

**INSPIRATION METROPOLITAN
DISTRICT
Douglas County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**


YEAR ENDED DECEMBER 31, 2021


**INSPIRATION METROPOLITAN DISTRICT
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YEAR ENDED DECEMBER 31, 2021**

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INDEPENDENT AUDITOR'S REPORT

Members of the Board of Directors

Inspiration Metropolitan District
Douglas County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Inspiration Metropolitan District (the District) as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Inspiration Metropolitan District, as of December 31, 2021, 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.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Inspiration Metropolitan District's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Inspiration Metropolitan District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Inspiration Metropolitan District's ability to continue as a going concern for a reasonable period of time.

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

Other Matters

Required Supplementary Information

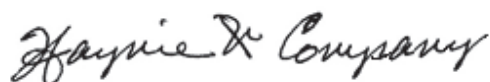
Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required 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 Inspiration Metropolitan District's basic financial statements. The supplementary information section is presented for purposes of additional analysis and is not a required part of the basic financial statements.

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

The other information section, as listed in the table of contents, 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.



Littleton, Colorado
June 3, 2022

BASIC FINANCIAL STATEMENTS

**INSPIRATION METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2021**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 745,346
Cash and Investments - Restricted	3,505,923
Property Taxes Receivable	4,639,544
Receivable from County Treasurer	28,182
Accounts Receivable	345,696
Prepaid Expenses	42,182
Capital Assets, Net	4,299,675
Total Assets	13,606,548
DEFERRED OUTFLOWS OF RESOURCES	
Cost of Bond Refunding	6,628,256
Total Deferred Outflows of Resources	6,628,256
LIABILITIES	
Accounts Payable	86,795
Prepaid Assessments	32,319
Accrued Interest Payable	243,955
Noncurrent Liabilities:	
Due Within One Year	675,000
Due in More Than One Year	75,869,071
Total Liabilities	76,907,140
DEFERRED INFLOWS OF RESOURCES	
Deferred Assessments	456,729
Deferred Property Tax Revenue	4,639,544
Total Deferred Inflows of Resources	5,096,273
NET POSITION	
Net Investment in Capital Assets	4,299,675
Restricted For:	
Emergency Reserves	82,300
Debt Service	219,158
Unrestricted	(66,369,742)
Total Net Position	\$ (61,768,609)

See accompanying Notes to Basic Financial Statements.

**INSPIRATION METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2021**

	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
ASSETS					
Cash and Investments	\$ 37,821	\$ 707,525	\$ -	\$ -	\$ 745,346
Cash and Investments - Restricted	22,700	700,002	440,012	2,343,209	3,505,923
Property Taxes Receivable	1,147,520	-	3,416,051	75,973	4,639,544
Receivable from County Treasurer	5,081	-	23,101	-	28,182
Accounts Receivable	-	345,696	-	-	345,696
Prepaid Expenses	9,427	32,755	-	-	42,182
	\$ 1,222,549	\$ 1,785,978	\$ 3,879,164	\$ 2,419,182	\$ 9,306,873
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
LIABILITIES					
Accounts Payable	\$ 16,533	\$ 66,898	\$ -	\$ 3,364	\$ 86,795
Prepaid Assessments	-	32,319	-	-	32,319
Total Liabilities	16,533	99,217	-	3,364	119,114
DEFERRED INFLOWS OF RESOURCES					
Deferred Assessments	-	456,729	-	-	456,729
Deferred Property Tax Revenue	1,147,520	-	3,416,051	75,973	4,639,544
Total Deferred Inflows of Resources	1,147,520	456,729	3,416,051	75,973	5,096,273
FUND BALANCES					
Nonspendable	9,427	32,755	-	-	42,182
Restricted For:					
Emergency Reserves	22,700	59,600	-	-	82,300
Debt Service	-	-	463,113	-	463,113
Capital Projects	-	-	-	2,000,000	2,000,000
Committed					
Reserve	-	633,900	-	-	633,900
Special Revenue Fund Operations	-	497,275	-	-	497,275
Tree Planting/Screening	-	6,502	-	-	6,502
Capital Projects	-	-	-	339,845	339,845
Assigned for Subsequent Year	452	-	-	-	452
Unassigned	25,917	-	-	-	25,917
Total Fund Balances	58,496	1,230,032	463,113	2,339,845	4,091,486
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 1,222,549	\$ 1,785,978	\$ 3,879,164	\$ 2,419,182	
Amounts reported for governmental activities in the statement of net position are different because:					
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the funds.					
Capital Assets, Net					4,299,675
Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds.					
Cost of Bond Refunding					6,628,256
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not recorded as liabilities in the funds.					
Bonds Payable					(76,475,000)
Developer Advance Payable					(53,970)
Accrued Interest on Developer Advance Payable					(15,101)
Accrued Interest Payable					(243,955)
Net Position of Governmental Activities					\$ (61,768,609)

See accompanying Notes to Basic Financial Statements.

**INSPIRATION METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2021**

	General Fund	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
REVENUES					
Property Taxes	\$ 678,511	\$ -	\$ 3,392,801	\$ 67,778	\$ 4,139,090
Specific Ownership Taxes	71,971	-	327,196	-	399,167
Operation Fees - Residents	-	1,425,606	-	-	1,425,606
Operation Fees - Builders	-	179,928	-	-	179,928
Transfer Fees	-	186,000	-	-	186,000
Development Fees - Builders	-	-	1,074,500	-	1,074,500
Developer Contributions	-	56,000	-	-	56,000
Other Revenue	3,890	139,131	-	-	143,021
Net Investment Income	609	261	2,469	13	3,352
Total Revenues	<u>754,981</u>	<u>1,986,926</u>	<u>4,796,966</u>	<u>67,791</u>	<u>7,606,664</u>
EXPENDITURES					
General and Administration	225,355	558,953	-	67,778	852,086
Operations and Maintenance	-	1,223,520	-	-	1,223,520
Debt Service:					
Bond Principal	-	-	9,949,000	-	9,949,000
Bond and Loan Interest	-	-	4,873,490	-	4,873,490
County Treasurer's Fees	-	-	50,913	-	50,913
Debt Issue Costs	-	-	1,231,130	-	1,231,130
Paying Agent Fees	-	-	8,000	-	8,000
Capital Outlay:					
Capital Outlay	-	-	-	95,505	95,505
Total Expenditures	<u>225,355</u>	<u>1,782,473</u>	<u>16,112,533</u>	<u>163,283</u>	<u>18,283,644</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	529,626	204,453	(11,315,567)	(95,492)	(10,676,980)
OTHER FINANCING SOURCES (USES)					
Bond and Loan Proceeds	-	-	76,475,000	-	76,475,000
Payment to Refunding Escrow	-	-	(64,527,278)	-	(64,527,278)
Repay Developer Advance Principal	-	-	(691,979)	-	(691,979)
Repay Developer Advance Interest	-	-	(193,091)	-	(193,091)
Transfers from Other Funds	-	174,000	-	2,325,000	2,499,000
Transfers to Other Funds	(499,000)	-	(2,000,000)	-	(2,499,000)
Total Other Financing Sources (Uses)	<u>(499,000)</u>	<u>174,000</u>	<u>9,062,652</u>	<u>2,325,000</u>	<u>11,062,652</u>
NET CHANGE IN FUND BALANCES	30,626	378,453	(2,252,915)	2,229,508	385,672
Fund Balances - Beginning of Year	<u>27,870</u>	<u>851,579</u>	<u>2,716,028</u>	<u>110,337</u>	<u>3,705,814</u>
FUND BALANCES - END OF YEAR	<u>\$ 58,496</u>	<u>\$ 1,230,032</u>	<u>\$ 463,113</u>	<u>\$ 2,339,845</u>	<u>\$ 4,091,486</u>

See accompanying Notes to Basic Financial Statements.

**INSPIRATION METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021**

Net Change in Fund Balances - Governmental Funds \$ 385,672

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	95,505
Depreciation	(388,422)

The issuance of long-term debt (e.g. bond issuance, developer advance) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Bond and Loan Proceeds	(76,475,000)
Bond Principal Payment	13,098,828
Repay Developer Advance Principal and Interest	885,070
Payment to Refunding Escrow	64,527,278

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 Bonds - Change in Liability	(2,871,458)
Accrued Interest on Developer Advance - Change in Liability	(45,254)
Accrued Interest Payable - Change in Liability	15,197
	15,197

Changes in Net Position of Governmental Activities \$ (772,584)

**INSPIRATION METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 678,510	\$ 678,511	\$ 1
Specific Ownership Taxes	59,703	71,971	12,268
Other Revenue	100	3,890	3,790
Net Investment Income	6,000	609	(5,391)
Total Revenues	<u>744,313</u>	<u>754,981</u>	<u>10,668</u>
EXPENDITURES			
General and Administration:			
Accounting	96,000	101,581	(5,581)
Audit	5,300	5,150	150
Contingency	7,022	-	7,022
County Treasurer's Fees	10,178	10,182	(4)
Dues and License	500	1,238	(738)
Insurance	25,000	9,851	15,149
Legal	120,000	97,203	22,797
Miscellaneous	1,000	150	850
Total Expenditures	<u>265,000</u>	<u>225,355</u>	<u>39,645</u>
NET CHANGE IN FUND BALANCES	479,313	529,626	50,313
OTHER FINANCING SOURCES (USES)			
Transfer to Other Funds	<u>(460,000)</u>	<u>(499,000)</u>	<u>(39,000)</u>
Total Other Financing Sources (Uses)	<u>(460,000)</u>	<u>(499,000)</u>	<u>(39,000)</u>
NET CHANGE IN FUND BALANCES	19,313	30,626	11,313
Fund Balances - Beginning of Year	<u>19,232</u>	<u>27,870</u>	<u>8,638</u>
FUND BALANCES - END OF YEAR	<u>\$ 38,545</u>	<u>\$ 58,496</u>	<u>\$ 19,951</u>

See accompanying Notes to Basic Financial Statements.

**INSPIRATION METROPOLITAN DISTRICT
SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Operation Fees - Residents	\$ 1,377,096	\$ 1,411,523	\$ 1,425,606	\$ 14,083
Operation Fees - Builders	139,356	176,982	179,928	2,946
Transfer Fees	137,000	167,000	186,000	19,000
Developer Contribution	-	-	56,000	56,000
Other Revenue	19,000	92,189	139,131	46,942
Net Investment Income	2,640	1,717	261	(1,456)
Total Revenues	<u>1,675,092</u>	<u>1,849,411</u>	<u>1,986,926</u>	<u>137,515</u>
EXPENDITURES				
Communications	14,280	14,280	9,925	4,355
Community Engagement	50,000	50,000	29,510	20,490
Facility Maintenance	163,693	177,444	159,840	17,604
General and Administration	383,926	594,616	558,953	35,663
Landscaping	552,124	613,348	636,940	(23,592)
Utilities	335,977	399,718	387,305	12,413
Total Expenditures	<u>1,500,000</u>	<u>1,849,406</u>	<u>1,782,473</u>	<u>66,933</u>
NET CHANGE IN FUND BALANCES	175,092	5	204,453	204,448
OTHER FINANCING SOURCES (USES)				
Transfers From Other Funds	<u>325,000</u>	<u>325,000</u>	174,000	(151,000)
Total Other Financing Sources (Uses)	<u>325,000</u>	<u>325,000</u>	<u>174,000</u>	<u>(151,000)</u>
NET CHANGE IN FUND BALANCES	500,092	325,005	378,453	53,448
Fund Balances - Beginning of Year	<u>697,935</u>	<u>851,579</u>	<u>851,579</u>	-
FUND BALANCES - END OF YEAR	<u><u>\$ 1,198,027</u></u>	<u><u>\$ 1,176,584</u></u>	<u><u>\$ 1,230,032</u></u>	<u><u>\$ 53,448</u></u>

See accompanying Notes to Basic Financial Statements.

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 1 DEFINITION OF REPORTING ENTITY

Inspiration Metropolitan District (the District), a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by Order and Decree of the District Court for Douglas County entered on May 30, 2002 and recorded on June 7, 2002 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). On February 10, 2017, the District formally changed its name from RockingHorse Metropolitan District No. 2 to Inspiration Metropolitan District. The District's service area is located in the City of Aurora, Douglas County. The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, traffic and safety controls, park and recreation, limited fire protection, transportation, limited television relay and translation, and mosquito control improvements and services.

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

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

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

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

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

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for 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 government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

The General Fund accounts for certain financial resources of the general government, except those required to be accounted for in another fund.

The Special Revenue Fund is used to account for revenues earned and expenditures incurred in connection with the operation and maintenance of District owned public facilities.

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

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The total appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District has amended its annual budget for the year ended December 31, 2021.

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, 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.

Property Taxes

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

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

Capital Assets

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

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

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.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Depreciation expense has been computed using the straight-line method over the estimated economic useful life of 30 years for the pool and clubhouse and 10 to 20 years for improvements other than buildings.

Amortization

Cost of Bond Refunding

In the government-wide financial statements, the deferred cost of bond refunding is being amortized using the interest method over the life of the new bonds. The amortization amount is a component of interest expense, and the unamortized deferred cost 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 resource. 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/expenditures) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the cost of bond 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, deferred assessments and deferred property tax revenue, are deferred and recognized as inflows of resources in the period that the amounts become available.

Operations Fees

Effective October 20, 2015, the District adopted a Resolution Concerning the Imposition of an Operations Fee which was amended on November 5, 2018, November 19, 2019, November 10, 2020, and March 9, 2021. (collectively, the Fee Resolution). As amended in 2021 to become effective April 1, 2021, the District will impose: 1) an Operations Fee on each Residential Unit at a rate of \$294 per quarter; 2) an Operations Fee on each Vacant Lot at a rate of \$147 per quarter; 3) a Transfer fee on each Residential Unit transfer of \$500; and 4) a Transfer fee on each Vacant Lot transfer of \$500.

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Operations Fees (Continued)

On July 16, 2010 and Amended and Restated by 2016 Resolution on July 26, 2016, the Board of Directors of the Districts adopted a Joint Resolution Concerning District Fees for the Use of District Recreational Facilities by Nonresidents and Nonproperty Owners. Persons not residing or owning property within the legal boundaries of the District, as may be amended from time to time (the Outside Users), shall be entitled to utilize the RockingHorse tennis courts (the Recreation Amenities) in accordance with, and to the extent set forth within the resolution and the rules and regulations of the Districts. The annual Outside User fee is \$1,400 per year.

Development Fees

On October 20, 2015, the District established a one-time Development Fee of \$3,500 per residential unit for the overall cost of providing amenities and facilities benefitting property and inhabitants within the District. The Development Fee is calculated to defray the cost of funding Development Costs and reasonably distribute the burden in a manner based on the benefits received by persons paying the fees and using the Facilities. The fees are payable by homebuilders at the time of issuance of a building permit.

Equity

Net Position

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

Fund Balance

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

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

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

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

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

Assigned Fund Balance – The portion of fund balance that is constrained by the government’s intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District’s practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2021 are classified in the accompanying financial statements as follows:

Statement of Net Assets:	
Cash and Investments	\$ 745,346
Cash and Investments - Restricted	<u>3,505,923</u>
Total Cash and Investments	<u>\$ 4,251,269</u>

Cash and investments as of December 31, 2021 consist of the following:

Deposits with Financial Institutions	\$ 426,337
Investments	<u>3,824,932</u>
Total Cash and Investments	<u>\$ 4,251,269</u>

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.

On December 31, 2021, the District’s cash deposits had a bank balance of \$418,342 and a carrying balance of \$426,337.

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

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

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

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

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

As of December 31, 2021, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	\$ 76,236
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	1,582,425
Federated Hermes U.S. Treasury Cash Reserves	Weighted-Average Under 60 Days	2,166,271
Total		<u>\$ 3,824,932</u>

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by Standard & Poor's. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

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.

Federated Hermes U.S. Treasury Cash Reserves

The debt service money that is included in the trust accounts at Zions Bancorporation, National Association, is invested in Federated Hermes U.S. Treasury Cash Reserves. The portfolio is a money market fund which invests in short-term U.S. Treasury securities, which are fully guaranteed as to principal and interest by the United States. The weighted average maturity of the underlying securities is 37 days or less. Each share is equal in value to \$1.00. The fund is rated AAAM by Standard and Poor's and Aaa-mf by Moody's.

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2021 follows:

	Balance - December 31, 2020	Increases	Decreases	Balance - December 31, 2021
Governmental Activities				
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ 3,425	\$ 95,505	\$ -	\$ 98,930
Landscape Improvements	245,520	-	-	245,520
Total Capital Assets, Not Being Depreciated	248,945	95,505	-	344,450
Capital Assets, Being Depreciated:				
Pool and Clubhouse Improvements Other than Buildings	1,744,358	-	-	1,744,358
	4,119,348	-	-	4,119,348
	5,863,706	-	-	5,863,706
Less Accumulated Depreciation For:				
Pool and Clubhouse Improvements Other than Buildings	261,653	58,146	-	319,799
Total Accumulated Depreciation	1,258,406	330,276	-	1,588,682
	1,520,059	388,422	-	1,908,481
Total Capital Assets, Being Depreciated, Net	4,343,647	(388,422)	-	3,955,225
Capital Assets, Net	<u>\$ 4,592,592</u>	<u>\$ (292,917)</u>	<u>\$ -</u>	<u>\$ 4,299,675</u>

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

General Government	<u>\$ 388,422</u>
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**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2021.

	Balance - December 31, 2020	Additions	Reductions	Balance - December 31, 2021	Due Within One Year
Bonds Payable:					
Series 2014A	\$ 23,745,000	\$ -	\$ 23,745,000	\$ -	\$ -
Series 2014B	25,925,000	-	25,925,000	-	-
Series 2014C	6,048,372	403,572	6,451,944	-	-
Subtotal of Bonds Payable	<u>55,718,372</u>	<u>403,572</u>	<u>56,121,944</u>	<u>-</u>	<u>-</u>
Notes/Loans/Bonds from Direct Borrowings and Direct Placements:					
Series 2021A-1 Loan	-	60,180,000	-	60,180,000	365,000
Series 2021A-2 Loan	-	13,045,000	-	13,045,000	175,000
Series 2021B Bonds	-	3,250,000	-	3,250,000	135,000
Series 2017D Bonds	9,949,000	-	9,949,000	-	-
Accrued Interest on 2017D	2,459,020	690,808	3,149,828	-	-
Subtotal of Notes/Loans/Bonds from Direct Borrowings and Direct Placements	<u>12,408,020</u>	<u>77,165,808</u>	<u>13,098,828</u>	<u>76,475,000</u>	<u>675,000</u>
Other Debts:					
Developer Advance - Operations	53,970	-	-	53,970	-
Interest on Developer Advance - Operations	15,101	-	-	15,101	-
Developer Advance - Capital	691,979	-	691,979	-	-
Interest on Developer Advance - Capital	147,837	45,254	193,091	-	-
Subtotal of Other Debts	<u>908,887</u>	<u>45,254</u>	<u>885,070</u>	<u>69,071</u>	<u>-</u>
Total Long-Term Obligations	<u>\$ 69,035,279</u>	<u>\$ 77,614,634</u>	<u>\$ 70,105,842</u>	<u>\$ 76,544,071</u>	<u>\$ 675,000</u>

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

Senior Limited Tax (Convertible to Unlimited Tax) General Obligation Convertible Capital Appreciation Refunding Bonds, Series 2014A (Series 2014A) in the original principal amount of \$20,000,650 with an accreted value of \$23,745,000 at current interest conversion date. Prior to December 1, 2016, the Bonds shall pay no current interest and accrete in value in accordance with the Accretion Table, compounding semi-annually on each June 1 and December 1, beginning June 1, 2014. On December 1, 2016, and until the maturity date of December 1, 2051 or prior redemption, the Bonds shall bear interest at the rate of 6.00% per annum, calculated on the basis of a 360-day year of twelve 30-day months, payable to the extent of Pledged Revenue available semi-annually, on each June 1 and December 1, commencing June 1, 2017.

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2014A Bonds (Continued)

The Series 2014A Bonds are payable from pledged revenue including property taxes, specific ownership taxes, and development fees and are subject to redemption prior to maturity, at the option of the District, on and after January 1, 2024, upon payment of par plus accrued interest, without redemption premium. The mandatory redemption begins December 1, 2026.

Subordinate (Convertible to Senior) Limited Tax (Convertible to Unlimited Tax) General Obligation Convertible Capital Appreciation Refunding and Improvement Bonds, Series 2014B (Series 2014B) in the original principal amount of \$17,771,846.75 with an accreted value of \$25,925,000 at current interest conversion date. Prior to December 1, 2019, the Series 2014B Bonds shall pay no current interest and accrete in value in accordance with the Accretion Table, compounding semi-annually on each June 1 and December 1, commencing June 1, 2014. On December 1, 2019, and until the maturity date of December 1, 2051, or prior redemption, the Series 2014B Bonds shall bear interest at the rate of 6.50% per annum, calculated on the basis of a 360-day year of twelve 30-day months, payable to the extent of Pledged Revenue available semi-annually, on each June 1 and December 1, commencing June 1, 2020. The Series 2014B Bonds are payable from pledged revenue including property taxes, specific ownership taxes, and development fees and are subject to redemption prior to maturity, at the option of the District, on and after January 1, 2024, upon payment of par plus accrued interest, without redemption premium. The mandatory redemption begins December 1, 2026.

\$9,785,000 Junior Lien (Convertible to Senior) Limited Tax (Convertible to Unlimited Tax) General Obligation Convertible Capital Appreciation Bonds, Series 2014C (Drawdown) (Series 2014C) The Series 2014C Bonds were issued with no balance and were "filled-up" as infrastructure costs were accepted by the District under the Facility Acquisition Agreement. On November 12, 2015, Series 2014C Bonds in the amount of \$4,272,225 with an accreted value of \$7,435,000 at current interest conversion date, were issued (Series 2014C-1 and Series 2014C-2). Permitted Draws were issued solely for the purpose of paying amounts then due and payable by the District under the 2014 Reimbursement Agreement and for no other purpose. No additional Permitted Draws and additional Series 2014C Bonds shall be delivered after January 1, 2017. Prior to December 1, 2023, the Series 2014C Bonds shall pay no current interest and accrete in value in accordance with the Accretion Table, compounding semi-annually on each June 1 and December 1, commencing June 1, 2014. On December 1, 2023, and until the maturity date of December 1, 2051, or prior redemption, the Series 2014C Bonds shall bear interest at the rate of 7.00% per annum, calculated on the basis of a 360-day year of twelve 30-day months, payable to the extent of Pledged Revenue available semi-annually, on each June 1 and December 1, commencing June 1, 2024. The Series 2014C Bonds are payable from pledged revenue including property taxes, specific ownership taxes, and development fees and are subject to redemption prior to maturity, at the option of the District, on and after January 1, 2024, upon payment of par plus accrued interest, without redemption premium. The mandatory redemption begins December 1, 2026.

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

\$9,949,000 Fourth Tier Limited Tax General Obligation Bonds, Series 2017D, dated December 12, 2017, to finance certain public improvements. The Series 2017D Bonds bear interest at the rate of 7.50% per annum, until paid in full or discharged, such interest to be calculated on the basis of a 360-day year of twelve 30-day months, payable to the extent of Pledged Revenue available therefor annually on each December 15, commencing on December 15, 2018. The Series 2017D Bonds mature December 15, 2051. The Series 2017D Bonds are structured as cash flow bonds and payments will be made when funds are available after payment of the 2014 Bonds, with the exception of \$85,345 which was repaid in 2018 from the first \$85,345 in Pledged revenue received by the District. As such, a debt to maturity schedule is not presented as the timing of payments is unknown. The Series 2017D Bonds are payable from pledged revenue including property taxes, specific ownership taxes, and development fees.

Taxable (Convertible to Tax Exempt) Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Notes, Series 2021A-1 (the 2021A-1 Senior Notes) and **Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Notes, Series 2021A-2** (the 2021A-2 Senior Notes, and together with the 2021A-1 Senior Notes, the "2021A Notes"), were issued on November 9, 2021, in the respective amounts of \$60,180,000 and \$13,045,000.

Subordinate Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2021B (the 2021B Bonds) were issued on December 7, 2021, in the amount of \$3,250,000.

Proceeds of the 2021A Notes

The 2021A-1 Senior Notes were issued for the purposes of: (a) advance refunding the Series 2014A, Series 2014B, and Series 2014C Bonds, and (b) paying the costs in connection with the issuance of the 2021A Notes.

The 2021A-2 Senior Notes were issued for the purposes of: (a) currently refunding the Series 2017D Bonds, and (b) paying the costs in connection with the issuance of the 2021A Notes.

Details of the 2021A Notes

The 2021A-1 Senior Notes were issued at the Taxable Rate of 3.91% per annum. On the Tax-Exempt Reissuance Date, expected to be October 4, 2023, the 2021A-1 Senior Notes will bear interest at the Base Rate of 3.13% until maturity. The 2021A-2 Senior Notes bear interest at the Base Rate of 3.13% from the date of issuance until maturity. The 2021A Notes mature on December 1, 2036.

Interest on the 2021A Notes is payable semiannually on June 1 and December 1, beginning on December 1, 2021. The 2021A Notes are subject to annual mandatory sinking fund principal payments due on December 1, beginning on December 1, 2022.

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Details of the 2021A Notes (Continued)

To the extent principal of any Note is not paid when due, such principal shall remain outstanding until paid, but in no event beyond the Discharge Date of December 1, 2051 and will continue to bear interest at the rate then borne by the 2021A Notes. To the extent interest on any 2021A Note is not paid when due, such unpaid interest shall compound semiannually on each June 1 and December 1 at the interest rate then borne by the 2021A Notes. Any amount of principal or interest on the 2021A Notes remaining unpaid on December 1, 2051, will be deemed discharged.

Optional Redemption of the 2021A Notes

The 2021A Notes are subject to redemption prior to maturity, at the option of the District, on any date, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
Date of issuance of the Notes to November 3, 2023	3.00%
November 4, 2023, to November 3, 2024	2.00
November 4, 2024, to November 3, 2025	1.00
November 4, 2025, and thereafter	0.00

2021A Notes Pledged Revenue

The 2021A Notes are secured by and payable solely from and to the extent of Pledged Revenue, which means the moneys derived by the District from the following sources:

- (a) all Property Tax Revenues derived from imposition by the District of the Required Mill Levy;
- (b) the portion of the Specific Ownership Tax Revenues which is collected as a result of imposition of the Required Mill Levy;
- (c) all Development Fee Revenues; and
- (d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Note Fund.

Required Mill Levy

Pursuant to the Indenture, the District has covenanted to levy the "Required Mill Levy," generally meaning:

- (a) prior to the first date on which the Senior Debt to Assessed Ratio is 50% or less (Conversion Date of the 2021A Notes), an ad valorem mill levy imposed upon all taxable property of the District each year in an amount necessary to generate Property Tax Revenues which would be sufficient to pay the Annual Debt Requirements for the next Fiscal Year but not in excess of 50 mills (as adjusted for changes in the method of calculating assessed valuation on or after January 1, 2004).

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Required Mill Levy (Continued)

(b) on and after the Conversion Date of the 2021A Notes, an ad valorem mill levy imposed upon all taxable property of the District each year in an amount necessary (without limitation as to rate) to generate Property Tax Revenues which would be sufficient to pay the principal of, premium if any, and interest on the 2021A Notes as the same become due and payable.

Events of Default of the 2021A Notes

Events of default occur if the District fails to impose the Required Mill Levy or to apply the Pledged Revenue as required by the Indenture, fails to pay principal and interest on the 2021A Notes when due, and does not comply with other customary terms and conditions with normal municipal financing as described in the Indenture.

Proceeds of the 2021B Bonds

The 2021B Bonds were issued for the purpose of (a) paying Project Costs, (b) funding the Subordinate Reserve Fund to the Subordinate Reserve Requirement, and (c) paying other costs in connection with the issuance of the 2021B Bonds.

Details of the 2021B Bonds

The 2021B Bonds bear interest at 5.00%, payable annually on December 15, beginning on December 15, 2022. The 2021B Bonds are subject to annual mandatory sinking fund principal payments due on December 15, beginning on December 15, 2022, and maturing on December 15, 2036.

To the extent principal of any 2021B Bond is not paid when due, such principal shall remain outstanding until paid, but in no event beyond the Discharge Date of December 15, 2051 and will continue to bear interest at the rate then borne by the 2021B Bonds. To the extent interest on any 2021B Bond is not paid when due, such unpaid interest shall compound annually on each December 15 at the interest rate then borne by the 2021B Bonds. Any amount of principal or interest on the 2021B Bonds remaining unpaid on December 15, 2051, will be deemed discharged.

Optional Redemption of the 2021B Bonds

The 2021B Bonds are subject to redemption prior to maturity, at the option of the District, on December 15, 2026, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 15, 2026, to December 14, 2027	3.00%
December 15, 2027, to December 14, 2028	2.00
December 15, 2028, to December 14, 2029	1.00
December 15, 2029, and thereafter	0.00

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Subordinate Pledged Revenue

The 2021B Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue, which means the moneys derived by the District from the following sources:

- (a) all Subordinate Property Tax Revenues derived from imposition by the District of the Subordinate Required Mill Levy;
- (b) the portion of the Subordinate Specific Ownership Tax Revenues which is collected as a result of imposition of the Subordinate Required Mill Levy;
- (c) all Development Fee Revenues; and
- (d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund.

Subordinate Required Mill Levy

Pursuant to the Subordinate Bonds Indenture, the District has covenanted to levy the "Subordinate Required Mill Levy," generally meaning:

- (a) prior to the first date on which the Debt to Assessed Ratio is 50% or less (Conversion Date of the 2021B Bonds), an ad valorem mill levy imposed upon all taxable property of the District each year in an amount necessary to generate Subordinate Property Tax Revenues sufficient to pay the principal of, premium if any, and interest on the 2021B Bonds as the same become due and payable and to replenish the Subordinate Reserve Fund to the Subordinate Reserve Requirement, but not in excess of 50 mills (as adjusted for changes in the method of calculating assessed valuation on or after January 1, 2004) less the Senior Obligation Mill Levy;
- (b) on and after the Conversion Date, an ad valorem mill levy imposed upon all taxable property of the District each year in an amount necessary (without limitation as to rate) to generate Subordinate Property Tax Revenues sufficient to pay the principal of, premium if any, and interest on the 2021B Bonds as the same become due and payable and to replenish the Subordinate Reserve Fund to the Subordinate Reserve Requirement.

Additional Security on the 2021B Bonds

The 2021B Bonds are additionally secured by the Subordinate Reserve Fund and the Subordinate Surplus Fund. The Subordinate Reserve Fund was funded from proceeds of the 2021B Bonds in the amount of the Subordinate Reserve Requirement of \$154,500.

The Subordinate Surplus Fund will be funded by Subordinate Pledged Revenue that is not needed to pay debt service on the 2021B Bonds in any year and is deposited to and held in the Subordinate Surplus Fund, up to the Maximum Subordinate Surplus Amount of \$162,500.

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Events of Default on the 2021B Bonds

Events of default occur if the District fails to impose the Subordinate Required Mill Levy or to apply the Subordinate Pledged Revenue as required by the Subordinate Indenture, fails to pay principal and interest on the 2021B Bonds when due, and does not comply with other customary terms and conditions with normal municipal financing as described in the Subordinate Indenture.

Developer Advances see Note 8.

Maturity of the 2021A Notes and 2021B Bonds

The District's 2021A Notes mature on December 1, 2036. The following maturity of the 2021A Notes assumes the 2021A Notes will be refinanced until December 1, 2051, with an estimated interest rate of 4.5%.

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 540,000	\$ 2,761,347	\$ 3,301,347
2023	730,000	2,667,726	3,397,726
2024	1,395,000	2,252,192	3,647,192
2025	1,435,000	2,208,528	3,643,528
2026	1,540,000	2,163,613	3,703,613
2027 - 2031	8,805,000	10,051,995	18,856,995
2032 - 2036	11,275,000	8,534,884	19,809,884
2037 - 2041	11,600,000	9,706,950	21,306,950
2042 - 2046	15,520,000	6,759,900	22,279,900
2047 - 2051	20,385,000	2,850,525	23,235,525
Total	<u>\$ 73,225,000</u>	<u>\$ 49,957,658</u>	<u>\$ 123,182,658</u>

The District's 2021B Bonds will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 135,000	\$ 166,111	\$ 301,111
2023	150,000	155,750	305,750
2024	160,000	148,250	308,250
2025	165,000	140,250	305,250
2026	175,000	132,000	307,000
2027 - 2031	1,015,000	519,500	1,534,500
2032 - 2036	1,450,000	239,250	1,689,250
Total	<u>\$ 3,250,000</u>	<u>\$ 1,501,111</u>	<u>\$ 4,751,111</u>

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Advance Refunding

On November 9, 2021, the District advance refunded and defeased (debt legally satisfied) \$23,745,000 of Series 2014A Bonds, \$25,925,000 of Series 2014B Bonds, and \$6,451,944 of Series 2014C Bonds all dated January 6, 2014, with interest rates of 6.0%, 6.5%, and 7.0%, respectively, (collectively, the 2014 Bonds) by the issuance of the 2021A-1 Senior Notes with a Taxable Interest Rate of 3.91% converting to a Base Interest Rate of 3.13% until maturity.

The District advance refunded the 2014 Bonds to reduce its total debt service payments over the next 30 years by approximately \$42 million and to obtain an economic gain (difference between the present values of the debt service payments on the 2014 Bonds and 2014A-1 Senior Notes, assuming the 2014A-1 Senior Notes are refinanced until December 1, 2051, with interest at 4.5%) of \$21,507,245.

Restrictions on the moneys restricted for the Surplus Fund pertaining to the defeased bonds were removed under the new refunding. The defeased bonds are not considered a liability of the District since sufficient funds in the amount of \$64,527,278 were deposited with a trustee and invested in U.S. government securities for the purpose of paying the principal and interest of the defeased bonds until the call date, at which point the bonds will be repaid in their entirety from the remaining funds in the escrow account. The bonds will be redeemed on January 1, 2024.

As of December 31, 2021, the outstanding principal balance of the defeased bonds follows:

Series 2014A Bonds	\$ 23,745,000
Series 2014B Bonds	25,925,000
Series 2014C Bonds	<u>6,479,156</u>
Total	<u><u>\$ 56,149,156</u></u>

In the government-wide statements, the District incurred a cost on bond refunding in the amount of \$6,628,256, which has been deferred and is being amortized over the life of the 2014A-1 Senior Notes Debt.

Current Refunding

On December 7, 2021, the District refunded and paid the Series 2017D Bonds dated December 12, 2017, with an interest rate of 7.5% by the issuance of the 2021A-2 Senior Notes with a Base Interest rate of 3.13% until maturity.

Authorized Debt

On May 7, 2002, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$81,012,649 for public improvements and \$74,294,145 for refunding at an interest rate not to exceed 18% per annum.

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt (Continued)

On November 2, 2004, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$1,077,300,000 for public improvements and \$239,400,000 for refunding at an interest rate not to exceed 18% per annum.

As of December 31, 2021, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Debt Authorized May 7, 2002	Debt Authorized November 2, 2004	Authorization Used	Authorized But Unissued
Streets	\$ 43,325,813	\$ 119,700,000	\$ 17,558,423	\$ 145,467,390
Traffic and Safety	2,686,836	119,700,000	8,568	122,378,268
Water	10,000,000	119,700,000	6,929,782	122,770,218
Park and Recreation	15,000,000	119,700,000	10,839,319	123,860,681
Sanitation	10,000,000	119,700,000	13,003,205	116,696,795
Fire Protection	-	119,700,000	-	119,700,000
Transportation	-	119,700,000	-	119,700,000
Mosquito Control	-	119,700,000	-	119,700,000
TV Relay	-	119,700,000	-	119,700,000
Refundings	74,294,145	239,400,000	80,404,497	233,289,648
Total	<u>\$ 155,306,794</u>	<u>\$ 1,316,700,000</u>	<u>\$ 128,743,794</u>	<u>\$ 1,343,263,000</u>

The District's Service Plan allows for a total debt amount of \$119,700,000 when combined with RockingHorse Metropolitan District No. 1 (District No. 1).

NOTE 6 NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2021, the District had net investment in capital assets calculated as follows:

Net Investment in Capital Assets:	
Capital Assets, Net	\$ 4,299,675
Noncurrent Liabilities	(2,000,000)
Unspent Bond Proceeds	<u>2,000,000</u>
Net Investment in Capital Assets	<u>\$ 4,299,675</u>

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 6 NET POSITION (CONTINUED)

Restricted net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2021 as follows:

Emergency Reserves	\$ 82,300
Debt Service	<u>219,158</u>
Total	<u><u>\$ 301,458</u></u>

The District has a deficit in unrestricted net position. The deficit was a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

NOTE 7 RELATED PARTY

The Developer of the property which constitutes the District is Nash Inspiration, LLC. During 2021, one member of the Board of Directors was an employee, owner or are otherwise associated with the Developer, and may have conflicts of interest in dealing with the District.

NOTE 8 AGREEMENTS

Intergovernmental Agreement with the City of Aurora

On December 21, 2004, the District and District No. 1 (collectively, the Districts) entered into the Intergovernmental Agreement between the City of Aurora and the Districts (the IGA). The IGA defines and clarifies the services which the Districts may provide, as well as those services which the Districts are prohibited from providing. The IGA was amended and restated on May 21, 2018 to allow the District to own, operate, and maintain Public Improvements not otherwise required to be dedicated to the City or other public entity. Pursuant to the Consolidated Service Plan, the Districts are required to impose the Aurora Regional Improvement (ARI) Mill Levy upon the Districts' residents. This mill levy is 1.000 mill for 20 years, which for this purpose begins the first year that the Districts certify a debt service mill levy. The levy increases to 5.000 mills for years 21 through 40 or the date of repayment of the debt incurred for public improvements, other than regional improvements, whichever occurs first. For the 10 years subsequent to the period where the 5.000 mills is imposed, the ARI mill levy is the average of the debt service mill levy for the previous 10 years. The District first imposed a mill levy for debt service for the collection year 2011.

South Aurora Regional Improvement Authority

On February 7, 2018, the District entered into the South Aurora Regional Improvement Authority (SARIA) Establishment Agreement (SARIA Agreement) with the City. The Authority was formed to provide functions and services necessary to acquire, construct, finance, maintain, and manage certain regional improvements that are identified and agreed upon by the City and the member districts.

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 8 AGREEMENTS (CONTINUED)

South Aurora Regional Improvement Authority (Continued)

The SARIA Agreement provides that SARIA may adopt an ARI master plan, pursuant to the Code and Service Plans of the districts. SARIA will prioritize and support the completion of the regional improvements as identified in the ARI Master Plan. In order to fund these projects, SARIA may issue revenue bonds or other multi-fiscal year financial obligations, subject to its sole discretion, secured by the pledged revenues of the ARI Mill Levies by each of the districts and other funds legally available to SARIA.

SARIA adopted ARI Master Plan Number One on December 8, 2017, however no action has been taken to implement ARI Master Plan Number One. On June 15, 2018, the Authority adopted ARI Master Plan Number Two which replaces ARI Master Plan Number One and constitutes the Authority's current plan for Regional Improvements.

ARI Master Plan Number Two identifies \$62,200,000 of Regional Improvements Pursuant to ARI Master Plan Number Two, the Authority is responsible for providing financing for only a portion of these improvements. The remaining costs are planned to be paid by the City, the County, and/or certain Member Districts and developers, depending upon the particular improvement.

On October 2, 2018, the SARIA Agreement was amended by the First Amendment to the South Aurora Regional Improvement Authority Establishment Agreement (First Amendment) in conjunction with the issuance of SARIA's Special Revenue Bonds, Series 2018 (SARIA Bonds). SARIA issued its SARIA Bonds in the amount of \$11,265,000 on December 19, 2018. The District is obligated to pledge its ARI Mill Levy Revenues to the repayment of the SARIA Bonds pursuant to the terms of the SARIA Agreement and the First Amendment.

Developer Advances

The District has entered into Funding and Reimbursement Agreement(s) with the Developer as follows:

Funding and Reimbursement Agreement

On July 21, 2015, the District and Nash Inspiration, LLC (Developer) entered into a Funding and Reimbursement Agreement whereby the Developer agreed to loan up to \$100,000 per year for operations through December 31, 2015, and the District agreed to repay developer for funds advanced plus accrued interest at 7% per annum. This agreement was subsequently extended for 2016 and 2017. Effective January 1, 2017, the Maximum Loan Amount was increased to \$200,000. As of December 31, 2021, outstanding advances under the agreement totaled \$53,970 and accrued interest of \$15,101. The Developer is expected to forgive the outstanding advances totaling \$69,071, including principal and interest in 2022.

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 8 AGREEMENTS (CONTINUED)

Infrastructure Acquisition and Reimbursement Agreement

The District and the Developer entered into an Infrastructure Acquisition and Reimbursement Agreement dated May 23, 2016 (the 2016 Agreement), whereby the Developer agreed to construct recreational amenities such as a pool and clubhouse and the District agreed to reimburse the Developer for all District eligible costs approved under this Agreement with an interest rate of 7% per annum. The District paid this obligation in full in 2021 with a portion of the proceeds of the 2021B Bonds.

The District and the Developer entered into an Infrastructure Acquisition and Reimbursement Agreement dated July 6, 2017 (the 2017 Agreement), whereby the Developer agreed to advance funds to the District for construction of Public Infrastructure within the boundaries of the District that is being dedicated to third parties, subject to the requirements of the agreement. The District agreed to reimburse all District eligible costs with interest at the rate of 8% per annum.

The District and Developer entered into an Ominbus Amendment on August 10, 2021, that terminated both of these agreements upon payment of \$691,979, plus interest, to the Developer from the 2021B Bond proceeds.

NOTE 9 INTERFUND AND OPERATING TRANSFERS

Transfers from the General Fund to the Special Revenue Fund will be used for future operating costs of the District.

Transfers from the General Fund to the Capital Projects Fund will be used to fund major capital improvements.

Transfers from the Debt Service Fund as a result of 2021B Bond issue proceeds transferred to the Capital Projects Fund will be used to fund major capital improvements.

NOTE 10 RISK MANAGEMENT

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

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

**INSPIRATION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 10 RISK MANAGEMENT (CONTINUED)

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

NOTE 11 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 that apply to the State of Colorado and all local governments.

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

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

On November 2, 2004, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under TABOR.

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

SUPPLEMENTARY INFORMATION

**INSPIRATION METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 3,392,797	\$ 3,392,797	\$ 3,392,801	\$ 4
Specific Ownership Taxes	271,424	333,099	327,196	(5,903)
Development Fees - Builders	756,000	1,050,000	1,074,500	24,500
Debt Forgiveness	-	69,071	-	(69,071)
Net Investment Income	25,000	3,210	2,469	(741)
Total Revenues	<u>4,445,221</u>	<u>4,848,177</u>	<u>4,796,966</u>	<u>(51,211)</u>
EXPENDITURES				
Bond Interest - Series 2014A	1,424,700	712,350	712,350	-
Bond Interest - Series 2014B	1,685,125	842,563	842,563	-
Bond Principal - Series 2017D	-	9,949,000	9,949,000	-
Bond Interest - Series 2017D	-	3,138,000	3,149,828	(11,828)
Loan Interest - Series 2021A-1	-	177,123	143,797	33,326
Loan Interest - Series 2021A-2	-	31,457	24,952	6,505
Bond Interest - Series 2021B	-	7,333	-	7,333
Contingency	4,683	262,293	-	262,293
County Treasurer's Fees	50,892	50,892	50,913	(21)
Debt Issue Costs	-	1,202,832	1,231,130	(28,298)
Paying Agent Fees	15,000	15,000	8,000	7,000
Total Expenditures	<u>3,180,400</u>	<u>16,388,843</u>	<u>16,112,533</u>	<u>276,310</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	1,264,821	(11,540,666)	(11,315,567)	225,099
OTHER FINANCING SOURCES (USES)				
Loan Issue Proceeds - Series 2021A-1	-	60,400,000	60,180,000	(220,000)
Loan Issue Proceeds - Series 2021A-2	-	13,400,000	13,045,000	(355,000)
Bond Issue Proceeds - Series 2021B	-	3,200,000	3,250,000	50,000
Payment to Refunding Escrow	-	(64,899,803)	(64,527,278)	372,525
Repay Developer Advance Capital Principal	-	(691,979)	(691,979)	-
Repay Developer Advance Capital Interest	-	(190,304)	(193,091)	(2,787)
Repay Developer Advance Operations Principal	-	(53,970)	-	53,970
Repay Developer Advance Operations Interest	-	(15,101)	-	15,101
Transfers to Other Funds	-	(2,000,000)	(2,000,000)	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>9,148,843</u>	<u>9,062,652</u>	<u>(86,191)</u>
NET CHANGE IN FUND BALANCES	1,264,821	(2,391,823)	(2,252,915)	138,908
Fund Balances - Beginning of Year	<u>2,415,362</u>	<u>2,716,028</u>	<u>2,716,028</u>	<u>-</u>
FUND BALANCES - END OF YEAR	<u>\$ 3,680,183</u>	<u>\$ 324,205</u>	<u>\$ 463,113</u>	<u>\$ 138,908</u>

**INSPIRATION METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes - Regional ARI	\$ 67,778	\$ 67,778	\$ -
Net Investment Income	-	13	13
Total Revenues	<u>67,778</u>	<u>67,791</u>	<u>13</u>
EXPENDITURES			
Capital Outlay	230,000	95,505	134,495
County Treasurer's Fees - Regional ARI	1,017	1,017	-
Regional ARI Expense	66,227	66,761	(534)
Contingency	12,756	-	12,756
Total Expenditures	<u>310,000</u>	<u>163,283</u>	<u>146,717</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(242,222)	(95,492)	146,730
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds	135,000	2,325,000	2,190,000
Total Other Financing Sources (Uses)	<u>135,000</u>	<u>2,325,000</u>	<u>2,190,000</u>
NET CHANGE IN FUND BALANCES	(107,222)	2,229,508	2,336,730
Fund Balances - Beginning of Year	<u>108,509</u>	<u>110,337</u>	<u>1,828</u>
FUND BALANCES - END OF YEAR	<u>\$ 1,287</u>	<u>\$ 2,339,845</u>	<u>\$ 2,338,558</u>

**INSPIRATION METROPOLITAN DISTRICT
SPECIAL REVENUE FUND
SCHEDULE OF EXPENDITURES
YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual Amounts	Variance with Final Budget
	Original	Final		Positive (Negative)
COMMUNICATIONS				
Website and Digital Tools	\$ 14,280	\$ 14,280	\$ 9,925	\$ 4,355
Total Communications	14,280	14,280	9,925	4,355
COMMUNITY ENGAGEMENT				
Community Wide Program	50,000	50,000	29,510	20,490
Total Community Engagement	50,000	50,000	29,510	20,490
FACILITY MAINTENANCE				
Building Maintenance	7,000	5,000	118	4,882
Facility Security Access System	8,000	5,000	5,259	(259)
Fence/Walls	18,000	24,300	24,000	300
Holiday Lights	5,975	5,975	5,443	532
Internet	1,400	1,400	3,245	(1,845)
Janitorial	4,718	3,919	1,515	2,404
Lighting and Electric	800	800	2,822	(2,022)
Maintenance - General Community	-	12,750	18,714	(5,964)
Pool Operations	86,500	84,500	67,414	17,086
Snow Removal	26,000	28,500	27,299	1,201
Vandalism	3,000	3,000	2,666	334
Waste Services	1,300	1,300	1,345	(45)
Total Facility Maintenance	163,693	177,444	159,840	17,604
GENERAL AND ADMINISTRATION				
Bad Debt Expense	6,885	5,500	942	4,558
Billing Statements Postage/Mailing	7,574	9,000	6,463	2,537
Billing/Collection	-	135,655	150,998	(15,343)
Insurance and Bonds	10,000	23,900	23,871	29
Legal	21,360	24,760	23,663	1,097
Lockbox Services	3,600	3,000	1,556	1,444
Management Fee	303,989	344,271	308,433	35,838
Miscellaneous	180	-	68	(68)
Property Management Covenant Enforcement	-	38,400	38,400	-
Reserve Study	-	2,400	500	1,900
Storage	1,980	-	1,028	(1,028)
Telephone	2,700	1,740	699	1,041
Web Hosting	-	250	2,332	(2,082)
Total General and Administration	383,926	594,616	558,953	35,663
LANDSCAPING				
Annual Review Backflow Preventers	-	3,000	2,350	650
Irrigation System	55,000	74,250	93,923	(19,673)
Landscape Maintenance	265,752	309,867	318,680	(8,813)
Tree Maintenance and Replacement	192,016	199,275	189,387	9,888
Winter Water	31,000	18,600	32,600	(14,000)
Total Landscaping	552,124	613,348	636,940	(23,592)
UTILITIES				
Electricity	6,150	6,150	6,525	(375)
Gas	6,000	6,000	4,733	1,267
Trash Collection	165,327	173,593	168,223	5,370
Water and Sewer	158,500	213,975	207,824	6,151
Total Utilities	335,977	399,718	387,305	12,413
TOTAL EXPENDITURES	\$ 1,500,000	\$ 1,849,406	\$ 1,782,473	\$ 66,933

OTHER INFORMATION

**INSPIRATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2021**

Year Ending December 31,	\$60,180,000			\$13,045,000		
	Taxable (Convertible to Tax Exempt) Limited Tax (Convertible to Unlimited) General Obligation Refunding Notes Series 2021A-1, Interest Rate 3.13% - 4.50% Payable June 1 and December 1			Limited Tax (Convertible to Unlimited Tax) General Obligation Refunding Notes Series 2021A-2, Interest Rate 3.13% - 4.50% Payable June 1 and December 1		
	Principal	Interest	Total	Principal	Interest	Total
2022	\$ 365,000	\$ 2,353,038	\$ 2,718,038	\$ 175,000	\$ 408,309	\$ 583,309
2023	500,000	2,264,895	2,764,895	230,000	402,831	632,831
2024	1,145,000	1,856,560	3,001,560	250,000	395,632	645,632
2025	1,180,000	1,820,721	3,000,721	255,000	387,807	642,807
2026	1,265,000	1,783,787	3,048,787	275,000	379,826	654,826
2027	1,305,000	1,744,193	3,049,193	280,000	371,218	651,218
2028	1,395,000	1,703,346	3,098,346	300,000	362,454	662,454
2029	1,435,000	1,659,683	3,094,683	310,000	353,064	663,064
2030	1,530,000	1,614,767	3,144,767	330,000	343,361	673,361
2031	1,580,000	1,566,878	3,146,878	340,000	333,032	673,032
2032	1,680,000	1,517,424	3,197,424	360,000	322,390	682,390
2033	1,730,000	1,464,840	3,194,840	370,000	311,122	681,122
2034	1,835,000	1,410,691	3,245,691	395,000	299,541	694,541
2035	1,890,000	1,353,256	3,243,256	410,000	287,178	697,178
2036	2,145,000	1,294,099	3,439,099	460,000	274,345	734,345
2037	1,680,000	1,764,000	3,444,000	355,000	373,725	728,725
2038	1,815,000	1,688,400	3,503,400	385,000	357,750	742,750
2039	1,895,000	1,606,725	3,501,725	405,000	340,425	745,425
2040	2,045,000	1,521,450	3,566,450	430,000	322,200	752,200
2041	2,135,000	1,429,425	3,564,425	455,000	302,850	757,850
2042	2,295,000	1,333,350	3,628,350	485,000	282,375	767,375
2043	2,395,000	1,230,075	3,625,075	510,000	260,550	770,550
2044	2,565,000	1,122,300	3,687,300	545,000	237,600	782,600
2045	2,685,000	1,006,875	3,691,875	565,000	213,075	778,075
2046	2,870,000	886,050	3,756,050	605,000	187,650	792,650
2047	3,000,000	756,900	3,756,900	635,000	160,425	795,425
2048	3,200,000	621,900	3,821,900	675,000	131,850	806,850
2049	3,340,000	477,900	3,817,900	710,000	101,475	811,475
2050	3,560,000	327,600	3,887,600	755,000	69,525	824,525
2051	3,720,000	167,400	3,887,400	790,000	35,550	825,550
Total	\$ 60,180,000	\$ 41,348,525	\$ 101,528,525	\$ 13,045,000	\$ 8,609,133	\$ 21,654,133

The Series 2014A-1 and Series 2014A-2 Bonds mature on December 1, 2036. For purposes of the above, the Series 2014A-1 and Series 2014A-2 Bonds are assumed to be refinanced until December 1, 2051 with an estimated interest rate of 4.5%.

**INSPIRATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)
DECEMBER 31, 2021**

\$3,250,000

Subordinate Limited Tax (Convertible to
Unlimited Tax) General Obligation Bonds
Series 2021B, Interest Rate 5.00%

Payable December 15

Principal due December 15

Year Ending December 31,	Principal due December 15			Total		
	Principal	Interest	Total	Principal	Interest	Total
2022	\$ 135,000	\$ 166,111	\$ 301,111	\$ 675,000	\$ 2,927,458	\$ 3,602,458
2023	150,000	155,750	305,750	880,000	2,823,476	3,703,476
2024	160,000	148,250	308,250	1,555,000	2,400,442	3,955,442
2025	165,000	140,250	305,250	1,600,000	2,348,778	3,948,778
2026	175,000	132,000	307,000	1,715,000	2,295,613	4,010,613
2027	185,000	123,250	308,250	1,770,000	2,238,661	4,008,661
2028	195,000	114,000	309,000	1,890,000	2,179,800	4,069,800
2029	200,000	104,250	304,250	1,945,000	2,116,997	4,061,997
2030	210,000	94,250	304,250	2,070,000	2,052,378	4,122,378
2031	225,000	83,750	308,750	2,145,000	1,983,660	4,128,660
2032	235,000	72,500	307,500	2,275,000	1,912,314	4,187,314
2033	245,000	60,750	305,750	2,345,000	1,836,712	4,181,712
2034	260,000	48,500	308,500	2,490,000	1,758,732	4,248,732
2035	270,000	35,500	305,500	2,570,000	1,675,933	4,245,933
2036	440,000	22,000	462,000	3,045,000	1,590,443	4,635,443
2037	-	-	-	2,035,000	2,137,725	4,172,725
2038	-	-	-	2,200,000	2,046,150	4,246,150
2039	-	-	-	2,300,000	1,947,150	4,247,150
2040	-	-	-	2,475,000	1,843,650	4,318,650
2041	-	-	-	2,590,000	1,732,275	4,322,275
2042	-	-	-	2,780,000	1,615,725	4,395,725
2043	-	-	-	2,905,000	1,490,625	4,395,625
2044	-	-	-	3,110,000	1,359,900	4,469,900
2045	-	-	-	3,250,000	1,219,950	4,469,950
2046	-	-	-	3,475,000	1,073,700	4,548,700
2047	-	-	-	3,635,000	917,325	4,552,325
2048	-	-	-	3,875,000	753,750	4,628,750
2049	-	-	-	4,050,000	579,375	4,629,375
2050	-	-	-	4,315,000	397,125	4,712,125
2051	-	-	-	4,510,000	202,950	4,712,950
Total	\$ 3,250,000	\$ 1,501,111	\$ 4,751,111	\$ 76,475,000	\$ 51,458,770	\$ 127,933,770

**INSPIRATION METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2021**

Year Ended <u>December 31</u>	Prior Year Assessed Valuation for Current Year <u>Tax Levy</u>	Mills Levied for			Total Property Taxes		Percent Collected to Levied
		<u>General</u>	<u>Debt Service</u>	<u>ARI</u>	<u>Levied</u>	<u>Collected</u>	
2017	\$ 15,921,760	10.000	50.000	1.000	\$ 971,227	\$ 936,308	96.40 %
2018	26,447,560	11.055	55.277	1.105	1,783,544	1,777,289	99.65
2019	31,183,840	11.055	55.277	1.105	2,102,945	2,093,508	99.55
2020	48,311,840	11.132	55.664	1.112	3,280,760	3,330,519	101.52
2021	60,951,360	11.132	55.664	1.112	4,139,085	4,139,090	100.00
Estimated 2022	\$ 68,321,010	16.796	50.000	1.112	\$ 4,639,544		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years, as well as reductions for property tax refunds or abatements. Information received from the County Treasurer does not permit identification of specific year of assessment.