

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

**FINANCIAL STATEMENTS
December 31, 2014**

TABLE OF CONTENTS

	PAGE
INDEPENDENT AUDITOR’S REPORT	1
 BASIC FINANCIAL STATEMENTS	
 Government-wide Financial Statements	
Statement of Net Position	1
Statement of Activities.....	2
 Fund Financial Statements	
Balance Sheet - Governmental Funds	3
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds.....	4
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	5
General Fund - Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual.....	6
Notes to Financial Statements	7
 SUPPLEMENTARY INFORMATION	 22
Debt Service Fund - North Nevada Project Area - Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual	23
Debt Service Fund – Ivywild Neighborhood Project Area – Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual.....	24
Capital Projects Fund - Vineyards Project Area - Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual	25
Capital Projects Fund - Gold Hill Mesa Project Area - Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual	26
Capital Projects Fund - City Auditorium Project Area - Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual	27
Capital Projects Fund - City Gate Project Area - Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual	28
Capital Projects Fund - Copper Ridge Project Area - Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual	29

TABLE OF CONTENTS

	PAGE
OTHER INFORMATION	30
Schedule of Debt Service Requirements to Maturity	31
North Nevada Urban Renewal Project Area - Summary of Incremental Assessed Valuation, Mill Levy and Incremental Property Taxes Collected.....	32
Ivywild Neighborhood Urban Renewal Project Area – Summary of Incremental Assessed Valuation, Mill Levy and Incremental Property Taxes Collected.....	33
North Nevada Urban Renewal Project Area - Summary of Incremental Sales and Use Taxes Collected	34
Ivywild Neighborhood Urban Renewal Project Area – Summary of Incremental Sales and Use Taxes Collected	35
Copper Ridge Urban Renewal Project Area – Summary of Incremental Sales and Use Taxes Collected	36

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 as of and for the year ended December 31, 2014, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Colorado Springs Urban Renewal Authority, as of December 31, 2014, 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

Management has omitted Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, 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. Our opinion on the basic financial statements is not affected by this missing information.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the 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 combining and individual nonmajor fund financial statements are 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.

Darggio & Platt, LLC

March 10, 2015

BASIC FINANCIAL STATEMENTS

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
STATEMENT OF NET POSITION
December 31, 2014

	<u>Governmental Activities</u>
ASSETS	
Cash and investments	\$ 140,182
Cash and investments - Restricted	777,742
Incremental property tax receivable	2,535,686
Incremental sales tax receivable	714,482
Prepaid expenses	500
Total assets	<u>4,168,592</u>
LIABILITIES	
Accounts payable	18,500
Escrow - Gold Hill Mesa	20,000
Due to County	15,588
Accrued interest payable	1,950,166
Noncurrent liabilities	
Due within one year	2,100,000
Due in more than one year	54,146,621
Total liabilities	<u>58,250,875</u>
DEFERRED INFLOWS OF RESOURCES	
Incremental property tax revenue	<u>2,535,686</u>
Total deferred inflows of resources	<u>2,535,686</u>
NET POSITION	
Restricted for:	
Debt Service	600,374
Capital projects	853,452
Unrestricted	<u>(58,071,795)</u>
Total net position	<u><u>\$ (56,617,969)</u></u>

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

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
STATEMENT OF ACTIVITIES
Year Ended December 31, 2014

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expenses) Revenues and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:					
Government activities:					
General government	\$ 963,908	\$ 256,955	\$ 21,894	\$ -	\$ (685,059)
Interest and related costs on long-term debt	3,939,884	-	-	-	(3,939,884)
Dedication of capital assets to other entities	13,372,852	-	-	-	(13,372,852)
	<u>\$ 18,276,644</u>	<u>\$ 256,955</u>	<u>\$ 21,894</u>	<u>\$ -</u>	<u>(17,997,795)</u>
General revenues:					
Incremental property taxes					2,072,404
Incremental sales taxes					3,528,320
Loan expiration/termination (See Note 5)					846,988
Net investment income					5,585
Total general revenues					<u>6,453,297</u>
Change in net position					<u>(11,544,498)</u>
Net position - Beginning					<u>(45,073,471)</u>
Net position - Ending					<u>\$ (56,617,969)</u>

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

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2014**

	General	North Nevada Debt Service	Ivywild Neighborhood Debt Service	Gold Hill Mesa Capital Projects	Copper Ridge Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS							
Cash and investments	\$ 140,182	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,182
Cash and investments - Restricted	-	4,333	-	20,000	725,208	28,201	777,742
Prepaid expenses	500	-	-	-	-	-	500
Incremental property taxes receivable	-	1,041,109	72,591	500,300	810,035	111,651	2,535,686
Incremental sales taxes receivable	-	607,534	6,905	-	100,043	-	714,482
TOTAL ASSETS	\$ 140,682	\$ 1,652,976	\$ 79,496	\$ 520,300	\$ 1,635,286	\$ 139,852	\$ 4,168,592
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES							
LIABILITIES							
Accounts payable	\$ 17,125	\$ 1,375	\$ -	\$ -	\$ -	\$ -	\$ 18,500
Escrow - Gold Hill Mesa	-	-	-	20,000	-	-	20,000
Due to County	-	15,588	-	-	-	-	15,588
Total liabilities	17,125	16,963	-	20,000	-	-	54,088
DEFERRED INFLOWS OF RESOURCES							
Incremental property tax revenue	-	1,041,109	72,591	500,300	810,035	111,651	2,535,686
Total deferred inflows of resources	-	1,041,109	72,591	500,300	810,035	111,651	2,535,686
FUND BALANCES							
Nonspendable	500	-	-	-	-	-	500
Restricted	-	594,904	6,905	-	825,251	28,201	1,455,261
Unassigned	123,057	-	-	-	-	-	123,057
Total fund balances	123,557	594,904	6,905	-	825,251	28,201	1,578,818
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 140,682	\$ 1,652,976	\$ 79,496	\$ 520,300	\$ 1,635,286	\$ 139,852	

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

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

Ivywild Neighborhood loan	(778,000)
Note payable - City of Colorado Springs - Sales tax	(158,474)
Note payable - University of Colorado - Foundation loan	(3,394,803)
Accrued interest payable - Ivywild Neighborhood loan	(121,531)
Accrued interest payable - City of Colorado Springs - Sales tax	(57,417)
Accrued interest payable - University of Colorado - Foundation loan	(811,396)
Bonds payable	(50,925,000)
Bond interest payable	(1,950,166)
Net position of governmental activities	<u><u>\$(56,617,969)</u></u>

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

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year Ended December 31, 2014

	General	North Nevada Debt Service	Ivywild Neighborhood Debt Service	Gold Hill Mesa Capital Projects	Copper Ridge Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES							
Administration fees	\$ 256,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 256,955
Net investment income	2	2,140	527	627	121	2,053	5,470
Other income	115	-	-	-	-	-	115
Incremental property taxes	-	983,104	22,876	431,042	522,358	113,024	2,072,404
Incremental sales taxes	-	3,189,490	33,007	-	305,823	-	3,528,320
Reimbursed expenditures	21,894	-	-	-	-	-	21,894
Total revenues	<u>278,966</u>	<u>4,174,734</u>	<u>56,410</u>	<u>431,669</u>	<u>828,302</u>	<u>115,077</u>	<u>5,885,158</u>
EXPENDITURES							
Current							
Audit	5,500	-	-	-	-	-	5,500
Consulting services	86,666	-	-	-	-	-	86,666
Contracted services	120,000	-	-	-	-	-	120,000
Dues and memberships	1,230	-	-	-	-	-	1,230
Insurance	4,368	-	-	-	-	-	4,368
Legal	8,960	-	-	-	-	-	8,960
Meetings	1,536	-	-	-	-	-	1,536
Miscellaneous	2,631	-	-	-	-	-	2,631
Office expense	780	-	-	-	-	-	780
Services - General	2,636	-	-	-	-	-	2,636
Telephone/cell phone	1,720	-	-	-	-	-	1,720
Debt service							
Cash management fees	-	730	-	-	-	-	730
County Treasurer's fees	-	15,006	351	-	-	-	15,357
Bond interest	-	3,112,900	-	-	-	-	3,112,900
Bond principal	-	980,000	-	-	-	-	980,000
Loan interest payment	-	-	26,796	-	-	-	26,796
Paying agent fees	-	5,500	-	-	-	-	5,500
Sales tax collection fee	-	1,254	235	-	661	-	2,150
Capital projects							
County Treasurer's fees	-	-	-	6,475	7,838	1,730	16,043
Administration fees	-	-	26,796	50,000	60,000	88,158	224,954
TIF reimbursements	-	-	-	358,235	106,674	-	464,909
TIF reimbursement - School District 11	-	-	-	21,975	-	-	21,975
Total expenditures	<u>236,027</u>	<u>4,115,390</u>	<u>54,178</u>	<u>436,685</u>	<u>175,173</u>	<u>89,888</u>	<u>5,107,341</u>
NET CHANGE IN FUND BALANCES	42,939	59,344	2,232	(5,016)	653,129	25,189	777,817
FUND BALANCES - BEGINNING OF YEAR	80,618	535,560	4,673	5,016	172,122	3,012	801,001
FUND BALANCES - END OF YEAR	<u>\$ 123,557</u>	<u>\$ 594,904</u>	<u>\$ 6,905</u>	<u>\$ -</u>	<u>\$ 825,251</u>	<u>\$ 28,201</u>	<u>\$ 1,578,818</u>

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

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES OF
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended December 31, 2014**

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

Net change in fund balances - Total governmental funds	\$ 777,817
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.	
Dedication of capital assets to other entities	(13,372,852)
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 2008A	980,000
Ivywild Neighborhood loan - interest payment	26,796
City of Colorado Springs - loan expiration/termination (See Note 5)	846,988
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	(57,981)
Accrued interest on notes payable - City of Colorado Springs - Change in liability	(10,281)
Accrued interest on notes payable - University of Colorado - Change in liability	(183,077)
Accrued interest on bonds payable - Change in liability	<u>(551,908)</u>
Changes in net position of governmental activities	<u>\$ (11,544,498)</u>

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

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014**

	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES			
Administration fees	\$ 252,264	\$ 256,955	\$ 4,691
Net investment income	280	2	(278)
Other income	5,000	115	(4,885)
Reimbursed expenditures	24,000	21,894	(2,106)
Total revenues	<u>281,544</u>	<u>278,966</u>	<u>(2,578)</u>
EXPENDITURES			
Audit	5,500	5,500	-
Consulting services	77,670	86,666	(8,996)
Contracted services	131,232	120,000	11,232
Dues and memberships	850	1,230	(380)
Insurance	4,600	4,368	232
Legal - General	5,000	6,560	(1,560)
Legal - Capital projects	6,000	2,400	3,600
Meetings	1,200	1,536	(336)
Miscellaneous	2,500	2,631	(131)
Office expense	1,500	780	720
Services - General	3,000	2,636	364
Telephone/cell phone	2,600	1,720	880
Total expenditures	<u>241,652</u>	<u>236,027</u>	<u>5,625</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>39,892</u>	<u>42,939</u>	<u>3,047</u>
FUND BALANCES - BEGINNING OF YEAR	<u>78,665</u>	<u>80,618</u>	<u>1,953</u>
FUND BALANCES - END OF YEAR	<u>\$ 118,557</u>	<u>\$ 123,557</u>	<u>\$ 5,000</u>

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

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO FINANCIAL STATEMENTS
December 31, 2014

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 nine 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. There is currently no redevelopment activity on the extension of Powers Blvd.
- 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. There is currently infrastructure under construction.

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

The Authority is 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.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO FINANCIAL STATEMENTS
December 31, 2014

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the Authority. For the most part, 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 assets, deferred outflow of resources and liabilities, deferred inflow of resources of the Authority 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.

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.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO FINANCIAL STATEMENTS
December 31, 2014

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 Gold Hill Mesa Capital Projects Fund is used to account for financial resources to be used for the reimbursement of public infrastructure in the Gold Hill Mesa urban renewal 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.

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.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted as they are needed.

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, 2014.

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

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO FINANCIAL STATEMENTS
December 31, 2014

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

Investments are carried at fair value.

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 which is received by the Authority from the City's general sales tax of 2%, in excess of the sales tax base amount of \$375,603.37. 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. As of December 31, 2014, the sales tax generated from the project area, in excess of the base amount, is \$3,189,490.

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 which is received by the Authority from the City's general sales tax of 2%, in excess

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO FINANCIAL STATEMENTS
December 31, 2014

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

of the sales tax base amount of \$62,693.15. The term of the agreement is from January 24, 2012 through June 28, 2036. As of December 31, 2014, the sales tax generated from the project area, in excess of the base amount, is \$33,007.

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. 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 \$30,271.79. As of December 31, 2014, the sales tax generated from the project area, in excess of the base amount, is \$305,823.

Pursuant to the Resolution by the Colorado Economic Development Commission Concerning the Allocation of State Sales Tax Increment Revenue for the Colorado Springs City of Champions Project, executed on November 25, 2013, the Authority anticipates receiving a percentage of the state sales tax increment revenue that will be 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% shall be dedicated to the Authority. The base year revenue is identified 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 ending on November 30, 2013. As of the date of this report, the Authority has not received information from the Colorado Economic Development Commission or the Colorado Department of the Revenue as to the amount of the base year revenue, nor the amount, if any, that may be due to the Authority as of December 31, 2014.

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 estimated fair 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.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO FINANCIAL STATEMENTS
December 31, 2014

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Equity

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 policy to use the most restrictive classification first.

NOTE 3 - CASH AND INVESTMENTS

Cash and investments as of December 31, 2014 are classified in the accompanying financial statements as follows:

Statement of net position:

Cash and investments	\$ 140,182
Cash and investments - Restricted	<u>777,742</u>
Total cash and investments	<u>\$ 917,924</u>

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO FINANCIAL STATEMENTS
December 31, 2014

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

Cash and investments as of December 31, 2014 consist of the following:

Deposits with financial institutions	\$ 648,544
Investments	<u>269,380</u>
Total cash and investments	<u><u>\$ 917,924</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, 2014, the Authority's cash deposits had a bank balance and a carrying balance of \$648,544.

Investments

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

The Authority generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the Authority is not subject to concentration risk disclosure requirements or subject to investment custodial credit risk 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 a debt service reserve or sinking fund requirements.

Revenue bonds of local government securities, corporate and bank securities, and guaranteed investment contracts not purchased with bond proceeds, are limited to maturities of three years or less.

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

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
 NOTES TO FINANCIAL STATEMENTS
 December 31, 2014**

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

- . 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, 2014, the Authority had the following investments:

Investment	Maturity	Fair Value
Colorado Liquid Asset Trust (COLOTRUST)	Weighted average under 60 days	<u>\$ 269,380</u>

COLOTRUST

The Authority invested in the Colorado Local Government Liquid Asset Trust (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 repurchase agreements collateralized by certain obligations of U.S. government agencies. 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.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO FINANCIAL STATEMENTS
December 31, 2014

NOTE 4 - CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2014 follows:

	<u>Balance at December 31, 2013</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance at December 31, 2014</u>
Governmental activities				
Capital assets, not being depreciated:				
Construction in progress	\$ 13,372,852	\$ -	\$ 13,372,852	\$ -
Capital assets, net	<u>\$ 13,372,852</u>	<u>\$ -</u>	<u>\$ 13,372,852</u>	<u>\$ -</u>

During 2014, the Authority has conveyed all assets to the City of Colorado Springs and other outside entities. The cost of capital assets accepted by the City and other outside entities has been removed from the Authority's records.

NOTE 5 - LONG-TERM OBLIGATIONS

The following is an analysis of changes in Authority's long-term obligations for the year ended December 31, 2014:

	<u>Balance at December 31, 2013</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance at December 31, 2014</u>	<u>Due Within One Year</u>
Series 2008A Senior Special Revenue Bonds	\$44,470,000	\$ -	\$ 980,000	\$43,490,000	\$ 2,100,000
Series 2008B Subordinate Special Revenue Bonds	7,435,000	-	-	7,435,000	-
Ivywild Loan	778,000	-	-	778,000	-
Note payable - University of Colorado - Colorado Springs - Foundation loan	3,394,803	-	-	3,394,803	-
Note payable - City of Colorado Springs - South Central	846,988	-	846,988	-	-
Memorandum of understanding - City of Colorado Springs - Sales tax	158,474	-	-	158,474	-
Accrued interest - Ivywild Loan	90,346	57,981	26,796	121,531	-
Accrued interest - City of Colorado Springs - Sales tax	47,136	10,281	-	57,417	-
Accrued interest - University of Colorado - Foundation loan	628,319	183,077	-	811,396	-
	<u>\$57,849,066</u>	<u>\$ 251,339</u>	<u>\$ 1,853,784</u>	<u>\$56,246,621</u>	<u>\$ 2,100,000</u>

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO FINANCIAL STATEMENTS
December 31, 2014

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

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

Special Revenue Bonds

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

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

The 2008B Bonds bear interest at 7.50%, payable annually on December 15 until the Conversion Date (defined below), beginning December 15, 2008.

Annual mandatory sinking fund principal payments are due on December 15 of each year (prior to the Conversion Date) or December 1 (after the Conversion Date) beginning on December 15, 2011. The Bonds mature on December 15, 2029, unless they are converted.

The Series 2008B Bonds will be subordinate to the 2008A Bonds, prior to the Conversion Date. The 2008B Bonds will convert to senior bonds when the Coverage Test is satisfied (the Conversion Date). The Coverage Test is defined as: for any fiscal year the Coverage Ratio of pledged revenue divided by the average annual debt service for such fiscal year is equal to or greater than 1.2 times (or 120%). As of December 31, 2014, the coverage ratio is approximately 0.75. Upon conversion to senior bonds, the Series 2008B Bonds will continue to bear interest at a rate of 7.50% per annum, payable semi-annually on June 1 and December 1. After the Conversion Date, principal payments on the Series 2008B Bonds will occur on December 1 of each year with final maturity on December 1, 2029.

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

The Bonds are secured and payable from the Pledged Revenue, consisting of moneys derived by (1) the Incremental Property Tax Revenues, (2) the Incremental Sales Tax Revenues, and (3) all income from the investment and reinvestment of the Trust Funds. The Incremental Property Tax Revenues and the Incremental Sales Tax Revenues will continue to 2029, at which time the urban renewal plan will expire. The Incremental Sales Tax Revenue cannot exceed \$98,000,000 per the Cooperation Agreement with the City. As of December 15, 2011, 2012, 2013 and 2014, the Series 2008B Bonds and as of December 1, 2013 and 2014, the Series 2008A Bonds were unable to be fully funded and therefore an event default pursuant to Section 7.01 of the Trust Indenture occurred.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO FINANCIAL STATEMENTS
December 31, 2014

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

The Authority's Special Revenue Bonds will mature as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2015	\$ 2,100,000	\$ 3,044,300	\$ 5,144,300
2016	1,570,000	2,897,300	4,467,300
2017	1,720,000	2,787,400	4,507,400
2018	1,895,000	2,667,000	4,562,000
2019	2,070,000	2,534,350	4,604,350
2020-2024	13,590,000	10,207,400	23,797,400
2025-2029	20,545,000	4,544,400	25,089,400
	<u>\$ 43,490,000</u>	<u>\$ 28,682,150</u>	<u>\$ 72,172,150</u>

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

City of Colorado Springs Loan Agreement - South Central Downtown

On July 10, 1990, the Authority entered into a loan agreement with the City of Colorado Springs (the City), in the amount of \$846,988. The loan is evidenced by a noninterest bearing promissory note and is subject to certain conditions and restrictions regarding the use of proceeds, as set forth in the loan agreement. Repayment of the loan shall be exclusively from the following:

- a) Net revenues from the South Central Downtown Urban Renewal Project, remaining after payment of expenditures as set forth in the Project Financing Plans, dated June 26, 1990 and payment of administrative costs in accordance with the Administrative and Funding Agreement between the City and the Authority dated April 11, 1989.
- b) Revenues from tax increments produced from the Area, as such Area is defined in the Urban Renewal Plan, or as such Area may be amended, as set forth in the Tax Increment Financing provisions of the Urban Renewal Plan, and as authorized by the Colorado Urban Renewal Law, Colorado Revised Statutes.

The revenues specified above are the sole and exclusive sources of repayment of this loan, and the City shall have no recourse against the Authority for repayment of the loan from any other sources. As of December 31, 2014, the loan was canceled by the City of Colorado Springs as the Urban Renewal Plan has expired and no further revenues from tax increments are available for repayment to the City.

University of Colorado, Colorado Springs, Foundation Loan

On March 20, 2008, the Authority entered into a loan with the University of Colorado, Colorado Springs Foundation 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 expected to come from the proceeds of a future bond issuance by the Authority. As of December 31, 2014, the funds advanced under this agreement were \$3,394,803.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO FINANCIAL STATEMENTS
December 31, 2014

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

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 \$421,682.48 and since agreed that the base amount should be \$375,603.37.

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 \$158,474.41. 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, 2014, 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.

The Culebra Properties Limited Liability Company, 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 moneys derived by (1) the Incremental Property Tax Revenues, (2) the Incremental Sales Tax Revenues, (3) all amounts held in the Loan Payment Fund together with investment earnings thereon; and (4) all other legally available moneys which the Authority determines, in its sole discretion, to deposit in the Loan Payment Fund. The Authority shall credit all amounts comprising Pledged Revenue to the Loan Payment Fund. The moneys in the Loan Repayment Fund will be used to pay interest and principal due on the loan. Any interest not paid when due shall continue to accrue until paid in full, and shall compound annually 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.

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO FINANCIAL STATEMENTS
December 31, 2014

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, 2014 as follows:

	Governmental Activities
Restricted net position:	
Debt service	\$ 600,374
Capital Projects Fund reserve	853,452
Total restricted net position	\$ 1,453,826

The Authority's unrestricted net position as of December 31, 2014 is \$(58,071,795). This deficit amount was a result of the Authority being responsible for the repayment of bonds issued for public improvements which will be conveyed to the City and which costs will be removed from the Authority's financial records.

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				
Nonspendable:				
Prepaid amounts	\$ 500	\$ -	\$ -	\$ 500
Restricted for:				
North Nevada Debt Service	-	594,904	-	594,904
Ivywild Neighborhood Debt Service	-	6,905	-	6,905
Vineyards Project Area	-	-	23,464	23,464
City Gate Project Area	-	-	4,737	4,737
Copper Ridge Project Area	-	-	825,251	825,251
	-	601,809	853,452	1,455,261
Unassigned:				
General government	123,057	-	-	123,057
Total fund balances	\$ 123,557	\$ 601,809	\$ 853,452	\$ 1,578,818

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO FINANCIAL STATEMENTS
December 31, 2014

NOTE 8 - INTERGOVERNMENTAL AGREEMENTS

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.

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.

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 anticipates receiving 13.08% of the state sales tax increment revenue that will be 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% and (5) flexible Sub-Account: 16%. 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

COLORADO SPRINGS URBAN RENEWAL AUTHORITY
NOTES TO FINANCIAL STATEMENTS
December 31, 2014

NOTE 8 - INTERGOVERNMENTAL AGREEMENTS (CONTINUED)

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.

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.

This information is an integral part of the accompanying financial statements.

SUPPLEMENTARY INFORMATION

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
DEBT SERVICE FUND
NORTH NEVADA PROJECT AREA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014**

	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES			
Incremental property taxes	\$ 984,601	\$ 983,104	\$ (1,497)
Incremental sales taxes	3,225,000	3,189,490	(35,510)
Net investment income	3,000	2,140	(860)
Total revenues	<u>4,212,601</u>	<u>4,174,734</u>	<u>(37,867)</u>
EXPENDITURES			
Cash management fees	1,000	730	270
County Treasurer's fees	14,769	15,006	(237)
Bond interest	3,094,000	3,112,900	(18,900)
Bond principal	1,285,000	980,000	305,000
Paying agent fees	6,000	5,500	500
Sales tax collection fee	3,900	1,254	2,646
Contingency	338,932	-	338,932
Total expenditures	<u>4,743,601</u>	<u>4,115,390</u>	<u>628,211</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(531,000)</u>	<u>59,344</u>	<u>590,344</u>
FUND BALANCES - BEGINNING OF YEAR	<u>531,000</u>	<u>535,560</u>	<u>4,560</u>
FUND BALANCES - END OF YEAR	<u>\$ -</u>	<u>\$ 594,904</u>	<u>\$ 594,904</u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
DEBT SERVICE FUND
IVYWILD NEIGHBORHOOD PROJECT AREA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014**

	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES			
Incremental property taxes	\$ 22,556	\$ 22,876	\$ 320
Incremental sales taxes	41,500	33,007	(8,493)
Net investment income	-	527	527
Total revenues	<u>64,056</u>	<u>56,410</u>	<u>(7,646)</u>
EXPENDITURES			
County Treasurer's fees	338	351	(13)
Administration fees	34,329	26,796	7,533
Loan interest payment	34,329	26,796	7,533
Sales tax collection fee	50	235	(185)
Total expenditures	<u>69,046</u>	<u>54,178</u>	<u>14,868</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(4,990)</u>	<u>2,232</u>	<u>7,222</u>
FUND BALANCES - BEGINNING OF YEAR	<u>4,990</u>	<u>4,673</u>	<u>(317)</u>
FUND BALANCES - END OF YEAR	<u>\$ -</u>	<u>\$ 6,905</u>	<u>\$ 6,905</u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS FUND
VINEYARDS PROJECT AREA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Incremental property taxes	\$ 82,462	\$ 82,668	\$ 206
Investment income	-	2,066	2,066
Total revenues	<u>82,462</u>	<u>84,734</u>	<u>2,272</u>
EXPENDITURES			
General			
County Treasurer's fees	1,237	1,270	(33)
Administration fees	60,000	60,000	-
Contingency	<u>21,225</u>	<u>-</u>	<u>21,225</u>
Total expenditures	<u>82,462</u>	<u>61,270</u>	<u>21,192</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	23,464	23,464
FUND BALANCES - BEGINNING OF YEAR	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES - END OF YEAR	<u><u>\$ -</u></u>	<u><u>\$ 23,464</u></u>	<u><u>\$ 23,464</u></u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS FUND
GOLD HILL MESA PROJECT AREA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014**

	<u>Budget Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Incremental property taxes	\$ 427,188	\$ 431,042	\$ 431,042	\$ -
Net investment income	-	627	627	-
Total revenues	<u>427,188</u>	<u>431,669</u>	<u>431,669</u>	<u>-</u>
EXPENDITURES				
General				
County Treasurer's fees	6,408	6,475	6,475	-
Administration fees	50,000	50,000	50,000	-
TIF reimbursement	353,872	358,235	358,235	-
TIF reimbursement - School District 11	21,931	21,975	21,975	-
Total expenditures	<u>432,211</u>	<u>436,685</u>	<u>436,685</u>	<u>-</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(5,023)</u>	<u>(5,016)</u>	<u>(5,016)</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING (USES)	(5,023)	(5,016)	(5,016)	-
FUND BALANCES - BEGINNING OF YEAR	<u>5,023</u>	<u>5,016</u>	<u>5,016</u>	<u>-</u>
FUND BALANCES - 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 BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014

	<u>Budget Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Incremental property taxes	\$ 18,208	\$ 18,435	\$ 18,435	\$ -
Total revenues	<u>18,208</u>	<u>18,435</u>	<u>18,435</u>	<u>-</u>
EXPENDITURES				
General				
County Treasurer's fees	273	277	277	-
Administration fees	17,935	18,158	18,158	-
Total expenditures	<u>18,208</u>	<u>18,435</u>	<u>18,435</u>	<u>-</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES - BEGINNING OF YEAR	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES - END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS FUND
CITY GATE PROJECT AREA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014**

	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES			
Incremental property taxes	\$ 12,102	\$ 11,921	\$ (181)
Net investment income	-	(13)	(13)
Total revenues	<u>12,102</u>	<u>11,908</u>	<u>(194)</u>
EXPENDITURES			
General			
County Treasurer's fees	182	183	(1)
Administration fees	<u>11,920</u>	<u>10,000</u>	<u>1,920</u>
Total expenditures	<u>12,102</u>	<u>10,183</u>	<u>1,919</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>-</u>	<u>1,725</u>	<u>1,725</u>
FUND BALANCES - BEGINNING OF YEAR	<u>-</u>	<u>3,012</u>	<u>3,012</u>
FUND BALANCES - END OF YEAR	<u><u>\$ -</u></u>	<u><u>\$ 4,737</u></u>	<u><u>\$ 4,737</u></u>

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
CAPITAL PROJECTS FUND
COPPER RIDGE PROJECT AREA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014**

	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES			
Incremental property taxes	\$ 523,365	\$ 522,358	\$ (1,007)
Incremental sales taxes	437,179	305,823	(131,356)
Net investment income	-	121	121
Total revenues	<u>960,544</u>	<u>828,302</u>	<u>(132,242)</u>
EXPENDITURES			
General			
County Treasurer's fees	7,850	7,838	12
Administration fees	60,000	60,000	-
TIF reimbursement	108,256	106,674	1,582
Sales tax collection fee	1,000	661	339
Contingency	<u>70,000</u>	<u>-</u>	<u>70,000</u>
Total expenditures	<u>247,106</u>	<u>175,173</u>	<u>71,933</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>713,438</u>	<u>653,129</u>	<u>(60,309)</u>
FUND BALANCES - BEGINNING OF YEAR	<u>142,002</u>	<u>172,122</u>	<u>30,120</u>
FUND BALANCES - END OF YEAR	<u>\$ 855,440</u>	<u>\$ 825,251</u>	<u>\$ (30,189)</u>

OTHER INFORMATION

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2014**

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

<u>Year Ended December 31,</u>	<u>Interest Payable June 1 and December 1</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2015	\$ 2,100,000 *	\$ 3,044,300	\$ 5,144,300
2016	1,570,000	2,897,300	4,467,300
2017	1,720,000	2,787,400	4,507,400
2018	1,895,000	2,667,000	4,562,000
2019	2,070,000	2,534,350	4,604,350
2020	2,270,000	2,389,450	4,659,450
2021	2,475,000	2,230,550	4,705,550
2022	2,705,000	2,057,300	4,762,300
2023	2,940,000	1,867,950	4,807,950
2024	3,200,000	1,662,150	4,862,150
2025	3,470,000	1,438,150	4,908,150
2026	3,775,000	1,195,250	4,970,250
2027	4,085,000	931,000	5,016,000
2028	4,430,000	645,050	5,075,050
2029	4,785,000	334,950	5,119,950
	<u>\$ 43,490,000</u>	<u>\$ 28,682,150</u>	<u>\$ 72,172,150</u>

* Includes \$685,000 principal from the December 31, 2014 shortfall

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

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
 NORTH NEVADA URBAN RENEWAL PROJECT AREA
 SUMMARY OF INCREMENTAL ASSESSED VALUATION,
 MILL LEVY AND INCREMENTAL PROPERTY TAXES COLLECTED
 December 31, 2014**

<u>Year Ended December 31,</u>	<u>Prior Year Assessed Valuation for Current Year Property Tax Levy</u>			<u>Combined Mills Levied</u>	<u>Total Incremental Property Taxes</u>		<u>Percentage Collected to Levied</u>
	<u>Total Assessed Valuation</u>	<u>Less: Base Valuation</u>	<u>Net Increment Valuation</u>		<u>Levied</u>	<u>Collected</u>	
2010	\$ 10,342,590	\$ 5,523,770	\$ 4,818,820	58.401	\$ 281,424	\$ 280,270	99.59%
2011	\$ 18,398,460	\$ 5,523,770	\$ 12,874,690	58.401	\$ 751,895	\$ 755,926	100.54%
2012	\$ 19,283,720	\$ 5,181,210	\$ 14,102,510	60.826	\$ 857,799	\$ 856,474	99.85%
2013	\$ 19,837,900	\$ 5,179,055	\$ 14,658,845	60.331	\$ 884,383	\$ 889,676	100.60%
2014	\$ 21,517,500	\$ 5,197,553	\$ 16,319,947	61.201	\$ 998,798	\$ 983,104	98.43%
Estimated for the year ending December 31, 2015	\$ 21,443,707	\$ 5,123,760	\$ 16,319,947	63.793	\$ 1,041,109		

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
 SUMMARY OF INCREMENTAL ASSESSED VALUATION,
 MILL LEVY AND INCREMENTAL PROPERTY TAXES COLLECTED
 December 31, 2014**

<u>Year Ended December 31,</u>	<u>Prior Year Assessed Valuation for Current Year Property Tax Levy</u>			<u>Combined Mills Levied</u>	<u>Total Incremental Property Taxes</u>		<u>Percentage Collected to Levied</u>
	<u>Total Assessed Valuation</u>	<u>Less: Base Valuation</u>	<u>Net Increment Valuation</u>		<u>Levied</u>	<u>Collected</u>	
2013	\$ 630,030	\$ 434,753	\$ 195,277	60.340	\$ 11,783	\$ 13,080	111.01%
2014	\$ 803,710	\$ 429,896	\$ 373,814	61.196	\$ 22,876	\$ 22,876	100.00%
Estimated for the year ending December 31, 2015	\$ 1,636,240	\$ 429,900	\$ 1,206,340	60.174	\$ 72,591		

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
 SUMMARY OF INCREMENTAL SALES AND USE
 TAXES COLLECTED
 December 31, 2014**

Year Ended December 31,	Sales Tax Collection	Use Tax Collection	Adjustments Amendments Audits	(Less) Base Amount	Total Incremental Sales and Use Taxes
2011	\$ 2,342,619	\$ 8,834	\$ 23,272	\$ (375,603)	\$ 1,999,122
2012	\$ 2,762,099	\$ 28,278	\$ 7,560	\$ (375,603)	\$ 2,422,334
2013	\$ 3,223,810	\$ 35,149	\$ 41,671	\$ (375,603)	\$ 2,925,027
2014	\$ 3,493,576	\$ 29,387	\$ 42,130	\$ (375,603)	\$ 3,189,490
Estimated for the year ending December 31, 2015	\$ 3,240,000				

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.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
 IVYWILD NEIGHBORHOOD URBAN RENEWAL PROJECT AREA
 SUMMARY OF INCREMENTAL SALES AND USE
 TAXES COLLECTED
 December 31, 2014**

Year Ended December 31,	Sales Tax Collection	Use Tax Collection	Adjustments Amendments Audits	(Less) Base Amount	Total Incremental Sales and Use Taxes
2013	\$ 66,535	\$ 204	\$ 282	\$ (62,963)	\$ 4,058
2014	\$ 94,285	\$ 947	\$ 738	\$ (62,963)	\$ 33,007
Estimated for the year ending December 31, 2015	\$ 49,300				

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.

**COLORADO SPRINGS URBAN RENEWAL AUTHORITY
COPPER RIDGE URBAN RENEWAL PROJECT AREA
SUMMARY OF INCREMENTAL SALES AND USE
TAXES COLLECTED
December 31, 2014**

Year Ended December 31,	Sales Tax Collection	Use Tax Collection	Adjustments Amendments Audits	(Less) Base Amount	Total Incremental Sales and Use Taxes
2013	\$ 76,806	\$ -	\$ -	\$ (30,272)	\$ 46,534
2014	\$ 336,095	\$ -	\$ -	\$ (30,272)	\$ 305,823
Estimated for the year ending December 31, 2015	\$ 1,460,858				

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.