacks Stadium, CSEC Hockey Arena, UCCS Sports Medicine and Performance, U.S. Air Force Academy Visitors Center, Southwest Infrastructure, Flexible Sub-Account) and the nonmajor funds – Vineyards Capital Projects Fund, Gold Hill Mesa Capital Projects Fund, City Auditorium Capital Projects Fund, City Gate Capital Projects Fund, Southwest Downtown Capital Projects Fund, and South Nevada Projects Fund.

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

The basic governmental fund financial statements can be found on pages 3-7 of this report.

Notes to financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to financial statements can be found on pages 8-43 of this report.

Supplementary and Other information. The report includes individual fund schedules. Budgetary comparison schedules have been provided in this section for the debt service funds and the capital projects funds to demonstrate compliance with these budgets. The budget schedules are found after the basic financial statements on pages 44-74 of this report.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2019**

Government-wide Financial Analysis

Net Position

	2019	2018
Current Assets	\$ 55,274,706	\$ 60,053,457
Other Assets	333,249	2,003,958
Total Assets	55,607,955	62,057,415
Deferred Outflows of Resources	4,146,014	4,857,474
Current Liabilities	9,619,433	4,472,919
Long-term Obligations	115,287,586	108,162,821
Total Liabilities	124,907,019	112,635,740
Deferred Inflows of Resources	7,854,251	8,423,959
Restricted for:		
Debt Service	862,410	5,493,420
Capital Projects	9,742,595	14,095,067
Unrestricted	(83,612,306)	(73,733,297)
Total Net Position	\$ (73,007,301)	\$ (54,144,810)

As noted earlier, net position may serve as a useful indicator for the Authority's financial position. In the Authority's case, 2019 and 2018 ended with total assets valued at \$55,607,955 and \$62,057,415, respectively, with outstanding liabilities of \$124,907,019 and \$112,635,740, respectively. The Authority's assets consist primarily of cash and investments and current receivables.

Current assets decreased by \$4,778,751 resulting from incremental sales tax received by the Authority dedicated to the City for Champions projects. Long-term obligations increased by \$7,124,765 mainly related to the issuance of Series 2019 bonds for the Switchbacks Stadium.

The Authority had public improvements which were constructed by other government entities where the Authority is a contributing entity. The Authority is responsible for the repayment of bonds issued to construct these improvements. Consequently, a deficit balance is reflected on the Authority's statement of net position.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2019**

Change in Net Position

	2019	2018
REVENUES		
Program Revenues:		
Charges for Services	\$ 313,512	\$ 304,493
Operating Grants and Contributions	177,695	210,703
Capital Grants and Contributions	15,065,631	14,524,885
General Revenues:		
Incremental Property Taxes	6,280,058	5,778,193
Incremental Sales Taxes	11,146,235	10,338,524
Net Investment Income	1,035,886	1,055,411
Total Revenues	34,019,017	32,212,209
EXPENSES		
General Government	(7,423,130)	(2,083,993)
Interest and Related Costs on Long-Term Debt	(5,258,399)	(5,519,928)
Dedication of Capital Assets to Other Entities	(40,199,979)	(29,397,682)
Total Expenses	(52,881,508)	(37,001,603)
CHANGE IN NET POSITION	(18,862,491)	(4,789,394)
Net Position - Beginning of Year	(54,144,810)	(49,355,416)
NET POSITION - END OF YEAR	\$ (73,007,301)	\$ (54,144,810)

The Authority's total revenue increased by \$1,806,808. Incremental property taxes increased \$501,865 mainly resulting from increased assessed valuation in the North Nevada, Gold Hill Mesa, Vineyards, and Southwest Downtown project areas. Incremental sales taxes increased by \$807,711 with the majority due to the increased sales at North Nevada, Copper Ridge, and South Nevada project areas.

The Authority's net position decreased \$18,862,491 mainly due to the increase in the City of Champion capital outlay, the result of the issuance of Series 2019 Bonds, and the principal reduction on Series 2016A Senior Loan, Series 2016B Subordinate Bonds and Series 2017A-C Bonds.

Financial Analysis of the Government's Funds

As noted earlier, the Authority uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2019**

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

As of the end of the current fiscal year, the Authority's governmental funds reported combined ending fund balances of \$38,906,555. Of this balance, \$4,732,911 is restricted for North Nevada Neighborhood debt service, \$4,662 is restricted for Ivywild Neighborhood debt service, and \$5,755,093 is restricted for Canyon Creek debt service, \$27,983,376 is being restricted for the use of the specific Urban Renewal Plan project and Regional Tourism Act areas, \$237,500 is assigned by the Board for operating reserves, and \$193,013 constitutes the unassigned fund balance, which is available for spending at the government's discretion within the parameters established for the General Fund.

The General Fund is the operating fund of the Authority. At the end of the current fiscal year, unassigned fund balance of the general fund was \$193,013 out of a total fund balance of \$430,513.

The North Nevada Debt Service Fund has a total fund balance of \$4,732,911 all of which is restricted for the repayment of bond indebtedness.

The Ivywild Neighborhood Debt Service Fund has a total fund balance of \$4,662 all of which is restricted for the repayment of loan an annual administration fees.

The Canyon Creek Debt Service Fund has a total fund balance of \$5,755,093, all of which is restricted for the repayment of bond indebtedness.

The Copper Ridge Capital Projects Fund has a total fund balance of \$436,135 all of which is restricted for future capital improvements.

The City for Champions Capital projects Fund has a total fund balance of \$26,659,439 all of which is restricted for certified costs related to the eight project elements: Administrative, U.S. Olympic Museum and Hall of Fame, CSEC Switchbacks Stadium, CSEC Hockey Arena, UCCS Sports Medicine and Performance, U.S. Air Force Academy Visitors Center, Southwest Infrastructure, and Flexible Sub-Account.

The Vineyards Capital Projects Fund has a total fund balance of \$452,308, a portion of which is restricted for the repayment of the advance made by the Developer on the first payment of annual administration fees.

The City Auditorium Capital Projects Fund has a total fund balance of \$38,236, all of which is restricted for the use of the specific Urban Renewal Plan.

The City Gate Capital Projects Fund has a total fund balance of \$17,179 all of which is restricted for the use of the specific Urban Renewal Plan.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2019**

The Southwest Downtown Capital Projects Fund has a total fund balance of \$66,194 all of which is restricted for the use of the specific Urban Renewal Plan.

The South Nevada Capital Projects Fund has a total fund balance of \$313,885 all of which is restricted for use of the specific Urban Renewal Plan.

General Fund Budgetary Highlights

The Authority's total expenditures for 2019 are below the original budget amount by \$50,253. This favorable variance was primarily attributable to the payroll salary and benefits and reimbursed expenditures on the different capital project areas.

Long-Term Debt

At the end of the current fiscal year, the Authority had total outstanding senior loan and subordinate bond indebtedness of \$105,136,000. The Authority's Series 2016A Senior Loan matures August 24, 2026 and pays interest on a variable rate monthly (see Note 5). The actual amounts of payments to be made in future years will depend on future revenues and cannot be predicted with certainty. The Authority's Series 2016B Subordinate Bonds bear interest at 6.75%, payable annually on December 15, and interest and principal are being paid based on the availability of funds from Pledged Revenue. The Authority's Series 2017 Tax Increment Revenue Bonds mature on September 1, 2027 and pay interest at the rate of 3.33% each March 1 and September 1, commencing September 1, 2017. Principal is payable annually on September 1, beginning on September 1, 2019. The Authority's Series 2018A Special Revenue Bonds mature on December 1, 2047 and pay interest at the rate of 5.75% on June 1 and December 1. The Authority's Series 2018B Subordinate Bonds were issued at the rate of 8.125% and payable annually on December 15, only to the extent of available Subordinate Pledged Revenue. The Authority's Series 2019 Tax Increment Revenue Bonds were issued at the rate of 3.30% and payable annually on February 1. The Authority also has the following loans under long-term debt:

- University of Colorado, Colorado Springs, Loan in the principal amount of \$3,394,803. The loan has an interest rate of 5.45%, compounded semi-annually.
- Memorandum of Understanding – City of Colorado Springs – Sales Tax in the principal amount of \$158,474 with an interest rate of 5.00% compounding annually until paid in full. The actual amounts of principal payments to be made in the future will depend on future pledged revenues and cannot be predicted with certainty.
- The Culebra Properties Limited Liability Company, Ivywild Neighborhood Loan in the principal amount of \$569,074. The loan maturing June 30, 2028 bears an interest rate of 7.00% per annum until paid in full, payable quarterly on March 31, June 30, September 30 and December 31 of each calendar year.
- The University Village Developers LLC, Advanced Funds Note in the principal amount of \$2,500,000. The note has an interest rate of 6.50% per annum until paid in full.

Additional information on the Authority's long-term debt can be found in Note 5.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2019**

Next Year's Budgets

The Authority has appropriated \$60,099,663 in all funds for spending in the 2020 fiscal year budget and anticipates that beginning fund balances, administration fees, incremental property taxes, incremental sales taxes, debt issuance proceeds, and reimbursed expenditures will be sufficient to cover these expenditures.

Requests for Information

This financial report is designed to provide a general overview of the Colorado Springs Urban Renewal Authority finances for all those with an interest in the Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Colorado Springs Urban Renewal Authority
111 S. Tejon St., Suite 705
Colorado Springs, Colorado 80903.

BASIC FINANCIAL STATEMENTS

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
STATEMENT OF NET POSITION
DECEMBER 31, 2019**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 435,518
Cash and Investments - Restricted	46,414,892
Accounts Receivable	104,141
Incremental Property Tax Receivable	7,521,002
Incremental Sales Tax Receivable	798,767
Due from Other Governments	386
Interest Rate SWAP	333,249
Total Assets	55,607,955
DEFERRED OUTFLOWS OF RESOURCES	
Loss on Refunding	4,146,014
Total Deferred Outflows of Resources	4,146,014
LIABILITIES	
Accounts Payable	8,824,847
Project Escrows	22,302
Accrued Interest Payable	772,284
Noncurrent Liabilities:	
Due Within One Year	1,162,000
Due in More Than One Year	114,125,586
Total Liabilities	124,907,019
DEFERRED INFLOWS OF RESOURCES	
Incremental Property Tax Revenue	7,521,002
Accumulated Increase in the Fair Value of Hedging Derivative	333,249
Total Deferred Inflows of Resources	7,854,251
NET POSITION	
Restricted for:	
Debt Service	862,410
Capital Projects	9,742,595
Unrestricted	(83,612,306)
Total Net Position	\$ (73,007,301)

See accompanying Notes to Basic Financial Statements.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2019**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
FUNCTIONS/PROGRAMS	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	\$ 7,423,130	\$ 313,512	\$ 140,305	\$ 15,065,631	\$ 8,096,318
Interest and Related Costs on Long-Term Debt	5,258,399	-	37,390	-	(5,221,009)
Dedication of Capital Assets to Other Entities	40,199,979	-	-	-	(40,199,979)
Total Governmental Activities	<u>\$ 52,881,508</u>	<u>\$ 313,512</u>	<u>\$ 177,695</u>	<u>\$ 15,065,631</u>	<u>(37,324,670)</u>
GENERAL REVENUES					
Incremental Property Taxes					6,280,058
Incremental Sales Taxes					11,146,235
Net Investment Income					1,035,886
Total General Revenues					<u>18,462,179</u>
CHANGE IN NET POSITION					(18,862,491)
Net Position - Beginning of Year					<u>(54,144,810)</u>
NET POSITION - END OF YEAR					<u>\$ (73,007,301)</u>

See accompanying Notes to Basic Financial Statements.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2019**

	General	North Nevada Debt Service	Ivywild Neighborhood Debt Service	Canyon Creek Debt Service	Copper Ridge Capital Projects	City for Champions Funds	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS								
Cash and Investments	\$ 435,518	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 435,518
Cash and Investments - Restricted	-	4,201,684	-	5,754,707	199,546	35,364,105	894,850	46,414,892
Accounts Receivable	104,141	-	-	-	-	-	-	104,141
Due from Other Governments	-	-	-	386	-	-	-	386
Due from Other Funds	-	-	-	-	-	11,180	-	11,180
Incremental Property Taxes Receivable	-	2,214,519	126,276	-	2,647,232	-	2,532,975	7,521,002
Incremental Sales Taxes Receivable	-	536,727	4,662	-	257,378	-	-	798,767
Total Assets	\$ 539,659	\$ 6,952,930	\$ 130,938	\$ 5,755,093	\$ 3,104,156	\$ 35,375,285	\$ 3,427,825	\$ 55,285,886
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES								
LIABILITIES								
Accounts Payable	\$ 97,966	\$ 5,500	\$ -	\$ -	\$ -	\$ 8,715,846	\$ 5,535	\$ 8,824,847
Escrow - Southwest Downtown	-	-	-	-	-	-	1,513	1,513
Escrow - Copper Ridge	-	-	-	-	20,789	-	-	20,789
Due to Other Funds	11,180	-	-	-	-	-	-	11,180
Total Liabilities	109,146	5,500	-	-	20,789	8,715,846	7,048	8,858,329
DEFERRED INFLOWS OF RESOURCES								
Incremental Property Tax Revenue	-	2,214,519	126,276	-	2,647,232	-	2,532,975	7,521,002
Total Deferred Inflows of Resources	-	2,214,519	126,276	-	2,647,232	-	2,532,975	7,521,002
FUND BALANCES								
Restricted	-	4,732,911	4,662	5,755,093	436,135	26,659,439	887,802	38,476,042
Assigned	237,500	-	-	-	-	-	-	237,500
Unassigned	193,013	-	-	-	-	-	-	193,013
Total Fund Balances	430,513	4,732,911	4,662	5,755,093	436,135	26,659,439	887,802	38,906,555
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 539,659	\$ 6,952,930	\$ 130,938	\$ 5,755,093	\$ 3,104,156	\$ 35,375,285	\$ 3,427,825	\$ 55,285,886

See accompanying Notes to Basic Financial Statements.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO
THE NET POSITION OF GOVERNMENTAL ACTIVITIES
DECEMBER 31, 2019**

Fund Balances - Total Governmental Funds \$ 38,906,555

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

Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds.

Loss on Refunding 4,146,014

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

Ivywild Neighborhood Loan	(569,074)
Note Payable - City of Colorado Springs - Sales Tax	(158,474)
Note Payable - University of Colorado - Foundation Loan	(3,394,803)
Note Payable - University Village Developers - Advanced Funds Note	(2,500,000)
Accrued Interest Payable - Ivywild Neighborhood Loan	(11,652)
Accrued Interest Payable - City of Colorado Springs - Sales Tax	(117,063)
Accrued Interest Payable - University of Colorado - Foundation Loan	(2,026,047)
Accrued Interest Payable - University Village Developers - Advanced Funds Note	(1,374,473)
Loan Payable - Series 2016A	(44,282,000)
Bonds Payable - Series 2016B	(1,273,000)
Bonds Payable - Series 2017	(38,700,000)
Bonds Payable - Series 2018A	(7,325,000)
Bonds Payable - Series 2018B	(1,156,000)
Bonds Payable - Series 2019	(12,400,000)
Accrued Interest Payable	(772,284)

Net Position of Governmental Activities \$ (73,007,301)

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2019

	General	North Nevada Debt Service	Ivywild Neighborhood Debt Service	Canyon Creek Debt Service	Copper Ridge Capital Projects	City for Champions Funds	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES								
Administration Fees	\$ 285,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285,000
Bond administration Fees - Canyon Creek	11,615	-	-	-	-	-	-	11,615
City for Champions - 15% Administration Fee	6,897	-	-	-	-	-	-	6,897
Net Investment Income	3,550	180,663	2,126	123,764	56,265	662,421	7,097	1,035,886
Incremental Property Taxes	-	2,307,230	126,610	-	2,178,130	-	1,668,088	6,280,058
Incremental Sales Taxes	-	4,602,526	30,263	-	1,193,446	5,012,987	307,013	11,146,235
USOM Contribution	-	-	-	-	-	15,065,631	-	15,065,631
Other Urban Renewal Plan Fees	10,000	-	-	-	-	-	-	10,000
Reimbursed Expenditures	80,305	-	-	-	-	60,000	-	140,305
Canyon Creek MD No. 2 pledged revenue	-	-	-	14,077	-	-	-	14,077
Canyon Creek MD No. 3 pledged revenue	-	-	-	23,313	-	-	-	23,313
Total Revenues	<u>397,367</u>	<u>7,090,419</u>	<u>158,999</u>	<u>161,154</u>	<u>3,427,841</u>	<u>20,801,039</u>	<u>1,982,198</u>	<u>34,019,017</u>
EXPENDITURES								
General	424,747	-	-	-	-	52,879	-	477,626
Debt Service	-	7,093,349	160,643	438,803	-	2,008,900	-	9,701,695
Capital Projects	-	-	-	-	6,976,275	38,610,213	1,558,995	47,145,483
Total Expenditures	<u>424,747</u>	<u>7,093,349</u>	<u>160,643</u>	<u>438,803</u>	<u>6,976,275</u>	<u>40,671,992</u>	<u>1,558,995</u>	<u>57,324,804</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(27,380)	(2,930)	(1,644)	(277,649)	(3,548,434)	(19,870,953)	423,203	(23,305,787)
OTHER FINANCING SOURCES (USES)								
Bond Issuance - Series 2019	-	-	-	-	-	12,400,000	-	12,400,000
Total Other Financing Sources (Uses)	-	-	-	-	-	12,400,000	-	12,400,000
NET CHANGE IN FUND BALANCES	(27,380)	(2,930)	(1,644)	(277,649)	(3,548,434)	(7,470,953)	423,203	(10,905,787)
Fund Balances - Beginning of Year	457,893	4,735,841	6,306	6,032,742	3,984,569	34,130,392	464,599	49,812,342
FUND BALANCES - END OF YEAR	<u>\$ 430,513</u>	<u>\$ 4,732,911</u>	<u>\$ 4,662</u>	<u>\$ 5,755,093</u>	<u>\$ 436,135</u>	<u>\$ 26,659,439</u>	<u>\$ 887,802</u>	<u>\$ 38,906,555</u>

See accompanying Notes to Basic Financial Statements.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
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, 2019**

Net Change in Fund Balances - Total Governmental Funds \$ (10,905,787)

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

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset.

Capital Outlay	40,199,979
Dedication of Capital Assets to Other Entities	(40,199,979)

Long-term debt (e.g., issuance of bonds, the receipt of Developer advances) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.

Principal Payment - Series 2016A	3,034,000
Principal Payment - Series 2016B	2,270,000
Principal Payment - Series 2017	300,000
Ivywild Neighborhood Loan - Principal and Interest Payment	153,637
Amortization of Cost on Bond Refunding	(711,460)
Bond Issuance - Series 2019	(12,400,000)

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

Accrued Interest on Ivywild Neighborhood Loan	(49,246)
Accrued Interest on Notes Payable - City of Colorado Springs - Change in Liability	(13,121)
Accrued Interest on Notes Payable - University of Colorado - Change in Liability	(283,785)
Accrued Interest on Notes Payable - University Village Developers - Change in Liability	(136,250)
Accrued Interest on Bonds Payable - Change in Liability	<u>(120,479)</u>

Changes in Net Position of Governmental Activities \$ (18,862,491)

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Administration Fees	\$ 330,000	\$ 285,000	\$ (45,000)
Bond administration Fees - Canyon Creek	-	11,615	11,615
City for Champions - 15% Administration Fee	12,375	6,897	(5,478)
Other Income	10,000	-	(10,000)
Net Investment Income	-	3,550	3,550
Reimbursement of Expenditures	75,000	80,305	5,305
Reimbursed for PR/Advocacy	20,000	-	(20,000)
Other Urban Renewal Plan Fees	40,000	10,000	(30,000)
Total Revenues	<u>487,375</u>	<u>397,367</u>	<u>(90,008)</u>
EXPENDITURES			
Accounting	110,000	133,277	(23,277)
Audit	6,500	6,844	(344)
Contracted Services	35,000	20,527	14,473
CSURA Payroll Salaries	107,000	92,010	14,990
CSURA Payroll Benefits	36,000	33,449	2,551
Dues and Memberships	10,000	9,265	735
Insurance	12,000	12,767	(767)
Legal	60,000	51,828	8,172
Meetings	6,000	3,318	2,682
Miscellaneous	10,500	6,428	4,072
Office Expense	2,000	1,931	69
Services General - Reimbursed Expenditures	60,000	32,611	27,389
PR/Advocacy	20,000	20,492	(492)
Total Expenditures	<u>475,000</u>	<u>424,747</u>	<u>50,253</u>
NET CHANGE IN FUND BALANCE	12,375	(27,380)	(39,755)
Fund Balance - Beginning of Year	<u>438,305</u>	<u>457,893</u>	<u>19,588</u>
FUND BALANCE - END OF YEAR	<u>\$ 450,680</u>	<u>\$ 430,513</u>	<u>\$ (20,167)</u>

See accompanying Notes to Basic Financial Statements.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 1 DEFINITION OF REPORTING ENTITY

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 currently has 14 outstanding project plans; they are identified as follows:

1. Southwest Downtown - The project area was approved in 2001 and will end in 2026.
2. North Nevada Corridor - The project area was approved in 2004 and will end in 2029. This is primarily a retail redevelopment and is currently in an active redevelopment stage.
3. Gold Hill Mesa - The project area was approved in 2005 and will end in 2030. This is a mixed use redevelopment and is currently in an active stage.
4. City Auditorium - The project area was approved in 2006 and will end in 2031. There is currently no redevelopment activity.
5. City Gate - The project area was approved in 2007. There is currently no redevelopment activity.
6. Copper Ridge - The project area was approved in 2010. This is primarily an upscale retail redevelopment. It is currently in an active redevelopment stage related to the retail development.
7. Ivywild Neighborhood - The project area was approved in 2011. It is currently in an active redevelopment stage.
8. Vineyards - The project area was approved in 2011. It is currently in an active redevelopment stage.
9. City for Champions - The project elements include:
 - US Olympic Museum and Hall of Fame - The project area receives 42% of the City for Champions increment.
 - Colorado Sports and Event Complex - The project area receives 23% of the City for Champions increment. During 2019, this project area was broken out into two separate projects, the Switchbacks Stadium (receiving 66.67% of the 23%) and the Hockey Arena (receiving 33.33% of the 23%).
 - UCCS Sports Medicine and Performance - The project area receives 14% of the City for Champions increment.
 - US Air Force Academy Visitors Center - The project area receives 5% of the City for Champions increment.
 - Southwest Infrastructure - The project area receives 10% of the City for Champions Increment.
 - Flexible Sub-Account - The sub-account receives 6% of the City for Champions increment.
10. Gold Hill Mesa Commercial - The project area was approved in December 2015.
11. South Nevada Avenue - The project area was approved in December 2015. There is currently infrastructure under construction.
12. Museum and Park – The project area was approved in 2018. It is currently in an active redevelopment state.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 1 DEFINITION OF REPORTING ENTITY (CONTINUED)

13. Tejon and Costilla – The project area was approved in 2018. It is currently in an active redevelopment state.
14. True North Commons – The project area was approved 2019. There is currently no redevelopment activity.

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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 approves the appointment. City Council reviews the Urban Renewal Plans and any changes thereto. Legal counsel is in 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 more significant accounting policies of the Authority are described as follows:

Government-Wide and Fund Financial Statements

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

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

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

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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 Authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are or will be incremental property tax and incremental sales and use taxes. All other revenue items are considered to be measurable and available only when cash is received by the Authority. Expenditures, other than long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The Authority reports the following major governmental funds:

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

The North Nevada Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the North Nevada urban renewal project area.

The Ivywild Neighborhood Debt Service Fund accounts for resources accumulated and payments made for principal and interest on long-term general obligation debt of the Ivywild Neighborhood urban renewal project area.

The Canyon Creek Debt Service Fund accounts for resources accumulated and payments made for principal and interest on long-term general obligation debt of the Canyon Creek project area.

The Copper Ridge Capital Projects Fund is used to account for financial resources to be used for the reimbursement, acquisition, and construction of public infrastructure in the Copper Ridge urban renewal project area.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation
(Continued)**

The City for Champions Capital Projects Fund is used to account for financial resources to be used for the reimbursement of costs related to the six project elements: U.S. Olympic Museum and Hall of Fame, CSEC Switchbacks Stadium, CSEC Hockey Arena, U.C.C.S. Sports Medicine and Performance Center, U.S. Air Force Academy Visitors Center and Flexible Sub-Account.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the Authority's administrative function and various other functions of the Authority. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenue. Likewise, general revenues include all incremental taxes received by the Authority.

Budgets

In accordance with the State Budget Law, the Authority's Board of Commissioners 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 Authority's Board of Commissioners 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 Authority has amended its annual budget for the year ended December 31, 2019.

Pooled Cash and Investments

The Authority 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.

Interfund Balances

The Authority reports interfund balances that are representative of lending/borrowing arrangements between funds in the fund financial statements as due to/from other funds (current portion of interfund loans) or advances to/from other funds (long-term portion of interfund loans). The interfund balances have been eliminated in the government-wide statement except for the residual balances between the governmental activities and business-type activities, which are reported as internal balances.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Incremental 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.

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

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

Incremental Sales Tax

On June 12, 2007, the Authority entered into a Cooperation Agreement with the City, allowing the Authority to receive incremental sales tax generated from the North Nevada project area from the City's general sales tax of 2%, in excess of the sales tax base amount of \$375,603. The base calculation period used by the City is calculated from December through November of each year. The term of the agreement is for 23 years and the aggregate incremental sales tax revenues available to the Authority shall not exceed \$98,800,000.

On January 24, 2012, the Authority entered into a Cooperation Agreement with the City, allowing the Authority to receive incremental sales tax generated from the Ivywild Neighborhood project area from the City's general sales tax of 2%, in excess of the sales tax base amount of \$62,693. The term of the agreement is from January 24, 2012 through June 28, 2036.

On October 22, 2013, the Authority entered into a Cooperation Agreement with the City and Copper Ridge Metropolitan District, allowing the Authority to receive incremental sales tax generated from the Copper Ridge project area for a period of up to 25 years.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Incremental Sales Tax (Continued)

On February 27, 2019, the agreement was amended to extend the 25-year duration through 2044. Pursuant to the agreement, the Authority will receive from the City's general sales tax of 1%, in excess of the sales tax base amount of \$30,272. During 2019, the sales tax base amount changed to \$52,976.

On December 16, 2015, the Authority entered into a Cooperation Agreement with the City, allowing the Authority to receive incremental sales tax generated from the South Nevada project area from the City's general sales tax of 1.75% for the first five years after approval of the South Nevada Area Urban Renewal Project Plan (the Plan) and 1.5% for the remaining 20 years after approval of the Plan, in excess of the sales tax base amount of \$934,475.

Pursuant to the Resolution by the Colorado Economic Development Commission Concerning the Allocation of State Sales Tax Increment Revenue for the Colorado Springs City for Champions Project, executed on November 25, 2013, the Authority is receiving a percentage of the state sales tax increment revenue that is dedicated to the City for Champions Project, subject to an aggregate cap of \$120,500,000. The portion of state sales tax revenue collected within the boundaries of the regional tourism zone in excess of the base year revenue multiplied by 13.08% is dedicated to the Authority. The base year revenue of \$169,503,178, is identified by the state sales tax revenue collected from taxable transactions occurring within the regional tourism zone during the twelve-month period beginning on December 1, 2012 and ended on November 30, 2013.

On December 11, 2018, the Authority entered into a Cooperation Agreement with the City, allowing the Authority to receive incremental sales and use tax generated from the Museum & Park project from the City's 2% of general fund sales and use tax, in excess of the sales tax base amount of \$50,310.41. The specified portion of the City's general fund sales tax, which is in excess of the base amount, is 87.5 % of the 2% general fund sales tax (or 1.75%). The specified portion of the City's general fund use tax, which is in excess of the base amount, will be 50% of the 2% general fund use tax (or 1.00%). Any pledge of the use tax increment is limited to the extent appropriated and actually made available to the Authority, but in no event for a period in excess of 25 years.

On July 9, 2019, the Authority entered into a Cooperation Agreement with the City, allowing the Authority to receive incremental sales and use tax generated from the True North Commons project area from the City's 2% of general fund sales and use tax, in excess of the sales tax base amount. The specified portion of the City's general fund sales tax, which is in excess of the base amount, is 87.5 % of the 2% general fund sales tax (or 1.75%). The specified portion of the City's general fund use tax, which is in excess of the base amount, will be 50% of the 2% general fund use tax (or 1.00%). Any pledge of the use tax increment is limited to the extent appropriated and actually made available to the Authority, but in no event for a period in excess of 25 years.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

Capital assets, which include property, equipment and infrastructure assets (e.g. roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the Authority 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 component of the Authority's net position.

It is the policy of the City to accept maintenance responsibility for all major public infrastructure within the City upon the Authority's completion and conveyance of such improvements provided they meet the City's specifications.

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.

Amortization

In the government-wide financial statements, the loss on bond refunding is being amortized using the interest method over the life of the refunded bonds. The amortization amount is a component of interest expense and the unamortized deferred loss is reflected as a deferred outflow of resources.

Deferred Inflow/Outflow of Resources

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

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 two items that qualify for reporting in this category. Accordingly, the items, *incremental property tax revenue*, and *accumulated increase in the fair market value of hedging derivative*, are deferred and recognized as an inflow of resources in the period that the amount becomes available.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Equity

Net Position

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

Fund Balance

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

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

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

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Commissioners. The constraint may be removed or changed only through formal action of the Board of Commissioners.

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 Commissioners 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 Authority's practice to use the most restrictive classification first.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 3 CASH AND INVESTMENTS

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

Statement of Net Position:	
Cash and Investments	\$ 435,518
Cash and Investments - Restricted	<u>46,414,892</u>
Total Cash and Investments	<u><u>\$ 46,850,410</u></u>

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

Deposits with Financial Institutions	\$ 259,262
Investments	<u>46,591,148</u>
Total Cash and Investments	<u><u>\$ 46,850,410</u></u>

Deposits with Financial Institutions

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

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

As of December 31, 2019, the Authority's cash deposits had a bank balance and a carrying balance of \$259,262.

Investments

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

The Authority generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the 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 Commissioners. Such actions are generally associated with debt service reserve or sinking fund requirements.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

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

As of December 31, 2019, the Authority had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted Average Under 60 Days	<u>\$ 46,591,148</u>

COLOTRUST

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

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 4 CAPITAL ASSETS

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

	Balance at December 31, 2018	Increases	Decreases	Balance at December 31, 2019
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ -	\$ 40,199,979	\$ 40,199,979	\$ -
Total Capital Assets, Not Being Depreciated	-	40,199,979	40,199,979	-
 Governmental Activities Capital Assets, Net	 \$ -	 \$ 40,199,979	 \$ 40,199,979	 \$ -

During 2019, the capital assets were constructed by other governmental entities where the Authority is a contributing entity. The costs of the construction of capital assets transferred to other governmental entities were removed from the Authority's financial records.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 5 LONG-TERM OBLIGATIONS

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

	Balance - December 31, 2018	Additions	Retirements	Balance - December 31, 2019	Due Within One Year
Bonds Payable					
Series 2016B Subordinate Bonds	\$ 3,543,000	\$ -	\$ 2,270,000	\$ 1,273,000	\$ -
Series 2018A Senior Special Revenue Bonds	7,325,000	-	-	7,325,000	-
Series 2018B Subordinate Special Rev Bonds	1,156,000	-	-	1,156,000	-
Subtotal of Bonds Payable	12,024,000	-	2,270,000	9,754,000	-
Notes/Loans/Bonds From Direct Borrowings and Direct Placements					
Note payable - University Village					
Developers - Advance Funds Note	2,500,000	-	-	2,500,000	-
Note Payable - University of Colorado - Colorado Springs - Loan	3,394,803	-	-	3,394,803	-
Memorandum of understanding - City of Colorado Springs - Sales Tax	158,474	-	-	158,474	-
Ivywild Neighborhood Loan	671,931	-	102,857	569,074	-
Series 2016A Senior Loan	47,316,000	-	3,034,000	44,282,000	-
Series 2017A Tax Increment Revenue Bonds	15,000,000	-	100,000	14,900,000	200,000
Series 2017B Tax Increment Revenue Bonds	14,000,000	-	100,000	13,900,000	200,000
Series 2017C Tax Increment Revenue Bonds	10,000,000	-	100,000	9,900,000	100,000
Series 2019 Tax Increment Revenue Bonds	-	12,400,000	-	12,400,000	662,000
Accrued Interest - University Village					
Developers - Advance Funds Note	1,238,223	136,250	-	1,374,473	-
Accrued Interest - University of Colorado					
Colorado Springs - Loan	1,742,262	283,785	-	2,026,047	-
Accrued interest - City of Colorado Springs - Sales Tax	103,942	13,121	-	117,063	-
Accrued Interest - Ivywild Loan	13,186	49,246	50,780	11,652	-
Subtotal of Notes/Loans/Bonds From Direct Borrowings and Direct Placements	96,138,821	12,882,402	3,487,637	105,533,586	1,162,000
Total Long-Term Obligations	\$ 108,162,821	\$ 12,882,402	\$ 5,757,637	\$ 115,287,586	\$ 1,162,000

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

Series 2016B Subordinate Bonds

On August 24, 2016, the Authority issued the Subordinate Bonds in the amount of \$5,879,000. The proceeds from the Subordinate Bonds are used to refund Series 2008B Subordinate Bonds and pay for the cost of issuance. The Subordinate Bonds were issued at the rate of 6.75% per annum and payable annually from Subordinate Pledged Revenue on December 15, beginning on December 15, 2016. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. The Subordinate Bonds mature on December 15, 2030, and are subject to optional redemption prior to maturity.

The Subordinate Bonds are special and limited revenue obligations of the Authority, payable solely from the Trust Estate, which is pledged and assigned pursuant to the Subordinate Indenture for the payment of the principal of and interest on the Subordinate Bonds. The Trust Estate consists of Subordinate Pledged Revenue, the Subordinate Bond Fund and all other moneys, securities, revenues, receipts, and funds from time to time held by the Trustee under the terms of the Subordinate Indenture, other than the Costs of Issuance Fund. Subordinate Pledged Revenue means (a) the Incremental Tax Revenue in any Fiscal

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2016B Subordinate Bonds (Continued)

Year in excess of the Annual Senior Payment Cap; and (b) any other legally available moneys which the Authority determines to credit to the Subordinate Bond Fund.

The Authority's debt maturities for the Subordinate Bonds cannot be determined as payments are based on the availability of funds

Series 2018A Senior and Series 2018B Subordinate Special Revenue Bonds

On June 21, 2018, the Authority issued the 2018A Senior Special Revenue Bonds and the 2018B Subordinate Special Revenue Bonds in the amounts of \$7,325,000 and \$1,156,000, respectively. The proceeds from the sale of the Bonds will be used to: (i) finance certain costs associated with the redevelopment of property; (ii) fund capitalized interest for the 2018A Senior Bonds, (iii) fund the Senior Reserve Fund; and (iv) pay the costs of issuing the Bonds.

The 2018A Senior Bonds bear interest at the rate of 5.75% per annum payable semi-annually on June 1 and December 1, beginning on December 1, 2018. Annual mandatory sinking fund principal payments on the 2018A Senior Bonds are due on December 1, beginning on December 1, 2021. The 2018A Senior Bonds mature on December 1, 2047.

The 2018B Subordinate Bonds were issued at the rate of 8.125% per annum payable annually on December 15, commencing December 15, 2018, but only to the extent of available Subordinate Pledged Revenue. The 2018B Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest. Unpaid interest on the 2018B Subordinate Bonds compounds annually on each December 15. In the event any amounts due and owing on the 2018B Subordinate Bonds remain outstanding on December 15, 2057, such amounts shall be extinguished and no longer be due and outstanding.

The 2018A Senior Bonds are special, limited revenue obligations of the Authority, payable solely from the 2018A Senior Trust Estate, which is pledged and assigned pursuant to the 2018A Senior Indenture for the payment of the principal of and interest on the 2018A Senior Bonds.

The 2018A Senior Trust Estate consists of the Pledged Revenue, the Senior Bond Fund, the Senior Project Fund, the Senior Reserve Fund, the Senior Surplus Fund, and all other moneys, securities, revenues, receipts, and funds from time to time held by the Trustee under the terms of the 2018A Senior Indenture, other than the Senior Costs of Issuance Fund.

Pledged Revenue includes: (a) all Pledged Property Tax Increment Revenue; (b) all Pledge Agreement Revenue; and (c) any other legally available moneys which the Authority determines, in its sole discretion, to credit to the Senior Bond Fund.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

**Series 2018A Senior and Series 2018B Subordinate Special Revenue Bonds
(Continued)**

The 2018B Subordinate Bonds are special, limited revenue obligations of the Authority, payable solely from the 2018B Subordinate Trust Estate, which is pledged and assigned pursuant to the 2018B Subordinate Indenture for the payment of the principal of and interest on the 2018B Subordinate Bonds.

The 2018B Subordinate Trust Estate consists of the Subordinate Pledged Revenue, the Subordinate Bond Fund, and the Subordinate Project Fund, and all other moneys, securities, revenues, receipts, and funds from time to time held by the Trustee under the terms of the 2018B Subordinate Indenture, other than the Subordinate Costs of Issuance Fund. The "Subordinate Pledged Revenue" is defined as all Pledged Revenue after payment of all payment obligations required under the 2018A Senior Indenture during each Fiscal Year, including without limitation any required funding of any Senior Surplus Fund.

The 2018A Senior Bonds are also secured by the Senior Reserve Fund in the Senior Reserve Fund Requirement Amount of \$639,324, and the Senior Surplus Fund.

Pledged Revenue that is not needed to pay debt service on the 2018A Senior Bonds in any year will be deposited to and held in the Senior Surplus Fund, up to the Maximum Surplus Amount of \$732,500. Amounts on deposit in the Senior Surplus Fund on the maturity date of the 2018A Senior Bonds shall be applied to the payment of the 2018A Senior Bonds on such date.

The 2018B Subordinate Bonds are not secured by the Senior Reserve Fund, the Senior Surplus Fund, or any capitalized interest.

<u>Year Ending December 31.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ -	\$ 421,188	\$ 421,188
2021	110,000	421,188	531,188
2022	125,000	414,863	539,863
2023	135,000	407,675	542,675
2024	155,000	399,913	554,913
2025-2029	975,000	1,852,363	2,827,363
2030-2034	1,460,000	1,519,725	2,979,725
2035-2039	2,100,000	1,030,400	3,130,400
2040-2044	1,090,000	485,588	1,575,588
2045-2047	1,175,000	173,363	1,348,363
Total	<u>\$ 7,325,000</u>	<u>\$ 7,126,263</u>	<u>\$ 14,451,263</u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Note Payable – University Village Developers – Advanced Funds Note

An Advanced Funds Note in the amount of \$15,997,000 was issued on February 1, 2008, between the Authority and University Village Developers, LLC (Note Holder). The Note shall be payable in full on or before December 31, 2010. The Authority made a partial payment of \$13,497,000 from the initial draw on the proceeds of the Senior Bonds. The note bore no interest until maturity on December 31, 2010, and after that date interest began to accrue at the rate of 6.50% per annum on the unpaid balance. As of December 31, 2019, the outstanding principal and accrued interest on the Note are \$2,500,000 and \$1,374,473, respectively.

Note Payable – University of Colorado, Colorado Springs, Loan

On March 20, 2008, the Authority entered into a loan with the University of Colorado, Colorado Springs, in the principal amount of \$3,400,000 to construct pedestrian underpass under North Nevada Avenue and to place electrical lines underground along the same avenue.

The loan will bear an interest rate of 4.50% compounded semi-annually. Repayment is due five years from the date of the first draw down payment and expected to come from the proceeds of a future bond issuance by the Authority. On November 10, 2016, the loan agreement was amended for up to an additional five (5) year period, effective beginning upon the April 1, 2014, expiration of the repayment term. The loan was amended for the second time on August 24, 2016. Pursuant to the Second Loan Agreement Amendment, the interest rate applicable to amounts outstanding shall be changed to 5.45% per annum effective on the second amendment date. In addition, the parties agree to extend the loan agreement to December 31, 2030. As of December 31, 2019, the total amount of funds advanced under this agreement was \$3,394,803.

Memorandum of Understanding - City of Colorado Springs - Sales Tax

On January 15, 2009, the Authority entered into a Memorandum of Understanding with the City of Colorado Springs (the City) with regard to the sales tax base amount as it relates to the 2008 Bond issuance. The amount originally certified by the City to be the base amount was \$421,682 and since agreed that the base amount should be \$375,603.

The Authority agrees that the City had previously overpaid the Authority with respect to the sales tax increment in the North Nevada Project Area and has agreed to repay the City \$158,474. Such payment shall be made to the extent the Authority receives amounts free and clear of the Indenture pursuant to Section 5.01(m) of the Indenture from time to time. The parties have agreed that the amount shall bear interest at the rate of 5.00% compounding annually until paid in full.

As of December 31, 2019, no payments have been made to the City under this agreement. The actual amounts of principal payments to be made in the future will depend on future pledged revenues and cannot be predicted with certainty.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Ivywild Neighborhood Loan

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 monies 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 monies 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 monies 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 beginning on June 30, 2014. 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.

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

Series 2016A Senior Loan

On August 24, 2016, the Authority entered into the Senior Loan Agreement with U.S. Bank (Lender) in the amount of \$56,000,000. The proceeds from the Senior Loan were used to: (i) refund the Authority's outstanding Tax Increment Revenue Bonds (University Village Colorado Project), Series 2008A Senior and Tax Increment Revenue Bonds (University Village Colorado Project), Series 2008B Subordinate (Convertible to Senior); (ii) provide a deposit to the Senior Loan Debt Service Reserve Fund; and, (iii) pay the costs of issuance.

The Senior Loan bears interest at a variable rate per annum equal to: (a) prior to the Maturity Date, the sum of (i) 70% of the One Month LIBOR Rate and (ii) the Applicable Margin (as further described in the Senior Loan Agreement); and (b) from and after the Maturity Date, to the extent that any principal amounts remain due with respect to the Senior Loan, the sum of (i) the Daily Reset LIBOR Rate and (ii) 5.0% per annum. Interest is due on the first day of each calendar month, which date shall be subject to adjustment in accordance with the Modified Following Business Day Convention, commencing October 1, 2016, and including the Maturity Date of August 24, 2026. Principal is due annually on December 1 beginning December 1, 2016, through the Maturity Date.

The Authority and Lender agree that all Senior Loan payment obligations payable during a fiscal year are limited to the amount of the Annual Senior Payment Cap for such fiscal year and that the Authority is not obligated, nor permitted by the Custodial Agreement, to pay any Senior Payment Obligation in excess of such Annual Senior Payment Cap for such fiscal year.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2016A Senior Loan (Continued)

Senior Pledged Revenue as defined in the Senior Loan Agreement means: (a) the Incremental Tax Revenue; (b) any Counterparty Net Regularly Scheduled Swap Payments; (c) any Termination Payments paid by the 2016 Senior Swap Counterparty; and (d) any other legally available moneys which the Authority determines to credit to the Senior Pledged Revenue Fund; provided that with respect to any Fiscal Year, if the amount of Senior Payment Obligations paid during such Fiscal Year shall equal the Annual Senior Payment Cap for such Fiscal Year, all Incremental Tax Revenues received during such Fiscal Year not applied to the payment of such Senior Payment Obligations up to the amount of such Annual Senior Payment Cap shall cease to be Senior Pledged Revenue and shall thereafter be Subordinate Pledged Revenue and used as provided in the Subordinate Indenture. Incremental Tax Revenue means (a) Incremental Property Tax Revenue in excess of the Authority's Retained Operating Revenue of \$50,000 per Fiscal Year; and (b) Incremental Sales Tax Revenue.

The Senior Loan is further secured by a Reserve Fund to be funded from proceeds of the Senior Loan in the amount of the Reserve Fund Requirement of \$3,350,000.

If the Incremental Tax Revenue does not exceed the Annual Senior Payment Cap, then it is not anticipated that there will be Subordinate Pledged Revenue available to pay debt service on the Subordinate Bonds.

The Authority's debt maturities for the Senior Loan cannot be determined as payments are based on the availability of funds.

Rate Increase Event

The occurrence of certain events or the existence of certain conditions constitutes a Rate Increase Event. The Rate Increase Event Rate is the interest rate payable on the 2016A Senior Loan while any Rate Increase Event has occurred and continues. The Rate Increase Event Rate is computed as: prior to the Maturity Date, the sum of (i) 70% of the One Month LIBOR Rate; and (ii) 5.00% per annum.

The Senior Loan Agreement describes 16 Rate Increase Events which include: a) the Authority fails to pay principal or interest when due; b) the Authority fails to observe or perform specific covenants in the Loan Agreement; c) the amount of sales tax collections certified by the Authority in any certificate delivered to U.S. Bank National Association (the Bank) is less than \$3.6 million; d) the occurrence and continuance of a payment default under the 2016 Senior Swap Agreement; e) the auditor for the Authority delivers a qualified opinion with respect to its status as an on-going concern; or f) a change occurs in the financial or operating conditions of the Authority, or the occurrence of any other event that, in the Bank's reasonable judgment, will have a materially adverse impact on the sufficiency of the Senior Pledged Revenue to satisfy the Authority's obligation and the Authority fails to cure such condition within 6 months after receipt by the Authority of a written notice from the Bank.

So long as the Authority's obligations under the Senior Loan Agreement remain unpaid or unperformed, the Authority shall not terminate the Senior Loan Agreement.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2017 Tax Increment Revenue Bonds

On April 12, 2017, the Authority issued the Tax Increment Revenue Bonds in the total amount of \$39,000,000, consisting of \$15,000,000 with UMB Bank (Series 2017A), \$14,000,000 with First Bank (Series 2017B) and \$10,000,000 with Academy Bank (Series 2017C). The Bonds were issued at the rate of 3.33% and are payable annually on September 1, beginning on September 1, 2019, through September 1, 2027. Interest payments are due on each March 1 and September 1, commencing September 1, 2017. Installments of principal of the Bonds are redeemable at the option of the Authority on any date at a redemption price equal to 100% of the installments of the principal amount of the Bonds redeemed plus accrued interest.

The Bonds were issued to finance a portion of the costs of the Hall of fame Project and the Southwest Infrastructure Project, to fund a portion of a reserve fund for the Bonds and to pay the expenses incurred in connection with the issuance of the Bonds. The Bonds are secured by 52% of State Sales Tax Increment Revenue, which includes the Olympic Museum and Hall of Fame, one of the Project Elements of the City for Champions project (42%), plus 10% of Dedicated Revenue from the Flexible Sub-Account, provided that in no event shall the total cumulative dollar amount exceed \$62,660,000. If any principal or interest is not paid when due, interest on the unpaid amount shall be accrued and be payable on the unpaid amount at the interest rate borne by the Bonds plus (i) in the case of the first missed payment, 2% per annum, (ii) in the case of the second missed payment, 3% per annum, (iii) in the case of the third missed payment, 5% per annum and (iv) in the case of the fourth and any further missed payments, 7% per annum.

Series 2017A outstanding principal and interest will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 200,000	\$ 496,170	\$ 696,170
2021	300,000	489,510	789,510
2022	400,000	479,520	879,520
2023	500,000	466,200	966,200
2024	600,000	449,550	1,049,550
2025-2027	12,900,000	1,215,450	14,115,450
Total	<u>\$ 14,900,000</u>	<u>\$ 3,596,400</u>	<u>\$ 18,496,400</u>

Series 2017B outstanding principal and interest will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 200,000	\$ 462,870	\$ 662,870
2021	300,000	456,210	756,210
2022	300,000	446,220	746,220
2023	500,000	436,230	936,230
2024	600,000	419,580	1,019,580
2025-2027	12,000,000	1,125,540	13,125,540
Total	<u>\$ 13,900,000</u>	<u>\$ 3,346,650</u>	<u>\$ 17,246,650</u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2017 Tax Increment Revenue Bonds (Continued)

Series 2017C outstanding principal and interest will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 100,000	\$ 329,670	\$ 429,670
2021	200,000	326,340	526,340
2022	300,000	319,680	619,680
2023	400,000	309,690	709,690
2024	400,000	296,370	696,370
2025-2027	8,500,000	795,870	9,295,870
Total	<u>\$ 9,900,000</u>	<u>\$ 2,377,620</u>	<u>\$ 12,277,620</u>

Event of Taxability

If a Determination of Taxability occurs, the Authority agrees to pay, solely from the Trust Estate, to each owner or former owner on demand (i) an amount equal to the difference between (A) the amount of interest that would have been paid to such owner or former owner on its Bond if the 2017 Bonds had borne interest at the Taxable Rate beginning on the later of (1) Taxable Date or (2) the date such owner or former owner acquired its Bond and ending on the earlier of (3) the payment date or (4) the date such former owner no longer was an owner of such Bond (the Taxable Period), and (B) the amount of interest actually paid to the owner or former owner during the Taxable Period, and (ii) an amount equal to any interest, penalties or charges owed by such owner or former owner as a result of interest on the 2017 Bonds becoming included in the gross income of such owner or former owner for federal income tax purposes.

Mandatory Redemption of Bonds Upon Failure of Completion

If either the Hall of Fame Project or the Southwest Infrastructure Project is not fully completed and placed in service on or before the Final Completion Date of December 16, 2023, installments of principal of the 2017 Bonds are subject to mandatory redemption in whole or in part at a Redemption Price equal to 100% of the installments of the principal amount of each Bond redeemed plus accrued interest to but not including the Redemption Date. The principal amount of the 2017 Bonds required to be redeemed pursuant to this Section shall be equal to the lesser of: (i) as of the Final Completion Date, (A) the dollar amount of the Hall of Fame MEAP (as defined in the 2017 Indenture) of the State Sales Tax Increment Revenues pledged to the payment of the 2017 Bonds (if only the Hall of Fame Project is not fully completed and placed in service by the Final Completion Date) or (B) the dollar amount of the Southwest Infrastructure Percentage of the State Sales Tax Increment Revenues (as defined in the Indenture) pledged to the payment of the 2017 Bonds (if only the Southwest Infrastructure Project is not fully completed and placed in service by the Final Completion Date) or (C) the dollar amount of both the Hall of Fame MEAP and the Southwest Infrastructure Percentage of the State Sales Tax Increment Revenues pledged to the payment of the 2017 Bonds (if neither the Hall of Fame Project nor the Southwest Infrastructure Project is fully completed and placed in service by the Final Completion Date)

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2017 Tax Increment Revenue Bonds (Continued)

Mandatory Redemption of Bonds Upon Failure of Completion (Continued)

and dividing (A), (B) or (C), as applicable, by the total dollar amount of the State Sales Tax Increment Revenues pledged to the payment of the 2017 Bonds for both the Hall of Fame Project and the Southwest Infrastructure Project and multiplying such ratio by the aggregate principal amount of the 2017 Bonds outstanding as of the Redemption Date or (ii) the proceeds of the 2017 Bonds on deposit (D) in the Hall of Fame Project Fund (if only the Hall of Fame Project is not fully completed and placed in service by the Final Completion Date), (E) in the Southwest Infrastructure Project Fund (if only the Southwest Infrastructure Project is not fully completed and placed in service by the Final Completion Date) or (F) in both the Hall of Fame Project Fund and the Southwest Infrastructure Project Fund (if neither the Hall of Fame Project nor the Southwest Infrastructure Project is fully completed and placed in service by the Final Completion Date); provided that the principal amount of 2017 Bonds redeemed shall be in Authorized Denominations. Any redemption pursuant to this paragraph shall occur on any date not later than thirty days subsequent to the calculation.

Mandatory Redemption of Bonds Upon Failure to Obtain Approval of Economic Development Commission (the EDC)

If the United States Olympic Museum is required by Section 5B of Resolution No. 3 to obtain the express written approval from the Economic Development Commission (EDC Approval) for changes to the description of the Hall of Fame Project or the Southwest Infrastructure Project and has not obtained such EDC Approval as required by Resolution No. 3, installments of principal of the Bonds are subject to mandatory redemption in part at a Redemption Price equal to 100% of the installments of the principal amount of each Bond redeemed plus accrued interest to but not including the Redemption Date. The principal amount of the 2017 Bonds required to be redeemed shall be equal to the lesser of: (i) as of the Completion Date, (A) the dollar amount of the Hall of Fame MEAP of the State Sales Tax Increment Revenues pledged to the payment of the 2017 Bonds (if EDC Approval not obtained was only required to be obtained with respect to the Hall of Fame Project) or (B) the dollar amount of the Southwest Infrastructure Percentage of the State Sales Tax Increment Revenues pledged to the payment of the 2017 Bonds (if EDC Approval not obtained was only required to be obtained with respect to the Southwest Infrastructure Project) or (C) the dollar amount of both the Hall of Fame MEAP and the Southwest Infrastructure Percentage of the State Sales Tax Increment Revenues pledged to the payment of the 2017 Bonds (if EDC Approval not obtained was required to be obtained with respect to both the Hall of Fame Project and the Southwest Infrastructure Project) and dividing (A), (B) or (C), as applicable, by the total dollar amount of the State Sales Tax Increment Revenues pledged to the payment of the 2017 Bonds for both the Hall of Fame Project and the Southwest Infrastructure Project and multiplying such ratio by the aggregate principal amount of the Bonds outstanding as of the Redemption Date or (ii) the proceeds of the 2017 Bonds on deposit (D) in the Hall of Fame Project Fund (if EDC Approval not obtained was only required to be obtained with respect to the Hall of Fame Project), (E) in the Southwest Infrastructure Project Fund (if EDC Approval not obtained was only required to be obtained with respect to the Southwest Infrastructure Project) or (F) in both the Hall of Fame Project Fund and the Southwest Infrastructure Project Fund (if EDC Approval not obtained was required to be obtained with respect to both the Hall of Fame Project and the

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2017 Tax Increment Revenue Bonds (Continued)

Mandatory Redemption of Bonds Upon Failure to Obtain Approval of Economic Development Commission (the EDC) (Continued)

Southwest Infrastructure Project); provided that the principal amount of 2017 Bonds redeemed shall be in Authorized Denominations. Resolution No. 3 means the resolution adopted by the EDC effective as of December 16, 2013 approving the City's application for a "Regional Tourism Project," as defined in the Regional Tourism Act, generally referred to as the "City for Champions" project. Any redemption pursuant to this paragraph shall occur on any date not later than thirty days subsequent to the calculation.

Events of Default

The following are Events of Default, which if not remedied, could allow the Trustee to enforce all rights of the holders of the 2017 Bonds and bring suit upon the 2017 Bonds:

- (a) The Authority fails or refuses to comply with the provisions of the Regional Tourism Act or Resolution No. 3 relating to the 2017 Bonds or the Project and such failure or refusal shall continue for a period of 30 days after written notice has been given to the Authority by the Trustee at the written request of the owners of a majority in aggregate principal amount of the Bonds then outstanding;
- (b) Default in the performance or observance of any covenants, agreements or conditions on the part of the Authority in the 2017 Indenture or the 2017 Bonds and failure to remedy the same after notice pursuant to the 2017 Indenture;
- (c) The Authority files a petition or answer seeking reorganization or arrangement under the United States Bankruptcy Code or any other applicable law of the United States of America, or if a court of competent jurisdiction approves a petition, filed with or without the consent of the Authority, seeking reorganization of the Authority under the United States Bankruptcy Code or any other applicable law of the United States, or if, under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction assumes custody or control of the Authority, or of any of the Pledged Revenues and any such petition filed against the Authority or order or decree is not dismissed, stayed or otherwise nullified within sixty days after such action is taken.

The failure to pay the principal of or the interest on the 2017 Bonds when due or to cause the Bond Reserve Fund to be replenished shall not, in and of itself, constitute an Event of Default if the reason for such failure is an insufficiency of Pledged Revenues.

The 2017 Indenture shall not be construed to permit the Trustee, the owners of the 2017 Bonds or any other Person to declare the debt service requirements of the 2017 Bonds to be due and payable prior to their scheduled payment dates upon the occurrence of an Event of Default or for any other reason.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2019 Tax Increment Revenue Bonds

On November 21, 2019, the Authority issued Tax Increment Revenue Bonds in the amount of \$12,400,000 (2019 Bonds). The 2019 Bonds were issued at the rate of 3.30% and are payable annually on February 1, beginning on February 1, 2020, through February 1, 2031. Installments of principal of the 2019 Bonds are redeemable at the option of the Authority, on or after February 1, 2024 for bonds maturing on or after February 1, 2025, at a redemption price equal to 100% of the installments of the principal amount redeemed plus accrued interest.

The 2019 Bonds were issued to finance a portion of the costs of the Switchbacks Stadium project, to fund the required reserve in the amount of \$1,240,000, and to pay for the expenses incurred in connection with the issuance of the bonds. The 2019 Bonds are secured by 15.33% of State sales tax increment revenue, which is comprised of 66.67% of the Colorado Sports and Event Complex project element, provided that in no event shall the total cumulate amount exceed \$18,472,650. If any principal or interest is not paid when due, interest on the unpaid amount shall be accrued and payable on the unpaid amount at the same interest rate the 2019 Bonds were issued at.

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 662,000	\$ 79,567	\$ 741,567
2021	466,000	387,354	853,354
2022	454,000	371,976	825,976
2023	539,000	356,994	895,994
2024	632,000	339,207	971,207
2025-2029	4,705,000	1,317,162	6,022,162
2030-2031	4,942,000	283,734	5,225,734
Total	<u>\$ 12,400,000</u>	<u>\$ 3,135,994</u>	<u>\$ 15,535,994</u>

Event of Taxability

If a Determination of Taxability occurs, the Authority agrees to pay, solely from the Trust Estate, to each holder or former holder on demand (i) an amount equal to the difference between (A) the amount of interest that would have been paid to such holder or former holder on its Bond if the 2019 Bonds had borne interest at the Taxable Rate beginning on the later of (1) Taxable Date or (2) the date such holder or former holder acquired its Bond and ending on the earlier of (3) the payment date or (4) the date such former holder no longer was an holder of such Bond (the Taxable Period), and (B) the amount of interest actually paid to the holder or former holder during the Taxable Period, and (ii) an amount equal to any interest, penalties or charges owed by such holder or former holder as a result of interest on the 2019 Bonds becoming included in the gross income of such holder or former holder for federal income tax purposes.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2019 Tax Increment Revenue Bonds (Continued)

Mandatory Redemption of 2019 Bonds Upon Failure of Completion

If any of the Stadium Project, the Arena Project or the Southwest Infrastructure Project are not fully completed and placed in service on or before the Final Completion Date of December 16, 2023 (or such later date as may be specified by the Economic Development Commission (the EDC) pursuant to Resolution No. 3), installments of principal of the 2019 Bonds are subject to mandatory redemption in whole or in part at a Redemption Price equal to 100% of the installments of the principal amount of each Bond redeemed plus accrued interest to but not including the Redemption Date (unless such redemption is not required by Resolution No. 3, as it may be amended). The principal amount of the 2019 Bonds required to be redeemed shall be equal to the lesser of: (i) as of the Final Completion Date, the dollar amount of the Stadium Percentage of the State Sales Tax Increment Revenues pledged to the payment of the 2019 Bonds or (ii) the proceeds of the 2019 Bonds on deposit in the Stadium Project Fund. The principal amount of 2019 Bonds redeemed shall be in Authorized Denominations. Resolution No. 3 means the resolution adopted by the EDC effective as of December 16, 2013 approving the City's application for a "Regional Tourism Project," as defined in the Regional Tourism Act, generally referred to as the "City for Champions" project, as amended, and as supplemented by the EDC Motion. Any redemption pursuant to this paragraph shall occur on any date not later than thirty days subsequent to the calculation.

Mandatory Redemption of 2019 Bonds Upon Failure to Obtain Approval of the EDC

If the Owner or Colorado College, as applicable, is required by Section 5B of Resolution No. 3 to obtain the express written approval from the EDC ("EDC Approval") for changes to the description of the Stadium Project or the Arena Project and has not obtained such EDC Approval as required by this Section, installments of principal of the 2019 Bonds are subject to mandatory redemption in part at a Redemption Price equal to 100% of the installments of the principal amount of each 2019 Bond redeemed plus accrued interest to but not including the Redemption Date. The principal amount of the 2019 Bonds required to be redeemed shall be equal to the lesser of: (i) as of the Completion Date, the dollar amount of the Stadium Percentage of the State Sales Tax Increment Revenues pledged to the payment of the 2019 Bonds or (ii) the proceeds of the 2019 Bonds on deposit in the Stadium Project Fund. The principal amount of 2019 Bonds redeemed shall be in Authorized Denominations. Any redemption pursuant to this paragraph shall occur on any date not later than thirty days subsequent to the calculation.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2019 Tax Increment Revenue Bonds (Continued)

Events of Default

The following are Events of Default, which if not remedied, could allow the Trustee to enforce all rights of the holders of the 2019 Bonds and bring suit upon the 2019 Bonds:

- (d) The Authority fails or refuses to comply with the provisions of the Regional Tourism Act or Resolution No. 3 relating to the 2019 Bonds or the Stadium Project and such failure or refusal shall continue for a period of 30 days after written notice has been given to the Authority by the Trustee at the written request of the holders of a majority in aggregate principal amount of the 2019 Bonds then outstanding;
- (e) Default in the performance or observance of any covenants, agreements or conditions by the Authority set forth in the 2019 Indenture or the 2019 Bonds and failure to remedy the same after notice; or
- (f) The Authority files a petition or answer seeking reorganization or arrangement under the United States Bankruptcy Code or any other applicable law of the United States of America, or if a court of competent jurisdiction shall approve a petition, filed with or without the consent of the Authority, seeking reorganization of the Authority under the United States Bankruptcy Code or any other applicable law of the United States, or if, under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the Authority, or of any of the Pledged Revenues and any such petition filed against the Authority or order or decree is not dismissed, stayed or otherwise nullified within sixty days after such action is taken.

The failure to pay the principal of or the interest on the 2019 Bonds when due or to cause the 2019 Bond Reserve Fund to be replenished shall not, in and of itself, constitute an Event of Default under the 2019 Indenture if the reason for such failure is an insufficiency of Pledged Revenues.

The 2019 Indenture shall not be construed to permit the Trustee, the Bondholders or any other Person to declare the debt service requirements of the 2019 Bonds to be due and payable prior to their scheduled payment dates upon the occurrence of an Event of Default or for any other reason.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Derivatives

Swap Agreement

On August 24, 2016 the Authority entered into an interest rate swap transaction (hedging derivative instrument) (the Swap) with U.S. Bank National Association (the Bank) in order to hedge interest rates and protect against rising interest rates. The Swap is associated with the Series 2016A Senior Loan, and used the debt service maturity schedule of the Series 2016A Senior Loan as the notional amount of the Swap. An International Swaps and Derivatives Association (ISDA) Master Agreement was used to develop the Swap which is set to terminate on December 1, 2030 (Terminate Date).

From the effective date of the agreement through Terminate Date, the Authority is the fixed rate payor under the Swap, paying a rate of 1.1045%, on the 1st day of each month, based on a 30/360 day count. The Bank is the floating rate payor, paying the current 70% of a 1-month LIBOR rate based on an actual/360 day count.

The following is the projected payments based on the interest rate Swap transaction as of December 31, 2019:

	Swap Notional Amount	Net Interest Rate Swap Payments	Bank Interest Payments	Total
December 31, 2020	\$ 3,440,000	\$ 266,698	\$ 1,045,924	\$ 4,752,622
December 31, 2021	3,600,000	245,806	963,993	4,809,799
December 31, 2022	3,760,000	223,943	878,252	4,862,195
December 31, 2023	3,925,000	201,109	788,700	4,914,809
December 31, 2024	4,095,000	177,272	695,218	4,967,490
December 31, 2025	4,275,000	152,403	597,688	5,025,091
December 31, 2026	4,275,000	126,441	495,870	4,897,311
December 31, 2027	4,105,000	100,478	394,052	4,599,530
December 31, 2028	4,410,000	75,549	296,283	4,781,832
December 31, 2029	5,095,000	48,767	191,251	5,335,018
December 31, 2030	2,935,000	17,824	69,903	3,022,727
	<u>\$ 43,915,000</u>	<u>\$ 1,636,290</u>	<u>\$ 6,417,134</u>	<u>\$ 51,968,424</u>

Payments on the 2016 Senior Loan and the Swap are calculated using interest rates in effect on December 31, 2019.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Derivatives (Continued)

Swap Agreement (Continued)

The following is a summary of the effective interest rate calculation on the Authority's Swap Agreement for the year ended December 31, 2019:

	Counterparty Swap Payment			Interest Payments to Bank	Total Payments	Actual Synthetic Rate
	To	From	Net			
December 31, 2019	\$ 518,351	\$ 755,079	\$ (236,728)	\$ 1,687,770	\$ 1,451,042	3.3042%
Total	<u>\$ 518,351</u>	<u>\$ 755,079</u>	<u>\$ (236,728)</u>	<u>\$ 1,687,770</u>	<u>\$ 1,451,042</u>	

The following is a summary of the Authority's derivative for the year ended December 31, 2019:

	Net Change in Fair Value		Fair Value at December 31, 2019	
	Classification	Amount	Classification	Amount
Governmental Activities:	Deferred inflow	\$ 333,249	Asset	\$ 333,249

The basic terms and parties to the Swap are listed below:

Counterparty	Trade Date	Effective Date	Original Notional Amount	Termination Date	Optional Termination Date	Associated Debt Series	Payable Swap Rate	Variable Receivable Swap Rate	Fair Value at December 31, 2019
US Bank National Assoc.	8/24/2016	8/24/2016	\$ 56,000,000	12/1/2030	8/24/2026	2016 Senior Loan	1.1045%	70% 1-month LIBOR	\$ 333,249

The year-end fair values were calculated using the mid-market LIBOR valuations as of December 31, 2019. As of this date, the 70% of 1-month LIBOR Index rate was 1.183791%. Fair values represent the difference between the present value of the fixed payments and the present value of the floating payments, at forward floating rates as of December 31, 2019.

When the present value of payments to be made by the Authority exceeds the present value of payments to be received, the Swap has a negative value to the Authority. When the present value of payments to be received by the Authority exceeds that of payments to be made, the Swap has a positive value to the Authority.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Derivatives (Continued)

Swap Agreement (Continued)

The following risks are generally associated with the Swap:

Credit Risk

The Swap relies upon the performance of the Swap counterparty. The Authority is exposed to the risk of this counterparty being unable to fulfill its financial obligation to the Authority. The Authority measures the extent of this risk based upon the credit ratings of the counterparty and the fair value of the Swap. As of December 31, 2019, there was no risk of loss as the fair value of the Swap was positive. The ratings of the counterparty as of December 31, 2019, are as follows:

<u>Counterparty</u>	<u>Ratings of Counterparty</u>
US Bank National Association	Moody's Aa3

Termination Risk

Either party to the Swap may terminate the Swap if the other party fails to perform under the terms of the agreement. Further, certain credit or tax events can lead to a termination event under the Swap. If the Swap has a negative fair value at the time of the termination, the Authority could be liable to the counterparty for a payment equal to the Swap's fair value. If the Swap is terminated the associated variable rate loan would no longer be hedged with a synthetic fixed interest rate. The Authority is not aware of any existing event that would lead to a termination with respect to the Swap.

NOTE 6 NET POSITION

The Authority has net position consisting of two components - restricted and unrestricted.

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

Restricted Net Position:	
Debt Service	\$ 862,410
Capital Projects Fund Reserve	9,742,595
Total Restricted Net Position	\$ 10,605,005

The Authority has a deficit in unrestricted net position. This deficit amount is a result of the Authority being responsible for the repayment of bonds issued for public improvements, which have been conveyed to other governmental entities.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 7 FUND BALANCES

The specific purposes for each fund balance classification on the balance sheet are detailed in the table below:

	General Fund	Debt Service Funds	Capital Projects Funds	Total
Fund Balances				
Restricted for:				
North Nevada Debt Service	\$ -	\$ 4,732,911	\$ -	\$ 4,732,911
Ivywild Neighborhood Debt Service	-	4,662	-	4,662
Canyon Creek Debt Service	-	5,755,093	-	5,755,093
Vineyards Project Area	-	-	452,308	452,308
City Auditorium Project Area	-	-	38,236	38,236
City Gate Project Area	-	-	17,179	17,179
Copper Ridge Project Area	-	-	436,135	436,135
Southwest Downtown Project Area	-	-	66,194	66,194
South Nevada	-	-	313,885	313,885
City for Champions - Admin	-	-	140,082	140,082
US Olympic Museum and Hall of Fame	-	-	3,936,925	3,936,925
CSEC - Switchbacks Stadium	-	-	14,052,615	14,052,615
CSEC - Hockey Arena	-	-	1,479,535	1,479,535
UCCS Sports Medicine and Performance	-	-	806	806
US Air Force Academy Visitors Center	-	-	964,318	964,318
Southwest Infrastructure	-	-	4,929,928	4,929,928
Champions Flexible Sub-Account	-	-	1,155,230	1,155,230
	-	10,492,666	27,983,376	38,476,042
Assigned to:				
Operating Reserves	237,500	-	-	237,500
	237,500	-	-	237,500
Unassigned:				
General Government	193,013	-	-	193,013
Total Fund Balances	<u>\$ 430,513</u>	<u>\$ 10,492,666</u>	<u>\$ 27,983,376</u>	<u>\$ 38,906,555</u>

NOTE 8 AGREEMENTS

North Nevada Redevelopment Agreement

On July 26, 2007, the Authority entered into a Redevelopment Agreement with University Village Developers, LLC (Developer) related to the North Nevada Avenue Corridor Urban Renewal Plan. The agreement was amended and restated on February 1, 2008. The purposes of this agreement are for financing, designing, constructing, or otherwise providing improvements. Pursuant to the agreement, the Developer agreed to construction a portion of the public improvements within the Plan. The Authority would issue bonds to finance its activities and undertakings and to apply the pledged property tax increment revenues and pledged sales tax increment revenues (Pledged Revenues) to payment of the bonds. The Authority would use the proceeds of the bonds to reimburse the Developer for eligible public improvement costs. In addition, an administrative fee in the amount of \$50,000 shall be retained annually by the Authority from Pledged Revenues.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 8 AGREEMENTS (CONTINUED)

Ivywild Cooperation Agreement

On January 24, 2012, the Authority entered into a Cooperation Agreement with the City of Colorado Springs (City) to promote redevelopment and assist with the financing of public improvements for the Ivywild Neighborhood Urban Renewal Plan (Plan). Pursuant to the agreement, the Authority shall work with the developer to obtain loans to finance eligible activities, operations, and duties to carry out the Plan. The pledged property tax increment revenues and pledged sales tax increment revenues (Pledged Revenues) shall be paid to the Authority and may be pledged for the loan repayment.

Furthermore, an administrative fee shall be retained annually by the Authority from Pledged Revenues in the amount of \$50,000 for the years 2012 through 2014 and \$5,000 thereafter.

Ivywild Redevelopment Agreement

On March 21, 2012, the Authority entered into a Development Agreement with Ivywild School, Inc. (Developer). The purposes of this agreement are to reduce, eliminate and prevent the spread of blight within the Plan, enhance the current sales tax base and property tax base of the Plan, provide the incentives necessary to induce the private redevelopment, and promote improved traffic, public transportation, and other public facilities. Pursuant to the agreement, the Authority shall obtain a loan in the approximate amount of \$778,000, secured by Pledged Revenues. The Developer shall be responsible for the construction and provide to the Authority documentation for the costs of eligible public improvement, such costs shall be reimbursed using the loan proceeds.

Copper Ridge Redevelopment Agreement

On September 25, 2013, the Authority entered into an Urban Renewal Agreement for Redevelopment of Copper Ridge at Northgate Property (Agreement) with Copper Ridge Development, Inc. (Developer) and Copper Ridge Metropolitan District (District). The purposes of this agreement are to renew and improve the environment, enhance the current sales tax base and property tax base, effectively use undeveloped land and promote improved traffic, public transportation, public utilities, and community facilities within the Project Area. In order to facilitate the funding by the District, the Authority agrees, to remit on a monthly basis, all District Property Tax Increment Revenues, to the extent the Authority receives the same from the County. The District agrees to use all District Property Tax Increment Revenues to fund costs related to the redevelopment of the Project Area, as described in further detail in the Cooperation Agreement.

Furthermore, an administrative fee in the amount of \$60,000, if not reimbursed from other sources, shall be retained annually by the Authority from District Property Tax Increment Revenues. This administrative fee will remain in effect until the earlier of the expiration of the Urban Renewal Plan in 2035 or the retirement of all obligations payable by the pledged revenues.

On February 27, 2019, the agreement was amended to extend the duration of the Urban Renewal Plan to 2044 and the administrative fee in the amount of \$30,000 shall be retained annually by the Authority for the years 2036 through 2044.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 8 AGREEMENTS (CONTINUED)

Copper Ridge Cooperation Agreement

On October 22, 2013, the Authority entered into a Cooperation Agreement with the City of Colorado Springs (City) and Copper Ridge Metropolitan District (District). The Authority and the City understand that the District will issue Bonds to fund for costs related to the extension of north Powers Blvd. from Highway 83 to Interstate 25. Pursuant to the agreement, the Authority agrees to pledge Property Tax Increment Revenues and City Sales Tax Increment Revenues (Pledged Revenues) to the District, subject to funding of annual administrative fee as described in the Redevelopment Agreement. The District Bonds shall not constitute a debt, liability or obligation of any nature of the City or the Authority but shall be payable solely from Pledged Revenues. The agreement was amended on February 27, 2019 to extend the duration of the Urban Renewal Plan and reduce the annual administrative fee to be retained by the Authority during those extended years.

Colorado Springs City for Champions Project

Pursuant to the Resolution by the Colorado Economic Development Commission Concerning the Allocation of State sales Tax increment revenue for the Colorado Springs City for Champions project, executed on November 25, 2013, the Authority is receiving 13.08% of the state sales tax increment revenue that is dedicated to the City for Champions project, subject to an aggregate cap of \$120,500,000. The Authority agrees to pledge the following minimum proportions of the dedicated revenue to each Project Element: (1) U.S. Olympic Museum and Hall of Fame: 42%, (2) Colorado Sports & Event Complex: 23%, (3) U.C.C.S. Sports Medicine and Performance Center: 14%, (4) U.S. Air Force Academy Gateway Visitor Center: 5%, (5) Southwest Infrastructure: 10%, and (6) flexible Sub-Account: 6%. The dedicated revenue shall be deposited in the Special Fund and must be further sub-divided into four Sub-Accounts based on set percentages. Funds from the first four Sub-Accounts must be used only to pay for Eligible

Costs for the Specific Project Element associated with the Sub-Account, and can't be loaned or transferred to other Sub-Accounts. After the commencement of substantial work for the U.S. Olympic Museum and Hall of Fame has occurred, the Authority shall pledge or allocate the funds from the flexible Sub-Account to or among any Project Element, including eligible improvements to the Southwest

Colorado Springs Downtown Infrastructure. However, not more than 6 percent of this 16 percent portion of Dedicated Revenue may be pledged or allocated to the U.S.A.F.A. Gateway Visitors Center.

The Authority shall submit written quarterly reports, detailing the progress on the Project, to the Colorado Economic Development Commission 30 calendar days after the end of each calendar quarter with the first report due January 31, 2015, with the final due date being in September in the year following the completion of the project.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 8 AGREEMENTS (CONTINUED)

Colorado Springs City for Champions Project (Continued)

In December 2018, a motion was adopted by the CEDC to declare the commencement of the UCCS Center and to expend \$16,870,000 by October 31, 2019, which eligible costs should be certified by December 31, 2019. During 2019, \$16,870,000 of eligible construction costs were submitted by UCCS to the Authority and were certified before the year ended. The Authority shall reimburse UCCS for the costs certified as the 14% of dedicated revenue becomes available. As of December 31, 2019, the remaining balance to be reimbursed is \$14,170,717.

Gold Hill Mesa Commercial Cooperation Agreement

On December 8, 2015, the City approved a Cooperation Agreement between the Authority and the City to promote redevelopment and assist with financing of public improvements for the Gold Hill Mesa Commercial Urban Renewal Project. The Gold Hill Mesa Metropolitan District No. 3 (the District) has been formed for the purposes of assisting with financing of the public improvements. The Authority and the City understand that the District may issue Bonds to fund for costs related to the project.

Pursuant to the agreement, the Authority will work with the District and the Developer to issue financial instruments to finance eligible activities, operations, and duties to carry out the plan by means of tax allocation financing utilizing both Property Tax Increment Revenues and the City Sales Tax Increment Revenues (Pledged Revenues). The Pledged Revenues shall be paid to the Authority and may be pledged to the District. The District Bonds shall not constitute a debt, liability or obligation of any nature of the City or the Authority but shall be payable solely from Pledged Revenues.

South Nevada Cooperation Agreement

On December 16, 2015, the City approved a Cooperation Agreement between the Authority and the City to promote redevelopment and assist with financing of public improvements for the South Nevada Area Urban Renewal Project. Pursuant to the agreement, the Authority will work with owners and developers, metropolitan districts and other similar entities to issue financial instruments to finance eligible activities, operations, and duties to carry out the plan by means of tax allocation financing utilizing both Property Tax Increment Revenues and the City Sales Tax Increment Revenues (Pledged Revenues). The Pledged Revenues shall be paid to the Authority when collected and may be pledged to any developer or owner or any metropolitan district or other entity.

South Nevada Development Agreements

On December 16, 2015, the Authority entered into the Urban Renewal Agreement for Development of the South Nevada Avenue Area (separately) with Ivywild Development I, LLC (Ivywild), SNA Development LLC (SNA), and EVC-HD South Nevada, LLC (EVC-HD) (collectively, the Developers). The purposes of this agreement are to develop and improve the environment, enhance the current sales tax base and property tax base, effectively use undeveloped land and promote improved traffic, public transportation, public utilities, and community facilities within the project areas.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 8 AGREEMENTS (CONTINUED)

South Nevada Development Agreements (Continued)

In order to facilitate the funding by the Developers, the Authority agrees to remit, Property Tax Increment Revenues received by the Authority, to the Developers' financing entity for public improvements. In addition, the Developers may submit payment requests to the Authority for reimbursable project costs with supporting documentation. The Authority shall reimburse the Developers based on the Sales Tax Increment Revenues received from the City, after the \$60,000 annual administrative fee is retained.

On January 27, 2016, the agreement with EVC-HD was amended to replace the preliminary list with a more detailed list of public improvements and reimbursement project costs. The agreement with Ivywild was amended on June 21, 2018 to include the Canyon Creek Metropolitan District Nos. 2 and 3 (Canyon Districts) and pledge the allocated Property Tax Increment Revenues to the Canyon Districts' bonds. The agreement with SNA was amended on December 12, 2018 to provide updated target dates for redevelopment under ownership by Creekwalk LLC. A TIF Revenue Reimbursement Agreement was entered into on June 3, 2019, between SNA and the Creekwalk Marketplace Business Improvement District (Creekwalk District), to pledge the TIF Revenues allocated to SNA under the Development Agreement to the Creekwalk District's bonds.

The Developers each have maximum reimbursement amounts of eligible public improvement costs as indicated in the table below. These amounts do not include eligible interest payments to be reimbursed at rates to be determined based upon the Developers' cost of financing.

	Maximun Reimbursement	Actual Costs Submitted	2018 Payment	2019 Payment	Balance December 31, 2019
Ivywild Development I, LLC	\$ 7,955,000	\$ 5,162,783	\$ 1,673,038	\$ 25,418	\$ 3,464,327
SNA Development, LLC	56,974,272	375,967	-	45,082	330,885
EVC-HD South Nevada, LLC	4,131,000	4,131,000	-	137,663	3,993,337
	<u>\$ 69,060,272</u>	<u>\$ 9,669,750</u>	<u>\$ 1,673,038</u>	<u>\$ 208,163</u>	<u>\$ 7,788,549</u>

Museum and Park Cooperation Agreement

On December 11, 2018, the Authority entered into a Cooperation Agreement with the City related to the Museum and Park Urban Renewal Area. Pursuant to the Agreement, the Authority shall work with developers, metropolitan districts, business improvement districts and other similar entities to issue financial instruments to finance eligible activities, operations and duties to carry out the project by means of tax allocation financing utilizing Property Tax Increment Revenues and City Sales Tax Increment Revenues. Furthermore, the City Sales Tax Increment Revenues allocated to the Authority may be pledged to bond trustees, metropolitan districts, business improvement districts or other entities to pay for costs of or debt service on bonds issued for reimbursement of such eligible costs.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 8 AGREEMENTS (CONTINUED)

Tejon and Costilla Development Agreement

On May 22, 2019, the Authority entered into an Urban Renewal Agreement for Development of the Tejon and Costilla Urban Renewal Area with CS Dual Hotel, LLC (Developer). The purposes of this Agreement is to encourage and protect existing development on the property, renew and improve the character and environment of the Area, enhance the current sales tax base and property tax base of the Area, provide incentives necessary to induce private development and redevelopment of the Area, demolish and remove blighted structures from the Area, effectively use undeveloped land within the Area, encourage financially successful projects within the Property, stabilize and upgrade property values within the Area, accommodate and provide for the voluntary environmental cleanup of the Area, promote improved traffic, public transportation, public utilities, recreational and community facilities within the Area and promote the participation of existing owners in the revitalization and development of the Property.

In order to facilitate the funding by the Developer, the Authority agrees to remit, Pledged Revenues received by the Authority from Sales Tax TIF and Property Tax TIF (TIF Revenues), to the Developer's financing entity for public improvements. In addition, the Developer may submit payment requests to the Authority for reimbursable project costs with supporting documentation. The Authority shall reimburse the Developer based on the Pledged Revenues received from the County and City, after the 3% total of annual TIF Revenues annual administrative fee is retained. The Developer agrees to fund the annual administrative fee until such time as the TIF Revenues are annually in excess of an amount required to fund an authority administrative fee in the amount of \$30,000.

City Auditorium Block Development Agreement

On June 26, 2019, the Authority entered into an Urban Renewal Agreement for the Development of the City Auditorium Block with A&A Enterprise of Colorado Springs, Inc. (Developer). The purposes of this Agreement are to encourage and protect existing development on the property, renew and improve the character and environment of the Area, enhance the current sales tax base and property tax base of the Area, provide incentives necessary to induce private development and redevelopment of the Area, demolish and remove blighted structures from the Area, effectively use undeveloped land within the Area, encourage financially successful projects within the Property, stabilize and upgrade property values within the Area, accommodate and provide for the voluntary environmental cleanup of the Area, promote improved traffic, public transportation, public utilities, recreational and community facilities within the Area and promote the participation of existing owners in the revitalization and development of the Property.

In order to facilitate the funding by the Developer, the Authority agrees to remit, Property Tax Increment Revenues received by the Authority, to the Developer's financing entity for public improvements. In addition, the Developer may submit payment requests to the Authority for reimbursable project costs with supporting documentation. The Authority shall reimburse the Developer based on the Property Tax Increment Funding received from the County, after the \$30,000 annual administrative fee is retained.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 8 AGREEMENTS (CONTINUED)

True North Commons Cooperation Agreement

On July 9, 2019, the Authority entered into a Cooperation Agreement with the City related to the True North Commons Urban Renewal Area. Pursuant to the Agreement, the Authority shall work with developers, metropolitan districts, business improvement districts and other similar entities to issue financial instruments to finance eligible activities, operations and duties to carry out the project by means of tax allocation financing utilizing Property Tax Increment Revenues and City Sales Tax Increment Revenues. Furthermore, the City Sales Tax Increment Revenues allocated to the Authority may be pledged to bond trustees, metropolitan districts, business improvement districts or other entities to pay for costs of or debt service on bonds issued for reimbursement of such eligible costs.

Sports & Event Complex Reimbursement Agreement

On November 21, 2019, the Authority entered into a Reimbursement Agreement with the Colorado College (Developer) and the Colorado Springs Sports Authority (CSSA) to authorize the Authority, as the financing entity, to receive and utilize state sales tax increment revenue dedicated for the Sports & Event Complex (23%), which is being developed with two components consisting of the Outdoor Stadium and the Indoor Venue.

The City and the CSSA have entered into a Memorandum of Understanding dated November 20, 2019 whereby the City agreed to allocate two-thirds (66.67%) of the 23% to the Outdoor Stadium and one-third (33.33 %) of the 23% to the Indoor Venue. On November 21, 2019, the Authority issued Series 2019 Bonds in the amount of \$12,400,000, the proceeds of which were utilized to fund the Outdoor Stadium. The Authority has agreed to reimburse the Developer for eligible costs paid by the Developer from the dedicated revenue allocated to the Indoor Venue.

Museum and Park Development Agreement

The Authority anticipates entering into an Urban Renewal Agreement for Development of the Museum and Park Urban Renewal Area with Interurban Development Company, LLC (Developer), and SW Downtown Business Improvement District (BID). The purposes of this Agreement is to encourage and protect existing development on the property, renew and improve the character and environment of the Area, enhance the current sales tax base and property tax base of the Area, provide incentives necessary to induce private development and redevelopment of the Area, demolish and remove blighted structures from the Area, effectively use undeveloped land within the Area, encourage financially successful projects within the Property, stabilize and upgrade property values within the Area, accommodate and provide for the voluntary environmental cleanup of the Area, promote improved traffic, public transportation, public utilities, recreational and community facilities within the Area and promote the participation of existing owners in the revitalization and development of the Property.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 8 AGREEMENTS (CONTINUED)

Museum and Park Development Agreement (Continued)

In order to facilitate the funding by the Developer, the Authority agrees to remit, Pledged Revenues received by the Authority from Sales Tax TIF and Property Tax TIF, to the Developer's financing entity for public improvements. In addition, the Developer may submit payment requests to the Authority for reimbursable project costs with supporting documentation. The Authority shall reimburse the Developer based on the Pledged Revenues received from the County and City, after the Authority collects an Authority Administrative Fee from annual TIF Revenue.

The Authority Administrative Fee will be \$60,000 commencing in year 2020, escalating at a rate of 2% annually in each subsequent year. The Developer agrees to fund the annual administrative fee until such time as the TIF Revenue is annually in excess of an amount required to fund an authority administrative fee. Any Authority Administrative Fee paid by the Developer shall be a Reimbursable Project Cost and bear interest at a rate of 8% annually. Additionally, the Developer agrees to fund and maintain on retainer with the Authority an amount equal to \$15,000 to be used by the Authority to pay extraordinary direct expenses of the Authority relating to the Developer's project.

NOTE 9 RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees, or acts of God. The Authority maintains commercial insurance for all risks of loss. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years, nor have any claims been submitted.

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.

In 2002, the Colorado Court of Appeals determined that TABOR does not apply to urban renewal authorities such as the Authority. The application of TABOR to the City, however, could impact the amount of Sales Tax Revenues received by the Authority, and the application of TABOR to the School District and other local governments which overlap the Urban Renewal Area could impact the amount of Property Tax Revenues received by the Authority.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 11 COMMITMENTS AND CONTINGENCIES

Vineyard Repayment Obligation

On September 5, 2012, the Authority entered into a Redevelopment and Reimbursement Agreement with Vineyard LLC (the Developer) to carry out the approved urban renewal plan. This agreement contemplates that the Developer will develop the property by constructing private improvements. Eligible public improvements are to be constructed in phases and reimbursed from TIF revenues. Pursuant to the agreement, the Developer may provide financing for eligible costs on public improvements. Such Developer advances bear interest at the rate of 8% per annum, accruing from the date advanced and compounded annually on the unpaid balance until paid.

Authority shall retain \$60,000 for administrative fee annually from the collection of TIF revenues. The Developer shall advance \$60,000 to the Authority for use as the first annual administrative fee. On November 4, 2013, the Authority received the first annual administrative fee in the amount of \$60,000 from the Developer. As of December 31, 2019, the outstanding principal and accrued interest owed by the Authority are \$60,000 and \$36,402, respectively.

NOTE 12 SUBSEQUENT EVENT

Subsequent to year end, the World Health Organization declared the spread of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global markets, supply chains, businesses, and communities. Specific to the Authority, the impact of COVID-19 could be a potential decline or reduction in sales tax increment revenues in 2020. Sales Tax Increments are pledged to pay debt service on the Series 2016A Senior Loan, the Series 2016B Subordinate Bonds, the Series 2017 A – C Tax Increment Revenue Bonds, the Series 2019 Tax Increment Bonds, and the Ivywild loan. This financial impact is not reflected in the financial statements as of and for the year ended December 31, 2019 as these events occurred subsequent to year end. Management believes the Authority is taking appropriate actions to mitigate this negative impact. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as these events occurred subsequent to year end and are still developing.

SUPPLEMENTARY INFORMATION

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
DEBT SERVICE FUND
NORTH NEVADA PROJECT AREA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Budget Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		Positive (Negative)
REVENUES				
Incremental Property Taxes	\$ 2,235,163	\$ 2,307,230	\$ 2,307,230	\$ -
Incremental Sales Taxes	4,365,000	4,500,000	4,602,526	102,526
Net Investment Income	150,000	180,000	180,663	663
Total Revenues	<u>6,750,163</u>	<u>6,987,230</u>	<u>7,090,419</u>	<u>103,189</u>
EXPENDITURES				
Debt Service:				
County Treasurer's Fees	33,527	34,795	34,795	-
Loan Interest - Series 2016A	1,650,000	1,459,286	1,459,286	-
Loan Principal - Series 2016A	1,875,000	1,875,000	1,875,000	-
Loan Principal (Early Redemption) - Series 2016A	1,225,000	1,159,000	1,159,000	-
Bond Principal - Series 2016B	1,100,000	2,270,000	2,270,000	-
Bond Interest - Series 2016B	239,153	239,153	239,153	-
Administration Fees	50,000	50,000	50,000	-
Paying Agent Fees	5,500	5,500	5,500	-
Sales Tax Collection Fee	2,000	1,000	615	385
Contingency	609,820	106,266	-	106,266
Total Expenditures	<u>6,790,000</u>	<u>7,200,000</u>	<u>7,093,349</u>	<u>106,651</u>
NET CHANGE IN FUND BALANCE	(39,837)	(212,770)	(2,930)	209,840
Fund Balance - Beginning of Year	<u>4,532,533</u>	<u>4,735,841</u>	<u>4,735,841</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 4,492,696</u>	<u>\$ 4,523,071</u>	<u>\$ 4,732,911</u>	<u>\$ 209,840</u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
DEBT SERVICE FUND
IVYWILD NEIGHBORHOOD PROJECT AREA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Incremental Property Taxes	\$ 119,949	\$ 126,610	\$ 6,661
Incremental Sales Taxes	60,000	30,263	(29,737)
Net Investment Income	2,500	2,126	(374)
Total Revenues	<u>182,449</u>	<u>158,999</u>	<u>(23,450)</u>
EXPENDITURES			
Debt Service:			
County Treasurer's Fees	1,799	1,931	(132)
Administration Fees	5,000	5,000	-
Loan Payment - Ivywild	175,500	153,637	21,863
Sales Tax Collection Fee	150	75	75
Total Expenditures	<u>182,449</u>	<u>160,643</u>	<u>21,806</u>
NET CHANGE IN FUND BALANCE	-	(1,644)	(1,644)
Fund Balance - Beginning of Year	<u>-</u>	<u>6,306</u>	<u>6,306</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 4,662</u>	<u>\$ 4,662</u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
DEBT SERVICE FUND
CANYON CREEK PROJECT AREA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE -
BUDGET AND ACTIAL
YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Canyon Creek MD No. 2 pledged revenue	\$ 14,257	\$ 14,077	\$ (180)
Canyon Creek MD No. 3 pledged revenue	22,978	23,313	335
Incremental Property Taxes	8,069	-	(8,069)
Net Investment Income	50,000	123,764	73,764
Total Revenues	<u>95,304</u>	<u>161,154</u>	<u>65,850</u>
EXPENDITURES			
Debt Service:			
Bond Administration Fees	-	11,615	(11,615)
Bond Interest - Series 2018A	421,188	421,188	-
Bond Interest - Series 2018B	97,748	-	97,748
Developer reimbursement	4,653,000	-	4,653,000
County Treasurer's Fees	121	-	121
Paying Agent Fees	6,000	6,000	-
Total Expenditures	<u>5,178,057</u>	<u>438,803</u>	<u>4,739,254</u>
NET CHANGE IN FUND BALANCE	(5,082,753)	(277,649)	4,805,104
Fund Balance - Beginning of Year	<u>6,024,851</u>	<u>6,032,742</u>	<u>7,891</u>
FUND BALANCE - END OF YEAR	<u>\$ 942,098</u>	<u>\$ 5,755,093</u>	<u>\$ 4,812,995</u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS FUND
VINEYARDS PROJECT AREA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Incremental Property Taxes	\$ 299,742	\$ 385,891	\$ 86,149
Net Investment Income	-	3,792	3,792
Total Revenues	<u>299,742</u>	<u>389,683</u>	<u>89,941</u>
EXPENDITURES			
Capital Projects:			
County Treasurer's Fees	4,496	5,788	(1,292)
Administration Fees	60,000	60,000	-
Contingency	363,659	-	363,659
Total Expenditures	<u>428,155</u>	<u>65,788</u>	<u>362,367</u>
NET CHANGE IN FUND BALANCE	(128,413)	323,895	452,308
Fund Balance - Beginning of Year	<u>128,413</u>	<u>128,413</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u><u>\$ -</u></u>	<u><u>\$ 452,308</u></u>	<u><u>\$ 452,308</u></u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS FUND
GOLD HILL MESA PROJECT AREA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Incremental Property Taxes	\$ 1,106,048	\$ 1,147,751	\$ 1,147,751	\$ -
Net Investment Income	1,000	1,000	769	(231)
Total Revenues	<u>1,107,048</u>	<u>1,148,751</u>	<u>1,148,520</u>	<u>(231)</u>
EXPENDITURES				
Capital Projects:				
County Treasurer's Fees	16,591	17,228	17,228	-
TIF Reimbursement	1,039,043	1,089,601	1,089,370	231
TIF Reimbursement - School District 11	51,414	51,270	51,270	-
Total Expenditures	<u>1,107,048</u>	<u>1,158,099</u>	<u>1,157,868</u>	<u>231</u>
NET CHANGE IN FUND BALANCE	-	(9,348)	(9,348)	-
Fund Balance - Beginning of Year	<u>-</u>	<u>9,348</u>	<u>9,348</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
 CAPITAL PROJECTS FUND
 CITY AUDITORIUM PROJECT AREA
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
 BUDGET AND ACTUAL
 YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Incremental Property Taxes	\$ 28,015	\$ 29,419	\$ 1,404
Net Investment Income	-	318	318
Total Revenues	<u>28,015</u>	<u>29,737</u>	<u>1,722</u>
EXPENDITURES			
Capital Projects:			
County Treasurer's Fees	420	441	(21)
Administration Fees	10,000	10,000	-
Contingency	<u>36,610</u>	<u>-</u>	<u>36,610</u>
Total Expenditures	<u>47,030</u>	<u>10,441</u>	<u>36,589</u>
NET CHANGE IN FUND BALANCE	(19,015)	19,296	38,311
Fund Balance - Beginning of Year	<u>19,015</u>	<u>18,940</u>	<u>(75)</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 38,236</u>	<u>\$ 38,236</u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS FUND
CITY GATE PROJECT AREA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Incremental Property Taxes	\$ 17,150	\$ 18,044	\$ 894
Net Investment Income	-	196	196
Total Revenues	<u>17,150</u>	<u>18,240</u>	<u>1,090</u>
EXPENDITURES			
Capital Projects:			
County Treasurer's Fees	257	272	(15)
Administration Fees	10,000	10,000	-
Contingency	16,104	-	16,104
Total Expenditures	<u>26,361</u>	<u>10,272</u>	<u>16,089</u>
NET CHANGE IN FUND BALANCE	(9,211)	7,968	17,179
Fund Balance - Beginning of Year	<u>9,211</u>	<u>9,211</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 17,179</u>	<u>\$ 17,179</u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS FUND
COPPER RIDGE PROJECT AREA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Incremental Property Taxes	\$ 2,417,531	\$ 2,178,130	\$ 2,178,130	\$ -
Incremental Sales Taxes	693,000	1,200,000	1,193,446	(6,554)
Net Investment Income	10,000	50,000	56,265	6,265
Total Revenues	3,120,531	3,428,130	3,427,841	(289)
EXPENDITURES				
Capital Projects				
County Treasurer's Fees	36,263	33,097	33,097	-
Administration Fees	60,000	60,000	60,000	-
Project Cost Reimbursement	5,000,000	1,400,000	1,381,603	18,397
TIF Reimbursement	493,601	5,500,000	5,499,715	285
Sales Tax Collection Fee	800	615	615	-
Contingency	1,363,886	418,987	1,245	417,742
Total Expenditures	6,954,550	7,412,699	6,976,275	436,424
NET CHANGE IN FUND BALANCE	(3,834,019)	(3,984,569)	(3,548,434)	436,135
Fund Balance - Beginning of Year	3,834,019	3,984,569	3,984,569	-
FUND BALANCE - END OF YEAR	\$ -	\$ -	\$ 436,135	\$ 436,135

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
 CAPITAL PROJECTS FUND
 SOUTHWEST DOWNTOWN PROJECT AREA
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
 BUDGET AND ACTUAL
 YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Incremental Property Taxes	\$ 38,180	\$ 42,032	\$ 3,852
Net Investment Income	-	651	651
Total Revenues	<u>38,180</u>	<u>42,683</u>	<u>4,503</u>
EXPENDITURES			
Capital Projects:			
County Treasurer's Fees	573	631	(58)
Contingency	61,766	-	61,766
Total Expenditures	<u>62,339</u>	<u>631</u>	<u>61,708</u>
NET CHANGE IN FUND BALANCE	(24,159)	42,052	66,211
Fund Balance - Beginning of Year	<u>24,159</u>	<u>24,142</u>	<u>(17)</u>
FUND BALANCE - END OF YEAR	<u><u>\$ -</u></u>	<u><u>\$ 66,194</u></u>	<u><u>\$ 66,194</u></u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS FUND
SOUTH NEVADA PROJECT AREA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Incremental Property Taxes	\$ 32,277	\$ 44,951	\$ 12,674
Incremental Sales Taxes	233,000	307,013	74,013
Net Investment Income	-	1,371	1,371
Total Revenues	<u>265,277</u>	<u>353,335</u>	<u>88,058</u>
EXPENDITURES			
Capital Projects:			
County Treasurer's Fees	484	678	(194)
Administration Fees	60,000	105,000	(45,000)
Sales Tax Collection Fee	200	154	46
Project Cost Reimbursement	-	208,163	(208,163)
Contingency	472,748	-	472,748
Total Expenditures	<u>533,432</u>	<u>313,995</u>	<u>219,437</u>
NET CHANGE IN FUND BALANCE	(268,155)	39,340	307,495
Fund Balance - Beginning of Year	<u>268,155</u>	<u>274,545</u>	<u>6,390</u>
FUND BALANCE - END OF YEAR	<u><u>\$ -</u></u>	<u><u>\$ 313,885</u></u>	<u><u>\$ 313,885</u></u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS
CITY FOR CHAMPIONS FUND - ADMIN
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Incremental Sales Taxes	\$ 5,330,000	\$ 5,012,987	\$ (317,013)
Reimbursement of Expenditures	-	60,000	60,000
Total Revenues	<u>5,330,000</u>	<u>5,072,987</u>	<u>(257,013)</u>
EXPENDITURES			
General:			
Accounting	30,000	13,614	16,386
Administrative Expenditures	12,375	6,897	5,478
Audit	3,000	2,925	75
Insurance	4,500	-	4,500
Legal - Projects	40,000	25,554	14,446
Project Management	5,000	3,889	1,111
Total Expenditures	<u>94,875</u>	<u>52,879</u>	<u>41,996</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	5,235,125	5,020,108	(215,017)
OTHER FINANCING SOURCES (USES)			
Transfers Out - Project Elements	<u>(5,235,125)</u>	<u>(4,952,987)</u>	282,138
Total Other Financing Sources (Uses)	<u>(5,235,125)</u>	<u>(4,952,987)</u>	<u>282,138</u>
NET CHANGE IN FUND BALANCE	-	67,121	67,121
Fund Balance - Beginning of Year	<u>60,000</u>	<u>72,961</u>	<u>12,961</u>
FUND BALANCE - END OF YEAR	<u>\$ 60,000</u>	<u>\$ 140,082</u>	<u>\$ 80,082</u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS – CITY FOR CHAMPIONS FUND
U.S. OLYMPIC MUSEUM AND HALL OF FAME PROJECT AREA 42%
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Net Investment Income	\$ 400,000	\$ 400,000	\$ 408,595	\$ 8,595
USOM Contribution	10,000,000	15,065,631	15,065,631	-
Total Revenues	10,400,000	15,465,631	15,474,226	8,595
EXPENDITURES				
Debt Service:				
Bond Interest	1,298,700	1,298,700	1,298,700	-
Bond Principal	300,000	300,000	300,000	-
Paying Agent Fees	6,000	6,000	6,000	-
Capital Projects:				
Accounting	10,000	-	-	-
Administrative Expenditures	10,000	-	-	-
Legal - Projects	10,000	-	-	-
Project Management	10,000	-	-	-
Project Cost Reimbursement	28,548,792	32,395,300	31,502,038	893,262
Total Expenditures	30,193,492	34,000,000	33,106,738	893,262
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES				
	(19,793,492)	(18,534,369)	(17,632,512)	901,857
OTHER FINANCING SOURCES (USES)				
Transfers In - Sales Tax Allocation	2,722,265	2,575,554	2,575,554	-
Total Other Financing Sources (Uses)	2,722,265	2,575,554	2,575,554	-
NET CHANGE IN FUND BALANCE				
	(17,071,227)	(15,958,815)	(15,056,958)	901,857
Fund Balance - Beginning of Year	21,861,299	18,993,883	18,993,883	-
FUND BALANCE - END OF YEAR				
	\$ 4,790,072	\$ 3,035,068	\$ 3,936,925	\$ 901,857

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS – CITY FOR CHAMPIONS FUND
COLORADO SPORTS AND EVENT COMPLEX PROJECT AREA – 23%
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Net Investment Income	\$ 15,000	\$ 29,289	\$ 29,289	\$ -
Total Revenues	15,000	29,289	29,289	-
EXPENDITURES				
Capital Projects:				
Administrative Expenditures	1,000	-	-	-
Legal - Projects	2,000	-	-	-
Project Management	1,000	-	-	-
Contingency	100,000	-	-	-
Total Expenditures	104,000	-	-	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(89,000)	29,289	29,289	-
OTHER FINANCING SOURCES (USES)				
Transfers In - Sales Tax Allocation	1,204,079	801,334	632,432	(168,902)
Transfers Out - Stadium	-	(2,617,589)	(2,617,589)	-
Transfers Out - Arena	-	(1,479,535)	(1,310,633)	168,902
Total Other Financing Sources (Uses)	1,204,079	(3,295,790)	(3,295,790)	-
NET CHANGE IN FUND BALANCE	1,115,079	(3,266,501)	(3,266,501)	-
Fund Balance - Beginning of Year	3,220,145	3,266,501	3,266,501	-
FUND BALANCE - END OF YEAR	\$ 4,335,224	\$ -	\$ -	\$ -

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS – CITY FOR CHAMPIONS FUND
UCCS SPORTS MEDICINE AND PERFORMANCE PROJECT AREA – 14%
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Net Investment Income	\$ 8,000	\$ 18,365	\$ 18,365	\$ -
Total Revenues	8,000	18,365	18,365	-
EXPENDITURES				
Capital Projects:				
Legal - Projects	10,000	-	-	-
Project Cost Reimbursement	-	16,870,000	2,699,283	14,170,717
Contingency	2,690,875	-	-	-
Total Expenditures	2,700,875	16,870,000	2,699,283	14,170,717
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(2,692,875)	(16,851,635)	(2,680,918)	14,170,717
OTHER FINANCING SOURCES (USES)				
Transfers In - Sales Tax Allocation	732,917	693,418	693,418	-
Total Other Financing Sources (Uses)	732,917	693,418	693,418	-
NET CHANGE IN FUND BALANCE	(1,959,958)	(16,158,217)	(1,987,500)	14,170,717
Fund Balance - Beginning of Year	1,959,958	1,988,306	1,988,306	-
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ (14,169,911)</u>	<u>\$ 806</u>	<u>\$ 14,170,717</u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS – CITY FOR CHAMPIONS FUND
U.S. AIR FORCE ACADEMY VISITORS CENTER PROJECT AREA – 5%
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Net Investment Income	\$ 3,000	\$ 6,559	\$ 3,559
Total Revenues	<u>3,000</u>	<u>6,559</u>	<u>3,559</u>
EXPENDITURES			
Capital Projects:			
Administration Fees	1,000	-	1,000
Legal - Projects	10,000	-	10,000
Project Management	1,000	-	1,000
Contingency	100,000	-	100,000
Total Expenditures	<u>112,000</u>	<u>-</u>	<u>112,000</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(109,000)	6,559	115,559
OTHER FINANCING SOURCES (USES)			
Transfers In - Sales Tax Allocation	261,756	247,649	(14,107)
Total Other Financing Sources (Uses)	<u>261,756</u>	<u>247,649</u>	<u>(14,107)</u>
NET CHANGE IN FUND BALANCE	152,756	254,208	101,452
Fund Balance - Beginning of Year	<u>699,771</u>	<u>710,110</u>	<u>10,339</u>
FUND BALANCE - END OF YEAR	<u>\$ 852,527</u>	<u>\$ 964,318</u>	<u>\$ 111,791</u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
 CAPITAL PROJECTS – CITY FOR CHAMPIONS FUND
 SOUTHWEST INFRASTRUCTURE PROJECT AREA– 10%
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
 BUDGET AND ACTUAL
 YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Net Investment Income	\$ 100,000	\$ 163,368	\$ 63,368
Total Revenues	<u>100,000</u>	<u>163,368</u>	<u>63,368</u>
EXPENDITURES			
Capital Projects:			
Project Cost Reimbursement	<u>5,000,000</u>	<u>3,481,892</u>	<u>1,518,108</u>
Total Expenditures	<u>5,000,000</u>	<u>3,481,892</u>	<u>1,518,108</u>
NET CHANGE IN FUND BALANCE	(4,900,000)	(3,318,524)	1,581,476
Fund Balance - Beginning of Year	<u>7,983,854</u>	<u>8,248,452</u>	<u>264,598</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 3,083,854</u></u>	<u><u>\$ 4,929,928</u></u>	<u><u>\$ 1,846,074</u></u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS – CITY FOR CHAMPIONS FUND
CHAMPIONS FLEXIBLE SUB-ACCOUNT – 6%
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Net Investment Income	\$ 3,500	\$ 7,872	\$ 4,372
Total Revenues	<u>3,500</u>	<u>7,872</u>	<u>4,372</u>
EXPENDITURES			
Capital Projects:			
Legal - Projects	10,000	-	10,000
Contingency	<u>100,000</u>	<u>-</u>	<u>100,000</u>
Total Expenditures	<u>110,000</u>	<u>-</u>	<u>110,000</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(106,500)	7,872	114,372
OTHER FINANCING SOURCES (USES)			
Transfers In - Sales Tax Allocation	314,108	297,179	(16,929)
Total Other Financing Sources (Uses)	<u>314,108</u>	<u>297,179</u>	<u>(16,929)</u>
NET CHANGE IN FUND BALANCE	207,608	305,051	97,443
Fund Balance - Beginning of Year	<u>837,673</u>	<u>850,179</u>	<u>12,506</u>
FUND BALANCE - END OF YEAR	<u>\$ 1,045,281</u>	<u>\$ 1,155,230</u>	<u>\$ 109,949</u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS – CITY FOR CHAMPIONS FUND
SWITCHBACKS STADIUM - 66.67% OF 23%
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Net Investment Income	\$ -	\$ 28,373	\$ 28,373	\$ -
Total Revenues	-	28,373	28,373	-
EXPENDITURES				
Capital Projects:				
Paying Agent Fees	-	8,000	8,000	-
Project Cost Reimbursement	-	927,000	927,000	-
Cost of Issuance - Series 2019	-	396,200	396,200	-
Contingency	-	168,800	-	168,800
Total Expenditures	-	1,500,000	1,331,200	168,800
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	(1,471,627)	(1,302,827)	168,800
OTHER FINANCING SOURCES (USES)				
Transfers In - Sales Tax Allocation	-	337,853	337,853	-
Transfers In - CSEC	-	2,617,589	2,617,589	-
Bond Issuance - Series 2019	-	12,400,000	12,400,000	-
Total Other Financing Sources (Uses)	-	15,355,442	15,355,442	-
NET CHANGE IN FUND BALANCE	-	13,883,815	14,052,615	168,800
Fund Balance - Beginning of Year	-	-	-	-
FUND BALANCE - END OF YEAR	\$ -	\$ 13,883,815	\$ 14,052,615	\$ 168,800

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
 CAPITAL PROJECTS – CITY FOR CHAMPIONS FUND
 HOCKEY ARENA - 33.33% OF 23%
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
 BUDGET AND ACTUAL
 YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Total Revenues	\$ -	\$ -	\$ -
EXPENDITURES			
Total Expenditures	-	-	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	-	-
OTHER FINANCING SOURCES (USES)			
Transfers In - Sales Tax Allocation	-	168,902	168,902
Transfers In - CSEC	-	1,310,633	1,310,633
Total Other Financing Sources (Uses)	-	1,479,535	1,479,535
NET CHANGE IN FUND BALANCE	-	1,479,535	1,479,535
Fund Balance - Beginning of Year	-	-	-
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 1,479,535</u>	<u>\$ 1,479,535</u>

OTHER INFORMATION

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2019**

<u>Year Ended December 31,</u>	United States Olympic Museum Project \$15,000,000 Tax Increment Revenue Bonds Series 2017A Dated April 12, 2017 Interest Rate 3.33% Principal Due September 1 Interest Payable September 1		United States Olympic Museum Project \$14,000,000 Tax Increment Revenue Bonds Series 2017B Dated April 12, 2017 Interest Rate 3.33% Principal Due September 1 Interest Payable September 1	
	Principal	Interest	Principal	Interest
2020	\$ 200,000	\$ 496,170	\$ 200,000	\$ 462,870
2021	300,000	489,510	300,000	456,210
2022	400,000	479,520	300,000	446,220
2023	500,000	466,200	500,000	436,230
2024	600,000	449,550	600,000	419,580
2025	700,000	429,570	700,000	399,600
2026	800,000	406,260	800,000	376,290
2027	11,400,000	379,620	10,500,000	349,650
2028	-	-	-	-
2029	-	-	-	-
2030	-	-	-	-
2031	-	-	-	-
2032	-	-	-	-
2033	-	-	-	-
2034	-	-	-	-
2035	-	-	-	-
2036	-	-	-	-
2037	-	-	-	-
2038	-	-	-	-
2039	-	-	-	-
2040	-	-	-	-
2041	-	-	-	-
2042	-	-	-	-
2043	-	-	-	-
2044	-	-	-	-
2045	-	-	-	-
2046	-	-	-	-
2047	-	-	-	-
Total	\$ 14,900,000	\$ 3,596,400	\$ 13,900,000	\$ 3,346,650

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)
DECEMBER 31, 2019

Year Ended December 31,	United States Olympic Museum Project \$10,000,000 Tax Increment Revenue Bonds Series 2017C Dated April 12, 2017 Interest Rate 3.33% Principal Due September 1 Interest Payable September 1		Canyon Creek Project Area \$7,325,000 Senior Special Revenue Bonds Series 2018A Dated June 21, 2018 Interest Rate 5.75% Principal Due December 1 Interest Payable June 1 and December 1	
	Principal	Interest	Principal	Interest
2020	\$ 100,000	\$ 329,670	\$ -	\$ 421,188
2021	200,000	326,340	110,000	421,188
2022	300,000	319,680	125,000	414,863
2023	400,000	309,690	135,000	407,675
2024	400,000	296,370	155,000	399,913
2025	500,000	283,050	160,000	391,000
2026	600,000	266,400	180,000	381,800
2027	7,400,000	246,420	195,000	371,450
2028	-	-	215,000	360,238
2029	-	-	225,000	347,875
2030	-	-	250,000	334,938
2031	-	-	265,000	320,563
2032	-	-	295,000	305,325
2033	-	-	310,000	288,363
2034	-	-	340,000	270,538
2035	-	-	360,000	250,988
2036	-	-	395,000	230,288
2037	-	-	415,000	207,575
2038	-	-	450,000	183,713
2039	-	-	480,000	157,838
2040	-	-	520,000	130,238
2041	-	-	125,000	100,338
2042	-	-	140,000	93,150
2043	-	-	145,000	85,100
2044	-	-	160,000	76,763
2045	-	-	165,000	67,563
2046	-	-	180,000	58,075
2047	-	-	830,000	47,725
	<u>\$ 9,900,000</u>	<u>\$ 2,377,620</u>	<u>\$ 7,325,000</u>	<u>\$ 7,126,263</u>

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)
DECEMBER 31, 2019

Switchbacks Stadium Project
\$12,400,000 Tax Increment Revenue Bonds
Series 2019
Dated November 21, 2019
Interest Rate 3.300%
Principal Due February 1
Interest Payable February 1

<u>Year Ended December 31,</u>	<u>Interest Payable February 1</u>		<u>Total All Bonds</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 662,000	\$ 79,567	\$ 1,162,000	\$ 1,789,465	\$ 2,951,465
2021	466,000	387,354	1,376,000	2,080,602	3,456,602
2022	454,000	371,976	1,579,000	2,032,259	3,611,259
2023	539,000	356,994	2,074,000	1,976,789	4,050,789
2024	632,000	339,207	2,387,000	1,904,620	4,291,620
2025	728,000	318,351	2,788,000	1,821,571	4,609,571
2026	830,000	294,327	3,210,000	1,725,077	4,935,077
2027	936,000	266,937	30,431,000	1,614,077	32,045,077
2028	1,047,000	236,049	1,262,000	596,287	1,858,287
2029	1,164,000	201,498	1,389,000	549,373	1,938,373
2030	1,286,000	163,086	1,536,000	498,024	2,034,024
2031	3,656,000	120,648	3,921,000	441,211	4,362,211
2032	-	-	295,000	305,325	600,325
2033	-	-	310,000	288,363	598,363
2034	-	-	340,000	270,538	610,538
2035	-	-	360,000	250,988	610,988
2036	-	-	395,000	230,288	625,288
2037	-	-	415,000	207,575	622,575
2038	-	-	450,000	183,713	633,713
2039	-	-	480,000	157,838	637,838
2040	-	-	520,000	130,238	650,238
2041	-	-	125,000	100,338	225,338
2042	-	-	140,000	93,150	233,150
2043	-	-	145,000	85,100	230,100
2044	-	-	160,000	76,763	236,763
2045	-	-	165,000	67,563	232,563
2046	-	-	180,000	58,075	238,075
2047	-	-	830,000	47,725	877,725
	<u>\$ 12,400,000</u>	<u>\$ 3,135,994</u>	<u>\$ 58,425,000</u>	<u>\$ 19,582,927</u>	<u>\$ 78,007,927</u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
 NORTH NEVADA URBAN RENEWAL PROJECT AREA
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
 DECEMBER 31, 2019**

Year Ended <u>December 31,</u>	Prior Year Assessed Valuation for Current Year Property Tax Levy			Combined Mills Levied	Total Incremental Property Taxes		Percentage Collected to Levied
	Total Assessed Valuation	Less: Base Valuation	Net Increment Valuation		Levied	Collected	
2015	\$ 21,443,707	\$ 5,123,760	\$ 16,319,947	63.793	\$ 1,041,098	\$ 1,027,472	98.69 %
2016	26,030,930	5,184,582	20,846,348	57.749	1,203,856	1,203,224	99.95
2017	30,834,817	5,180,790	25,654,027	57.973	1,487,241	1,475,234	99.19
2018	37,708,803	5,537,470	32,171,333	69.494	2,235,715	2,217,610	99.19
2019	37,618,930	5,455,473	32,163,457	73.375	2,359,993	2,307,230	97.76
Estimated for the Year Ending December 31, 2020	\$ 38,062,410	\$ 5,506,494	\$ 32,555,916	68.022	\$ 2,214,519		

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

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
 IVYWILD NEIGHBORHOOD URBAN RENEWAL PROJECT AREA
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
 DECEMBER 31, 2019**

Year Ended <u>December 31,</u>	Prior Year Assessed Valuation for Current Year Property Tax Levy			Combined Mills Levied	Total Incremental Property Taxes		Percentage Collected to Levied
	Total	Less:	Net		Levied	Collected	
	Assessed Valuation	Base Valuation	Increment Valuation				
2015	\$ 1,636,240	\$ 429,900	\$ 1,206,340	60.174	\$ 72,591	\$ 72,288	99.58 %
2016	1,988,640	428,815	1,559,825	57.749	90,078	90,074	99.99
2017	2,005,569	428,810	1,576,759	58.247	91,842	91,842	100.00
2018	2,250,370	472,300	1,778,070	69.742	124,007	124,011	100.00
2019	2,176,740	456,832	1,719,908	73.614	126,610	126,610	100.00
Estimated for the Year Ending December 31, 2020	\$ 2,339,700	\$ 491,033	\$ 1,848,667	68.306	\$ 126,276		

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

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
 NORTH NEVADA URBAN RENEWAL PROJECT AREA
 SCHEDULE OF INCREMENTAL SALES AND USE TAXES COLLECTED
 DECEMBER 31, 2019**

<u>Year Ended December 31,</u>	Sales Tax Collection	Use Tax Collection	Adjustments Amendments Audits	(Less) Base Amount	Incremental Sales and Use Taxes Collected
2015	\$ 4,092,394	\$ 22,144	\$ 43,479	\$ (375,603)	\$ 3,782,414
2016	4,337,879	28,691	23,736	(375,603)	4,014,703
2017	4,548,396	28,209	-	(375,603)	4,201,002
2018	4,739,136	37,317	-	(375,603)	4,400,850
2019	4,927,635	50,494	-	(375,603)	4,602,526
Estimated for the Year Ending December 31, 2020	\$ 4,867,000				

Incremental sales and use taxes collected in any one year include collection of delinquent sales and use taxes, returns that may be amended and sales and use tax audits that may relate to prior years. Information received from the City of Colorado Springs does not permit identification of the specific period related to these taxes as they are collected. The base amount resets annually in December.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
 IVYWILD NEIGHBORHOOD URBAN RENEWAL PROJECT AREA
 SCHEDULE OF INCREMENTAL SALES AND USE TAXES COLLECTED
 DECEMBER 31, 2019**

<u>Year Ended December 31,</u>	<u>Sales Tax Collection</u>	<u>Use Tax Collection</u>	<u>Adjustments Amendments Audits</u>	<u>(Less) Base Amount</u>	<u>Incremental Sales and Use Taxes Collected</u>
2015	\$ 93,884	\$ -	\$ 9,615	\$ (62,963)	\$ 40,536
2016	107,164	2,596	-	(62,963)	46,797
2017	116,620	1,192	-	(62,963)	54,849
2018	94,892	1,368	-	(62,963)	33,297
2019	92,069	1,157	-	(62,963)	30,263
Estimated for the Year Ending December 31, 2020	\$ 32,000				

Incremental sales and use taxes collected in any one year include collection of delinquent sales and use taxes, returns that may be amended and sales and use tax audits that may relate to prior years. Information received from the City of Colorado Springs does not permit identification of the specific period related to these taxes as they are collected. The base amount resets annually in May.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
COPPER RIDGE URBAN RENEWAL PROJECT AREA
SCHEDULE OF INCREMENTAL SALES TAX COLLECTED
DECEMBER 31, 2019**

<u>Year Ended December 31,</u>	<u>Sales Tax Collection</u>	<u>Adjustments Amendments Audits</u>	<u>(Less) Base Amount</u>	<u>Incremental Sales Tax Collected</u>
2015	\$ 403,557	\$ -	\$ (30,272)	\$ 373,285
2016	501,375	-	(30,272)	471,103
2017	635,458	-	(30,272)	605,186
2018	673,972	-	(30,272)	643,700
2019	1,269,126	(22,704)	(52,976)	1,193,446
Estimated for the Year Ending December 31, 2020	\$ 1,232,000			

Incremental sales tax collected in any one year include collection of delinquent sales and use taxes, returns that may be amended and sales tax audits that may relate to prior years. Information received from the City of Colorado Springs does not permit identification of the specific period related to these taxes as they are collected. The base amount resets annually in September.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
SOUTH NEVADA URBAN RENEWAL PROJECT AREA
SCHEDULE OF INCREMENTAL SALES TAX COLLECTED
DECEMBER 31, 2019**

<u>Year Ended December 31,</u>	<u>Sales Tax Collection</u>	<u>Adjustments Amendments Audits</u>	<u>(Less) Base Amount</u>	<u>Incremental Sales Tax Collected</u>
2016	\$ 248,556	\$ -	\$ (934,475)	\$ -
2017	985,440	(450)	(934,475)	50,515
2018	1,158,819	-	(934,475)	224,344
2019	1,241,488	-	(934,475)	307,013
Estimated for the Year Ending December 31, 2020	\$ 328,000			

Incremental sales tax collected in any one year include collection of delinquent sales tax, returns that may be amended and sales tax audits that may relate to prior years. Information received from the City of Colorado Springs does not permit identification of the specific period related to these taxes as they are collected. The base amount resets annually in October.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CITY OF CHAMPIONS
SCHEDULE OF INCREMENTAL SALES TAX COLLECTED
DECEMBER 31, 2019**

<u>Year Ended December 31,</u>	<u>Sales Tax Collection</u>	<u>Adjustments Amendments Audits</u>	<u>(Less) Base Amount</u>	<u>Incremental Sales Tax Collected (13.08%)</u>
2015	\$ 186,077,672	\$ -	\$ (169,503,178)	\$ 2,167,944
2016	190,345,348	-	(169,503,178)	2,726,156
2017	197,288,795	-	(169,503,178)	3,634,359
2018	208,007,253	-	(169,503,178)	5,036,333
2019	207,828,770	-	(169,503,178)	5,012,987
Estimated for the Year Ending December 31, 2020	\$ 5,050,000			

Incremental sales tax collected in any one year include collection of delinquent sales tax, returns that may be amended and sales tax audits that may relate to prior years. Information received from the State does not permit identification of the specific period related to these taxes as they are collected. The base amount resets annually in December.