

# INSPIRATION METROPOLITAN DISTRICT

## 2022 ANNUAL REPORT TO THE CITY OF AURORA

Pursuant to §32-1-207(3)(c), C.R.S. and the Amended and Restated Consolidated Service Plan for Rockinghorse Metropolitan District No. 2, now known as Inspiration Metropolitan District (the “**District**”) the District is responsible for submitting an annual report to the City of Aurora (the “**City**”). The report is to include information concerning matters which occurred during the prior fiscal year.

To the best of our actual knowledge, for the year ending December 31, 2022, the District makes the following report:

### §32-1-207(3) Statutory Requirements

**1. Boundary changes made.**

There were no boundary changes made to the District in 2022.

**2. Intergovernmental Agreements entered into or terminated.**

See attached **Exhibit A** for a complete list of all intergovernmental agreements.

**3. Access information to obtain a copy of rules and regulations adopted by the board.**

The District’s rules and regulations can be found on the District’s website at [www.inspirationmetro.org](http://www.inspirationmetro.org).

**4. A summary of litigation involving public improvements owned by the District.**

To our actual knowledge, based on review of the court records in Douglas County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District’s public improvements as of December 31, 2022.

**5. Status of the construction of public improvements by the District.**

The District constructed the Piney Creek Trail connection in 2022.

**6. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.**

The District did not construct any facilities or improvements dedicated to or accepted by the City in 2022.

**7. The final assessed valuation of the District as of December 31<sup>st</sup> of the reporting year.**

A copy of the assessed valuation is attached as **Exhibit B**.

**8. A copy of the current year’s budget.**

A copy of the 2023 Budget is attached hereto as **Exhibit C**.

- 9. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

The 2022 Audit for the District will be provided when finalized by the District’s auditor.

- 10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.**

There were no uncured events of default by the District which continued beyond a ninety (90) day period under any debt instrument.

- 11. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.**

There was not any inability of the District to pay its obligations as they come due under any obligation which continued beyond a ninety (90) day period.

#### **Service Plan Requirements**

- A. Boundary changes made or proposed to the District’s boundary as of December 31 of the prior year.

There were no boundary changes made or proposed to the District in 2022.

- B. Intergovernmental Agreements with other governmental entities entered into or Proposed as of December 31 of the prior year.

See attached **Exhibit A** for a complete list of all intergovernmental agreements.

- C. Copies of the District’s rules and regulations, as of December 31 of the prior year.

The District adopted the following: Resolution Amending the Fee Resolution, November 8, 2022. Second Amended and Restated Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges May 10, 2022. Amended and Restated Resolution Adopting a Video Recording Policy July 12, 2022. Amended and Restated Residential Improvement Guidelines for All Lots.

See attached **Exhibit D** for copies of the before-mentioned rules and regulations and also [www.inspirationmetro.org](http://www.inspirationmetro.org).

- D. A summary of any litigation which involves the District’s Public Improvements as of December 31 of the prior year.

To our actual knowledge, based on review of the court records in Douglas County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District’s public improvements as of December 31, 2022.

- E. Status of the District's construction of the Public Improvements as of December 31 of prior year.

The District constructed the Piney Creek Trail connection in 2022. Completion to occur in 2023.

- F. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City of as December 31 of the prior year.

The District did not construct any facilities or improvements dedicated to or accepted by the City in 2022.

- G. The assessed valuation of the District for the current year.

The District's assessed valuation is attached hereto as **Exhibit B**.

- H. Current year budget, including a description of the Public Improvements to be constructed in such year.

The 2023 budget for the District is attached hereto as **Exhibit C**.

- I. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

The 2022 audit for the District will be provided when finalized by District's auditor.

- J. Notice of any uncured events of default by the District which continue beyond a ninety (90) day period, under any Debt instrument.

There were no uncured events of default by the District which continued beyond a ninety (90) day period under any Debt instrument.

- K. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

There was not any inability of the District to pay its obligations as they come due under any obligation which continued beyond a ninety (90) day period.

## EXHIBIT A

### Intergovernmental Agreements

1. INTERGOVERNMENTAL AGREEMENT entered into and dated as of December 21, 2004, by and between the City of Aurora and Rockinghorse Metropolitan District Nos. 1 and 2. Purpose: Provides for the uniform operation of special districts within the boundaries of the City of Aurora. Term: Indefinite.
2. AURORA REGIONAL IMPROVEMENT AUTHORITY NO. 1 ESTABLISHMENT AGREEMENT between the City of Aurora and Rockinghorse Metropolitan District Nos. 1 and 2 entered into and dated as of August 28, 2006. Purpose: Establishes the Aurora Regional Improvement Authority (“ARI”) organized for implementing the ARI Master Plans. Term: Indefinite.
3. WATER TRANSMISSION REIMBURSEMENT AGREEMENT dated August 25, 2008 by and among Rockinghorse Metropolitan District No. 1 and the CITY OF AURORA. Purpose: Reimburse district for capital outlays. Term: 20 years from the date of the agreement.
4. PROJECT COMMITTEE AGREEMENT between Adonea Metropolitan District No. 2, Cross Creek Metropolitan District No. 2, and Rockinghorse Metropolitan District No. 1 entered into and dated as of November 9, 2011. Purpose: to develop and coordinate plans, present and future, for the Regional Improvements and to develop strategies to promote the public welfare. Term indefinite.
5. SOUTH AURORA REGIONAL IMPROVEMENT AUTHORITY ESTABLISHMENT AGREEMENT between the City of Aurora and Inspiration Metropolitan District, entered into as of February 7, 2019. Purpose: Establishes the South Aurora Regional Improvement Authority (“SARIA”) organized for implementing the SARIA Master Plans. Term: Indefinite.
6. FIRST AMENDMENT TO THE AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT between the City of Aurora and Rockinghorse MD No. 1 and Inspiration MD, entered into May 21, 2019. Purpose: To clarify that the Districts are authorized to own, operate and maintain Public Improvements that are not otherwise required to be dedicated to the City or other public entity. Term: Indefinite.
7. FIRST AMENDMENT TO SOUTH AURORA REGIONAL IMPROVEMENT AUTHORITY ESTABLISHMENT AGREEMENT between the City of Aurora and Inspiration Metropolitan District, entered into as of August 27, 2019. Purpose: To clarify the Initial Contributions, Remittance of Funds, Revenue Bonds, ARI Mill Levy, Funding Obligations, and Remedies on Occurrence of Events of Default. Term: Indefinite.
8. INTERGOVERNMENTAL AGREEMENT REGARDING TRANSMISSION LINE PROJECT IMPACTS between the City of Aurora and Inspiration Metropolitan District entered into August 13, 2019. Purpose: To allocate mitigation funds received from Xcel.
9. WATER SERVICE CONNECTION FEE ALLOCATION AGREEMENT between Inspiration Metropolitan District and the City of Aurora, entered into February 26, 2021. Purpose: to calculate payment owed for water services for a “Z-Zone” service connection.
10. IRRIGATION SERVICE CONNECTION FEE ALLOCATION AGREEMENT between Inspiration Metropolitan District and the City of Aurora, entered into February 26, 2021. Purpose: to calculate payment owed for service connection fees for water services.

11. MASTER LICENSE AGREEMENT between the City of Aurora and Inspiration Metropolitan District, entered into August 25, 2021. Purpose: installation, maintenance, repair, and replacement of all privately owned and maintained improvements in city drainage easement.
12. MASTER LICENSE AGREEMENT between the City of Aurora and Inspiration Metropolitan District, entered into June 23, 2022. Purpose: installation, maintenance, repair, and replacement of all privately owned and maintained improvements in city drainage easement.

**EXHIBIT B**

**Assessed Valuation**

**Type of Authority: Metro District**  
**Tax Authority: 4425**

	Value Type	Real Actual Value	Personal Actual Value	Real Assessed Value	Personal Assessed Value
Inspiration Metro District	Commercial	1,996,987	456,868	579,120	132,490
Inspiration Metro District	Exempt	746,988	0	216,560	0
Inspiration Metro District	Natural Resources	3,827	0	1,110	0
Inspiration Metro District	Residential	897,977,566	0	62,409,530	0
Inspiration Metro District	State Assessed	53,621	5,093,172	15,600	1,477,000
Inspiration Metro District	Vacant Land	26,156,279	0	7,585,300	0
	<b>Total for Authority</b>	<b>926,935,268</b>	<b>5,550,040</b>	<b>70,807,220</b>	<b>1,609,490</b>

# CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR

Name of Jurisdiction: 4425 - Inspiration Metro District

IN DOUGLAS COUNTY ON 11/18/2022

New Entity: No

<b>USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY</b>
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IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022 IN DOUGLAS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$68,321,010
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$72,200,150
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$72,200,150
5. NEW CONSTRUCTION: **	\$9,654,350
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND ( 29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$15,633.80

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

<b>USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY</b>
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IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022 IN DOUGLAS COUNTY, COLORADO ON AUGUST 25, 2022

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$926,188,280
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$138,910,791
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$6,019

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2022

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$0
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\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.



**EXHIBIT C**

**2023 Budget**

**INSPIRATION METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2023**

**INSPIRATION METROPOLITAN DISTRICT  
SUMMARY  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 3,705,814	\$ 4,091,486	\$ 4,868,133
<b>REVENUES</b>			
Property taxes	4,071,312	4,545,727	3,826,608
Property taxes- Regional ARI	67,778	75,676	81,225
Specific ownership tax	399,167	410,277	351,705
Interest income	3,352	85,524	136,100
Operating assessments	1,425,606	1,769,586	2,042,712
Operating fees- builders	179,928	143,031	105,252
Late fees and interest	12,729	13,147	10,000
Legal- collection fees	6,876	13,330	2,000
Billing adjustments	93,029	83,608	5,000
Developer contributions	56,000	-	-
System development fees	1,074,500	609,000	444,500
Transfer fees	186,000	159,000	126,000
Debt forgiveness	-	-	69,071
Loan issue proceeds - 2021A-1	60,180,000	-	-
Loan issue proceeds - 2021A-2	13,045,000	-	-
Bond issue proceeds - 2021B Sub Bonds	3,250,000	-	-
Violations and fees	880	11,114	5,000
Adopt-A-Tree sponsorship	3,518	-	-
Miscellaneous income	25,989	19,000	13,750
Total revenues	<u>84,081,664</u>	<u>7,938,020</u>	<u>7,218,923</u>
TRANSFERS IN	<u>2,499,000</u>	<u>713,830</u>	<u>460,000</u>
Total funds available	<u>90,286,478</u>	<u>12,743,336</u>	<u>12,547,056</u>
<b>EXPENDITURES</b>			
General Fund	225,355	323,096	355,000
Operations Fund	1,782,473	2,123,810	2,375,000
Debt Service Fund	81,524,881	3,675,781	3,860,000
Capital Projects Fund	163,283	1,038,686	1,270,000
Total expenditures	<u>83,695,992</u>	<u>7,161,373</u>	<u>7,860,000</u>
TRANSFERS OUT	<u>2,499,000</u>	<u>713,830</u>	<u>460,000</u>
Total expenditures and transfers out requiring appropriation	<u>86,194,992</u>	<u>7,875,203</u>	<u>8,320,000</u>
ENDING FUND BALANCES	<u>\$ 4,091,486</u>	<u>\$ 4,868,133</u>	<u>\$ 4,227,056</u>
EMERGENCY RESERVE - TABOR	\$ 82,200	\$ 105,000	\$ 90,000
AVAILABLE FOR OPERATIONS	565,926	1,432,447	1,290,156
OPERATING RESERVE	633,900	766,270	991,270
COMMITTED FOR REIMBURSED EXPENSES	6,502	-	-
DEBT SERVICE RESERVE	463,113	823,841	1,054,830
CAPITAL PROJECTS RESERVE	2,339,845	1,740,575	800,800
TOTAL RESERVE	<u>\$ 4,091,486</u>	<u>\$ 4,868,133</u>	<u>\$ 4,227,056</u>

No assurance provided. See summary of significant assumptions.

**INSPIRATION METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/23

ACTUAL	ESTIMATED	BUDGET
2021	2022	2023

**ASSESSED VALUATION**

Residential Single-Family	\$ 41,161,690	\$ 51,793,040	\$ 62,409,530
Commercial	560,880	579,120	579,120
Agricultural	120	40	-
State assessed	2,500	5,000	15,600
Vacant land	18,395,120	14,962,550	7,585,300
Personal property	829,940	980,150	1,609,490
Other	1,110	1,110	1,110
Certified Assessed Value	\$ 60,951,360	\$ 68,321,010	\$ 72,200,150

**MILL LEVY**

General	11.132	16.796	8.000
Debt Service	55.664	50.000	45.000
Contractual Obligations	1.112	1.112	1.125
Total mill levy	67.908	67.908	54.125

**PROPERTY TAXES**

General	\$ 678,511	\$ 1,147,520	\$ 577,601
Debt Service	3,392,797	3,416,051	3,249,007
ARI	67,778	75,973	81,225
Levied property taxes	4,139,086	4,639,544	3,907,833
Adjustments to actual/rounding	4	(2,507)	-
Refunds and abatements	-	(15,634)	-
Budgeted property taxes	\$ 4,139,090	\$ 4,621,403	\$ 3,907,833

**BUDGETED PROPERTY TAXES**

<b>General</b>	<b>\$ 678,511</b>	<b>\$ 1,143,033</b>	<b>\$ 577,601</b>
<b>Debt Service</b>	<b>3,392,801</b>	<b>3,402,694</b>	<b>3,249,007</b>
<b>ARI</b>	<b>67,778</b>	<b>75,676</b>	<b>81,225</b>
	<b>\$ 4,139,090</b>	<b>\$ 4,621,403</b>	<b>\$ 3,907,833</b>

**INSPIRATION METROPOLITAN DISTRICT  
GENERAL FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 27,870	\$ 58,496	\$ 684,080
<b>REVENUES</b>			
Property taxes	678,511	1,143,033	577,601
Specific ownership tax	71,971	108,194	59,294
Interest income	609	17,453	23,500
Miscellaneous income	3,890	-	-
Total revenues	<u>754,981</u>	<u>1,268,680</u>	<u>660,395</u>
Total funds available	<u>782,851</u>	<u>1,327,176</u>	<u>1,344,475</u>
<b>EXPENDITURES</b>			
General and administrative			
Accounting	101,581	107,320	117,300
Audit	5,150	5,700	6,500
Contingency	-	-	9,945
County Treasurer's fee	10,182	17,153	8,664
Dues and licenses	1,238	1,538	1,750
Election expense	-	60,164	70,000
Insurance and bonds	9,851	9,427	10,841
Legal services	97,203	120,794	129,000
Miscellaneous	150	1,000	1,000
Total expenditures	<u>225,355</u>	<u>323,096</u>	<u>355,000</u>
<b>TRANSFERS OUT</b>			
Transfers to other fund	<u>499,000</u>	<u>320,000</u>	<u>460,000</u>
Total expenditures and transfers out requiring appropriation	<u>724,355</u>	<u>643,096</u>	<u>815,000</u>
ENDING FUND BALANCE	<u>\$ 58,496</u>	<u>\$ 684,080</u>	<u>\$ 529,475</u>
EMERGENCY RESERVE - TABOR	\$ 22,700	\$ 38,100	\$ 19,800
AVAILABLE FOR OPERATIONS	<u>35,796</u>	<u>645,980</u>	<u>509,675</u>
TOTAL RESERVE	<u>\$ 58,496</u>	<u>\$ 684,080</u>	<u>\$ 529,475</u>

No assurance provided. See summary of significant assumptions.

**INSPIRATION METROPOLITAN DISTRICT  
OPERATIONS FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 851,579	\$ 1,230,032	\$ 1,619,637
<b>REVENUES</b>			
Operating assessments	1,425,606	1,769,586	2,042,712
Operating fees- builders	179,928	143,031	105,252
Transfer fees	186,000	159,000	126,000
Adopt-A-Tree sponsorship	3,518	-	-
Late fees and interest	12,729	13,147	10,000
Legal- collection fees	6,876	13,330	2,000
Billing adjustments	93,029	83,608	5,000
Developer contributions	56,000	-	-
Interest income	261	17,769	27,600
Violations and fees	880	11,114	5,000
Miscellaneous income	22,099	19,000	13,750
Total revenues	1,986,926	2,229,585	2,337,314
<b>TRANSFERS IN</b>			
Transfers from other funds	174,000	373,830	260,000
Total funds available	3,012,505	3,833,447	4,216,951
<b>EXPENDITURES</b>			
Administrative			
Bad debt expense	942	-	6,059
Billing statements postage/ mailing	6,463	8,790	10,800
Billing/collection	150,998	141,790	128,527
Insurance and bonds	23,871	28,473	32,655
Legal- liens & collections	7,839	21,577	27,000
Legal services - other	15,824	-	-
Lockbox services	1,556	2,408	2,750
Management fee	308,433	543,026	602,080
Miscellaneous	68	15	-
Office supplies	-	1,000	400
Property management covenant enforcement	38,400	55,912	60,800
Reserve study	500	-	-
Storage	1,028	3,452	4,000
Telephone	699	607	900
Uniforms	-	-	350
Web hosting	2,332	-	1,200
Total Administrative	558,953	807,050	877,521

No assurance provided. See summary of significant assumptions.

**INSPIRATION METROPOLITAN DISTRICT  
OPERATIONS FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
<b>Utilities</b>			
Electric - landscape & facilities	6,525	6,377	8,369
Gas	4,733	8,850	8,083
Trash collection	168,223	214,012	246,038
Water & sewer	207,824	184,314	211,262
Total Utilities	387,305	413,553	473,752
<b>Landscaping</b>			
Annual review backflow preventers	2,350	-	-
Adopt-A-Tree	3,518	-	-
Irrigation system	93,923	104,274	87,500
Landscape contracts other services	59,067	-	-
Landscape maintenance	259,613	324,630	350,389
Landscape tree replacement	171,728	-	-
Pond maintenance & certification/retaining wall inspection	-	44,140	30,000
Seasonal color	-	-	-
Tract turnover	-	-	90,400
Tree maintenance	-	48,262	47,813
Tree removal & replacement	14,141	76,585	70,000
Winter water	32,600	26,400	41,500
Total Landscaping	636,940	624,291	717,602
<b>Community Engagement</b>			
Community wide program	29,510	35,529	40,000
Total Community Engagement	29,510	35,529	40,000
<b>Facility Maintenance</b>			
Building maintenance & repairs	118	6,584	25,000
Facility security access system	5,259	2,625	4,300
Fence / walls	24,000	61,000	60,000
Holiday lights	5,443	6,300	5,720
Internet	3,245	3,271	3,300
Janitorial	1,515	-	-
Lighting & electric	2,822	235	-
Maintenance - general community	18,714	19,000	-
Pest control	-	-	1,102
Pool maintenance	59,052	63,325	43,000
Pool repairs	5,068	8,844	9,728
Pool supplies	3,294	7,353	7,900
Pool staff lifeguards/monitors	-	21,800	30,000
Snow removal	27,299	31,757	48,021
Vandalism	2,666	-	-
Waste services	1,345	1,165	800
Total Facility Maintenance	159,840	233,259	238,871

No assurance provided. See summary of significant assumptions.

**INSPIRATION METROPOLITAN DISTRICT  
OPERATIONS FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
Communications			
Digital tools & support	949	2,000	2,300
Website communication tools & development	8,976	3,128	-
Total Communications	<u>9,925</u>	<u>5,128</u>	<u>2,300</u>
Other Expense			
Contingency	-	5,000	24,954
Total Other Expense	<u>-</u>	<u>5,000</u>	<u>24,954</u>
Total expenditures	<u>1,782,473</u>	<u>2,123,810</u>	<u>2,375,000</u>
TRANSFERS OUT			
Transfers to other fund	<u>-</u>	<u>90,000</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>1,782,473</u>	<u>2,213,810</u>	<u>2,375,000</u>
ENDING FUND BALANCE	<u>\$ 1,230,032</u>	<u>\$ 1,619,637</u>	<u>\$ 1,841,951</u>
EMERGENCY RESERVE - TABOR	\$ 59,500	\$ 66,900	\$ 70,200
OPERATING RESERVE	633,900	766,270	991,270
COMMITTED - REIMBURSEMENT EXPENSES	6,502	-	-
AVAILABLE FOR OPERATIONS	<u>530,130</u>	<u>786,467</u>	<u>780,481</u>
TOTAL FUND BALANCE	<u>\$ 1,230,032</u>	<u>\$ 1,619,637</u>	<u>\$ 1,841,951</u>

No assurance provided. See summary of significant assumptions.



**INSPIRATION METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 2,716,028	\$ 463,113	\$ 823,841
<b>REVENUES</b>			
Property taxes	3,392,801	3,402,694	3,249,007
Specific ownership tax	327,196	302,083	292,411
System development fees	1,074,500	609,000	444,500
Interest income	2,469	26,562	36,000
Debt forgiveness	-	-	69,071
Loan issue proceeds - 2021A-1	60,180,000	-	-
Loan issue proceeds - 2021A-2	13,045,000	-	-
Bond issue proceeds - 2021B Sub Bonds	3,250,000	-	-
Total revenues	<u>81,271,966</u>	<u>4,340,339</u>	<u>4,090,989</u>
Total funds available	<u>83,987,994</u>	<u>4,803,452</u>	<u>4,914,830</u>
<b>EXPENDITURES</b>			
General and administrative			
Accounting	-	3,000	3,000
Contingency	-	-	27,718
County Treasurer's fee	50,913	51,061	48,735
Refund overpaid system development fees	-	7,000	-
Paying agent fees	8,000	8,000	8,000
Debt Service			
2014A Bond Interest	712,350	-	-
2014B Bond interest	842,563	-	-
2017D Bond principal	9,949,000	-	-
2017D Bond Interest	3,149,828	-	-
2021A-1 Loan principal	-	365,000	500,000
2021A-1 Loan interest	143,797	2,353,038	2,264,895
2021A-2 Loan principal	-	175,000	230,000
2021A-2 Loan interest	24,952	408,309	402,831
2021B Sub Bonds principal	-	135,000	150,000
2021B Sub Bonds interest	-	166,111	155,750
Repay O&M developer advance principal	-	-	53,970
Repay O&M developer advance interest	-	-	15,101
Repay capital developer advance principal	691,979	-	-
Repay capital developer advance interest	193,091	-	-
Payment to refunding agent	64,527,278	-	-
Bond issue costs	1,231,130	4,262	-
Total expenditures	<u>81,524,881</u>	<u>3,675,781</u>	<u>3,860,000</u>
<b>TRANSFERS OUT</b>			
Transfers to other fund	<u>2,000,000</u>	<u>303,830</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>83,524,881</u>	<u>3,979,611</u>	<u>3,860,000</u>
ENDING FUND BALANCE	<u>\$ 463,113</u>	<u>\$ 823,841</u>	<u>\$ 1,054,830</u>
2021B RESERVE	154,500	154,500	154,500
2021B MAXIMUM SURPLUS AMOUNT	-	162,500	162,500
TOTAL RESERVE	<u>\$ 154,500</u>	<u>\$ 317,000</u>	<u>\$ 317,000</u>

No assurance provided. See summary of significant assumptions.

**INSPIRATION METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/27/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 110,337	\$ 2,339,845	\$ 1,740,575
REVENUES			
Property taxes- regional ARI	67,778	75,676	81,225
Interest income	13	23,740	49,000
Total revenues	<u>67,791</u>	<u>99,416</u>	<u>130,225</u>
TRANSFERS IN			
Transfers from other funds	<u>2,325,000</u>	<u>340,000</u>	<u>200,000</u>
Total funds available	<u>2,503,128</u>	<u>2,779,261</u>	<u>2,070,800</u>
EXPENDITURES			
General and Administrative			
Treasurer's Fee- regional ARI	1,017	1,136	1,218
Regional ARI expense	66,761	74,581	80,008
Capital Projects			
Contingency	-	-	27,274
Iron railing Gartrell tunnel	-	16,886	-
Equipment - tool cat machine	-	46,442	-
Major ponds remediation	3,365	128,746	-
Community service building architecture & consulting	-	80,000	35,000
Community service building site dev	-	-	100,000
Community service building construct/related costs	-	-	600,000
Community service building contingency	-	-	110,000
Playground and NAC	-	90,000	-
Private road maintenance	-	15,275	10,000
Regional trail connection	92,140	585,620	-
Water conservation - xeriscape	-	-	50,000
Erosion control - various areas	-	-	35,000
Gathering spots-shade structures	-	-	30,000
Tennis court resealing/restriping	-	-	19,000
Trash receptacles	-	-	5,000
Trail concrete repair - various locations	-	-	7,500
Various smaller projects	-	-	5,000
GIS system - research/evaluate	-	-	5,000
Restoration landscaping Inspiration Lane	-	-	40,000
Furniture replacement various locations	-	-	20,000
Install sidewalk - near Tansey	-	-	10,000
Picnic Park - expand play structures & bocce	-	-	50,000
Relocate/rebuild sand volleyball court	-	-	30,000
Total expenditures	<u>163,283</u>	<u>1,038,686</u>	<u>1,270,000</u>
Total expenditures and transfers out requiring appropriation	<u>163,283</u>	<u>1,038,686</u>	<u>1,270,000</u>
ENDING FUND BALANCE	<u>\$ 2,339,845</u>	<u>\$ 1,740,575</u>	<u>\$ 800,800</u>
AVAILABLE FOR DISTRICT IMPROVEMENTS	2,339,845	1,740,575	800,800
TOTAL RESERVE	<u>\$ 2,339,845</u>	<u>\$ 1,740,575</u>	<u>\$ 800,800</u>

No assurance provided. See summary of significant assumptions.

**INSPIRATION METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

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 the City of Aurora on May 30, 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 (the "City") in Douglas County (the "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, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Property Taxes**

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

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%. The District does not currently have multi-family residential real property within its boundaries.

**INSPIRATION METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues, Continued**

**Property Taxes – Regional ARI**

Pursuant to the District's Service Plan, the District is required to impose the Aurora Regional Improvement (ARI) Mill Levy upon the District's residents. This mill levy is 1.000 mill for 20 years, which for this purpose begins the first year that the District certifies 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 are 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. Subsequently, the ARI Mill Levy will increase to 5.000 for the collection year 2031 unless repayment of the debt incurred for public improvements occurs before the year 2031. The mill levies may be adjusted for changes in the method of calculating assessment valuation.

The District entered into the South Aurora Regional Improvement Authority (SARIA) Establishment Agreement (SARIA Agreement) with the City. SARIA 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.

In order to fund these projects, SARIA may issue revenue bonds secured by the pledged revenues of the ARI Mill Levies by each of the districts. The District remits the property taxes generated from the District imposed ARI mill levy, net of the cost of collections, to SARIA.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 9% of all the property taxes collected.

**Interest Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4%.

**System Development Fees**

On October 20, 2015, the District established a one-time system 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 system development fee is calculated to defray the cost of funding Development Costs and reasonably distributes the burden in a manner based on the benefits received by persons paying and using the Facilities. The fees are payable by homebuilders at the time of issuance of a building permit.

**INSPIRATION METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues, Continued**

**Assessment Fees**

The District adopted a Resolution Concerning the Imposition of an Operations Fee on October 20, 2015, which has been subsequently updated. The Board does not expect to raise the current Operations Fees for 2023. The Fee for each residential unit and each vacant lot is \$294 per quarter and \$147 per quarter, respectively. The District also imposes a Transfer Fee on each residential unit transfer and each vacant lot transfer of \$500.

**Expenditures**

**Administrative and Operating Expenditures**

Administrative and operating expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability and operations and maintenance of the District owned public facilities such as legal, accounting, insurance, utilities, landscaping, facilities management, snow plowing, and other expenses.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.5% of property tax collections.

**Debt Service**

Principal and interest payments are provided based on the attached debt amortization schedules for the Notes and Bonds (defined below).

**Debt and Leases**

The District issued **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 "Notes"), on November 9, 2021, in the respective amounts of \$60,180,000 and \$13,045,000. The District issued **Subordinate Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2021B** (the "Bonds") on December 7, 2021, in the amount of \$3,250,000.

**Details of the Notes**

The 2021A-1 Senior Notes were issued at the Taxable Rate of 3.91% per annum. On the Tax-Exempt Reissuance Date, when Bond Counsel issues a Tax-Exempt Reissuance Opinion stating that interest on the 2021A-1 Senior Notes is excludable from the gross income of the recipients thereof for federal income tax purposes, the 2021A-1 Senior Notes will bear interest at the Base Rate of 3.13% until maturity.

**INSPIRATION METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases, Continued**

**Details of the Notes (Continued)**

The 2021A-2 Senior Notes bear interest at the Base Rate of 3.13% from the date of issuance until maturity.

The Notes mature on December 1, 2036. It is expected that upon maturity, the Notes will be refinanced until December 1, 2051, and will bear interest at the estimated rate of 4.50%.

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

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 (defined below) and will continue to bear interest at the rate then borne by the Notes. To the extent interest on any 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 Notes.

**Discharge Date of the Notes**

In the event that any amount of principal or interest on the Notes remains unpaid after the application of all Pledged Revenue available therefor on December 1, 2051 (the "Discharge Date"), the Notes and the lien of the Indenture securing payment thereof will be deemed discharged.

**Optional Redemption of the Notes**

The 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

**Notes Pledged Revenue**

The 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 and any other debt service 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

**INSPIRATION METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases, Continued**

**Notes Pledged Revenue (Continued)**

- (a) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Note Fund.

**Required Mill Levy**

The District has covenanted to levy the “Required Mill Levy,” generally meaning:

- (a) prior to the Conversion Date of the 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 or any constitutionally mandated tax credit, cut, or abatement on or after January 1, 2004).
- (b) on and after the Conversion Date of the 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 Notes as the same become due and payable.

**Conversion Date of the Notes**

The “Conversion Date”, as it relates to the Notes is the first date on which all of the following conditions are met: (a) the Senior Debt to Assessed Ratio is 50% or less; and (b) no amounts of principal or interest on the Notes are due but unpaid.

**Details of the Bonds**

The Bonds bear interest at 5.00%, payable annually on December 15, beginning on December 15, 2022. The 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 Bond is not paid when due, such principal shall remain outstanding until paid, but in no event beyond the Discharge Date of the Bonds (defined below) and will continue to bear interest at the rate then borne by the Bonds. To the extent interest on any Bond is not paid when due, such unpaid interest shall compound annually on each December 15 at the interest rate then borne by the Bonds.

**Discharge Date of the Bonds**

In the event that any amount of principal or interest on the Bonds remains unpaid after the application of all Subordinate Pledged Revenue available therefor on December 15, 2051 (the “Discharge Date of the Bonds”), the Bonds and the lien of the Indenture securing payment thereof will be deemed discharged.

**INSPIRATION METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases, Continued**

**Optional Redemption of the Bonds**

The 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

**Subordinate Pledged Revenue**

The 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**

The District has covenanted to levy the "Subordinate Required Mill Levy," generally meaning:

- (a) prior to the Conversion Date of the 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 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, 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 Bonds as the same become due and payable and to replenish the Subordinate Reserve Fund to the Subordinate Reserve Requirement.



**INSPIRATION METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases, Continued**

**Conversion Date of the Bonds**

The "Conversion Date", as it relates to the Bonds, is the first date on which all of the following conditions are met: (a) the Debt to Assessed Ratio is 50% or less; (b) no amounts of principal or interest on the Bonds are due but unpaid; and (c) the amount on deposit in the Subordinate Reserve Fund is not less than the Subordinate Reserve Requirement.

**Subordinate Reserve Fund**

The Subordinate Reserve Fund was funded from proceeds of the Bonds in the amount of the Subordinate Reserve Requirement of \$154,500.

Amounts on deposit in the Subordinate Reserve Fund on the final maturity date of the Bonds will be applied to the payment of the Bonds on such date.

**Subordinate Surplus Fund**

The Bonds are additionally secured by the Subordinate Surplus Fund which will be funded by Subordinate Pledged Revenue that is not needed to pay debt service on the 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.

Any amounts on deposit in the Subordinate Surplus Fund on the final maturity date of the Bonds will be applied to the payment of the Bonds on such date.

**The District has no operating or capital leases.**

**INSPIRATION METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases, Continued**

	Balance - December 31, 2021	Additions	Reductions	Balance - December 31, 2022
<b>Governmental Activities:</b>				
Notes/Loans/Bonds from Direct Borrowings and Direct Placements:				
Series 2021A -1 Loan	\$ 60,180,000	\$ -	\$ 365,000	\$ 59,815,000
Series 2021A -2 Loan	13,045,000	-	175,000	12,870,000
Series 2021B Bonds	3,250,000	-	135,000	3,115,000
Subtotal of Notes/Loans/Bonds from Direct Borrowings and Direct Placements	76,475,000	-	675,000	75,800,000
Other Debts:				
Developer Advance - Operations	53,970	-	-	53,970
Interest on Developer Advance - Operations	15,101	-	-	15,101
Subtotal of Other Debts	69,071	-	-	69,071
 Total Long-Term Liabilities	 \$ 76,544,071	 \$ -	 \$ 675,000	 \$ 75,869,071
	Balance - December 31, 2022	Additions	Reductions	Balance - December 31, 2023
<b>Governmental Activities:</b>				
Notes/Loans/Bonds from Direct Borrowings and Direct Placements:				
Series 2021A -1 Loan	\$ 59,815,000	\$ -	\$ 500,000	\$ 59,315,000
Series 2021A -2 Loan	12,870,000	-	230,000	12,640,000
Series 2021B Bonds	3,115,000	-	150,000	2,965,000
Subtotal of Notes/Loans/Bonds from Direct Borrowings and Direct Placements	75,800,000	-	880,000	74,920,000
Other Debts:				
Developer Advance - Operations	53,970	-	53,970	-
Interest on Developer Advance - Operations	15,101	-	15,101	-
Subtotal of Other Debts	69,071	-	69,071	-
 Total Long-Term Liabilities	 \$ 75,869,071	 \$ -	 \$ 949,071	 \$ 74,920,000

**INSPIRATION METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserve Funds**

**Emergency Reserve**

The District has provided for an Emergency Reserve equal to at least 3% of the fiscal year spending as defined under TABOR.

**Operations Reserve**

The Board is accumulating an operating reserve for future repairs and replacements of District owned public facilities.

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

**INSPIRATION METROPOLITAN DISTRICT**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**  
**December 31, 2022**

\$60,180,000

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  
Principal due December 1

Year Ending December 31,	Principal	Interest	Total
2023	\$ 500,000	\$ 2,264,895	\$ 2,764,895
2024	1,145,000	1,856,560	3,001,560
2025	1,180,000	1,820,721	3,000,721
2026	1,265,000	1,783,787	3,048,787
2027	1,305,000	1,744,193	3,049,193
2028	1,395,000	1,703,346	3,098,346
2029	1,435,000	1,659,683	3,094,683
2030	1,530,000	1,614,767	3,144,767
2031	1,580,000	1,566,878	3,146,878
2032	1,680,000	1,517,424	3,197,424
2033	1,730,000	1,464,840	3,194,840
2034	1,835,000	1,410,691	3,245,691
2035	1,890,000	1,353,256	3,243,256
2036	2,145,000	1,294,099	3,439,099
2037	1,680,000	1,764,000	3,444,000
2038	1,815,000	1,688,400	3,503,400
2039	1,895,000	1,606,725	3,501,725
2040	2,045,000	1,521,450	3,566,450
2041	2,135,000	1,429,425	3,564,425
2042	2,295,000	1,333,350	3,628,350
2043	2,395,000	1,230,075	3,625,075
2044	2,565,000	1,122,300	3,687,300
2045	2,685,000	1,006,875	3,691,875
2046	2,870,000	886,050	3,756,050
2047	3,000,000	756,900	3,756,900
2048	3,200,000	621,900	3,821,900
2049	3,340,000	477,900	3,817,900
2050	3,560,000	327,600	3,887,600
2051	3,720,000	167,400	3,887,400
	<u>\$ 59,815,000</u>	<u>\$ 38,995,487</u>	<u>\$ 98,810,487</u>

**INSPIRATION METROPOLITAN DISTRICT**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**  
**December 31, 2022**

\$13,045,000

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 due December 1

Year Ending December 31,	Principal	Interest	Total
2023	\$ 230,000	\$ 402,831	\$ 632,831
2024	250,000	395,632	645,632
2025	255,000	387,807	642,807
2026	275,000	379,826	654,826
2027	280,000	371,218	651,218
2028	300,000	362,454	662,454
2029	310,000	353,064	663,064
2030	330,000	343,361	673,361
2031	340,000	333,032	673,032
2032	360,000	322,390	682,390
2033	370,000	311,122	681,122
2034	395,000	299,541	694,541
2035	410,000	287,178	697,178
2036	460,000	274,345	734,345
2037	355,000	373,725	728,725
2038	385,000	357,750	742,750
2039	405,000	340,425	745,425
2040	430,000	322,200	752,200
2041	455,000	302,850	757,850
2042	485,000	282,375	767,375
2043	510,000	260,550	770,550
2044	545,000	237,600	782,600
2045	565,000	213,075	778,075
2046	605,000	187,650	792,650
2047	635,000	160,425	795,425
2048	675,000	131,850	806,850
2049	710,000	101,475	811,475
2050	755,000	69,525	824,525
2051	790,000	35,550	825,550
	<u>\$ 12,870,000</u>	<u>\$ 8,200,825</u>	<u>\$ 21,070,825</u>

**INSPIRATION METROPOLITAN DISTRICT**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**  
**December 31, 2022**

\$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	Interest	Total
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	185,000	123,250	308,250
2028	195,000	114,000	309,000
2029	200,000	104,250	304,250
2030	210,000	94,250	304,250
2031	225,000	83,750	308,750
2032	235,000	72,500	307,500
2033	245,000	60,750	305,750
2034	260,000	48,500	308,500
2035	270,000	35,500	305,500
2036	440,000	22,000	462,000
2037	-	-	-
2038	-	-	-
2039	-	-	-
2040	-	-	-
2041	-	-	-
2042	-	-	-
2043	-	-	-
2044	-	-	-
2045	-	-	-
2046	-	-	-
2047	-	-	-
2048	-	-	-
2049	-	-	-
2050	-	-	-
2051	-	-	-
	<u>\$ 3,115,000</u>	<u>\$ 1,335,000</u>	<u>\$ 4,450,000</u>

**INSPIRATION METROPOLITAN DISTRICT**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**  
**December 31, 2022**

Year Ending December 31,	Total		
	Principal	Interest	Total
2023	\$ 880,000	\$ 2,823,476	\$ 3,703,476
2024	1,555,000	2,400,442	3,955,442
2025	1,600,000	2,348,778	3,948,778
2026	1,715,000	2,295,613	4,010,613
2027	1,770,000	2,238,661	4,008,661
2028	1,890,000	2,179,800	4,069,800
2029	1,945,000	2,116,997	4,061,997
2030	2,070,000	2,052,378	4,122,378
2031	2,145,000	1,983,660	4,128,660
2032	2,275,000	1,912,314	4,187,314
2033	2,345,000	1,836,712	4,181,712
2034	2,490,000	1,758,732	4,248,732
2035	2,570,000	1,675,933	4,245,933
2036	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
	<u>\$ 75,800,000</u>	<u>\$ 48,531,312</u>	<u>\$ 124,331,312</u>