

**INSPIRATION METROPOLITAN DISTRICT
REGULAR MEETING**

Via Teleconference October 14, 2025 at 6:30 p.m.

Bob LeGare, President	Term to May 2027
Rick Forsman, Vice-President	Term to May 2029
David Bourcier, Treasurer	Term to May 2029
Ralph “Doug” Parris, Secretary	Term to May 2027
Kimberly L. Kelleher, Assistant Secretary	Term to May 2029

Link: <https://us06web.zoom.us/j/8637322103>

Meeting ID: 863 732 2103

Dial in 1-669-900-6833

NOTICE OF REGULAR MEETING AND AGENDA

- 1. Call to Order/Declaration of Quorum/Excusal of Absences, if any**
- 2. Director Conflict of Interest Disclosures**
- 3. Approval of Agenda**
- 4. Public Comment** - Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person. Comments will be taken in the order determined by the President or his designee. Only during this time may a person address the Board unless the Board specifically solicits input from the audience at another time during the meeting.
- 5. Consent Agenda**

ACTION REQUIRED

The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda by any Board member. Items on the consent agenda are then voted on by a single motion, second and vote by the Board.

- a. Approval of September 9, 2025 Regular Meeting and October 2, 2025 Annual Meeting Minutes (enclosures).
- b. Acceptance of August 19, 2025 Common Area Committee Minutes (enclosure).
- c. Acceptance of September 8, 2025 Finance Committee Minutes (enclosure).
- d. Acceptance of August 11, 2025 and September 15, 2025 Inspiration Club Committee Minutes (enclosure).
- e. Acceptance of August 20, 2025 Residential Improvement Committee Minutes (enclosure).
- f. Ratify approval of agreement with Critter Control (enclosure).
- g. Ratify approval of agreement with BrightView for 2025-2026 snow removal

- (enclosure).
- h. Ratify approval of proposal from BrightView for mowing of Filing 21 Beauty Band (enclosure).
- i. Ratify approval of agreement with Coreflection for consulting services (enclosure).

6. Manager Updates

- a. Review Manager's Report (enclosure).
- b. Community Facilities and Grounds Manager (enclosure).
- c. Irrigation Report (enclosure).
- d. Native Report (enclosure).
- e. Tree Removal (enclosure).
- f. Quality Site Assessment (enclosure).
- g. **ACTION REQUIRED**: Consider approval of Proposal from Merrick & Company for drainage engineering design work in Filing 16 – Storm Lateral 19 (enclosure).
- h. **ACTION REQUIRED**: Consider approval of Proposal from Merrick & Company for Fire Lane Redevelopment engineering, design & city approvals (enclosure).
- i. **ACTION REQUIRED**: Consider approval of proposal from RTS Landscaping for Maintenance of Water Quality Detention Pond 2A (enclosure).
- j. **ACTION REQUIRED**: Consider approval of proposal from HydroSystems KDI for 2026 irrigation monitoring (enclosure).
- k. **ACTION REQUIRED**: Consider approval of Proposal from PBC Professional Building Cleaning LLC for 2026 cleaning services (enclosure).
- l. **ACTION REQUIRED**: Consider approval of proposal from BrightView for winter 2026 watering (enclosure).
- m. **ACTION REQUIRED**: Consider approval of proposal from GilsonAVI for installation of AV equipment (enclosure).

7. Legal Updates

- a. **ACTION REQUIRED**: Adoption of Resolution Establishing Regular Meeting Schedule and Posting Locations for 2025 (enclosure).

8. Common Area Committee

- a. Common Area Committee Update.
- b. **ACTION REQUIRED**: Consider approval of proposal from ATR Landscape to convert landscape beds at Minnow and Gartrell (enclosure).
- c. Other

9. Inspiration Club Committee

- a. Inspiration Club Committee Update (enclosure).
- b. Other.

10. Residential Improvement Committee

- a. Residential Improvement Committee Update.
- b. Consider Appointment to Residential Improvement Guidelines Committee (enclosure).

- c. AMI Update (enclosure).

11. Finance Committee

- a. Finance Committee monthly report.
- b. **ACTION REQUIRED**: Review and consider ratification and approval of payment of claims for the period ending September 30, 2025 (enclosure).
- c. **ACTION REQUIRED**: Review and consider acceptance of unaudited financial statements for the period ending August 31, 2025 (enclosure).
- d. Other

12. Other Business

- 13. Public Comment** - Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person. Comments will be taken in the order determined by the President or his designee. Only during this time may a person address the Board unless the Board specifically solicits input from the audience at another time during the meeting.

- 14. Next Meeting** ~ November 11, 2025

- 15. Adjourn**

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF INSPIRATION METROPOLITAN DISTRICT

Held: Tuesday, September 9, 2025, at 5:30 p.m. via video conference

Attendance

The Regular Meeting of the Board of Directors of the Inspiration Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

Bob LeGare
Rick Forsman
Ralph “Doug” Parris
Kimberly Kelleher
David Bourcier

Also present were:

Dominique Devaney, District Manager; Karis Clark, Assistant District Manager; Natalyn Walts, Public Alliance; Laura S. Heinrich, Esq., Spencer Fane LLP; Sharon Sulzle, AMI Community Association Management.

The following members of the public were present: Steve Powers, Alisa Brayman, Ellen Burns, Gail Greene, Sandra Budden, Ken Barritt, William Koller, Allen Schubert, Rich Reini, Kathy Forsman, Sally Van Der Camp, Bruce Van Der Camp, Brian Higgins, TJ Legare, Les (last name not provided), Travis Krabbenhoft, Holly Svetz, Sherry Zarnowiec, Dave Svetz, Eileen Brown, Dennis Colwell, Mark Kinslow, Jaci Gentile, Pamela Syverson, and Karen Chambers.

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order.

Conflict of Interest Disclosures

Attorney Heinrich advised the Board that pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney Heinrich reported that general disclosures for the directors are on file with the Secretary of State’s Office. Attorney Heinrich inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda	Director LeGare presented the agenda to the Board for consideration. Following discussion, upon a motion duly made by Director Forsman and seconded by Director Bourcier, the Board unanimously approved the agenda as presented.
Public Comment	None.
Consent Agenda	The following items on the consent agenda were considered routine or administrative. Following discussion, upon motion duly made by Director Parris, seconded by Director Bourcier, and upon vote unanimously carried, the Board took the following actions: - Approval of the August 12, 2025 Regular Meeting Minutes. - Acceptance of the July 15, 2025 Common Area Committee Minutes. - Acceptance of the August 4, 2025 Finance Committee Minutes. - Acceptance of the July 16, 2025 Residential Improvement Committee Minutes.
Management Updates	<u>Manager's Report:</u> Ms. Devaney reviewed the Manager's Report with the Board. <u>Community Facilities and Grounds Manager:</u> Mr. Dugan reviewed the Community Facilities and Grounds Manager Report with the Board. <u>Native Report:</u> Ms. Walts reviewed the Native Report with the Board. <u>Proposal from Potestio Brothers Equipment:</u> The Board entered into discussion to consider approval of a proposal from Potestio Brothers Equipment for a John Deere Gator and Boss Plow in the amount of \$35,769.25. Following discussion, upon motion duly made by Director Parris, seconded by Director Forsman, and upon vote unanimously carried, the Board approved the proposal from Potestio Brothers Equipment. <u>Aquatic Herbicide:</u> The Board entered into discussion to consider approval proposals Nature's Workforce, Solitude Lake Management, and Habitat Management Environmental & Natural Resource Services for aquatic herbicide. Following discussion, upon motion duly made by Director Forman, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the proposal from Nature's Workforce for aquatic herbicide in the amount of \$8,074.84.

Legal Update

The Board entered into discussion regarding a proposed Resolution for the Amended and Restated Inspiration Metropolitan District Charter for Committees.

Following discussion upon motion duly made by Director Forsman, seconded by Director Bourcier, and upon vote unanimously carried, the Board adopted the Resolution for the Amended and Restated Inspiration Metropolitan District Charter for Committees.

Inspiration Club Committee

Inspiration Club Committee Update: The Board engaged in a high-level discussion with the Inspiration Club Committee regarding the preliminary budgets for the Club for fiscal years 2025 and 2026. No formal action was taken.

Proposals for AV Equipment Installation: The Board reviewed proposals for the installation of audiovisual equipment.

Following discussion, upon motion duly made by Director Kelleher, seconded by Director Parris, and upon vote unanimously carried, the Board deferred the matter and continued to the Board's October 14, 2025 meeting for further consideration. No action was taken.

Proposal from Concrete Couch: The Board considered the proposal from Concrete Couch for the Mosaic Mountain Bench. Extensive discussion ensued.

Following discussion, upon motion duly made by Director Forsman, seconded by Director Kelleher, and upon vote unanimously carried, the Board deferred consideration of the proposal to the November 2025 meeting.

Residential Improvement Committee

Residential Improvement Committee Update: The Board received a general update from the Residential Improvement Committee. No formal action was taken.

Landscape and Patio Guidelines: The Board discussed proposed changes to the landscape and patio guidelines, including a requirement for inclusion of the sidewalk/walkway.

Following discussion, upon motion duly made by Director Parris, seconded by Director Forsman, and upon vote unanimously carried, the Board approved the changes to the landscape and patio guidelines.

Resolution Adopting Fee for Appeals: The Board held extensive discussion regarding the proposed Resolution Adopting a Fee for

Appeals, including the fee amount and the administrative process for appeals.

Director Kelleher moved to adopt the Resolution with a fee set at \$295; the motion failed for lack of a second.

Director Parris then moved to adopt the Resolution with a fee set at \$500, seconded by Director Bourcier. Upon vote, Directors Forsman, Parris, and Bourcier voted in favor, and Directors LeGare and Kelleher voted against.

Accordingly, the Resolution Adopting a Fee for Appeals in the amount of \$500 was approved.

AMI Update: Ms. Sulzle provided the Board with an update.

Finance Committee

Finance Committee Monthly Report: Mr. Barritt provided the Board with the Finance Committee's monthly report. The update included a general overview, presentation of year-to-date cash flow, and a PowerPoint presentation on the preliminary 2026 budget work. No formal action was taken.

Payments of Claims: The Board reviewed the payment of claims for the period ending August 30, 2025.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Kelleher, and upon vote unanimously carried, the Board ratified and approved the payment of claims as presented.

Financial Statements: The Board reviewed the unaudited financial statements for the period ending July 31, 2025.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Kelleher, and upon vote unanimously carried, the Board accepted the unaudited financial statements for the period ending July 31, 2025.

2026 Reserve Study: The Board reviewed a proposal from Charles Taylor for the 2026 Reserve Study.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Kelleher, and upon vote unanimously carried, the Board approved the selection of Charles Taylor to perform the 2026 Reserve Study.

Common Area Committee

Common Area Committee Update: The Board received an update from the Common Area Committee. General discussion was held. No formal action was taken.

Proposal from ATR Landscape for Landscaping Work: The Board reviewed the proposal submitted by ATR Landscape for landscaping work.

Following discussion, upon motion duly made by Director Parris, seconded by Director Bourcier, and upon vote unanimously carried, the Board approve the proposal from ATR Landscape.

Other Business

None.

Public Comment

Ms. Pamela Syverson addressed the Board, requesting that the calendar link used in the District eBlast be verified. Ms. Syverson also offered kudos to the Common Area Committee for its work. No formal action was taken.

Ms. Holly Svetz addressed the Board requesting an explanation regarding the debt service mill levy increase.

Next meeting

The next meeting is:
Regular Meeting – October 14, 2025 at 6:30 p.m.

Adjournment

President LeGare adjourned the meeting at 8:45.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF AN ANNUAL MEETING OF THE BOARD OF DIRECTORS OF THE INSPIRATION METROPOLITAN DISTRICT HELD OCTOBER 2, 2025

An Annual Meeting of the Board of Directors (referred to hereafter as “Board”) of the Inspiration Metropolitan District (referred to hereafter as “District”) was convened. The meeting was open to the public and the conferencing information was posted.

The meeting was held via teleconference.

ATTENDANCE

Directors in Attendance Were:

Bob LeGare
Rick Forsman
Ralph “Doug” Parris
Kimberly Kelleher
David Bourcier

Also In Attendance Were:

Dominique Devaney, District Manager; Karis Clark, Assistant District Manager; Laura S. Heinrich, Esq., and David O’Leary, Esq. (for a portion of the meeting), Spencer Fane LLP; Allison Williams, CliftonLarsonAllen LLP.

The following members of the public were present: Debbie Plachki, Barbara Tung, Brian Higgins, Gary and Linda Scott, Karen [Last Name Unknown], Patrick Strausburg, Erin Bourcier, Ellen Burns, Dave Svetz, Jannell Straubaugh (unconfirmed, 720-937-3157), Courtney Thomas, Lacy Bolger, Pamela Syverson, Judy Osse, Ken Barrit, Travis Krabbenhoft, Russ Paper, TJ Legare, Sally and Bruce Van Der Kamp, representatives from GEP, Alisa Brayman, Rich Reini, Gale Greene, Walt Stevens, Karen Chambers, Gerard White, Denise Dittman, and Jaci Gentile.

CALL TO ORDER

Called to order at 6:32 p.m.

RECORD OF PROCEEDINGS

**PRESENTATION
OF STATUS OF
INFRASTRUCTURE
PROJECTS**

Director LeGare presented the status of public infrastructure projects.

**PRESENTATION
REGARDING
OUTSTANDING
BONDS**

Ms. Williams provided an overview of the outstanding bonds and payment schedule.

**REVIEW OF
UNAUDITED
FINANCIAL
STATEMENTS
QUESTIONS**

Director Bourcier presented a review of the unaudited financial statements for the year to date.

Ms. Bourcier expressed gratitude to the Board for its continued efforts and dedication.

Ms. Syverson inquired regarding the bond principal and interest payment structure.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 6:50 p.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

COMMON AREA COMMITTEE MINUTES
Of AUG 19, 2025 - 5:30 P.M.-7 PM

In attendance: CAC Members: T. LeGare, M. Berkstresser, C. Gorestky, T. Norton, H. Svetz, S. Wilhelmsen
PA Staff: J. Dugan, N. Walts
Public: B. Higgins

The meeting was called to Order - 5:30 pm

- 1. Agenda was approved**
- 2. CAC Minutes of July 2025 approved**
- 3. There was no Public comment**
- 4. Water Presentations - Scheduled for Sept 24th at 7 pm on Waterwise Plantings at Inspiration Club**
- 5. IMD BOD Mtg Update of August 12, 2025 was approval of WillyGoat bid to replace the broken chess set at Bears Lair with a Climbing Rock.**
- 6. Budget Update for CAC projects/maintenance. Spreadsheet was distributed. We are on track to spend all \$112.5k of Maintenance. Underspent on Capital since several big projects were paid from Reserves, like stamped concrete and WillyGoat playground.**
- 7. New Business:**
 - Filing 22 has been accepted and Improvements Needed in 2026.**
 - Jim and Nat discussed tree plotter and 5400 trees in IMD (not including tree lawns). Nat wd like to enter a photo of each tree. Mark said Filing 22 trees are not in the tree plotter. Nat said along filing 20 all trees are not in the system yet. iPads are available. Nat is on site Tuesday, Wednesday and Friday.**
 - Jim gave update on weed spray. Kristen Oles recommend skipping Sept and spraying in October to be most effective.**
- 8. StopLight Chart Items marked blue were discussed.**

Adjournment was at 7:18 pm

Finance Committee (FC) Meeting Minutes
Monday, September 8, 2025
5:30 PM - 7:00 PM

1. Call to Order. The meeting was called to order at 5:31 PM (MDT) with a quorum confirmed. In attendance were committee members Ken Barritt (Chair), Sharon Macway (Vice Chair), Mike Gulan (Secretary), Kathy Toth, and Dirk Pantone. Also in attendance was David Bourcier (BOD Liaison) and Dominique Devaney (Public Alliance). There were no community members in attendance.
2. Approval of Agenda and Minutes. There were no changes to the September 8, 2025 agenda. The agenda was unanimously approved. There were no changes to either of the August 4, 2025 and August 28, 2025 minutes. These minutes were unanimously approved.
3. Community Comment and Discussion. There were no comments or questions.
4. Review of Financial Statements. Chair Barritt reviewed the July 2025 financials. Some of the highlights in the general fund include (1) interest income is ahead of schedule YTD, (2) total income YTD has a \$71k positive variance to budget @ \$2,448k, (3) overall YTD administrative expenses have a positive variance of \$29k (under budget), (4) overall YTD landscaping expenses have a negative variance of \$113k (over budget), and (5) overall total expenses YTD have a negative variance of \$73k (total expenses YTD are \$2,021k). The capital projects fund expenses have a YTD positive variance of \$514k (total YTD expenses of \$1,286k). As of 7-31-25, the fund balances are \$4,200k (General Fund), \$2,716k (Debt Service Fund), and \$98k (Capital Projects Fund).
5. Status of Current Projects. Chair Barritt led a discussion on the status of the 2026 budget. Some of the highlights of this discussion included (1) the CSC building is now largely completed with some smaller residual payments yet to be made (some unforeseen expenses may occur in 2026; however, they are unknown at this time), (2) the preliminary 2026 budget shows no increase in the quarterly fees due from IMD residents (if approved by the BOD, this will be the 7th consecutive year of no increases in the quarterly fees, and (3) of the total 1,916 lots in IMD, there are currently 1,862 lots (97%) owned by residents, and 54 lots (3%) yet to be built / completed.
6. New Business. None
7. Adjournment. There being no further business, the meeting was adjourned at 6:25 PM (MDT).

The next regular monthly FC meeting is October 6, 2025, from 5:30 PM to 7:00 PM (MDT) via Zoom meeting.

INSPIRATION CLUB COMMITTEE MINUTES

Aug 11, 2025 : 5:30pm, Zoom and in the Meeting Room

Attendees: Rea Heatherington, Sherry Zarnowiec, Kim Kelleher (Board Rep), Tom Norton, Ingrid DeGreef,, Jaci Gentile, Karis Clark (Public Alliance)

Meeting was called to order at 5:32pm. Agenda approved unanimously. Minutes of July 15, 2025 meeting approved unanimously.

Public Comment – No members of the public attended.

Public Art

Discussed the Concrete Couch proposal for a couch type art design for installation in front of the Club building. Getting more proposals was very frustrating as the other vendors we contacted did not respond to calls or emails.

Reviewed New Calendar

Karis created a new IMD calendar that allows for tracking of community events both at the building and other locations along with private rentals. The calendar is going to make scheduling and approval of events much easier to manage.

Priority of Events at the Club Building

1. Inspiration Community wide events.
2. Inspiration Group events
3. Inspiration Resident Private event

Items to report in our input to the board

1. Concrete Couch Proposal
2. Funding. We will go over our \$40K event budget for 2025. No 2025 \$ were earmarked for events at the building in 2025 – need about \$7K plus up. 2026 event budget request is \$70K.
3. Discuss upcoming events.
4. Discuss our first resident private event.

Next Insp Club Committee meeting – Sept 15, 5:30pm

Meeting adjourned at 6:35pm.

Inspiration Club Subcommittee Minutes
September 15, 2025 - 5:30 PM

Meeting was called to order at 5:33pm by Rea Heatherington.

Present (in person): Karis Clark, Rea Heatherington, Sheri Zarnowiec and Jaci Gentile

Present (by Zoom): Ingrid DeGreef

Absent: Kim Kelleher and Tom Norton

Resident Guests: Pam Syverson and William Scott

The agenda was reviewed and approved.

Rea is working on the minutes from the August meeting.

There were no public comments.

Rea announced receiving the resignation of Holly Svetz from this committee.

Rea discussed with input from Sheri the Inspiration Metro District Board comments in regard to the requested budget to finish out the 2025 fiscal year and the budget for 2026 along with the discussion of the public art project for the Inspiration Club Building. The Board's discussion about the Public Art was moved to the November Board meeting. Since the charge of this committee was to research Public Art for the building, the committee felt it had completed its work. The Board needs to determine a budget for Public Art and how it would like to move forward. For 2025, social activities received \$40,000 in funding which did not include the completion of the Inspiration Club Building and activities upon completion. A request was made to increase the social activities budget to \$70,000 for 2026.

As of September 15th, there have been 3 private events hosted in the Inspiration Club Building. There are several more scheduled in September and October.

The Pooch Plunge on Sunday, September 14th went well.

Upcoming Events:

Jaci discussed the plans for STEM Day on Saturday, September 27th. There is a need for additional volunteers to help at each of the 12 activity stations. There will be a prize awarded to the first 100 students that complete all 12 stations.

Karis said that 4 entries have already been received for the Fall Coloring Contest on October 1st.

Karis asked about hosting the Fall Fest on October 4th at Pathfinder Park. The committee felt this would be a good location. There will be prizes awarded for the top 3 contestants in the Chili Cook Off (trophies) and a mug for the top Home Brewer. This day also includes pumpkin decorating and carriage rides.

Karis presented a new idea for the community children and use of the Inspiration Club Building. It is called KidStage (www.kidstage.net). This program occurs in other communities like Inspiration and in school districts. It is an 8-week program occurring on weeknights. The program would be at a zero cost to the district and would bring in rental revenue. The cost of the program would come from the participants directly to KidStage. Karis will investigate the cost to families.

Discussion was held on the report for this committee for the October 14th Inspiration Metro District Board meeting.

Meeting was adjourned at 6:33pm.

Respectfully submitted by Jaci Gentile.

MINUTES OF THE MEETING OF THE RESIDENTIAL
IMPROVEMENT GUIDELINES COMMITTEE OF
INSPIRATION METROPOLITAN DISTRICT

Held: Wednesday, August 20th, 2025, at 5:30 p.m. via
videoconference and in person at the Inspiration Club.

Attendance

The regular meeting of the Residential Improvement Guidelines Committee was called to order and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following members, having been approved by the Board of Directors to serve on the Committee, were in attendance:

Allen Schubert (Chair)
Chris Bolz (Vice Chair)
Rick Forsman (Board Liaison)
William Koller
Chuck Wagner
Carla Baglione
Steve Powers
Jared Berge

Also, present were Sharon Sulzle, Meghan Hutchins, and Dara Watson of AMI.

Call to Order

Chair Schubert noted that a quorum of the Committee was present, and the meeting was called to order at 5:30 pm.

Agenda Approved

The agenda was reviewed and unanimously approved.

July Minutes

The July minutes were reviewed and unanimously approved.

Public Comment

There were no comments at this time.

Board Report

Board Liaison Forsman gave a summary of July's Board Meeting.

Compliance Report

Ms. Sulzle presented the compliance and design request report.

Patios and Landscaping

William Koller and Chair Schubert discussed the proposed changes made in the language regarding patio and landscaping requirements in sections 4.36 and 4.32 of the

Guidelines. The Committee approved the proposed changes and will forward the changes to the IMD Board for their approval.

Other Business

Chair Schubert discussed Board Chair Bob LeGare's request for a possible change in the language regarding the requirements for side yard sidewalks and how they join the driveway. Chair Schubert will draft proposed language for the Committee's consideration at a future meeting.

Public Comment

No comment was made at this time.

Adjournment

There being no further business before the Committee, the Committee determined to adjourn the meeting at 6:51 pm.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary _____

BILLING INFORMATION

Business Name: Inspiration Metro District
Name: Inspiration Metro District
Address: 7555 East Hampden Avenue Suite 501
Denver, CO 80231
Phone: +13036348275
Email: nwalts@publicalliancecellc.com

SERVICE INFORMATION

Business Name: Inspiration Metro District
Address: 8711 South Sicily Court Parker, CO 80138

Description of Services

Hello Nat Walts,

Thank you for the opportunity to propose a solution for your nuisance wildlife issue. Rest-assured you called the right company, and we care about solving your problem promptly and professionally.

Why Choose our Team: We are the largest Wildlife and Animal Control Company in the United States. Incorporated in the early 1980's, our company has been in the business for five decades. We are registered with the Department of Agriculture and the Natural Resources. We are proud of the high quality of technical skills and ability in our Service Team. Our thorough training and continuing education program ensure that each Wildlife Service Technician is fully trained and equipped to handle any situation. Our technical support team includes wildlife biologists, herpetologists, entomologists, and bat and bird experts. We provide pest, animal and wildlife control services tailored specifically for residential and commercial properties. Whether large or small, all of our customers receive the same high quality of service and dependability. We are routinely recommended by leading pest control companies and by numerous county and state agencies, and universities. Our reputation with past and present customers confirms the quality of our work. We are fully licensed and insured: including Workers Compensation Insurance, Fleet Insurance and Five-million dollars in liability insurance to protect our customers and their property. Technicians and management are always available to our customers to assist with routine questions or to handle emergencies; Emergencies are always handled on a priority basis, and we will respond promptly.

Our technicians will always arrive on your property in easily recognizable uniforms and fully decaled vehicles. You will always know when we are on the property. Whatever the need, wherever the problem, we will be there to help!

Pests for which evidence was found during Inspection: Prairie Dogs

Prairie dogs are social rodents found in grasslands and can pose unique challenges. Prairie dogs can multiply rapidly, potentially causing damage to landscapes and posing safety concerns. Effective control involves a comprehensive approach, including habitat modification, exclusion methods, and humane trapping when necessary. Regular property maintenance and monitoring may be necessary for long-term prevention.

Property Notes:

Critter Control will do initial treatment for prairie dogs in field behind park. Follow up monthly with gassing.

Please call/text Kevin Brunick with any questions.

	Services	Total	
Recurring Services			
Initial Service			\$1,450.00
The comprehensive wildlife control process involves installing one-way doors, applying deterrents, or setting traps to eliminate the existing infestation of various wildlife from the structure. Subsequent visits will maybe made to inspect the one-way doors, reapply deterrents, and check and remove animals as necessary, with the goal of completing this procedure within 5 days from the initial setup. To ensure the safety of both the animals and our customers, we kindly request that traps not be tampered with, and any trapped animals should not be approached, as these aspects are best handled by our trained professionals.			
Recurring Service		\$159.00	\$1,908.00
		Monthly	Annual Value
Recurring Service - Yard Animals			
Recurring service for yard animals involves scheduled visits by wildlife or pest control professionals to monitor and manage animal-related issues in outdoor areas. Regular inspections assess signs of animal activity, identify responsible animals, and evaluate the extent of the problems. Preventive measures, like habitat modifications, humane trapping, and deterrents are applied as part of regularly scheduled treatment plan. Our service intervals are generally monthly, EOM, or quarterly depending on your situation. Detailed records are maintained and communication with property owners ensures updates and recommendations for effective animal prevention and management.			
ANNUAL NET TOTAL: \$3,358.00			
Initial Investment: \$1,609.00			

CRITTER CONTROL CONDITIONALLY GUARANTEES THAT THE ABOVE LISTED STRUCTURE WILL BE FREE OF TARGETED ANIMAL FROM THE AREAS REPAIRED FOR THE AGREED UPON WARRANTY DURATIONS FROM DATE THAT THE WORK HAS BEEN COMPLETED. THE GUARANTEE APPLIES ONLY TO THE ANIMAL(S) DESIGNATED ON THIS CONTRACT. IF RE-ENTRY OCCURS DURING THE WARRANTY DURATION THROUGH THE AREAS REPAIRED, THE ANIMAL (S) WILL BE REMOVED AND NECESSARY EXCLUSION REPAIRS MADE AT NO CHARGE. CRITTER CONTROL WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING OR ITS CONTENTS CAUSED BY THE ENTRY OF ANY ANIMAL INTO THE STRUCTURE. THIS WARRANTY MAY BE EXTENDED PAST THE ORIGINAL DURATION SUBJECT TO CRITTER CONTROL APPROVAL AND POSSIBLE ANNUAL RATE ADJUSTMENT. INSPECTION WILL BE MADE ONLY UPON CUSTOMER REQUEST. EXCLUSION REPAIRS TO AREAS DESCRIBED ABOVE CORRESPOND WITH THE DESCRIPTION NOTED ON THIS AGREEMENT AND ON THE INCLUDED GRAPH. WARRANTY WILL BECOME VOID SHOULD WORK COMPLETED BY REMOVED BY THIRD PARTY OR AN ACT OF GOD.

AGREEMENT FOR SERVICES

This Agreement for Services (“Agreement”) is entered into and effective the 3rd day of October, 2025 by and between INSPIRATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and Brightview Landscape Services, Inc., a Colorado corporation (“Contractor”).

1. The work or services to be provided by the Contractor to the District are generally as follows: snow removal, as further described in **Exhibit A**, attached hereto and incorporated herein (the “Work”). The Work shall be rendered in a timely manner or as specified in the description of the Work. The term of this Agreement shall run through December 31, 2025, and shall automatically renew on January 1, 2025 for a term through midnight on May 31, 2026, unless otherwise terminated by the District as provided herein.
2. The compensation due for the Work provided by Contractor shall be as set forth in **Exhibit A**. Contractor shall submit to the District by the first of each month detailed invoices of the Work performed and direct costs presented for reimbursement. Work performed in excess of the compensation amount above shall only be performed upon written authorization of authorized District personnel or the District’s Board of Directors.
3. The Contractor is an independent contractor and nothing herein contained shall constitute or designate the Contractor as an employee or agent of the District. The District is concerned only with the results to be obtained. **The District will not withhold any taxes or other amounts from any compensation paid to Contractor. The payment of any and all federal, state, and local taxes or other required withholdings shall be the sole responsibility of Contractor. Contractor is not entitled to Worker's Compensation benefits or unemployment insurance benefits.**
4. The Contractor will comply with its statutory obligations respecting the collection, use, disclosure, access to, correction, protection, accuracy, retention and disposition of personal information that may be collected or created under this Agreement. In addition, the Contractor shall take all reasonable measures to protect the data and security of its electronic files and all personal information that may be collected or created under this Agreement. The Contractor shall immediately notify the District if the Contractor comes into possession of electronic financial, proprietary, confidential, privileged, or personal information of the District or any of its members, and upon the District’s demand, the Contractor shall remove such information and take such other necessary actions to insure the security of the foregoing.
5. The Contractor shall indemnify, defend and hold harmless the District, its members, directors, officials and employees from and against any and all claims, demands, suits, actions, judgments, losses, damages, injuries, penalties, costs, expenses (including attorney’s fees) and liabilities to the extent they are alleged to arise from the intentional misconduct or negligent acts or omissions of the Contractor or Contractor’s sub-contractors and/or employees. The obligations of this indemnification shall survive termination of this Agreement.
6. Contractor shall carry insurance of the type and in the amounts as described in **Exhibit B** hereto. Proof of such insurance coverage shall be presented to the District prior to the performance of the Work. Nothing herein shall be deemed a waiver of immunity under § 24-10-101, *et seq.*, C.R.S.
7. The District may terminate this Agreement not-for-cause, in whole or in part, by delivering written notice of termination to Contractor specifying the extent and timing of such termination. The District shall pay Contractor for Work performed and materials actually provided to the District prior to such notice.
8. The Contractor shall be informed of and comply with all federal, state and local laws, ordinances and regulations and any applicable rules and regulations of the District.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written.

**INSPIRATION METROPOLITAN
DISTRICT**

DocuSigned by:

Bob LeGare

F86F36D3320C434...

By: Bob LeGare, President

CONTRACTOR

DocuSigned by:

Jessica Durbin

814EF2AE9C7C466...

By: Jessica Durbin

EXHIBIT A

CLIENT PRICING AGREEMENT

2025.16749622

BrightView

Annual Snow Service Order

BrightView Landscape Services, Inc. (BrightView)

8/14/2025 15:29

40030_BVLS Denver South

8888 N Motenbrocker Rd Ste A Suite A Parker CO 80134-7523

Ph: (303) 841-3003

400300442

• SERVICE LOCATION (Location)

Loc ID

Location Name

Estimate

16749622

INSPIRATION METRO DISTRICT

400300442

Location Address

23483 E SADS DR, AURORA, CO 80016

• CLIENT INFORMATION (Client)

Client ID

Company Name

Billing Address

INSPIRATION METROPOLITAN DISTRICT

405 URBAN ST STE 310, LAKEWOOD, CO 80228

• SCOPE OF SERVICES

Service Start: 10/01/2025

Service End: 05/31/2026

Start Season: 2025

Vehicle Site Area(s) (VEH)	Service Start Trigger	Pedestrian Sites Areas (PED)	Service Start Trigger
Parking/Drive Areas (LOTS)	2"	Private Sidewalks (PRI WALKS)	
Parking Garage (PK GAR)	N/A	Public Sidewalks (PUB WALKS)	2"
		Mailbox Kiosk	1"
Ice Watch (Vehicle)	Allowed	Ice Watch (Pedestrian)	Allowed
Anti-Ice/Pretreatment (Vehicle)	Declined	Anti-Ice/Pretreatment (Pedestrian)	Declined

BrightView is only responsible for performing Services in the selected Site Areas after the indicated Service Trigger is reached. Services requested before the Trigger is met shall begin upon a reasonable period after notification from the Client and may result in additional fees. Services provided under this agreement shall be directed and managed by BrightView in order to maintain safe conditions in the Site Areas indicated.

• BrightView will stake curbs and obstacles in the indicated site areas by 01/01 of each season and will invoice Client \$10.00 per stake.

• Speed bumps/bumps/tables shall not be repaired/replaced regardless of staking conditions.

• Bulk de-icing material will be purchased (Supplied) by BrightView and applied by BrightView.

• Bagged de-icing material will be purchased (Supplied) by BrightView and applied by BrightView.

• All Time & Material Rates are Port-to-Port, and are subject to minimum fees as noted in the Price Schedule

• If marking stakes are needed onsite then it is done at Time and material rates.

• All prices exclude any applicable sales tax, should client request tax to be included BrightView may automatically adjust the price if tax laws change to reflect such increase.

By signing this Service Order, Client acknowledges and agrees that (a) snow or ice may accumulate while Services are being performed, (b) even when there is no precipitation present, snow may blow or drift onto a Service Location or be brushed onto cars, parking, and driving areas or walkways, and (c) properly plowed snow may melt and refreeze after Services are fully performed. Accordingly, Client understands and agrees that (i) BrightView cannot guarantee that the performance of the Services will remove all snow and ice from any Service Location, and (ii) some snow or ice may still be present at a Service Location during or after the performance of Services.

• PRICE SCHEDULE

BrightView will be compensated for work performed at the Service Location according to the agreed to prices shown below. All listed equipment items includes the respective equipment and required operator.

Category	Area	Service/Unit Description	Unit	Min. Chg.	Price	Price	Price	Price	2025 Price
TM	ALL AREAS	Truck with Plow	Hr	1 Hr					\$133.90
TM	ALL AREAS	Truck with Spreader/Sprayer	Hr	1 Hr					\$140.08
TM	ALL AREAS	Skid Steer	Hr	4 Hrs					\$166.86
TM	ALL AREAS	Back Hoe Loader less than 3CY	Hr	4 Hr					\$248.23
TM	ALL AREAS	Hauling/Relocating Snow (note)	Hr	1 Hr					\$156.56
TM	ALL AREAS	Crew Member	Hr	1 Hr					\$69.01
TM	ALL AREAS	Supervisor	Hr	1 Hr					\$75.19
TM	ALL AREAS	Bag Ice Melt	50 Lbs	1 Bag					\$61.80
TM	ALL AREAS	Ice Shovel	Ton	1 Ton					\$313.12
TM	ALL AREAS	Front End Loader	Hr	4 Hr					\$324.45
TM	ALL AREAS	Utility Vehicle	Hr	1 Hr					\$131.84
TM	ALL AREAS	ATV	Hr	1 Hr					\$118.45
SI	ALL AREAS	Snow Stake (installed)	EA						\$10.30

• ORDER EFFECTIVE DATE:

10/01/2025

This Service Order is accepted by BrightView and Client and forms part of the Master Snow Management Agreement signed by the parties and replaces any Service Order previously agreed to for the above Location.

For BrightView:

Printed:

10/01/2025

Email:

Title:

For Client:

Printed:

Dominique Devaney

10/01/2025

Email:

dominique@publicallianceco.com

Title:

3

DE 10427806.1

EXHIBIT B**CONTRACTOR'S INSURANCE REQUIREMENTS**

1.1 Minimum Scope and Limits of Insurance. At all times during the Term of this Agreement, Contractor shall carry and maintain, at its sole cost and expense, no less than the following liability insurance coverage limits:

General Liability	
General Aggregate	\$ 2,000,000.00
Products and Completed Operations	\$ 1,000,000.00
Personal and Advertising Injury	\$ 1,000,000.00
Each Occurrence	\$ 1,000,000.00
Medical Expenses (Any one person)	\$ 5,000.00

Automobile Liability	
Combined Single Limit	\$ 1,000,000.00

Workmen's Compensation and Employer Liability	
Each Accident	\$ 100,000.00
Disease Limit	\$ 100,000.00
Disease Each Employee	\$ 100,000.00

Professional Errors and Omissions Liability Insurance	
Combined Single Limit	\$ 1,000,000.00

All policies shall be on an occurrence basis.

1.2 Endorsements. The District and its Manager shall be listed as additional insured on the comprehensive general liability insurance policy and auto liability insurance policy. Contractor shall provide District with proof of coverage prior to provision of services under this agreement. Contractor shall be required to provide a minimum of a 30-day notice to the District for any change to or cancellation of an insurance policy other than for non-payment of a premium.

1.3 Certificates of Insurance. Contractor shall provide to the District certificates of insurance showing the insurance coverages and required endorsements described above, prior to performing any services under this Agreement.

Proposal for Extra Work at Inspiration Metro District

Property Name	Inspiration Metro District	Contact	Dominique Devaney
Property Address	23483 E Eads Dr Aurora, CO 80016	To	Inspiration Metropolitan District
		Billing Address	405 Urban St Ste 310 Lakewood, CO 80228
Project Name	Filing 21 beauty band mowing along soft surface trail		
Project Description	Filing 21 beauty band mowing along soft surface trail		

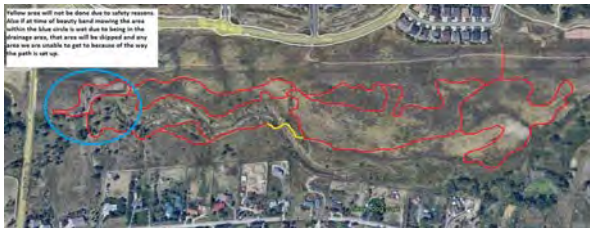
Scope of Work

There are areas that we may not be able to get to. These areas are marked on the map. If the drainage area is wet and we are not able to drive through it, then the area after the drainage area will not be able to be cut.

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Drive Time Labor	\$139.51	\$139.51
1.00	LUMP SUM	Filing 21 beauty band mowing along soft surface trail	\$2,325.20	\$2,325.20

Images

F 21 bb mowing map



For internal use only

SO#	8733161
JOB#	400300442
Service Line	130

Total Price
\$2,464.71

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
8888 Motsenbocker Road, Suite A, Parker, CO 80134 ph. (303) 841-3003 fax (303) 841-3177

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer



Signature

Title

District Manager

Dominique Devaney

Printed Name

Date

September 30 2025

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature

Title

Sara Rutman

Printed Name

Date

August 11, 2025

Job #: 400300442

SO #: 8733161

Proposed Price: \$2,464.71

**Coreflection Consulting
MASTER SERVICES AGREEMENT**

This Master Services Agreement ("Agreement") is entered into by and between [Inspiration Metropolitan District, a Colorado special district organized under Colorado Revised Statute Title 32, located at 23996 East Gartrell, Aurora, CO 80016. ("Client") and **Reneo Corporation doing business as Coreflection**, a Colorado corporation, with headquarters located at 3435 South Inca Street, Suite C-117, Englewood, CO 80110 ("Consultant") and shall be effective on the date executed by Inspiration Metropolitan District (September 16, 2025).

PREAMBLE

WHEREAS, Consultant provides strategy and operational planning consulting and provides those services, on a project and staff basis; and

WHEREAS, Client desires Consultant to provide such strategy and operational planning consulting services.

NOW THEREFORE, in consideration of the mutual promises, covenants and agreements contained herein, the parties have agreed and do agree as follows:

AGREEMENT

1. Term of Agreement. The term of this Agreement will commence on the Effective Date and will continue for a period of 12 months ~~and shall automatically renew for 12-month periods~~ ("Term of Agreement").
2. Services. The services to be performed by Consultant will be detailed in a Statement of Work ("SOW") in the form attached hereto as Exhibit "A" for project services (the "Services") and mutually agreed upon by authorized agents of each party. All terms and conditions of this Agreement govern each SOW.
3. Rates, Fees, Invoicing and/or Payment Terms. Client will pay for the Services in accordance with the terms set forth in the SOW.
4. Relationship of the Parties. Consultant is an independent contracting business and is neither an employee nor agent of CLIENT. Nothing contained in this Agreement will be construed as creating a joint venture, partnership or employment relationship between the parties hereto, nor will either party have the right, power or authority to create any obligation or duty, express or implied, on behalf of the other. All Consultant's employees whom Consultant assigns to perform services for CLIENT shall at all times be considered employees of Consultant. Neither party will be responsible for the other's business obligations, including but not limited to, insurance, worker's compensation and employment related taxes, and each party agrees to hold the other harmless from those obligations.
5. Confidential Information. In the course of the performance of this Agreement, either party (the "Recipient") may learn Confidential Information of the other party (the "Owner"). Such Confidential Information shall be used by the Recipient solely for the purposes of this Agreement and for no other purpose whatsoever. Recipient agrees to disclose such Confidential Information to its employees only on a need-to-know basis and provided such employees have signed confidentiality agreements prohibiting the use or disclosure of the Confidential Information by such employees. In addition, Recipient agrees not to disclose such Confidential Information to third parties unless legally required by judicial process. "Confidential Information" means information, including hard copy or electric form, written or oral, which a reasonable person would consider to be confidential in nature. Confidential Information does not include information that (1) becomes public through no breach of Recipient; (2) Recipient rightfully receives from a third party without restriction; (3) Recipient develops it independently or already had knowledge of such information prior to disclosure by Owner; and (4) Owner gives to any third party without confidentiality limitations. All Confidential Information will be considered trade secrets and will be entitled to all protections under the law for trade secrets. In no event shall Recipient use the Owner's Confidential Information to reverse engineer or otherwise

develop products or services functionally equivalent to the products or services of the Owner. The parties' obligations under this section will survive the termination of this Agreement.

6. Work Product. The work product provided pursuant to the Services ("Work Product") shall be deemed to be "work made for hire" and Consultant agrees that all rights, title and interests of Consultant in and to the Work Product shall be and are assigned to CLIENT as its sole and exclusive property. The parties recognize that the performance of Consultant hereunder will require the skills of Consultant. Therefore, regardless of the ownership of any services furnished by Consultant, Consultant shall retain the right to use, without fee and for any purpose, the algorithms, "know-how", ideas, techniques and concepts used or developed by Consultant in the course of performance of the services under this Agreement. Consultant has created, acquired or otherwise has rights in, and may, in connection with the performance of Services hereunder, employ, provide, modify, create, acquire or otherwise obtain rights in, various concepts, ideas, methods, methodologies, procedures, processes, know-how, and techniques.
7. Warranty. Consultant will perform the Services in a professional and efficient manner and warrants that it has the capability, experience, and means required to perform the services required by this Agreement. Consultant will perform the Services hereunder in accordance with the applicable commercial practices and standards currently recognized by Consultant's profession. Consultant's performance of the services called for by this Agreement do not and shall not violate any applicable law, rule, or regulation; any contracts with third parties; or any third-party rights in any patent, trademark, copyright, trade secret, or similar right.
 - a. THE FOREGOING EXPRESS LIMITED WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES AND CONDITIONS EXPRESSED OR IMPLIED, ORAL OR WRITTEN, CONTRACTUAL OR STATUTORY, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
 - b. CLIENT acknowledges that, to the extent that Consultant uses languages, modules, software or hardware developed, used and/or provided by CLIENT and/or third parties at the request of CLIENT, Consultant does not warrant the operation of such non-Consultant items, including but not limited to:
 - i. hardware, software, code and/or services (i.e., public communication network connections, phone lines) developed and/or provided by CLIENT and/or third-parties;
 - ii. CLIENT's use of a VPN connection through the public Internet to the extent that such connections occur outside of Consultant's private networking system; or
 - iii. the security of any data placed on Consultant's server(s) by CLIENT or any of CLIENT's agents and/or representatives.

Under no circumstances shall Consultant be liable or responsible to CLIENT, any customer of CLIENT, or to any third party for incidental, consequential, punitive or indirect damages including, but not limited to, lost profits. Except for breaches with respect to Sections 5 (Confidential Information), 9 (Loss of Data), and 10 (Indemnification), the sole remedy of CLIENT for any breach by Consultant of any term or condition hereof shall be to terminate the Agreement as provided herein. Except for breaches with respect to Sections 5 (Confidential Information), 9 (Loss of Data), and 10 (Indemnification), and notwithstanding the foregoing, should Consultant be held responsible or liable for damages, such damages shall be limited to the amount of any compensation paid to the Consultant under this Agreement from a SOW from which such damages arose.

8. Non-Solicitation. During the course of and for one year following the termination of this Agreement, CLIENT agrees not to solicit any Consultant's employee or subcontractor introduced by virtue of the Services engaged and/or performed hereunder.
9. Loss of Data. Subject to the following sentence, Consultant shall not be liable for loss of data or records of CLIENT, it being understood that CLIENT shall be responsible for assuring proper and

adequate back-up and storage procedures. Notwithstanding the foregoing, Consultant shall be liable for (1) any loss of data or records of CLIENT, or (2) the introduction of any viruses and other contaminants into CLIENT's computer system, including but not limited to any codes or instructions that may be or will be used to access, modify, delete, disable, impair or damage CLIENT's computer system or any data files or other computer programs used by CLIENT, where such loss or introduction arises from the gross negligence or willful misconduct of Consultant or its employees, agents, affiliates and/or subcontractors.

10. Indemnification. Each party shall indemnify, defend and hold harmless the other, its employees, principals (partners, shareholders or holders of an ownership interest, as the case may be), affiliates and agents, from and against any third party claims, demands, loss, damage or expense, including reasonable attorneys' fees, (collectively, "Third Party Damages") relating to bodily injury or death of any person or damage to real and/or tangible personal property directly caused by the negligence or willful misconduct of the indemnifying party, its personnel or agents in connection with the performance of the Services hereunder. In addition, Consultant shall indemnify, defend and hold harmless CLIENT, its employees, principals (partners, shareholders or holders of an ownership interest, as the case may be), affiliates and agents, from and against any Third Party Damages relating to any claim that the Services or the Work Product infringe any patent, copyright, trademark, trade secret or other intellectual property right of any third party. Consultant shall not be liable for the foregoing infringement indemnification obligations to the extent such alleged claims arise from (i) CLIENT's combination of deliverables or services with other products or services; (ii) Consultant's implementation of a CLIENT design, specification or instruction; or (iii) modification, alteration or misuse of the deliverables by CLIENT or any third party. To the extent that such liability, claim, damage, loss or expense arises from the concurrent conduct of CLIENT, Consultant and/or any third party, it is expressly agreed that Consultant's obligations of indemnity under this paragraph shall be effective only to the extent of Consultant's conduct. To receive the foregoing indemnities, the party seeking indemnification must promptly notify the other in writing of a claim or suit and provide reasonable cooperation (at the indemnifying party's expense) and full authority to defend or settle the claim or suit. The indemnifying party shall have no obligation to indemnify the indemnified party under any settlement made without the indemnifying party's written consent.
11. Personnel. Consultant will, at all times, provide an adequate number of personnel that are fully qualified and capable of performing Consultant's services pursuant to this Agreement. Consultant will, at all times, adequately supervise the work of the personnel in performing such services. Consultant agrees that its personnel will, at all times comply with and observe faithfully all of CLIENT's workplace standards and policies. If at any time CLIENT advises Consultant in writing that (i) any of the personnel are not performing the services to CLIENT's satisfaction, in CLIENT's sole and absolute discretion, or (ii) CLIENT believes that the personnel are otherwise violating the terms of this Agreement, then Consultant shall remove and replace such personnel as soon as reasonably possible.
12. CLIENT Obligations: CLIENT will comply with the general obligations set forth below together with any specific obligations described in this Agreement and exhibits in a timely manner. CLIENT acknowledges that Consultant's ability to deliver the services hereunder is dependent upon CLIENT's full and timely cooperation with Consultant, as well as the accuracy and completeness of any information and data CLIENT provides to Consultant. Therefore, CLIENT will use reasonable efforts to: (i) provide Consultant with access to, and use of, all information, data, documentation, computer time, facilities, working space and office services deemed necessary by Consultant, (ii) appoint a representative who will provide professional and prompt liaison with Consultant, (iii) be available at all times when Consultant's personnel are at the project site (or designate an alternate with the same level of authority in the event of unavailability caused by illness or other valid reasons), and (iv) confer with the Consultant's representative at regular intervals to review progress and resolve any issues relating to the services.
13. Insurance. Consultant acknowledges and agrees to obtain and maintain during the term of this Agreement, the following insurance policies: (a) Commercial General Liability coverage on an occurrence basis for limits of no less than \$1,000,000.00 Combined Single Limit per occurrence and

\$2,000,000.00 in aggregate, (b) Auto Liability for owned, non-owned, and hired automobiles for limits of no less than \$1,000,000.00 Combined Single Limit, (c) Errors and Omissions Insurance for limits of no less than \$1,000,000.00 per occurrence, and (d) Worker's Compensation in the statutory limits required by the state of Consultant's domicile.

14. Termination.

- A. The parties may terminate this Agreement and all SOWs issued hereunder or, without affecting the continued operation of this Agreement, an individual SOW, upon written notice:
- i. immediately by either party if the other party is in material breach of any of its obligations hereunder and fails to remedy such breach within ten (10) business days of receipt of a written notice by the other party which specifies the material breach;
 - ii. by either party without cause by providing thirty (30) days prior notice; provided, however, Consultant shall not be permitted to elect to terminate this Agreement without cause while any SOW remains uncompleted;
 - iii. immediately if CLIENT fails to pay any sums due under this Agreement within the time period specified in the SOW or Work Order (mistakes or disputed amounts excluded) and CLIENT fails to cure the nonpayment after receipt of notice as provided therein.
 - iv. immediately by either party if the other party has a receiver appointed, or an assignee for the benefit of creditors, or in the event of any insolvency or inability to pay debts as they become due by the other party, except as may be prohibited by applicable bankruptcy laws; or

15. General Provisions:

- a) Non-Restrictive Relationship. Consultant may provide the same or similar services to other customers.
- b) Assignment. This Agreement may not be assigned by either party without the prior written consent of the other party; except that, without such consent, Consultant may transfer or assign this Agreement (i) in connection with the sale or other transfer of substantially all of the assets or stock of Consultant, provided that, in the case of a sale or transfer of Consultant's assets, such transferee or assignee expressly agrees in writing to assume Consultant's obligations hereunder; or (ii) in connection with a merger or consolidation of Consultant with or into another entity.
- c) Force Majeure. Neither party will be liable to the other for failure to perform its obligations hereunder if and to the extent that such failure to perform results from causes beyond its control including, without limitation, power and/or telecommunication interruptions, strikes, lockouts, or other industrial disturbances; civil disturbances; fires; acts of God; acts of a public enemy; compliance with any regulations, order; or requirement of any governmental body or agency; or inability to obtain transportation or necessary materials in the open market.
- d) Notices. All notices required under or regarding this Agreement will be in writing and will be considered given if delivered personally, mailed via registered or certified mail (return receipt requested and postage prepaid), given by facsimile (confirmed by certification of receipt) or sent by courier (confirmed by receipt) addressed to the following designated parties:

If to Consultant: Attention: Melissa Antol, Address: 3435 South Inca St., Suite# C-117, Englewood, CO 80110, Phone: 323.513.7110

If to CLIENT: Dominique Devaney, District Manager, Address: 7555 E. Hampden Avenue, Suite 501, Denver, CO 80231.

- e) Severability. If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.
- f) Entire Agreement. This Agreement and its exhibits constitute the entire agreement between Consultant and CLIENT and supersede any prior or contemporaneous communications, representations or agreements between the parties, whether oral or written. The terms and conditions of this Agreement may not be changed except by an amendment signed by an authorized representative of each party.
- g) Applicable Law: This Agreement is made under and will be construed in accordance with the law of Colorado without giving effect to that state's choice of law rules.
- h) Counterparts. This Agreement may be executed in any number of counterparts, some of which may be photocopies and all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the dates below.

Corelection (Consultant)

Signature:



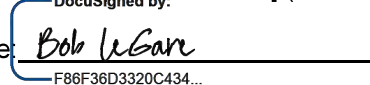
Print Name: Melissa Antol

Title: Managing Partner

Date: September 16, 2025

[Inspiration Metropolitan District] (CLIENT)

Signature:


F86F36D3320C434...

Print Name: Bob LeGare

Title: President

Date: 10/2/2025

- Exhibit A-

STATEMENT OF WORK

This Exhibit A serves as Statement of Work #1 governed by the terms and conditions of the Consulting Agreement by and between the Inspiration Metropolitan District ("Client") and Coreflection ("Consultant") effective as of September 16, 2025 (the "Agreement") and outlines the services to be provided by Coreflection for Inspiration Metropolitan District during the completion of the Strategic Plan Development project. In the event of any conflict between this Exhibit A and the Agreement, the terms of the Agreement shall prevail.

Project Objectives

Create a strategic plan that will guide the Inspiration Metropolitan District's (IMD) decision-making and investments in the coming years. This plan should consider shifting demographics, local and regional trends, and the evolving needs of the community.

Services to Be Performed

Coreflection will guide the IMD through the following phases of strategic planning:

1. Stakeholder Engagement

- Facilitate interviews, focus groups, surveys, and other engagement methods to gather input from IMD Board Members, Committee Members, key stakeholders & community members.

2. Situational Analysis

- Conduct an assessment of IMD's current operations, financial health, infrastructure and community needs.

3. Vision and Mission Development

- Collaborate with IMD leadership and stakeholders to develop a shared vision and mission that aligns with the community's values and long-term goals.

4. Goal Setting and Strategy Development

- Identify key strategic priorities and long-term goals based on data and stakeholder input. Develop actionable strategies and initiatives to achieve IMD's vision.

5. Implementation and Evaluation Plan

- Provide a roadmap for implementing the strategic plan. Include specific timelines, performance indicators, and projects necessary for successful execution. Develop a system for monitoring progress and adjusting the plan as needed.

6. Final Plan and Presentation

- Prepare the final strategic plan document and deliver a presentation to the Board of Directors and community.

Melissa Antol will serve as the Project Manager for this project. She will be supported by additional Coreflection staff as needed to deliver the project. Work will be performed both at client facilities and at Coreflection work locations as appropriate.

Schedule and Deliverables

It is anticipated that this project will begin on September 10, 2025, with completion targeted no later than March 31, 2025. The key deliverables for this project are featured in Table 1 below.

Table 1: Coreflection Project Activities, Deliverables & Cost

Strategic Plan Development & Community Engagement Cost Proposal		
Process Step, Task & Activities	Deliverables	Cost
Step 1: Project Kick Off & Partnership Launch		
Prepare Kick Off Deck & Schedule Meeting	- Project Kick Off & Process Design Meeting (4 hrs.) - Project Kick Off Presentation - Data Request Form - Draft/Final Communications & Engagement Plan - Project Plan - SPAC Meeting (1 hr.)	\$4,700.00
Prepare Data Request Form & Deliver		
Design Project Launch Communications		
Project Kick Off & Process Design Meeting (4-hrs.)		
Design & Review Communications & Stakeholder Engagement Plan: Confirm Process		
Project Set up & Project Plan		
Strategic Plan Ad Hoc Committee (SPAC) Meeting to confirm Engagement Plan (1 hr.)		
Step 2: Assess, Engage & Evaluate		
Document Review/Market Research & trends summary (Environmental Scan)	- Environmental Scan - Electronic & Paper Community Survey - Board Member & Committee Chair Individual Interviews (9) - Board Retreat #1 (5 hrs.) - Stakeholder interviews (5) - Five Committee listening sessions/workshops - Two Communitywide Open Houses (2 hrs. ea): Project Launch & Project Results - Two Community Pop-Up Workshops (2hrs. each) - Community/Stakeholder Engagement Summary - SPAC Meeting (1.5 hrs.) - Board Meeting (3 hrs.)	\$21,855.00
Board Retreat #1 (5 hours)		
Design & deliver community electronic & paper survey		
Compile and analyze survey responses, produce summary		
Schedule & Conduct Board Members & Committee Chair Individual Interviews (9)		
Design/deliver Five Committee listening sessions/workshops		
Stakeholder interviews (5)		
Design/deliver Two Communitywide Open Houses 2 hrs. each: Project Launch & Project Results		
Design/deliver Two Community Pop-Up Workshops (2hrs ea.)		
Develop Community/Stakeholder Engagement Summary		
SPAC Meeting to Review Community Engagement Findings		
Board Meeting to Review Community Engagement Summary		
Prepare communications for posting across multiple formats: web, social media, newsletter blurbs		
Step 3: Define & Design		
Strategic Planning Retreat #2: 8 hours	- Draft & Final Strategic Planning Retreat Agenda - Strategic Planning Retreat (8 hrs.) - Retreat Summary - Draft Strategic Plan - SPAC/Board Meetings - Final Formatted Strategic Plan	\$11,045.00
Draft & Final Strategic Planning Retreat Agenda		
Design Retreat Presentation & Group Exercises		
Facilitate 8-hour Retreat #2		
Summarize Actions & Results		
Prepare Draft Strategic Plan for Review. Communicate, Circulate & Integrate Feedback		
SPAC Meeting to Review Draft Strategic Plan		
Board Meeting to Review Draft Strategic Plan		
Produce Final Formatted Plan for Review		

Strategic Plan Development & Community Engagement Cost Proposal		
Process Step, Task & Activities	Deliverables	Cost
Step 4: Align & Advance		
Identify organizational recommendations to support alignment with priorities & values.	• Implementation Planning Workshop • Draft/Final Implementation Plan • SPAC/Board meeting • Executive Summary Presentation	\$ 4,465.00
Design Implementation Plan Workshop & Tracking Template		
Conduct Implementation Planning Work Session with the SPAC/ Board to develop Implementation Plan. Develop performance measures to create accountability for transformation & success measures: 2hr. workshop.		
SPAC Meeting to Review Draft Implementation Plan & Finalize.		
Board Meeting to Review Draft Implementation Plan & Finalize.		
Integrate feedback, Create Implementation Plan draft/final.		
Produce Executive Summary Presentation of Strategic Plan & Implementation Plan.		
Project Administration		
Client Check In meetings (.5 hr. bi-weekly for 7 months).	• Bi-weekly Client Project Check-In Meetings • Board Milestone Meetings • Coreflection Internal Planning Mtgs./Work sessions (6) • Internal PM	\$ 7,285.00
Board Milestone/Coordination Meetings (2 @60 min ea.)		
Coreflection Internal Team Work Sessions/Meetings (7)		
Project Administration for 7 months		
Cost of Services		\$ 49,350.00
Project Expenses (printing & mounting)		\$ 300.00
Inspiration Metro District Strategic Planning	TOTAL FEE	\$49,650.00

Fees and Expenses

Coreflection's proposed fixed fee for the project effort is **\$49,650.00** and includes all the activities and deliverables identified in Table 1 above. We prefer to work under a fixed fee arrangement so that our clients can achieve a predictable outcome for a predictable cost. Any project expenses incurred in addition to those identified in Table 1 above, will be approved prior to being incurred and will be billed to Client at cost. These fees are subject to the assumptions below.

Billing

To begin the project, an advance billing fee of 20% (\$9,930.00) will be invoiced upon contract execution. This fee confirms the project commitment, reserves staff and resources, and supports initial planning and preparation activities. The amount will be credited toward the total project cost. The remaining project fee will be billed monthly for seven months. Table 2 below identifies the billing schedule for the project based on the current timeline and project budget.

Table 2: Billing Schedule

Billing Schedule	Amount
Project Advance (20%) Upon Contract Execution	\$9,930.00
September	\$5,674.00
October	\$5,674.00

Billing Schedule	Amount
November	\$5,674.00
December	\$5,674.00
January	\$5,674.00
February	\$5,674.00
March	\$5,676.00

Scope Additions/Adjustments

We understand that throughout project development certain opportunities and constraints may arise that require changes to the approved scope of work that require flexibility in timing, duration and type of activity to ensure success of the project. Coreflection will work with the IMD team to adjust scope items as needed to support successful project development & delivery beyond this statement of work. Coreflection will work with the Project Manager to prepare scope amendments as needed. Scope changes will be made using Coreflection consultant hourly rates of \$235.00/hour.

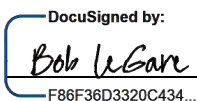
Assumptions

This Statement of Work (SOW) is subject to the following assumptions. Should these assumptions prove to be incorrect, it may impact the scope, timing, deliverables or cost associated with this SOW.

- Dominique Devaney, the District Manager, will serve as the designated IMD point of contact for duration of the project, supported by Maurice Smith, the Strategic Plan Ad Hoc Steering Committee Liaison to ensure that required decisions will be made without significant delay.
- The Coreflection project team will have access to key staff and individuals who can provide insight on day-to-day operations and processes.
- The project team will have access to key documents and data necessary to complete the project.
- Required meetings will be scheduled without significant delay (generally within five (5) days of meeting request).
- Required data will be made available within the first week of the project.

Agreed and accepted as of September 16, 2025

Inspiration Metropolitan District

By:  F86F36D3320C434..., duly authorized

Name: **Bob LeGare**

Title: President

Coreflection

By:  duly authorized

Print Name: **Melissa Antol**

Title: Managing Partner

DISTRICT MANAGEMENT REPORT

To: Board of Directors, Inspiration Metropolitan District

From: Public Alliance Management Team

Date: October 14, 2025

Strategic Plan Communication Update – A recent blind poll of the Board of Directors resulted in a general consensus authorizing Directors Forsman and Parris, in their roles as co-liaisons to the Strategic Planning Advisory Committee (SPAC), to review and approve all community communications related to the strategic planning process. This includes messaging about upcoming SPAC events, surveys, engagement opportunities, and related strategic planning materials. This approach helps ensure alignment between the committee's outreach efforts and the Board's direction, while also allowing communications to move forward efficiently.

Annual Meeting – the recording and presentation for the October 2nd Annual meeting have been loaded to the website for residents to view.

Weathermatic Weather Stations – recently two weather stations were identified as having failed due to an internal sensor issue. Those stations, at East Picollo and Rocky Top and South Gartrell and DeGaulle, are in the process of being replaced.

Mailbox for IMD – Upon completion of the building, Karis has been working with the City of Aurora and the US Postal Service. The Inspiration Club is officially registered and now has a box at the mail station nearest the building.

Art at Inspiration Club – I have been in communications with Ninedot Arts, Aurora Public Arts Program and the Parker Artists Guild. We will be setting up meetings in the coming week to have conversations about opportunities and guidance.

RESIDENT RELATIONS

Public Alliance fielded 138 inquiries during September.

Amenities - 32	Billing – 4	Common Area – 33
Design Review/Compliance – 14		Developer – 1
Events – 19	Irrigation – 5	Snow Removal – 0
New Resident – 1	Other – 12	Park/ NAC Reservations – 7
Trash– 6	Landscaping - 4	Website – 0

COMMUNICATIONS

There were seven E-Blasts sent to the community in September. These are available for review at inspirationmetro.org/news.

- 09/29/2025 - IMD: Common Area Projects, SARIA Update, Fall Fest This Weekend, STEM Day Recap, Tree Care Tips
- 09/26/2025 - IMD: Strategic Plan Launch, Re-Staining Project Starting Monday, Fall Events
- 09/22/2025 - IMD: Ongoing Erosion Control, Committee Openings, Events this Week, Tree Care Tips
- 09/15/2025 - IMD: Rock Redressing Happening Wednesday, Youth STEM Day and Fall Fest, Pooch Plunge Recap
- 09/09/2025 - IMD: Board Meeting Tonight - Updated Start Time, Events Happening This Weekend!
- 09/08/2025 - IMD: Trash Receptacles, Upcoming Involvement Opportunities

- 09/04/2025 - IMD: Turf Area Weed Spraying, Coffee Networking this Sunday, Did You Know?

In recent months, management has begun loading information and posting articles to the District Facebook page. There were 22 news articles published and an additional 23 posts made to the page in September, resulting in a 17% increase in engagement on the Facebook site.

EVENTS / SOCIAL PROGRAMMING

- NAC Reservations Booked in September: 9
 - o Revenue for NAC reservations paid in September: \$50*
- Club Building Reservations:
 - o Requests Submitted in September: 4
 - o Reservations Held in September: 6
 - o Committee: 1
 - o Group: 0
 - o Private: 2
 - o Other: Strategic Planning Meeting 9/10, Finance Meeting 9/15, STEM Day 9/27
- Event Recaps:

Dumpster Day – Residents took advantage of the compactor truck and large dumpster to clear out unwanted items. Thanks again to Mark Kinslow and Chris Denny for sponsoring the dumpster.

Pooch Plunge – We wrapped up pool season with wagging tails and splashing paws at the annual Pooch Plunge! Residents and their pups enjoyed pet photography, caricatures, live cotton candy spinning, and complimentary treat bags and bandanas. It was the perfect way to send off summer in style.

Youth STEM Day – Young minds had a blast at Youth STEM Day at the Club Building! From air pressure experiments to hands-on activities, kids explored science in action. We had between 75-115 attendees. Thanks to Jaci Gentile for leading the experiments and all the volunteers who helped make this a fun learning experience!

Fall Fest - Our Fall Fest brought the community together for an afternoon of festive fun at the park. Families enjoyed hayrides, pumpkin decorating, and a petting zoo while neighbors competed in the always-popular Chili Cook-Off and Home Brewers Competition. A true celebration of fall!
- **Upcoming Events:**

Fall Coloring Contest – Submissions opened on Oct. 1 and will close on Oct 31. Winners will be announced in a November newsletter and can pick up their prizes at the club building.

Board Game Night, November 15 - Bring your favorite game, or try something new with friends and neighbors, at Board Game Night! Whether you're into classics like Scrabble and Monopoly or strategy favorites like Catan and Ticket to Ride, there's something for everyone. It's the perfect chance to relax, laugh, and connect over some friendly competition.

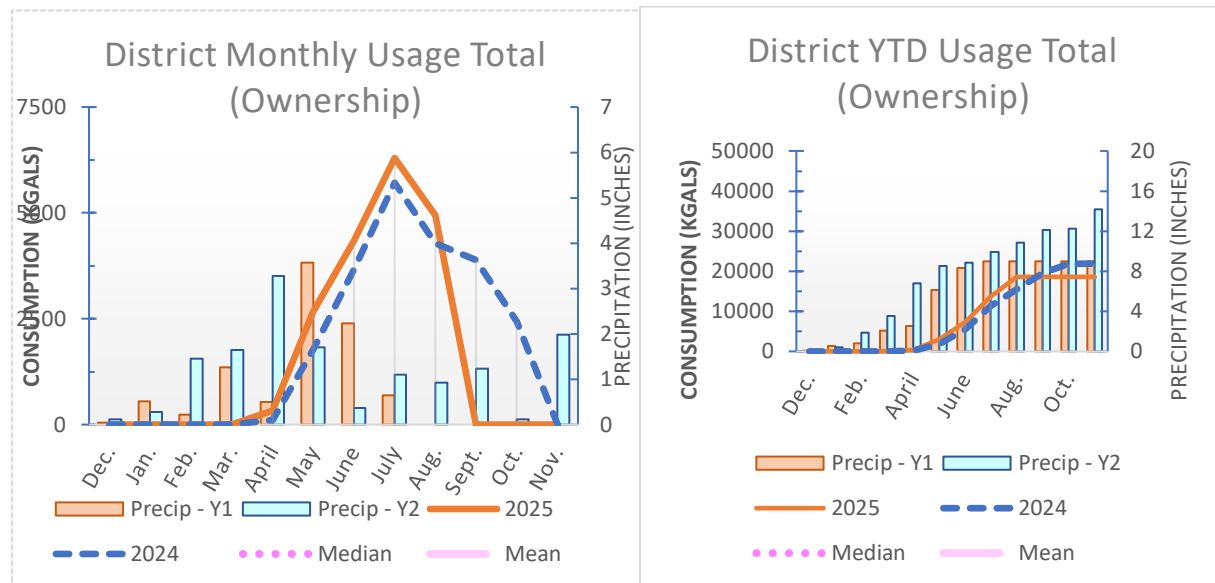
Facilities and Grounds Report

1. Serviced all parks and trails for debris and trash throughout the community.
2. Continued organization and maintenance of the garage.
3. Repaired numerous irrigation issues at multiple locations including Gartrell, Inspiration Lane, Inspiration Dr, Fletcher, Rockinghorse, and Versailles.
4. Worked on horse and horse spring base at Pathfinder Park.
5. Removed old sprinkler line along Rockinghorse along old construction trailer site.
6. Met with RTS on rock dress project
7. Moved fencing and stored furniture at pool for winter setting.
8. Met with CAC chair to discuss community projects.
9. Coordinated and worked with vendors on community projects, including along Inspiration Lane, Gartrell and Vista Pocket Park.
10. Worked with Verizon on internet issues at the community building.



INSPIRATION IRRIGATION REPORT

October 2025



August 2025 Irrigation Report

District-wide August use was 4,950 kGal, bringing the year-to-date total to 18,588 kGal. Demand came down slightly compared to July, but several controllers still recorded high usage. Turf-heavy areas continue to be the main drivers of water demand. Water usage and season progression is going to have an inverse relationship. Water usage will go down as the season progresses.

Controller 17 — A044893 (8766 S Addison Way)

Controller 17 recorded 637 kGal of water use in August, making it the highest user in the entire district for the month. This site has been consistently at the top all summer, and much of that demand is tied to large turf areas that respond poorly to long runtimes. At this point, the site has already used over 55% of its yearly allocation, which shows why it is a major focus area. Even though the site has not yet crossed into Tier 2, the absolute volume of water is very high compared to other controllers. Small issues, like sprinklers running too long or overlapping coverage, add up quickly at a site of this size. Cooler fall weather will help reduce natural demand, but irrigation schedules should also be cut back immediately to keep usage under control.

Controller 11 — A044892 (23473 E Eads Dr)

Controller 11 used 574 kGal in August, placing it among the top consumers this month. This account has been running high since early in the season and continues to trend upward. Most of the water is going toward turf areas, which appear to be programmed for longer runtimes than necessary. By the end of August, this site had already used about 62% of its yearly allocation, which is a clear warning sign. As the season progresses, the seasonal adjust should reduce the water run times.

Controller 6 — A044891 (8345 S Gartrell Rd)

In August, Controller 6 logged 372 kGal of use, which is a steady continuation of its high summer pattern. While the controller has not yet gone over its yearly allowance, it remains one of the sites showing consistently heavy irrigation. Much of the water use comes from turf zones that could benefit from shorter cycles and better spacing between watering days. This account has already used about 46% of its allocation by August, so it's tracking higher than expected. Zone run times will be reduced as the season progresses.

Controller 1 — A108154 (23127 E Del Norte Cir)

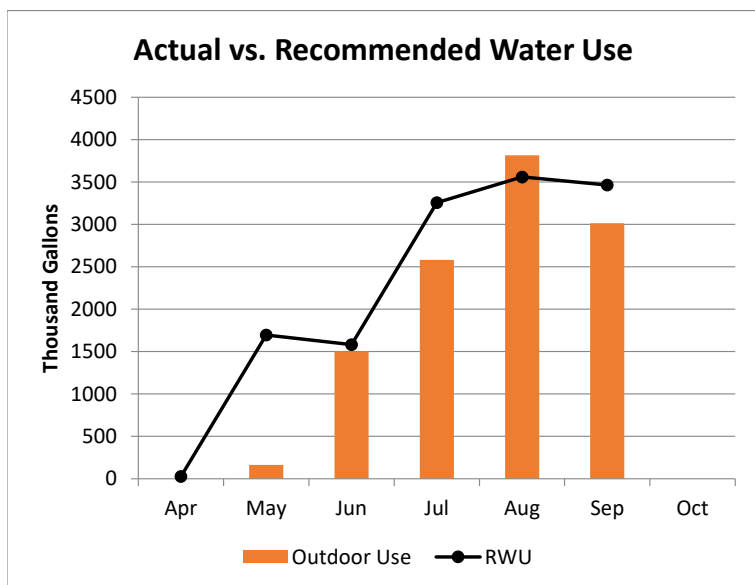
Controller 1 recorded 182 kGal of use in August, which is lower than what it used in July but still high compared to last year. The account has been slowly building up its total through the summer and will need continued oversight. A new control panel is installed, which should make it easier to monitor and adjust remotely. This account has already used about 49% of its allocation by August, so it's tracking higher than expected. Once this upgrade is complete, the site should be reprogrammed to match the actual landscape needs more closely. While it remains under budget now, the upward trend means small changes could prevent future overages.

Controller 2 — A138613 (8439 S Winnipeg Ct)

Controller 2 reported 196 kGal in August, adding to its steady climb in consumption since June. While the site is not yet near its yearly limit, the pace of use shows that some older establishment programs may still be active. So far, this account has used just under 30% of its yearly allocation, but its growth pattern makes it worth close monitoring. Repairs and changes have been made to prevent this controller could start creeping higher as cooler months approach, even though natural demand is dropping.

InspirationMetroDistrict's water usage for the September billing period was 87% of recommended water usage (RWU) and the year-to-date usage is 82% of RWU.

Here is a monthly breakdown of InspirationMetroDistrict's usage:



Month	Actual Use (Kgal)	RWU (Kgal)	% of RWU
Apr	0	27	0%
May	164	1695	10%
Jun	1501	1581	95%
Jul	2583	3258	79%
Aug	3816	3561	107%
Sep	3015	3463	87%
Oct			
Total YTD*	11079	13585	82%

Square feet of turf grass: 675,700

Square feet of water-wise landscape: 276,662

Latest Billing Period: 8/5/2025 to 9/4/2025 # of Days: 30

*If the YTD usage has exceeded 120% of RWU, you must develop an irrigation efficiency plan outlining actions or projects to improve irrigation efficiency. Failure to do so may result in losing your variance privileges. Actions and projects can include: adjusting irrigation schedules, maintenance/repair timetables, installing smart controllers, replacing non-functional turf with water-wise landscape and more.

Visit AuroraWater.org for more information on rebates and resources offered by Aurora Water.

Please email Adam Waters (awaters@auroragov.org) with any questions.

September Native Report

Tree Plotter

- BrightView Warranty information has been added to Tree Plotter and a map and list of dead warranty trees has been sent to the BrightView team so they can begin with removals Oct 1st.
- Landscaped beds are in the process of being added to a separate layer which can estimate square footage, this will make ordering materials for redressing much easier and we can quickly identify beds that need maintenance.
- A few Reference Layers have been added so far for additional maintenance benefits. They are only visible when logged in, several Aurora Water Maps have been added, more layers to come.
- All filing information added, including filing 22.

Ongoing and Completed Projects

- Filing 21 trail beauty band mow was completed by BrightView
- Erosion Control and VTC Pad Installation near the dog park was completed by RTS
- Reseeding of filing 8 tract E has started
- Presenting quotes for community wide dead tree removals of non-warranty trees
- PA team has been removing weeds from the base of young trees across the property

Upcoming Projects

- Wetland Noxious Weed Spray scheduled for 10/13-10/15
- End of season pond maintenance for ponds 5, 6U, and 2A
- Gathered quotes for erosion control and reseeded project in filings 18 and 19
- Warranty dead tree removals by BrightView, non-warranty dead tree removals (vendor to be selected)
- Late fall/ early winter cheatgrass spray, in the site selection phase
- Winter watering of trees



Filing 21 trail mow

Removal of Non-Warranty Dead Trees

It is my recommendation that you pursue either Monster Tree or EDI for the removal of the dead trees from throughout the property. These two companies have offered cost-effective plans and have gone above and beyond in their recommendations for additional services to improve tree health and success on the property. It is my hope that the same company that does the removals this Fall can come back and do the replacement plantings in the Spring, this will give them the chance to create whatever mapping or identifiers they prefer, to have plantings go as smoothly as possible.

Total number of identified dead trees for removal is 155 trees. I had each quote broken down by per 10 trees to avoid any complications with tract turnover funds or tree count changing. Once a vendor has been selected, I will obtain a separate formal quote for the full count. The quotes provided were:

Monster Tree: \$625 per 10 trees \$9,687.50 total

EDI: \$380.36 per 10 trees \$5,895.00 total

ATR: \$975 per 10 trees \$15,112.50 total

BrightView: \$310 per 10 trees \$4,812.40 total

Davey Tree: \$1210 per 10 trees \$18,630.00 total

RTS: \$1350 per 10 trees \$20,925.00 total





Monster Tree Service of North Metro Denver

P.O. BOX 202931

Denver CO 80220

Proposal #25666

Created: 10/01/2025

From: Mike Mattingly

Proposal For

Inspiration HOA

23392 E Glidden Dr

Aurora, CO 80016

mobile: 303-634-8275

Nwalts@publicallianceinc.com

Location

23392 E Glidden Dr

Aurora, CO 80016

23392 E Glidden Dr 80016

Terms

Due on receipt

ACCEPT	ITEM DESCRIPTION	AMOUNT	TIMES / CONTRACT
☐	Tree Take Down (With Recycling) <i>Optional</i> REMOVALS PER 10 TREES Tree ID: Varied dead and dying between 2.5" and 6"DBH Number: 10 Location: Designated section (TBD)of HOA- Managed property. Notes: Method: Trees listed will be dismantled and taken down to ground level as close to grade as possible, all wood will be removed from site.	\$ 625.00	1
☐	Tree Take Down (With Recycling) Removals FULL PROPERTY Tree ID: Varied dead and dying between 2.5" and 6"DBH Number: 155 Location: Throughout property Notes: Method: Trees listed will be dismantled and taken down to ground level as close to	\$ 9,687.50	1



Landscape Architecture		Construction	Maintenance	Water Management	Snow	Arbor
Golden	Centennial	Brighton	Castle Rock	Colorado Springs		Northern Colorado
303.432.8282	720.587.2520	303.287.9113	303.814.6070	719.867.1004		970.237.6225
www.environmentaldesigns.com						

LANDSCAPE ENHANCEMENT AGREEMENT

EDLLC Contact: Casey Hare
Project Name: Inspiration Metro District
Project Description: Dead Tree Removal (10 Trees)
Project Address: 7555 E. Hampden Ave, Suite 501
Denver, CO 80231

Agreement #: 131244
Date of Agreement: 10/6/2025
Client Phone Number: 720-213 6621
Client Email: nwalts@publicalliancellc.com

EXHIBIT A
Scope of Services (the "Work")

The Client and the Contractor agree that the scope for the "Work" included in this Agreement is as follows: **Dead Tree**

Removals

Remove 10 dead trees in the Inspiration Metro District. Cut to low stump and dispose of all debris off site.
Price per tree: \$38.03 each - removal and debris disposal.

Description Quantity Unit
Tree Removal 10.00 EA

Group Total \$380.36

Quality Site Assessment

Prepared for: Inspiration Metro District

General Information

DATE: Tuesday, Oct 07, 2025

NEXT QSA DATE: Monday, Jan 05, 2026

CLIENT ATTENDEES:

BRIGHTVIEW ATTENDEES: Sara Rutman

Customer Focus Areas

Landscape Areas

Quality you can count on.

7
Seven
Standards of
Excellence



Site Cleanliness



Weed Free



Green Turf



Crisp Edges



Spectacular Flowers



Uniformly Mulched Beds



Neatly Pruned Trees & Shrubs

Notes to Owner / Client



1 Fall aeration has been completed.

2 Deciduous trees in native and beds have been wrapped in preparation for winter. The trees in turf will be wrapped after irrigation is shut down. Not all deciduous trees were wrapped. Only trees under 3" and with smooth bark.

3 Weeds were pulled in bed on Henderson per email request.

4 Weeds were pulled in bed on Henderson per email request.

Notes to Owner / Client

5



NO PHOTO INCLUDED

6



NO PHOTO INCLUDED

5 Irrigation system will start to be winterized in October 20th. We will have multiple techs onsite and it will take a couple weeks to complete.

6 We have two turf mowings that will occur in October. We are out the week of the 7th and then again the week of the 20th.

August 7, 2025

Mr. Bob Legare
Inspiration Metropolitan District

Re: Proposal for Storm Lateral 19 Site Repair

Dear Mr. Legare:

Inspiration Metropolitan District (IMD) has asked Merrick & Company (Merrick) to prepare a proposal to address two failed drainages at the Rockinghorse Filing No. 16 subdivision. We have recently learned that one of the two drainageways, Saddlerock South Tributary, is likely maintained by the City of Aurora and therefore this drainageway is excluded from this proposal. The second site is an unnamed tributary to Saddlerock South Tributary, and it will be referred to as the Storm Lateral 19 site. The two drainages are shown in Appendix A.

Merrick has received from the City of Aurora two pertinent documents:

1. Rockinghorse Filing No. 16 Final Drainage Report, prepared by Calibre Engineering, 2018.
2. Rockinghorse Filing No. 16 Civil Plans, prepared by Calibre Engineering, 2018.

The following is a proposal for final design services for drainage repairs for the Storm Lateral 19 site only. A proposal for construction related services will be prepared later if those services are requested by IMD.

Merrick personnel visited the drainage failure areas on July 18, 2025. The drainages have appeared to fail at steep-sloped sections found in the original design drawings. At the Storm Lateral 19 site the design slope is approximately 14.5% in the failed drainage area. This is a very steep slope for any drainageway, so erosion issues can be expected. The above documents provide the flow values required to design repairs. The Storm Lateral 19 site will be designed to convey the 100-year event, so that future erosion issues are minimized.

SCOPE OF WORK

Merrick intends to provide final design drawings at sufficient detail so that construction cost estimates can be prepared. Merrick will contact Naranjo Contractors to determine if they could assist with cost estimating. Merrick assumes that the drainage repairs could be constructed by a privately hired contractor, such as Naranjo, without a public bid process which would require additional engineering costs than the fee estimate provided herein.

The following scope of work is proposed:



2480 W. 26th Street, Unit B225
Denver, Colorado 80211



Tel: +1 303-964-3333



hello@merrick.com
www.merrick.com

1. **Base Map Preparation.** Merrick will use LiDAR technology mounted on a drone platform to obtain topographic data. We feel that this is the best and most cost effective option for accurate mapping considering the thick native vegetation (LiDAR can penetrate grass cover for effective ground elevation data) and steep side slopes, which pose a safety risk for ground personnel. The drone will provide coverage of adjacent land features such as fences and backyards for future use if needed, but topography would be mapped only for the areas necessary for design. Merrick will call for utility locates and show nearby utilities on the mapping. The proposed work does not appear to affect any onsite utilities. If the design does affect any utility, Merrick will contact the affected utility companies regarding necessary utility relocations. Coordinating the actual utility relocations and scheduling the work is not included in this proposal.

Merrick will perform a field visit of the existing site prior to significant design to assess existing conditions that may affect the design.

2. **Hydrologic Analysis.** Flow rates for the design will be obtained from the site drainage report and design drawings. No new additional hydrologic analysis is included in this proposal.
3. **Conceptual Design.** Initial design concepts for Storm Lateral 19 are as follows. After examination of the damaged area and the original design drawings, it appears that the best solution for this area is to extend the existing pipe both upstream and downstream of its current location, or to completely replace the pipe trail crossing with a system that can accommodate the steep drainageway design slopes. The possible extensions or replacements are shown in Appendix A. In the pipe extension option, the current 24" RCP may not have the capacity for a 100-year event. In that case, overflow from the pipe entrance would still travel down a steep slope. This would require additional protection, which may not be cost effective. If the pipe were replaced with a larger pipe (possible 30" RCP), the larger pipe would be designed for the 100-year event which would not require significant protection for overflows.
4. **Hydraulic Analysis.** Merrick will use StormCAD for the pipe system for Storm Lateral 19 improvements. The software is acceptable by the City of Aurora.
5. **Design.** The design will include a project cover sheet, general notes sheet, plan and profile drawings of the proposed repairs, and details and typical sections to allow a contractor to prepare accurate bid pricing.

Merrick will prepare Subsurface Utility Engineering (SUE), that will focus on providing the best available information.

Regarding the pipe entrance and exits for the Storm Lateral 19 site, we assume that CDOT standard headwalls and wingwalls can be used or flared end sections. The proposed pipe system will require a debris rack on the upstream side since the system will have multiple manholes and alignment changes. Similarly, either CDOT or City of Aurora manholes will be used. We note that no geotechnical test holes are planned for the immediate culvert location. Geotechnical information will be from the best information available from nearby test holes completed for the original design.

Merrick will send progress drawings to MHFD and the City of Aurora. This should assist with their review of submittal packages, which will be:

- 90% Presubmittal (close to 90% completion)
- 90% Level of Completion
- Final Submittal. These drawings will ultimately result in the signature set after a period of comments and resolution of comments.



6. **Project Management and Meetings.** It is assumed that 2 virtual progress meetings will occur during the design. The entities at the meetings will be coordinated between Merrick and IMD. In addition to the 90% and final design packages, Merrick will provide design drawings at roughly the 50% level of completion to the District for review.

Project management work tasks will include preparation of invoices, cost tracking, communication with IMD, and MHFD and the City of Aurora.

7. **City Review.** We have discussed the City review process with the City of Aurora.

Deliverables

Deliverables for the work tasks include:

1. Design Drawings will be prepared in a scaled 22 x 34 pdf format. The planned sheets are shown in the detailed cost estimate.
2. Design Report, including hydrology and hydraulics analysis summary. This will be prepared at the 90% completion level for review by the City.
3. Opinion of Probable Construction Cost

Assumptions

It is assumed that project components will follow MHFD and City of Aurora standard specifications. Merrick will prepare a set of specifications for reinforced concrete, which are generally more detailed than City Standard specifications. If special structures or components that are not included in the standard specifications require additional information (not anticipated), additional services will be required beyond the current proposal scope.

It is also assumed that the project will not be publicly bid, so the effort to prepare a traditional construction specifications book and bid form are not included. Instead, we assume that the project will be completed by an oncall or another District contractor that is familiar with City standard specifications and will not require a specifications book for the project proposed herein.

Possible utility relocations are unknown at this point and not anticipated.

Additional assumptions are as follows:

- Utility relocation services are not included in this scope. It is assumed that the District can add these services separately if required.
- Geotechnical test holes will not be required by the City and test holes from adjacent sites are adequate for structural design.
- ROW and easement descriptions and other property line adjustments are not in the work scope.
- It is assumed that no sediment ponds or significant erosion control will be required for interim conditions.
- Merrick has included a reasonable estimate of review comments in the cost estimate provided. However, the actual effort to address review comments is beyond Merrick's control and will depend on the level of detail required by the reviewers. Similarly, the review schedule is beyond Merrick's control. Merrick will begin to address all review comments as soon as they are received.
- No significant alignment change, or design change will be required because of City review.
- It is assumed that the project construction will be completed by a District contractor who does not require a detailed specification book or support documents.



FEE ESTIMATE

A detailed fee breakdown is included in Appendix A. The fee for work tasks is estimated at **\$65,705**. Merrick will complete the work on a time and materials basis using the attached rate schedule. If the work proceeds into 2026, a new rate schedule may be prepared by Merrick. This rate schedule will be sent to the District for review prior to any work performed in 2026.

SCHEDULE

Work on this project will begin as soon as a notice to proceed is received. Merrick estimates that an approximately 90% level of completion can be achieved about 3 months after the notice is received. This estimate does not include additional time due to utility conflicts or delayed delivery of data from other entities beyond Merrick's control. The time required to review submittals by the City and other entities is beyond Merrick's control as well as the effort needed to address review comments. These factors will influence the final document completion.

SUMMARY

Please review the attached and contact Brian at (303) 800-9048 if you have any questions. We appreciate the opportunity to assist you with this project.

Sincerely,

Merrick & Company



Brian Chevalier, PE
Project Manager



APPENDIX A

Detailed Cost Estimate

Rate Schedule

Site Plan

SCOPE OF WORK ATTACHMENT													
ESTIMATED ENGINEERING FEES - Saddlerock South Tributary Drainage Repairs Storm Lateral 19													
INSPIRATION METROPOLITAN DISTRICT													
Merrick & Company													
August 7, 2025													
		Chevalier	Herbolsheimer		Creed								
Task #	Staff Category	Project Manager	Senior Project Engineer	Assistant Project Manager	Project Engineer III	Project Engineer II	Designer II	Admin II	Merrick Survey	Other Expenses and Travel	Task Hours (hrs)	Extended Task Cost (\$)	Total Task Cost (\$)
	Bill Rate (\$)	\$ 250.00	\$ 210.00	\$ 180.00	\$ 165.00	\$ 150.00	\$ 130.00	\$ 130.00	\$ 1.00	\$ 1.00			
ESTIMATED HOURS													
	BASIC SERVICES												
Task 1	BASE MAP PREPARATION											\$ -	
1.1	Merrick Survey and Base Map Preparation (Includes Property Lines)			1					\$ 8,945.00			\$ 9,125.00	
1.2	Aerial Imagery											\$ -	
1.3	Site Visit	3		3	3					\$ 30.00		\$ 1,815.00	
1.4	Sheetset Manager Setup				1	2						\$ 465.00	
Task 1 Hours		3	0	4	4	2	0	0	\$ 8,945.00	\$ 30.00	13		
Task 1 Cost		\$ 750.00	\$ -	\$ 720.00	\$ 660.00	\$ 300.00	\$ -	\$ -	\$ 8,945.00	\$ 30.00		\$ 11,405.00	\$ 11,405.00
Task 2	HYDROLOGIC ANALYSIS											\$ -	
2.1	Review Previous Hydrology and Drainage Reports, Verify Q's			1	1							\$ 345.00	
Task 2 Hours		0	0	1	1	0	0	0	\$ -	\$ -	2		
Task 2 Cost		\$ -	\$ -	\$ 180.00	\$ 165.00	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 345.00	\$ 345.00
Task 3	CONCEPTUAL DESIGN											\$ -	
3.1	Plan and Profile											\$ -	
	Storm Lateral 19 (250 ft)	1		2	4	16						\$ 3,670.00	
	Storm Lateral 19 Alternatives	1		1	4	8						\$ 2,290.00	
3.3	Proposed Surface - Contours, Tie Ins			1	4	12						\$ 2,640.00	
3.4	Conceptual QTO's and Cost Estimate			1		8						\$ 1,380.00	
3.5	QA / QC		4									\$ 840.00	
Task 3 Hours		2	4	5	12	44	0	0	\$ -	\$ -	67		
Task 3 Cost		\$ 500.00	\$ 840.00	\$ 900.00	\$ 1,980.00	\$ 6,600.00	\$ -	\$ -	\$ -	\$ -		\$ 10,820.00	\$ 10,820.00
Task 4	HYDRAULICS ANALYSIS											\$ -	
4.1	HECRAS Model Setup, Iterations (upstream of pipe entrance)			1	2	8						\$ 1,710.00	
4.2	StormCAD for Storm Lateral 19			1	1	10						\$ 1,845.00	
4.3	Riprap / Protection Calcs from MHFD Equations			1	1	4						\$ 945.00	
4.4	Floodplain Delineation				1	4						\$ 765.00	
4.5	Hydraulic Design Report	1		2	18	2						\$ 3,880.00	
4.6	QA / QC		4									\$ 840.00	
Task 4 Hours		1	4	5	23	28	0	0	\$ -	\$ -	61		
Task 4 Cost		\$ 250.00	\$ 840.00	\$ 900.00	\$ 3,795.00	\$ 4,200.00	\$ -	\$ -	\$ -	\$ -		\$ 9,985.00	\$ 9,985.00
Task 5	DESIGN											\$ -	
5.1	Design Drawings											\$ -	
	Cover Sheet			1		2						\$ 480.00	
	General Notes			1		2						\$ 480.00	
	Project Site Plan			1	1	2						\$ 645.00	
	Demolition Plan			2		2						\$ 660.00	

SCOPE OF WORK ATTACHMENT													
ESTIMATED ENGINEERING FEES - Saddlerock South Tributary Drainage Repairs Storm Lateral 19													
INSPIRATION METROPOLITAN DISTRICT													
Merrick & Company													
August 7, 2025													
		Chevalier	Herbolsheimer		Creed								
Task #	Staff Category	Project Manager	Senior Project Engineer	Assistant Project Manager	Project Engineer III	Project Engineer II	Designer II	Admin II	Merrick Survey	Other Expenses and Travel	Task Hours (hrs)	Extended Task Cost (\$)	Total Task Cost (\$)
	Bill Rate (\$)	\$ 250.00	\$ 210.00	\$ 180.00	\$ 165.00	\$ 150.00	\$ 130.00	\$ 130.00	\$ 1.00	\$ 1.00			
ESTIMATED HOURS													
	Plan and Profiles, Label Grade Breaks, Slopes											\$ -	
	Storm Lateral 19			1	2	8						\$ 1,710.00	
	Drop Details and Sections Sheets											\$ -	
	Storm Lateral 19 - Assumed to be a New Pipe, Covered in P and P above											\$ -	
	Typical Rock Details			1	1	2						\$ 645.00	
	SWMP Plan, w/ Seeding Area (No new landscaping or trees planned)			2	8	2						\$ 1,980.00	
	SWMP Report			2	8	2						\$ 1,980.00	
	Erosion Control Details			1	2	2						\$ 810.00	
	SUE Sheet			1	6	8						\$ 2,370.00	
5.2	QTO and Cost Estimate			1	2	4						\$ 1,110.00	
5.3	Final Design Report - Hydrology, Hydraulics, Design	2		4	4	2						\$ 2,180.00	
5.4	Specifications											\$ -	
	Bid Form, QTO				2							\$ 330.00	
	Special Conditions Section - City Standards for Technical	1		8								\$ 1,690.00	
5.5	QA/QC		4			2						\$ 1,140.00	
5.6	Discussions with Naranjo	2		4	2							\$ 1,550.00	
5.7	Construction Services (Not Included but Available from Merrick)											\$ -	
Task 5 Hours		5	4	30	38	40	0	0	\$ -	\$ -	117		
Task 5 Cost		\$ 1,250.00	\$ 840.00	\$ 5,400.00	\$ 6,270.00	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -		\$ 19,760.00	\$ 19,760.00
Task 6	PROJECT MANAGEMENT											\$ -	
6.1	Invoicing, Cost Tracking, Schedule (3 Months)	4		8				12				\$ 4,000.00	
6.2	Progress Meetings (2)	4		4	4							\$ 2,380.00	
6.4	Coordination with IMD	2		6								\$ 1,580.00	
6.5	Coordination with MHFD, Aurora	1		4								\$ 970.00	
Task 6 Hours		11	0	22	4	0	0	12	\$ -	\$ -	49		
Task 6 Cost		\$ 2,750.00	\$ -	\$ 3,960.00	\$ 660.00	\$ -	\$ -	\$ 1,560.00	\$ -	\$ -		\$ 8,930.00	\$ 8,930.00

SCOPE OF WORK ATTACHMENT													
ESTIMATED ENGINEERING FEES - Saddlerock South Tributary Drainage Repairs Storm Lateral 19													
INSPIRATION METROPOLITAN DISTRICT													
Merrick & Company													
August 7, 2025													
		Chevalier	Herbolsheimer		Creed								
Task #	Staff Category	Project Manager	Senior Project Engineer	Assistant Project Manager	Project Engineer III	Project Engineer II	Designer II	Admin II	Merrick Survey	Other Expenses and Travel	Task Hours (hrs)	Extended Task Cost (\$)	Total Task Cost (\$)
	Bill Rate (\$)	\$ 250.00	\$ 210.00	\$ 180.00	\$ 165.00	\$ 150.00	\$ 130.00	\$ 130.00	\$ 1.00	\$ 1.00			
ESTIMATED HOURS													
Task 7	CITY REVIEW											\$ -	
7.1	Progress Drawings, Submittals to City and Address City Comments	2		8	8	8						\$ 4,460.00	
Task 7 Hours		2	0	8	8	8	0	0	\$ -	\$ -	26		
Task 7 Cost		\$ 500.00	\$ -	\$ 1,440.00	\$ 1,320.00	\$ 1,200.00	\$ -	\$ -	\$ -	\$ -		\$ 4,460.00	\$ 4,460.00
Total Project Hours		24	12	75	90	122	0	12	\$ 8,945.00	30	335		
Total Project Costs		\$6,000	\$2,520	\$13,500	\$14,850	\$18,300	\$0	\$1,560	\$ 8,945.00	\$ 30.00		\$ 65,705.00	\$ 65,705.00



SCHEDULE OF HOURLY BILLING RATES

Effective January 1, 2025

PROJECT MANAGEMENT

Project Manager	\$250.00
Senior Project Manager	\$260.00

PROJECT ENGINEERING

Project Engineer I	\$130.00
Project Engineer II	\$150.00
Project Engineer III	\$165.00
Project Engineer IV	\$180.00
Project Engineer V	\$200.00
Senior Project Engineer	\$210.00
Technical Practice Lead	\$285.00
Sr. Technical Practice Lead	\$310.00

FIELD ENGINEERING

Construction Observer I	\$140.00
Construction Observer II	\$160.00
Construction Observer III	\$180.00
Construction Observer IV	\$200.00
Construction Observer V	\$220.00
Senior Construction Observer	\$245.00
Construction Practice Lead	\$260.00
Sr. Construction Practice Lead	\$290.00

DRAFTING

Designer I	\$110.00
Designer II	\$130.00
Designer III	\$150.00
Designer IV	\$160.00
Designer V	\$180.00
Senior Designer	\$210.00
Design Manager	\$220.00
Design Practice Lead	\$245.00
Senior Design Practice Lead	\$260.00

SURVEYING

Survey Project Manager	\$264.00
Principal/PLS Surveyor	\$291.00
Project Controls / Administration	\$121.00



Lead Surveyor	\$149.00
GPS Processor	\$149.00
Party Chief RLS	\$123.00
Party Chief	\$100.00
Instrument/Rod Person	\$73.00
Sr. Professional Land Surveyor	\$238.00
Professional Land Surveyor	\$167.00
Survey Technician	\$128.00
One-person Crew	\$166.00
Two-person Crew	\$249.00
Utility Designations / SUE	\$175.00

ADMINISTRATION & PROCESS CONTROLS

Admin I	\$110.00
Admin II	\$130.00
Admin III	\$150.00
Admin IV	\$160.00
Project Coordinator I	\$130.00
Project Coordinator II	\$150.00
Project Coordinator III	\$170.00
Project Coordinator IV	\$190.00

FUNDING SERVICES & GOVERNMENT AFFAIRS

Funding Specialist I	\$130.00
Funding Specialist II	\$150.00
Funding Specialist III	\$170.00
Funding Manager	\$190.00
Sr. Funding Services Lead	\$200.00

OTHER

Subconsultant	Cost + 10%
Courier	Cost + 10%
Expert Witness Court Appearance	\$3,250.00/day
G.P.S. System	\$140/unit/day
Workstations/Specialized Equipment (Minimum Charge \$30.00)	\$60.00/day
Minimum Charge	\$30.00
Personal Vehicle Mileage	Current Allowable IRS Rate
UAS	\$150/day
ATV	\$150/day
NavVis	\$1,200.00/day
GPS/Survey Equipment	\$10.50
Special Software	Cost + 10%
Other Materials or Equipment	Cost + 10%

Above standard rates will be held firm through December 31, 2025.
Client will be notified in writing of any requested changes.



October 9, 2025



Mr. Bob Legare
Inspiration Metropolitan District

Re: Proposal for Gartrell Fire Lane Improvements

Dear Mr. Legare:

Inspiration Metropolitan District (IMD) has asked Merrick & Company (Merrick) to prepare a proposal to address the requested improvements to the fire lane intersection with Gartrell Road near Wagon Wheel Way. The following is a proposal for final design services for infrastructure improvements. The Pre-Application Meeting notes from October 24, 2024 were referenced in preparation of this scope of work and the exhibit associated with the Pre-Application meeting is attached.

SCOPE OF WORK

The following scope of work is proposed:

1. **Base Map Preparation.** Merrick to survey planimetrics and prepare topographic survey of the fire lane intersection with Gartrell Road. Work will include search of Monuments in the areas directly adjacent to the project to aid in preparation of ROW vacation and easement documents. Merrick will call for utility locates and show nearby utilities on the mapping. If the design affects any utility, Merrick will contact the affected utility companies regarding necessary utility relocations. Coordinating the actual utility relocations and scheduling the work is not included in this proposal.
2. **Minor Site Plan Amendment.** Merrick will prepare minor site plan amendment civil and landscape documents for the fire lane improvements including: cover, demolition plan, site plan, grading/utility plan and details. A Preliminary Drainage Letter will be prepared. Additional documents required as a part of the amendment include: vicinity map, checklists and letter of introduction.
3. **Construction Documents.** The following documents will be submitted with construction document submittal:
 - a. **Construction Drawings.** Sheets will include: cover, notes, demolition plan, site plan, horizontal control plan, grading plan, utility plan, signage and striping and details. Landscaping and irrigation drawings will also be prepared by Merrick.
 - b. **Final Drainage Letter.** A conformance letter will be prepared to show compliance with previous drainage reports within the project area.
 - c. **Stormwater Management Plan and Report.** Merrick will prepare a SWMP plan and report to accompany the construction documents submitted to City of Aurora.



2480 W. 26th Street, Unit B225
Denver, Colorado 80211



Tel: +1 303-964-3333



hello@merrick.com
www.merrick.com

- d. **Inspection and Maintenance Plan.** Merrick will submit an I&M Plan to City of Aurora. That identifies permanent stormwater best management practices requiring routine inspection and maintenance.
 - e. **CAD Submittal.** Merrick will prepare an AutoCAD submittal package meeting City of Aurora standards upon completion of construction documents.
4. **Survey.** Merrick will prepare one ROW vacation legal description and exhibit and six legal descriptions and exhibits for easement dedication or license agreements.
 5. **Construction Support.** Merrick to aid IMD with Bid Support preparing bid tabs for the bidding process to secure contractor to perform construction of the fire lane improvements. As part of construction support Merrick will answer RFI's, construction submittals, certify pay-applications and prepare record drawings as required by City of Aurora. *(Assume survey for record drawings prepared and transmitted by Contractor).* As part of construction support, Merrick to perform eight site visits including a preconstruction meeting. *(Assuming three month construction schedule and two hours per site visit).*
 6. **Project Management and Meetings.** It is assumed that 2 virtual progress meetings will occur during the design. The entities at the meetings will be coordinated between Merrick and IMD.

Project management work tasks will include preparation of invoices, cost tracking, communication with IMD, the design team and the City of Aurora.

Deliverables

Deliverables for the work tasks include:

1. Site Plan Amendment.
2. Construction Drawings
3. Final Drainage Letter
4. Stormwater Management Plan
5. Inspection and Maintenance Plan
6. CAD Submittal Package

Assumptions

It is assumed that project components will follow City of Aurora standard specifications. It is also assumed that the project will not be publicly bid, so the effort to prepare a traditional construction specifications book are not included. Instead, we assume that the project will be completed by an oncall or other District contractor that is familiar with City standard specifications and will not require a specifications book for the project proposed herein.

Additional assumptions are as follows:

- Subsurface Utility Engineering and utility relocation services are not included in this scope. It is assumed that the District can add these services separately if required.
- Geotechnical Report for pavement design to be provided by IMD.
- No electrical design is required.
- Merrick is assuming three rounds of submittals and have included a reasonable estimate of review comments in the cost estimate provided. However, the actual effort to address review comments is beyond Merrick's control and will depend on the level of detail required and the thoroughness of the reviewers. Similarly, the review schedule including any last-minute comments are beyond Merrick's control. Merrick will begin to address all review comments as soon as they are received.
- No significant alignment change, or design change will be required because of City review.



- It is assumed that the project construction will be completed by a District contractor who does not require a detailed specification book or support documents.

FEE ESTIMATE

A detailed fee breakdown is included in Appendix A. The fee for work tasks is estimated at **\$88,665**. Merrick will complete the work on a time and materials basis using the attached rate schedule. If the work proceeds into 2026, a new rate schedule may be prepared by Merrick. This rate schedule will be sent to the District for review prior to any work performed in 2026.

SCHEDULE

Work on this project will begin as soon as notice to proceed is received. Merrick estimates that an approximately 90% level of completion can be achieved about 4 months after the notice is received. This estimate does not include additional time due to utility conflicts or delayed delivery of data from other entities beyond Merrick's control. The time required to review submittals by the City and other entities is beyond Merrick's control as well as the effort needed to address review comments. These factors will influence the final document completion.

SUMMARY

Please review the attached and contact Tyler at (303) 353-3744 if you have any questions. We appreciate the opportunity to assist you with this project.

Sincerely,
Merrick & Company



Tyler Scarlett, PE
Project Manager



APPENDIX A

Detailed Cost Estimate

Rate Schedule

Exhibit

SCOPE OF WORK ATTACHMENT
ESTIMATED ENGINEERING FEES - Gartrell Fire Lane Improvements
INSPIRATION METROPOLITAN DISTRICT
Merrick & Company

October 9, 2025

Task #	Staff Category	Project Manager	Project Engineer III	Project Engineer II	Senior Landscape Architect	Landscape Architect I	Admin II	Merrick Survey	Total Task Hours (hrs)	Total Task Cost (\$)
	Bill Rate (\$)	\$ 250.00	\$ 165.00	\$ 150.00	\$ 215.00	\$ 120.00	\$ 130.00	\$ 1.00		
ESTIMATED HOURS										
Task 1	BASE MAP PREPARATION									
1.1	Topographic Survey							\$ 2,070.00		
1.2	Utility Designation	2		8				\$ 3,580.00		
1.3	Monument Search							\$ 1,245.00		
	Task 1 Hours	2	0	8	0	0	0			
	Task 1 Cost	\$ 500.00	\$ -	\$ 1,200.00	\$ -	\$ -	\$ -	\$ 6,895.00		\$ 8,595.00
Task 2	SITE PLAN AMENDMENT									
2.1	Site Plan	4	4	24						
2.2	Landscape Plans			2	12	40				
2.3	Preliminary Drainage Letter	1	4	8						
2.4	Misc Supporting Documents	2	4	4						
2.5	QA / QC & Resubmittals	4	6	12	2	16				
	Task 2 Hours	11	18	50	14	56	0	\$ -	149	
	Task 2 Cost	\$ 2,750.00	\$ 2,970.00	\$ 7,500.00	\$ 3,010.00	\$ 6,720.00	\$ -	\$ -		\$ 22,950.00
Task 3	CONSTRUCTION DOCUMENTS									
3.1	Civil Construction Documents	1	8	40						
3.2	Landscape Construction Documents				4	22				
3.3	Irrigation Construction Documents				4	14				
3.4	Final Drainage Letter	1	2	8						
3.5	Stormwater Management Plan (SWMP)		2	8						
3.6	Stormwater Management Report (SWMP)		2	8						
3.7	Inspection and Maintenance Plan (I&M)		2	8						
3.8	CAD Submittal		1	2		2				
3.9	QA / QC & Resubmittals	4	8	16		2	10			
	Task 3 Hours	6	25	90	8	40	10	\$ -	179	
	Task 3 Cost	\$ 1,500.00	\$ 4,125.00	\$ 13,500.00	\$ 1,720.00	\$ 4,800.00	\$ 1,300.00	\$ -		\$ 26,945.00
Task 4	SURVEY									
4.1	ROW Vacation		4					\$ 1,000.00		
4.2	Easement Dedication		4					\$ 7,000.00		
	Task 4 Hours	0	8	0	0	0	0			
	Task 4 Cost	\$ -	\$ 1,320.00	\$ -	\$ -	\$ -	\$ -	\$ 8,000.00		\$ 9,320.00
Task 5	CONSTRUCTION SUPPORT									
5.1	Bid Support	2	4	8	1	2				
5.2	Construction Admin	2	4	8	4	8				
5.3	Pay-Application Certification	4		8	2					
5.4	Site Visits	16								
	Task 5 Hours	24	8	24	7	10	0	\$ -	73	
	Task 5 Cost	\$ 6,000.00	\$ 1,320.00	\$ 3,600.00	\$ 1,505.00	\$ 1,200.00	\$ -	\$ -		\$ 13,625.00
Task 6	PROJECT MANAGEMENT									
6.1	Invoicing, Cost Tracking, Schedule (4 Months)	8					4			
6.2	Progress Meetings (2)	2	2		2					
6.3	Coordination with IMD & Project Team	2	2		2					
6.4	Coordination with Aurora	2	4	4	2					
	Task 6 Hours	14	8	4	6	0	4	\$ -	36	
	Task 6 Cost	\$ 3,500.00	\$ 1,320.00	\$ 600.00	\$ 1,290.00	\$ -	\$ 520.00	\$ -		\$ 7,230.00
	Total Project Hours	57	67	176	35	106	14		455	
	Total Project Costs	\$14,250	\$11,055	\$26,400	\$7,525	\$12,720	\$1,820	\$ 14,895.00		\$ 88,665.00



SCHEDULE OF HOURLY BILLING RATES

Effective January 1, 2025

PROJECT MANAGEMENT

Project Manager	\$250.00
Senior Project Manager	\$260.00

PROJECT ENGINEERING

Project Engineer I	\$130.00
Project Engineer II	\$150.00
Project Engineer III	\$165.00
Project Engineer IV	\$180.00
Project Engineer V	\$200.00
Senior Project Engineer	\$210.00
Technical Practice Lead	\$285.00
Sr. Technical Practice Lead	\$310.00

FIELD ENGINEERING

Construction Observer I	\$140.00
Construction Observer II	\$160.00
Construction Observer III	\$180.00
Construction Observer IV	\$200.00
Construction Observer V	\$220.00
Senior Construction Observer	\$245.00
Construction Practice Lead	\$260.00
Sr. Construction Practice Lead	\$290.00

DRAFTING

Designer I	\$110.00
Designer II	\$130.00
Designer III	\$150.00
Designer IV	\$160.00
Designer V	\$180.00
Senior Designer	\$210.00
Design Manager	\$220.00
Design Practice Lead	\$245.00
Senior Design Practice Lead	\$260.00

SURVEYING

Survey Project Manager	\$264.00
Principal/PLS Surveyor	\$291.00
Project Controls / Administration	\$121.00



Lead Surveyor	\$149.00
GPS Processor	\$149.00
Party Chief RLS	\$123.00
Party Chief	\$100.00
Instrument/Rod Person	\$73.00
Sr. Professional Land Surveyor	\$238.00
Professional Land Surveyor	\$167.00
Survey Technician	\$128.00
One-person Crew	\$166.00
Two-person Crew	\$249.00
Utility Designations / SUE	\$175.00

ADMINISTRATION & PROCESS CONTROLS

Admin I	\$110.00
Admin II	\$130.00
Admin III	\$150.00
Admin IV	\$160.00
Project Coordinator I	\$130.00
Project Coordinator II	\$150.00
Project Coordinator III	\$170.00
Project Coordinator IV	\$190.00

FUNDING SERVICES & GOVERNMENT AFFAIRS

Funding Specialist I	\$130.00
Funding Specialist II	\$150.00
Funding Specialist III	\$170.00
Funding Manager	\$190.00
Sr. Funding Services Lead	\$200.00

OTHER

Subconsultant	Cost + 10%
Courier	Cost + 10%
Expert Witness Court Appearance	\$3,250.00/day
G.P.S. System	\$140/unit/day
Workstations/Specialized Equipment (Minimum Charge \$30.00)	\$60.00/day
Minimum Charge	\$30.00
Personal Vehicle Mileage	Current Allowable IRS Rate
UAS	\$150/day
ATV	\$150/day
NavVis	\$1,200.00/day
GPS/Survey Equipment	\$10.50
Special Software	Cost + 10%
Other Materials or Equipment	Cost + 10%

Above standard rates will be held firm through December 31, 2025.
Client will be notified in writing of any requested changes.





"SBA Certified HUBZone Company"

1690 Chambers Rd.
Aurora, Colorado 80011
303-366-1463 contact@rtsclaping

September 12, 2025

Ms. Dominique Devaney.
Public Alliance
7555 E. Hampden Ave. Suite 501
Denver, CO 80231

RE: Inspiration Metro District – Maintenance of Water Quality Detention Pond 2A.

Ms. Devaney:

RTS submits the following estimate for maintenance of one water quality control pond (WQCP) in the Inspiration Metro District as requested.

Pond 2A has significant erosion where the Trickle Channel connects to the first Forebay. The stormwater is beginning to undercut the trickle channel which may lead to disconnection from the Forebay and future structural damage. There is sediment built up in both Forebays, outside and inside the Trickle Channel and in the Micro Pool. Cottonwood and Russian Olive saplings are present in the Upper Stage section of the system. There is minor erosion near the access roads and riprap channel as well as lack of vegetation in the Inflow point between the riprap check dams.

1. Forebay One and Two. Remove and dispose of built-up sediment from both Forebays. Approximately 1.5 tons.
2. Remove and dispose approximately ten tons of sediment from outside of the Trickle Channel near Forebay One and inside of the Trickle Channel near the Outlet.
3. Where the Trickle Channel connects to Forebay One it has significant erosion. Compact soil underneath the Trickle Channel, install ten tons of soil filled riprap to the 35ft by 4ft by 20in deep washed-out section of both sides of the Trickle Channel. Amend the top of the soil filled riprap, seed and install 140sf of biodegradable coconut erosion control blankets.
4. Remove and dispose approximately 1.5 tons of sediment from the micro pool.
5. Remove and dispose of all woody overgrowth from the Upper Stage and apply glyphosate to the sapling's cut stocks to help prevent future growth.
6. Amend soil, seed and install biodegradable erosion control blankets to all areas with minor erosion and lack of vegetation, approximately 18,000sf.

Total Minor Maintenance Cost: \$26,865.00

Option 1: Install ¾" mountain granite in the eroded voids of the rip rap spillway located West of 8659 S. Quatar St.

- Install 5 tons of ¾" mountain granite in between the eroded voids of the rip rap spillway located West of 8659 S. Quatar St.

Total Option 1 Cost: \$1,385.00

Option 2: Install ¾" mountain granite in voids of rip rap spillway located at the Southeast corner of Pond 2A.

- Install 10 tons of ¾" mountain granite in between the eroded voids of the rip rap spillway located at the Southeast corner of Pond 2A.

Total Option 2 Cost: \$2,775.00

Option 3: Install 190 feet long by 2 feet wide by 6 inches deep VTC to the East maintenance road that is beginning to erode.

- Install 10 tons of VTC to the East maintenance road of Pond 2A. This area is beginning to erode and the installation of more VTC will help prevent future erosion.

Total Option 3 Cost: \$3,065.00

Total Minor Maintenance Cost and Options 1, 2 and 3: \$34,090.00

Additional Minor and Major Maintenance:

The need for Additional Minor and Major Maintenance Services will be assessed during inspections and pricing provided to the Inspiration Metropolitan District for approval. Rates for additional maintenance work will be based on the services, equipment, and materials required to make the repairs needed. Some of our rates are listed below:

Landscaping Labor: \$50.00/hr.

Equipment Operator: \$100.00/hour (includes Skid steer, Mini Excavator, Tractor, etc.)

Rental Equipment: (Jetvac, etc.) based on current rental rates.

Materials: Rates vary by materials and quantities needed

Sincerely,
RTS Landscaping
Cole Mansanares
303-525-3437
Project Manager



August 27, 2025

Dominique Devaney
Public Alliance
7555 E. Hampden Avenue, Suite 501
Denver, Colorado 80231

**Re: Irrigation Monitoring Services
Inspiration Metropolitan District**

Dear Dominique,

On behalf of HydroSystems●KDI, I am pleased to submit the attached proposal to provide irrigation monitoring services for the existing irrigation system at Inspiration Metropolitan District located in Aurora, Colorado.

Please review the attached proposal and let me know if you feel it needs any modifications.

Again, thank you for this opportunity to provide you with this proposal and if I can be of any additional service please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Keesen", with a long horizontal flourish extending to the right.

John Keesen
Principal

Proposed Scope of Services

Irrigation Monitoring Services

Proposed Services:

The services to be provided will include the following items:

1. Daily online monitoring of site. Check for alarms and report any issues to client.
2. Work with Public Alliance and maintenance contractor to reduce water consumption, adjust programming on clocks and use smart technology on all assigned controllers.
3. Provide assistance to Public Alliance and maintenance contractor in revising all existing programming to fulfill new City of Aurora drought restrictions.
4. One monthly site visit (May – September) to spot check and look over site for any visible irrigation issues or problems.

Proposed Fees:

Irrigation Monitoring Services: Twenty-Two Thousand Five Hundred (\$ 22,500.00) Billed Monthly
(5 months \$4,500.00 per month)

Fee Summary:

Irrigation Monitoring	\$ 22,500.00
Proposal Total	\$ 22,500.00

Hourly Rates:

Principal	\$ 155.00 per hour
Senior Associate	\$ 140.00 per hour
Associate	\$ 130.00 per hour
Field Personnel	\$ 120.00 per hour

General Conditions:

1. This agreement is based on the understanding that the Client will proceed with the project in an expeditious manner from acceptance of contract terms. If the project is delayed more than six (6) months from the start of work, it is understood and agreed that the standard hourly rates and the Total Fee may be subject to change requiring a new agreement.
2. Request to perform tasks, acceptance of documents or knowledge by the Client or Client's Representative of work being performed constitutes acceptance of the Scope of Work, Fees Schedule, Agreement Qualifications, Terms and Conditions and Additional Services provisions as identified in this proposal.

TERMS AND CONDITIONS

A. Standard Terms

3. HydroSystems●KDI will invoice work on a submittal basis based on percentage of work complete.
4. Billing for each task may be less or more than the fee for each task if limits of work change for each project area.
5. Expenses, including but not limited to printing costs, mileage and other miscellaneous project costs, will be billed in addition to the fixed fee at cost plus 10%. Mileage will be reimbursed at the Federal Government allowable rate.
6. Client agrees to pay all invoiced fees and costs within 30 days of billing.
7. Payment will not be subject to the approval of the project and/or the cash flow status of the project.
8. Past due invoices shall be assessed a 1.5% late charge for each month past due. In the event fees and/or costs are not paid when due, Client agrees to pay all costs of collection including reasonable attorney's fees.
9. HydroSystems●KDI may stop work on the project if fees are not paid, and reserves the right to file liens or utilize other legal methods to secure payment.
10. The fees indicated herein are based on the applicable jurisdictional codes. Unless otherwise specified in the terms of this agreement, any request made by the Client to vary, waive or modify existing code requirements may be considered as an additional service requiring additional fees.
11. All documents and products developed under this agreement shall remain the property of HydroSystems●KDI until all fees have been paid in full. HydroSystems●KDI reserves the right to request the return of any documents or products from the Client, municipal governments, or other third party entities if fees have not been paid in full. HydroSystems●KDI shall retain full ownership of all documents and products that have not been paid for under the terms of this agreement.
12. The Client shall have the rights to utilize documents and products, provided under this agreement, for their intended purpose once all fees have been paid in accordance with this agreement.
13. If the Client utilizes any documents or products covered under this agreement, the Client acknowledges that they have reviewed and understand the information conveyed within said document or product.
14. Any documents or products developed under this agreement by HydroSystems●KDI shall only be utilized by the Client or their successors for the project or for services which have been contracted. The Client or their successors shall not utilize these documents or products on other projects, or provide these documents or products to others for use on other projects.
15. HydroSystems●KDI shall not be responsible for any harm to the Client or their successors if documents or products developed under this agreement are utilized in ways that they are not intended. This includes, but is not limited to, preliminary level designs being utilized for entitlement documents, entitlement level documents being utilized for construction, and revisions to construction documents that are not performed by HydroSystems●KDI.
16. HydroSystems●KDI shall not be responsible for any harm to the Client or their successors if the Client or their successors direct the recipient of any documents or products to deviate from the direction or purpose of the information provided in said document or product.

17. HydroSystems●KDI shall not be responsible for information provided to HydroSystems●KDI by the Client or other project team members not subcontracted by HydroSystems●KDI. HydroSystems●KDI assumes no responsibility for the accuracy of such information or services, and shall not be liable for errors or omissions therein unless specifically contracted to review and verify the accuracy of such information.
18. Either party may terminate this agreement upon 30 days written notice to the other. Upon termination HydroSystems●KDI will provide Client all task items billed and paid for and Client shall pay all fees and costs for tasks completed at time of termination.
19. If any part of this agreement shall be held unenforceable, the rest of this agreement shall nevertheless remain in full force and effect.

Acceptance and Agreement

HydroSystems●KDI shall provide the services described within the Scope of Work per the Fee Schedule as identified in this proposal. The undersigned shall provide payment based on the Agreement Qualifications and the Terms and Conditions as identified in this proposal.

If the conditions of this contract are acceptable, please sign and return a copy for our files. We look forward to working with you on this project.

HydroSystems●KDI

Name

Title

Date

Accepted:

Company

Name

Title

Date

PBC. PROFESSIONAL BUILDING CLEANING LLC.

3551 Idlewood Ln.
Johnstown, CO 80534
P 970-829-0444 / 832-341-1994
Germanh@pbcleaningllc.com
Jacielh@pbcleaningllc.com
www.pbcCleaning.com

Cleaning Contract for Agreement to Perform Cleaning Services to: INSPIRATION METROPOLITAN DISTRICT CLUB HOUSE AND POOL SEASON.

Date

March 26, 2026

Services Performed By:

PBC. PROFESSIONAL BUILDING
CLEANING LLC.

3551 Idlewood Ln.
Johnstown, CO 80534
P 970-829-0444 / 832-341-1994
Germanh@pbcleaningllc.com
Jacielh@pbcleaningllc.com
www.pbcCleaning.com

Services Performed For:

INSPIRATION METROPOLITAN
DISTRICT CLUB HOUSE AT
AURORA CO.

C/O PUBLIC ALLIANCE

23396 E. GLIDEN

AURORA CO. 80016

DOMINIQUE DEVANEY

DISTRIC MANAGER

Dominique@publicalliancecellc.com

O: 720-213-6621 C: 720-289-1118

This Contract is issued pursuant to the Cleaning Services Agreement between **INSPIRATION METROPOLITAN DISTRICT CLUB HOUSE AT AURORA CO.** ("Client") and **PBC. PROFESSIONAL BUILDING CLEANING LLC.** ("Contractor"), effective **March 26, 2026** (the "Agreement"). This Contract is subject to the terms and conditions contained in the Agreement between the parties and is made a part thereof. Any term not otherwise defined herein shall have the meaning specified in the Agreement. In the event of any conflict or inconsistency between the terms of this contract and the terms of this Agreement, the terms of this contract shall govern and prevail.

This contract effective as of **March 26, 2026**, is entered by and between Contractor and Client, and is subject to the terms and conditions specified below. The Exhibit(s) to this contract, if any, shall be deemed to be a part hereof. In the event of any inconsistencies between the terms of the body of this contract and the terms of the Exhibit(s) hereto, the terms of the body of this contract shall prevail.

Period of Performance

One year. The Services renew on March 26, 2027.

Engagement Resources

- Cancellation of 30-day written notice is required for discontinuation of service.
- Service is pre-paid every month. (OR CLIENT PREFERENCE) 30 days net
- **On past due invoices after 30 days 1.5% maximum late fee will be added to past due invoices.**
- Modifications to this contract shall be in writing and be agreed to by both parties.
- The customer has determined that the work on the attached writing specifications is what PBC LLC. Is responsible for.
- Extra services on a daily or “as needed” basis: maintenance, trash pickup around the perimeter of property will be an extra charge for the customer.
- Customers will be billed monthly for service, payment is expected within (5 days) from the day of the invoice, or on the 1st of the beginning of the month.

Scope of Work

- PBC LLC. Will provide insurance and bonds, to protect client and contractor.
- PBC LLC. Will provide labor to comply with the specific work on this contract.

Deliverable Materials

- PBC LLC. Will provide all equipment, chemicals and Client will provide supplies such as paper products, trash liners, liquid hand soap, and others supplies needed to maintain and provide the service.
- The client HAS requested us, PBC, to provide all supplies needed and bill to invoice. Economy or Market Price. **PBC WIL MARK UP PRODUCTS 12.75%. This markup includes taxes, stock delivery and organized supply areas.**

PBC daily Nightly Cleaning Responsibilities

FOR: **INSPIRATION METROPOLITAN DISTRICT CLUB HOUSE:** Office, Multipurpose room (OR: PARTY ROOM, YOGA OR EXERCISING ETC.) Conference room, Full Kitchen (COOKING AREA) and all furniture around the club outside patio and POOL SEASON SERVICE.

DAYLY MISCELANEOUS CLEANING:

- Clean Glass on all doors inside and out as the main entrance and all exit doors in buildings INCLUDING ALL WINDOWS AROUND BUILDING INSIDE. (WE DO WINDOW CLEANING OUTSIDE AS PER CLIENT REQUEST.)
- Clean glass windows on all buildings, including trims.
- Empty trash cans and wipe down, change liners and take trash out including all trash receptacles outside.
- Sweep all hard surface floors with treated dust mop.
- All floors will be mopped to maintain beauty of the floor and remove stains, spillage, scuff marks, corners and edges to keep bugs and dust out of corners and top horizontal areas and edges or around furniture to avoid cobwebs.
- Vacuum all carpeted areas, including rugs and door mats. Inside and outside depending on the weather.
- Wipe down and sanitize countertops check for all sides visible keep free of spills dust. (Do not touch or move any paperwork on desk)
- Wipe down and dust all chairs' arms and legs, cabinets, light fixtures, fans, air ducts etc.
- Wipe down and sanitize doors to remove fingerprints, door handles from entrances, restrooms, and any other door.
- Sweep front and side entrance and exits, remove debris and cobwebs around door frame.
- Secure all offices by locking doors after each cleaning. (SET ALARMS) focus on all exit doors to be secured.

KITCHEN AREAS:

- Wipe down all tables and counters with appropriate disinfectants.
- Wash and disinfect all sinks, ALL TILE AROUND KITCHEN.
- Clean all exterior of appliances specially refrigerator, cook top, microwave (Check with manager about others) Microwave every cleaning, stove every week, refrigerator as per request.
- Clean kitchen windows to free up grease and smudges.
- Wipe down the front of counters to remove food debris.
- Remove trash to collection point and replace liners, keep trash cans clean inside and wipe down outside.
- Remove runner, vacuum, sweep and mop floor with special floor cleaner to remove all dry debris.

RESTROOMS:

- Clean and disinfect sinks, toilets, toilet seats and urinals, to include all bowl sides bottom and around toilet including tiding up lead if loose.
- Clean walls around toilets specially wall or partitions in urinals, to avoid visible splashing. Keep walls free of graffiti and smudges.
- Clean all dispensers, mirrors, bright work, and fixtures, Empty and sanitize sanitary boxes in lady's restrooms and supply bags.
- Disinfect door handles, light switches, front doors at entrance, kick plates if available.
- Refill products to be available to residents (Hand soap, Hand cream sanitizer etc.)
- Vacuum all ceiling vents to avoid accumulation of dust, also look for dust on walls or cobwebs in corners.
- Maintain urinal pads to protect floor from urine and air fresheners.
- Restock all paper products: Toilet paper, Sanitary bags, Kleenex, paper towels and others if available.
- Empty trash, keep trash cans clean inside and outside.
- Sweep and mop the floor with disinfectant, floor needs to be bleached at least every week.

MULTY PURPOSE ROOM:

- Wipe and dust down all furniture every cleaning Maintain ceiling vents.
- Dust down all vertical and horizontal areas to avoid dust and cobwebs, especially corners, move all furniture available every week for moping, sweeping to avoid cobwebs under furniture.
- All windows will be cleaned inside, and fingerprints clean outside every cleaning.
- Shelving will be wiped down every cleaning.
- Dust mop, mop floors with disinfectant floor cleaner remove spills, scuff marks.
- Vacuum carpeted areas including runners or mats if available.
- Full detail clean after events.
- **PBC WILL STEAM CLEAN FLOORS AND CARPETS AS PER CLIENT REQUEST TWICE PER YEAR TO KEEP THEM AS ORIGINAL COLOR POSSIBLE AND CAPTETS. PLEASE SEE THE PRICE BELOW.**

SEASONAL POOL CLEANING:

From: Memorial Day May 26th through Labor Day September 3rd, 2024.

- Pool opening: Pressure washing pool area and patio, in front of club house and surrounding walkways. (As per client request.)
- Pool Closing: store all furniture were available for long life or wrap furniture. (As per client request.)
- Clean and disinfect tables, spectator chairs, (recliners). Lifeguard Spectator chair IF AVAILABLE.
- Clean and disinfect pool counters for grilling tables and chairs. Or kitchen area IF AVAILABLE.

- Remove trash from trash containers and replenish trash bags from pool entrance and all trash receptacles.
- Detail clean and sanitize pool restrooms, re stock and deodorize.

WEEKLY CLEANING SCHEDULE ALL AREAS IN BUILDINGS:

- All air vents in the ceiling must be vacuumed to remove all debris and dust.
- Using pressure vacuum cleaner (Backpack) remove all dust, cobwebs from hanging fixtures like lamps, TV's and cables or air ducts.
- Walk all buildings and look for smudges, fingerprints, food drink splash, etc., clean and correct if something is not coming out request client maintenance help to keep building looking like new specially that a remodel is coming soon.
- Clean and vacuum all chair supports and wipe down legs, also desks, walls etc. and all chairs in facilities.
- Will make sure that we clean all telephones handsets and sanitize them but weekly will dust down bases.
- Vacuum and spot clean all upholstery furniture to remove debris from under cushions, spot clean if needed.

MONTHLY CLEANING:

Move all furniture around to remove cobwebs from under and clean floor, or carpet as needed.

Dust down all base board weekly and detail clean by wet wiping it every month, to remove mopping marks.

Keep an eye on highlighting fixtures that need to be replaced.

Keep an eye on fixtures that have bugs specially on summer.

All WINDOWS inside must be cleaned from top to bottom. OUTSIDE AS PER CLIENT REQUEST.

Client Responsibilities

- Client is Responsible for daily cleaning payment of 139.65 / **New rate \$142.65** for cleaning of INPIRATION METROPOLITAN DISTRICT CLUB HOUSE: Starting 3 times per week. PRICE WILL STAY THE SAME FOR ADDITIONAL DAYS. A 5% INCREASE WILL BE ADDED EVERY YEAR.
- Client is Responsible for STEAM CLEAN ALL FLOOR ones per year for **\$720.00. Will move FURNITURE to get EVERYTHING STEAM. (IF CLIENT REQUEST)**
- Client is Responsible **STEAM CLEAN CARPETS** that includes office, mats price per cleaning \$0.41 per sq. / Ft. (Market Price) (AS PER CLIENT REQUEST.)
- **PBC WILL PROVIDE PORTER SERVICE AS NEEDED AT \$65.00 PER HOUR.** For special residents events. That includes cleaning and leaving the used area as original state.
- Client is Responsible for pool season cleaning of \$62.75 every cleaning. MONDAY, WEDNESDAY, FRIDAY AND SATURDAY OR SCHEDULED EVENTS AS AN EXTRA CLEANING.
- The client is responsible for complete pressure washing, including CLUB, POOL AND ALL SURROUNDING SPACES for \$375.00 per service, club area only \$195.00
- Vault restrooms \$49.75

INSPIRATION METROPOLITAN DISTRICT CLUB HOUSE AURORA. Client representative:

Print name_____

Signature_____

Title _____ Date _____

PBC LLC. Representative

Print names_____

Signature_____

Title _____ Date _____

OTHERS: SPECIAL REQUESTS:

NOTE: PBC WILL BE RESPONSIBLE TO CLOSE POOL AFTER SEASON WITH DETAIL CLEANING.

NOTE: PBC WILL BE RESPONSIBLE FOR THE OPENING POOL FOR THE NEW SEASON.

PLEASE PROVIDE OTHER ITEMS OR PLACES, THINGS THAT WE HAVE MISSED:

WE ALSO OFFER:

WINDOW CLEANING: RECOMMEND 3 TIMES PER YEAR.

PRESSURE WASHING NEEDED CLIEEN REQUEST.

STEAM CLEAN FLOORS AND CARPETS ALSO FURNITURE IS NECESSARY CLIENT REQUEST.

FLOOR CARE

PAINTING

Proposal for Extra Work at Inspiration Metro District

Property Name Inspiration Metro District
 Property Address ~~23483 E Eads Dr~~
 Aurora, CO 80016
 23396 E Glidden Drive, Aurora, CO. 80016
 Project Name 2025-2026 Monthly Winter Watering
 Project Description 2025-2026 Monthly Winter Watering

Contact Dominique Devaney
 To Inspiration Metropolitan District
 Billing Address ~~405 Urban St Ste 310~~
 ~~Lakewood, CO 80228~~
 7555 E Hampden, Ste 501
 Denver, CO. 80231

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
November				Subtotal \$13,800.00
1.00	LUMP SUM	November Winter Watering	\$13,800.00	\$13,800.00
December				Subtotal \$13,800.00
1.00	LUMP SUM	December Winter Watering	\$13,800.00	\$13,800.00
January				Subtotal \$13,800.00
1.00	LUMP SUM	January Winter Watering	\$13,800.00	\$13,800.00
February				Subtotal \$13,800.00
1.00	LUMP SUM	February Winter Watering	\$13,800.00	\$13,800.00
March				Subtotal \$13,800.00
1.00	LUMP SUM	March Winter Watering	\$13,800.00	\$13,800.00

For internal use only

SO# 8736843
 JOB# 400300442
 Service Line 130

Total Price \$69,000.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
 8888 Molsenbocker Road, Suite A, Parker, CO 80134 ph. (303) 841-3003 fax (303) 841-3177

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Board President	
Signature _____	Title _____
Bob LeGare	
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

Account Manager	
Signature _____	Title _____
Sara Rutman	August 27, 2025
Printed Name _____	Date _____

Job #: 400300442

SO #: 8736843

Proposed Price: \$69,000.00

August 25, 2025



Your Source for Professional AV Installs

Proposal To:

Public Alliance LLC

For:

IMD PTZ Cameras

MULTIPURPOSE

VIDEO

QTY	DESCRIPTION	PRICE	TOTAL
1	PTZOptics PT-JOY-G4 IP or Serial PTZ Camera Controller Fourth Generation PTZOptics VISCA & VISCA ove.	\$999.00	\$999.00
3	HCM-1-BK HCM-1-BK	\$90.00	\$270.00
3	PT12X-SE-GY-G3 PT12X-SE-GY-G3	\$1,199.00	\$3,597.00
1	Misc	\$500.00	\$500.00
3	AV Installer Video Rack Work (in Man Hours)		\$225.00
5	AV Installer PTZ Camera Rigging, Mount & Terminate (in Man Hours)		\$375.00
8	Site Lead AV Installer Video Time: Site Lead (in Man Hours)		\$720.00
4	Commissioning Commissioning		\$720.00
MULTIPURPOSE TOTAL			\$7,406.00

ACCEPTANCE

FINANCIAL

PAYMENT SCHEDULE
To be determined

EQUIPMENT TOTAL	\$5,366.00
LABOR TOTAL	\$2,040.00
SUBTOTAL	\$7,406.00
TOTAL TAX	\$0.00
PROJECT TOTAL	\$7,406.00

TERMS

I Public Alliance LLC accept that Event Tech AV dba gilsonAVI has classified Public Alliance LLC as an affiliate. This affiliate classification is specific to Public Alliance LLC’s ability (legally and otherwise) resell goods and services provided by Event Tech AV. I verify that Public Alliance LLC takes on all responsibility and obligations to the end client and that Event Tech AV’s responsibility and obligations is to Public Alliance LLC. This agreement is made in good faith that both parties will fulfill requirements specific to the success of the project. All payments due to Event Tech AV is the responsibility of Public Alliance LLC. Payments to Event Tech AV will be made by Public Alliance LLC in a timely fashion and delays in payment may result in stop work regardless of promises made by Public Alliance LLC with end client. I accept this proposal and hereby authorize Event Tech AV to proceed with the installation of systems at the facilities of Public Alliance LLC constructing at , as described in the totality of this document. I further authorize Event Tech AV to be granted the facility access that will be required to complete this project in a workmanlike and timely manner and for payment to be made to Event Tech AV. In keeping with the Terms of Payment listed above: It has been made clear to me that there exist no understandings regarding this project with any relevant party unless and until Public Alliance LLC and Event Tech AV agree to such additional or alternate understandings in writing. Project cost and pricing are dependent upon a continual flow of work without interruption or delays imposed by Public Alliance LLC or their staff, construction, other building trades or any other party, and additional costs may be incurred by Public Alliance LLC from Event Tech AV. If such delays result in additional costs that are not covered by the pricing in this proposal: I agree that any additions to and/or deletions from the materials and labor to be provided by my acceptance of this proposal and any resulting change(s) in cost of this project shall only be by way of written change order(s) and shall be valid only after being signed by Public Alliance LLC and Event Tech AV. This proposal is valid only if accepted in writing by Public Alliance LLC and deposit payment received no later than .

As an Affiliate I accept that all Sales Tax related to any and all goods and services provided by Event Tech AV is Public Alliance LLC’s responsibility as a reseller to the end client and will be collected and paid according to the governing requirements of each jurisdiction.

ACCEPTANCE

PUBLIC ALLIANCE LLC

SIGNED

DATE

PRINT NAME

TITLE

EVENT TECH AV

SIGNED

DATE

PRINT NAME

TITLE

INSPIRATION METROPOLITAN DISTRICT
ESTABLISHING THE REGULAR MEETING SCHEDULE
OF THE INSPIRATION METROPOLITAN DISTRICT BOARD OF DIRECTORS
FOR CALENDAR YEAR 2025

WHEREAS, the Inspiration Metropolitan District ("District") Board of Directors ("Board") is required to establish a regular meeting schedule and pursuant to § 24-6-402(2)(c), C.R.S., designate the public place(s) for posting all notices of special and regular Board meetings; and

WHEREAS, although the Board customarily establishes its regular meeting schedule at the first meeting of each calendar year, the Board finds it necessary and appropriate to now establish a regular meeting schedule for the remainder of the calendar year 2025; and

WHEREAS, pursuant to § 24-6-402(2)(c), C.R.S. the Board is authorized to designate the District's website as the official posting place for meeting notices as long as certain requirements are met, including but not limited to identifying an alternate posting place if the website is non-operational.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR THE INSPIRATION METROPOLITAN DISTRICT THAT:

- (1) The regular meetings of the Board for the remainder of calendar year 2025 shall be conducted virtually on the following dates
September 9, 2025 at 6:30 PM
October 14, 2025 at 6:30 PM
November 11, 2025 at 6:30 PM
December 9, 2025 at 6:30 PM
- (2) Notices of all regular and special meetings of the Board shall be posted on the District's website <https://inspirationmetro.org> at least 24 hours prior to the scheduled meeting time. If the website is non-operational for any reason, all notices shall be posted at 23392 E. Glidden Drive, Aurora, Colorado. The Board directs staff to undertake all actions necessary to comply with § 24-6-402(2)(c), C.R.S., regarding the posting and archiving of meeting notices.

Dated: September 9, 2025.

INSPIRATION METROPOLITAN DISTRICT

By: _____
Bob LeGare, President

ATTEST:

Ralph D. Parris, Secretary

COMMON AREA COMMITTEE:
Minnow Drive and Gartrell Mulch to Rock Conversion Proposal

1. **TOPIC:** Convert neglected landscape beds from mulch to Gravel on the NW and SW side of intersection of Minnow Drive and Gartrell

2. **DATE OF PROPOSALS:** 10-6-25

3. **PROPOSAL:** Approve contract totaling \$7200.00 with ATR Landscape

4. **Problem Areas:** Neglected Landscape Beds at NW and SW corners of Minnow Drive at Gartrell entrance to east side of IMD

5. **Project Scope:** On both sides of Minnow Drive there are mulch landscape beds that have been refreshed in the past but continue to erode so the mulch is washed away. The next intersection south at Gartrell and Rocky Top has gravel topping rather than mulch. This is the last mulch conversion project of the year and brings a fresh look and uniformity to the two east entrances to IMD.

6. **Ongoing Maintenance Costs:** No extra maintenance. Weed spraying will be ongoing and easier to accomplish within the gravel landscape beds.

7. **Timeline:** Upon contract approval in Oct 2025.

8. **Significant Considerations:** None identified for the contracted work.

9. **Budget consideration:** This is a small project that helps finish out spending the \$112.5k allocated to maintenance in 2025.

Attachments:
ATR Bid

ESTIMATE



Prepared For

Inspiration Metro District
23396 Nw And Sw Corners Of Gartrell Rd And
Minnow Drive
Aurora, Co 80016
(303) 799-8697

ATR Landscape LLC

1279 Salem St
Aurora, Co 80011
Phone: (720) 297-5365
Email: garciaslandscape75@hotmail.com

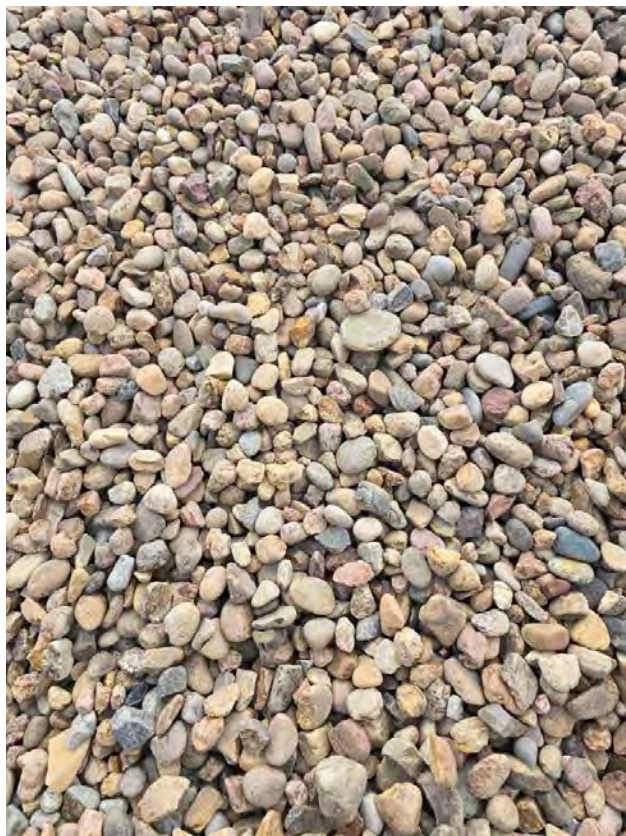
Estimate # 772
Date 09/15/2025

Description	Total
September 15/2025 contract of landscaping	\$7,200.00
Two areas	
1* Remove the old mulch	
2* weeds remove	
3* dead bushes remove and cap drip line	
4* New landscape fabric	
5* New river rocks size 1" 1/2 2" depth	
River rocks 40 tons cost \$3800	
Fabric \$300	
Delivery \$300	
Labor \$2800	
Total material and labor \$7200	
Subtotal	\$7,200.00
Total	\$7,200.00

Notes:

For more details please contact Arturo Garcia 720-297-5365 thank you





Inspiration Metro District

Inspiration Club Committee Input October 2025 Inspiration Board Meeting

1. Events since last report

Coffee Networking – 7 September

Turnout was about 25 residents. All participants enjoyed the event and most toured the Club Building.

Dumpster Day – 13 September

Event sponsored by 2 resident realtors – Mark Kinslow & Chris Denny.

Pooch Plunge – 14 September

Large turnout – over 100. Dog caricature artist and pet photographer. Cotton candy and drinks were provided. This event has always been a big hit with residents.

STEM day for Kids – 27 September

Approx. 100 Kids and Parents. Great event that we will bring back in the future.

Fall Fest – 4 October

Annual Event – Wagon Ride, Pumpkin decorating, Beer and Chili competition, Games. Large turnout.

2. Upcoming Events

Coloring Contest

Family Board Game Night – November 15

3. Group Events

8 October will be our first Group Event – First Aid Class.

4. Private Events

Total of 3 Private Rentals through September. So far, private events have gone smoothly.

Coffee Networking



Pooch Plunge



STEM Day



Fall Fest





Rea Heatherington
Inspiration Club Committee Co-Chair

Name

Daniel Roysden

Address

United States

[Map It](#)

Email

Phone**Which Metro District Committee(s) are you interested in serving on?**

- Residential Improvement

Have you previously served on a committee and/or board?

Yes

If Yes, please summarize your prior committee experience:

1. HOA Architectural Committee for Calls Creek subdivision, Watkinsville, GA -- 2 years. Reviewed and voted on dis/approval for changes to HOA member properties (2 years).
2. Multiple committees during military service including as co-Chair, Bioethics Committee, Naval Medical Center San Diego (3 years) and Chair of the Tenant Commands Relations Committee for the Navy Supply Corps School, Athens, GA (3 years). Led committee work and establishment of policy and procedures for various committees. Performed related interventions for conflict when identified.
3. Dissertation Committee Chair for PhD students, Walden University (8 years).
4. Emory University IRB Committee -- served as the VA subject matter expert for human

research studies presented to the committee for approval, renewal, and research alterations (11 years).

What other relevant experience/skills do you have that supports the success of the committee?

My Father worked for the USDA in ornamental shrubbery research/development. I assisted my Father on numerous occasions with planting and care of ornamental shrubbery.

Why are you interested in serving on the committee?

I enjoy seeing the development of beautiful landscaping and am interested in assisting others with the process of design approval.

Consent

 I agree

Consent

 I agree

INSPIRATION™

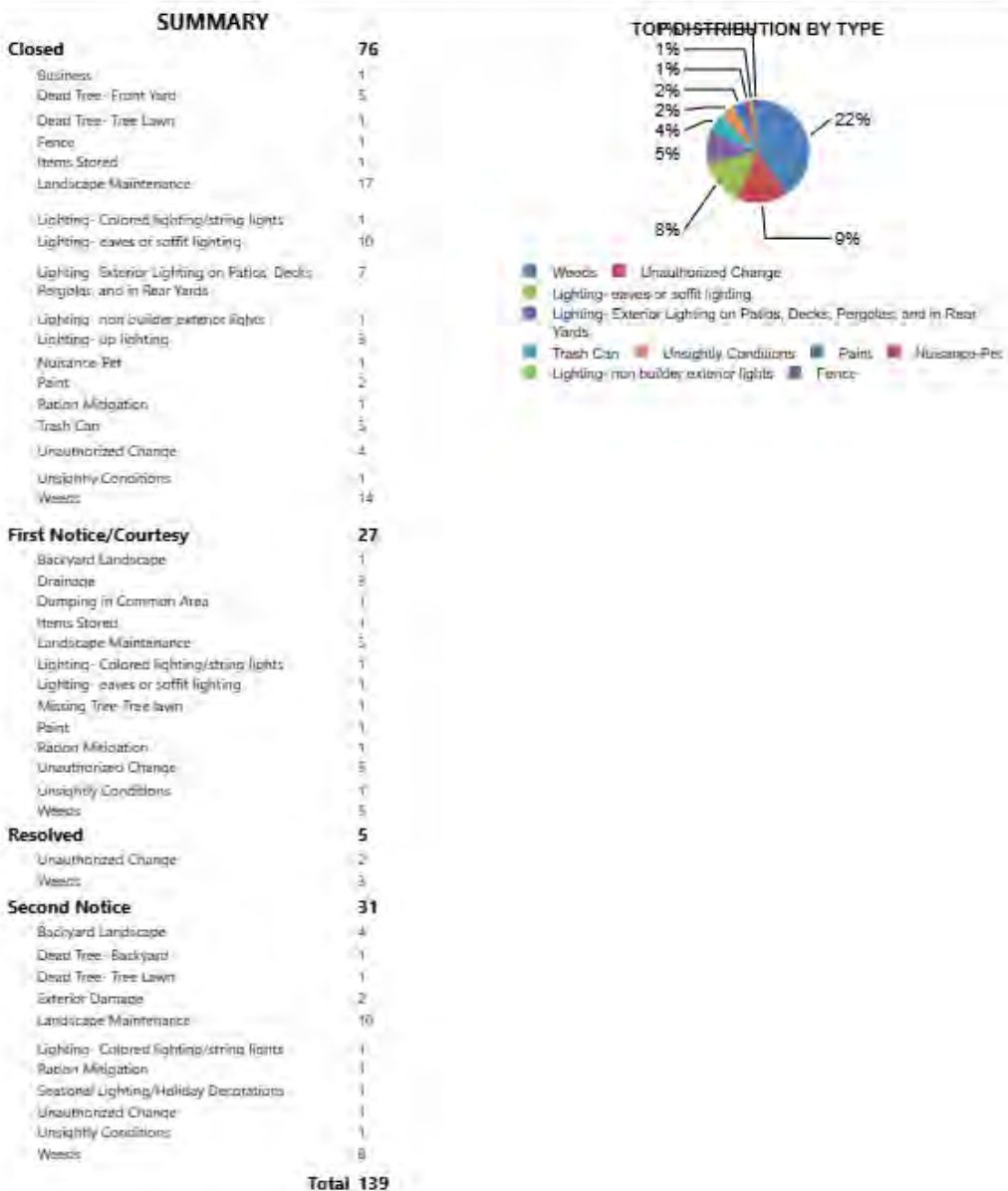
Monthly Report 10/14/2025

Number of open violations: 154

Last Inspection dates: : September 12, 26 and October 1, Night Inspection
Next Inspection dates: October 2 and 23, 2025

Inspiration Metropolitan District

Violation Report - Detail for 9/1/2025 - 9/30/2025



INSPIRATION™

ARC Report:

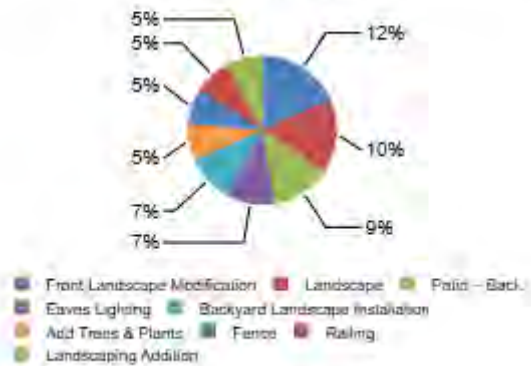
Inspiration Metropolitan District

ARC Report - Detail for 9/1/2025 - 9/30/2025

SUMMARY

Approved	25
Add Trees & Plants	1
Address Numbers	2
Artificial Turf	1
Awnings / Overhangs / Patio Covers	2
Backyard Landscape Installation	3
Fence	4
Landscaping Addition	1
Painting	1
Patio - Back	1
Porch Alteration	1
Privacy Screen	1
Railing	3
Roof	2
Sidewalk(s)	1
Solar Energy Devices	1
Trash Enclosure	1
Approved with Conditions	15
Add Trees & Plants	1
Eaves Lighting	3
Front Landscape Modification	4
Landscape	2
Landscaping Addition	1
Patio - Back	2
Solar Energy Devices	1
ARC Review	7
Backyard Landscape & Patio	1
Backyard Landscape Installation	1
Front Landscape Modification	1
Landscaping - Back Yard	1
Patio - Back	2
Storage Containers	1
Denied Application	3
Fence	1
Landscaping Addition	1
Storage Containers	1
Request More Information	8
Deck Enclosure	1
Eaves Lighting	1
Front Landscape Modification	2
Landscape	2
Privacy Screen	1
Total	58

TOP DISTRIBUTION BY TYPE



INSPIRATION METROPOLITAN DISTRICT
CLAIMS LISTING
September 1, 2025 - September 31, 2025

Txn Date	Vendor	Reference	Account Number	Account Name	Amount
General Fund					
09/02/25	xcel energy	53-0015208765-2AUG25	7703-45111-10001	Electric - Landscape and Facilities	17.41
09/03/25	Waste Connections of Colorado	8688996V311	7720	Trash collection	25,128.90
09/04/25	xcel energy	53-0011419037-4AUG25 (3)	7703-45111-10001	Electric - Landscape and Facilities	1,652.12
09/04/25	xcel energy	53-0015208765-2AUG25	7703-45111-10001	Electric - Landscape and Facilities	16.75
09/08/25	Xpress Bill Pay	INV-XPR027470	7750-45111-10000	Lockbox Services	848.36
09/10/25	Advantage Security Inc.	REV257431-B	7570-45111-10001	Facility security systems/internet	19,129.73
09/10/25	Altitude Community Law P.C.	1711-1	7460-45111-10001	Legal - Liens & Collections	595.00
09/10/25	BR&D Landscape, Inc	15165	7585-45111-10005	Pond Maintenance and Certification	380.28
09/10/25	BrightView Landscape Service, Inc	6342864	7582-45111-10005	Irrigation System	446.93
09/10/25	BrightView Landscape Service, Inc	6352418	7582-45111-10005	Irrigation System	627.61
9/10/2025	Front Range Recreation, Inc	15526	7582-45111-10006	Pool Staff Lifeguards/Monitors	252.00
9/10/2025	Front Range Recreation, Inc	15526	7582-45111-10010	Pool Supplies	4,008.26
9/10/2025	Front Range Recreation, Inc	15601	7582-45111-10011	Pool Maintenance	15,450.00
9/10/2025	Karat Production Services Inc	10384	7581	Election	10,841.92
9/10/2025	Public Alliance LLC	1514	7750-45111-10001	Digital Tools & Support	53.75
9/10/2025	Public Alliance LLC	1514	7480	Miscellaneous	317.67
9/10/2025	Public Alliance LLC	1514	7582-45111-10010	Pool Supplies	544.14
9/10/2025	Public Alliance LLC	1514	7701	Utilities	1,829.59
9/10/2025	Public Alliance LLC	1514	7706-45111-10001	Office Supplies	1,868.10
9/10/2025	Public Alliance LLC	1514	7582-45111-10001	Building Maintenance and Repairs	3,649.64
9/10/2025	Public Alliance LLC	1514	7582-45111-10003	Landscape Maintenance	7,384.24
9/10/2025	Public Alliance LLC	1514	7750-45111-10005	Community Wide Program	12,369.84
9/10/2025	Public Alliance LLC	1514	7440-45111-10001	Management Fee	63,702.50
9/10/2025	Special District Association	41094	7480	Miscellaneous	40.00
9/10/2025	xcel energy	53-0011419037-4AUG25	7704	Gas	109.78
9/18/2025	xcel energy	53-0011419037-4AUG25	7703-45111-10001	Electric - Landscape and Facilities	755.35
9/25/2025	Waste Connections of Colorado	8766451V311	7721-45111-10001	Waste Services	323.92
9/25/2025	AMI- Advanced Management, LLC	3026	7451-45111-10001	Property Management Covenant Enforcement	5,500.00
9/25/2025	Advantage Security Inc.	257551	7570-45111-10001	Facility security systems/internet	512.38
9/25/2025	Altitude Community Law P.C.	1711 AUG25	7460-45111-10001	Legal - Liens & Collections	2,079.00
9/25/2025	BR&D Landscape, Inc	15366	7585-45111-10005	Pond Maintenance and Certification	1,165.13
9/25/2025	BrightView Landscape Service, Inc	6357800	7582-45111-10005	Irrigation System	292.22
9/25/2025	BrightView Landscape Service, Inc	6372207	7582-45111-10005	Irrigation System	662.76
9/25/2025	BrightView Landscape Service, Inc	6374036	7582-45111-10005	Irrigation System	325.04
9/25/2025	BrightView Landscape Service, Inc	6379885	7582-45111-10005	Irrigation System	713.34
9/25/2025	BrightView Landscape Service, Inc	6381528	7582-45111-10005	Irrigation System	618.72
9/25/2025	BrightView Landscape Service, Inc	9481195	7582-45111-10003	Landscape Maintenance	40,062.00
9/25/2025	BrightView Landscape Service, Inc	9500085	7582-45111-10003	Landscape Maintenance	170.30
9/25/2025	BrightView Landscape Service, Inc	9500087	7582-45111-10013	Open Space Repair & Maintenance	20,966.26
9/25/2025	Christopher & Aimee Shonrock	Refund	1250	Accounts Receivable	294.00
9/25/2025	CliftonLarsonAllen LLP	L251535983	7450	Billing	8,766.25
9/25/2025	CliftonLarsonAllen LLP	L251535983	7000	Accounting	10,983.00
9/25/2025	Colorado Modern Creations LLC	1390	7582-45111-10001	Building Maintenance and Repairs	12,325.00
9/25/2025	Colorado Special Districts Property and Liability Pool	26WC-60302-0093	1280	Prepaid Insurance	950.00
9/25/2025	Coreflection	1128	7585	Landscaping	9,930.00
9/25/2025	Dobkins Family Trust	Refund	1250	Accounts Receivable	294.00
9/25/2025	Front Range Recreation, Inc	15674	7582-45111-10011	Pool Maintenance	187.00
9/25/2025	Front Range Recreation, Inc	15713	7582-45111-10006	Pool Staff Lifeguards/Monitors	7,050.00
9/25/2025	Hydro Systems	25578	7582-45111-10005	Irrigation System	4,500.00
9/25/2025	Kevin & Stephanie Weigum	Refund	1250	Accounts Receivable	294.00
9/25/2025	LBJE Construction LLC	Installation of Single Canopy Ben	7582-45111-10001	Building Maintenance and Repairs	3,719.00
9/25/2025	Public Alliance LLC	1614	7750-45111-10001	Digital Tools & Support	53.75

INSPIRATION METROPOLITAN DISTRICT
CLAIMS LISTING
September 1, 2025 - September 31, 2025

Txn Date	Vendor	Reference	Account Number	Account Name	Amount
9/25/2025	Public Alliance LLC	1614	7570-45111-10001	Facility security systems/internet	129.19
9/25/2025	Public Alliance LLC	1614	7480	Miscellaneous	349.28
9/25/2025	Public Alliance LLC	1614	7706-45111-10001	Office Supplies	432.45
9/25/2025	Public Alliance LLC	1614	7582-45111-10001	Building Maintenance and Repairs	1,640.52
9/25/2025	Public Alliance LLC	1614	7582-45111-10003	Landscape Maintenance	3,514.19
9/25/2025	Public Alliance LLC	1614	7750-45111-10005	Community Wide Program	8,010.10
9/25/2025	Public Alliance LLC	1614	7440-45111-10001	Management Fee	58,960.50
9/25/2025	Resilient Roots Ecology LLC	1006	7582-45111-10013	Open Space Repair & Maintenance	750.00
9/25/2025	Resilient Roots Ecology LLC	1014	7582-45111-10013	Open Space Repair & Maintenance	3,250.00
9/29/2025	Stevens Revocable Trust	Refund	1250	Accounts Receivable	294.00
9/30/2025	Timothy & Sandra Mangnall	Refund	1250	Accounts Receivable	294.00
9/30/2025	United Site Services	INV-5571866	7582-45111-10001	Building Maintenance and Repairs	450.00
9/30/2025	Verizon Wireless	542782958-0001AUG25	7750-45111-10006	Telephone	350.20
9/30/2025	xcel energy	53-0015208765-2Sep25	7703-45111-10001	Electric - Landscape and Facilities	33.36
9/30/2025	City of Aurora Water Department	A044888AUG25	7702-45111-10001	Water and Sewer	50,878.17
9/30/2025	xcel energy	53-0011419037-4Sep25	7703-45111-10001	Electric - Landscape and Facilities	806.78
9/30/2025	xcel energy	53-0011419037-4Sep25	7704	Gas	1,622.01
Total General Fund					<u>436,521.69</u>
Capital Projects Fund					
9/10/2025	South Aurora Regional Improvement Authority	45839	7750-45111-10002	Regional ARI Expense	1,149.07
9/25/2025	ASAP Asphalt & Concrete, Inc.	18943	7862-45111-10007	Community Service Building Construct/Related Costs	12,164.00
9/25/2025	Charles Taylor Engineering Technical Services, LLC	92522400R	7857	Engineering	2,000.00
9/25/2025	South Aurora Regional Improvement Authority	45870	7750-45111-10002	Regional ARI Expense	135.25
Total Capital Projects Fund					<u>15,448.32</u>
Transfers					
09/05/25	Transfer from ColoTrust to 1st Bank Checking	Cover Payables			250,000.00
09/09/25	Transfer from First Bank to First Bank Credit Card	Credit Card Payment			310.17
09/19/25	Transfer from ColoTrust to 1st Bank Checking	Cover Payables			150,000.00
09/19/25	Transfer from 1st Bank to Zions	Pledged Revenues			7,480.00
09/19/25	Transfer from ColoTrust to Zions	Pledged Revenues			77,952.70
09/22/25	Transfer from Xpress Bill Pay	Billing Revenues			11,341.26
Total Transfers					<u>497,084.13</u>

INSPIRATION METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

AUGUST 31, 2025

INSPIRATION METRO DISTRICT
Balance Sheet - Governmental Funds
August 31, 2025

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Assets				
Checking Account	\$ 133,494.52	\$ 7,480.00	\$ 2,403.03	\$ 143,377.55
Xpress Bill Pay	2,005.82	-	-	2,005.82
Colotrust	3,033,520.86	53,616.65	102,675.63	3,189,813.14
Colotrust Reserve	1,090,526.49	-	-	1,090,526.49
2021B Bond Fund	-	5,175.70	-	5,175.70
2021B Reserve Fund	-	154,500.00	-	154,500.00
2021B Surplus Fund	-	92.67	-	92.67
2021B Project Fund	-	-	177.20	177.20
2021A-1 Note Fund	-	2,509,773.40	-	2,509,773.40
Accounts Receivable	21,251.84	-	-	21,251.84
Receivable from County Treasurer	5,055.58	24,336.05	135.25	29,526.88
Prepaid Insurance	950.00	-	-	950.00
Total Assets	<u><u>\$ 4,286,805.11</u></u>	<u><u>\$ 2,754,974.47</u></u>	<u><u>\$ 105,391.11</u></u>	<u><u>\$ 7,147,170.69</u></u>
Liabilities				
Accounts Payable	\$ 344,384.72	\$ -	\$ 13,313.07	\$ 357,697.79
Due to SARIA	-	-	135.25	135.25
Unearned Assessments	40,114.89	-	-	40,114.89
Sign Removal Deposit	-	-	5,500.00	5,500.00
Total Liabilities	<u>384,499.61</u>	<u>-</u>	<u>18,948.32</u>	<u>403,447.93</u>
Fund Balances	<u>3,902,305.50</u>	<u>2,754,974.47</u>	<u>86,442.79</u>	<u>6,743,722.76</u>
Liabilities and Fund Balances	<u><u>\$ 4,286,805.11</u></u>	<u><u>\$ 2,754,974.47</u></u>	<u><u>\$ 105,391.11</u></u>	<u><u>\$ 7,147,170.69</u></u>

See selected information and the summary of significant assumptions.

INSPIRATION METRO DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
General Fund

	<u>Monthly Budget</u>	<u>Monthly Actual</u>	<u>Monthly Variance</u>	<u>Year to Date Budget</u>	<u>Year to Date Actual</u>	<u>Year to Date Variance</u>	<u>Year to Date Variance %</u>	<u>Annual Budget</u>
Revenues								
Property taxes	\$ -	\$ 657.15	\$ (657.15)	\$ 582,438.00	\$ 580,755.04	\$ 1,682.96	(0.28) %	\$ 582,438.00
Specific ownership taxes	4,368.25	4,376.90	(8.65)	34,946.00	35,856.88	(910.88)	2.60 %	52,419.00
Interest Income	7,643.33	15,620.09	(7,976.76)	61,146.64	131,059.14	(69,912.50)	114.33 %	91,720.00
Other Revenue	83.33	8,284.32	(8,200.99)	666.64	12,232.74	(11,566.10)	1,734.98 %	1,000.00
Late Fees & Interest	833.33	304.27	529.06	6,666.64	6,166.35	500.29	(7.50) %	10,000.00
Violations and Fees	416.66	(562.50)	979.16	3,333.28	16,579.15	(13,245.87)	397.38 %	5,000.00
Billing Adjustments	416.66	545.74	(129.08)	3,333.28	(6,911.76)	10,245.04	(307.35) %	5,000.00
Operating Fees - Residents	-	-	-	1,632,582.00	1,611,120.00	21,462.00	(1.31) %	2,176,776.00
Operating Fees - Builders	-	-	-	28,665.00	39,396.00	(10,731.00)	37.43 %	38,220.00
Transfer Fees	5,250.00	5,000.00	250.00	42,000.00	55,500.00	(13,500.00)	32.14 %	63,000.00
Total Revenue	<u>19,011.56</u>	<u>34,225.97</u>	<u>(15,214.41)</u>	<u>2,395,777.48</u>	<u>2,481,753.54</u>	<u>(85,976.06)</u>	<u>3.58 %</u>	<u>3,025,573.00</u>
EXPENDITURES								
Administrative								
Accounting	11,208.75	11,014.00	194.75	89,670.00	87,773.15	1,896.85	(2.11) %	134,505.00
Auditing	-	-	-	7,166.00	7,300.00	(134.00)	1.86 %	7,166.00
County Treasurer's Fee	-	10.25	(10.25)	8,737.00	8,715.22	21.78	(0.24) %	8,737.00
Dues and Membership	-	-	-	1,930.00	1,237.50	692.50	(35.88) %	1,930.00
Insurance	-	-	-	55,022.00	53,483.00	1,539.00	(2.79) %	55,022.00
Legal	11,851.91	-	11,851.91	94,815.28	49,718.25	45,097.03	(47.56) %	142,223.00
Miscellaneous	83.33	349.28	(265.95)	666.64	3,036.03	(2,369.39)	355.42 %	1,000.00
Election	-	-	-	70,000.00	26,662.35	43,337.65	(61.91) %	70,000.00
Billing	8,358.66	6,615.33	1,743.33	66,869.28	71,900.98	(5,031.70)	7.52 %	100,304.00
Bad Debt Expense	83.33	-	83.33	666.64	-	666.64	(100.00) %	1,000.00
Office Supplies	41.66	432.45	(390.79)	333.28	3,287.18	(2,953.90)	886.31 %	500.00
Legal - Liens & Collections	833.33	2,079.00	(1,245.67)	6,666.64	14,288.00	(7,621.36)	114.32 %	10,000.00
Property Management Covenant Enforcement	5,500.00	5,500.00	-	44,000.00	48,857.65	(4,857.65)	11.04 %	66,000.00
Management Fee	54,443.33	58,960.50	(4,517.17)	435,546.64	482,868.50	(47,321.86)	10.86 %	653,320.00
Storage	416.66	-	416.66	3,333.28	2,734.39	598.89	(17.96) %	5,000.00
Lockbox Services	229.16	848.36	(619.20)	1,833.28	3,632.94	(1,799.66)	98.16 %	2,750.00
Billing Statements Postage/Mailing	416.66	-	416.66	3,333.28	-	3,333.28	(100.00) %	5,000.00
Uniforms	41.66	-	41.66	333.28	-	333.28	(100.00) %	500.00
Telephone	-	350.20	(350.20)	-	350.20	(350.20)	100.00 %	-
Total Administrative	<u>93,508.44</u>	<u>86,159.37</u>	<u>7,349.07</u>	<u>890,922.52</u>	<u>865,845.34</u>	<u>25,077.18</u>	<u>(2.81) %</u>	<u>1,264,957.00</u>
Utilities								
Trash collection	25,130.08	25,074.42	55.66	201,040.64	197,336.40	3,704.24	(1.84) %	301,561.00
Water and Sewer	40,000.80	55,981.89	(15,981.09)	160,003.20	193,340.38	(33,337.18)	20.83 %	240,000.00
Gas	416.66	109.78	306.88	3,333.28	2,559.78	773.50	(23.20) %	5,000.00
Electric - Landscape and Facilities	833.33	4,368.03	(3,534.70)	6,666.64	15,103.89	(8,437.25)	126.55 %	10,000.00
Total Utilities	<u>66,380.87</u>	<u>85,534.12</u>	<u>(19,153.25)</u>	<u>371,043.76</u>	<u>408,340.45</u>	<u>(37,296.69)</u>	<u>10.05 %</u>	<u>556,561.00</u>
Landscaping								
Open Space Repair & Maintenance	12,500.00	375.00	12,125.00	100,000.00	164,727.64	(64,727.64)	64.72 %	150,000.00
Plants, Hardscapes, Other	18,750.00	-	18,750.00	75,000.00	36,449.62	38,550.38	(51.40) %	112,500.00
Irrigation System	10,000.20	3,237.50	6,762.70	50,001.00	68,347.70	(18,346.70)	36.69 %	70,000.00
Landscape Maintenance	41,667.00	43,576.19	(1,909.19)	333,336.00	400,947.15	(67,611.15)	20.28 %	500,000.00
Pond Maintenance and Certification	4,285.80	380.28	3,905.52	21,429.00	844.68	20,584.32	(96.05) %	30,000.00
Pest Control - Landscaping	285.72	-	285.72	1,428.60	-	1,428.60	(100.00) %	2,000.00
Tract turnover	7,143.00	-	7,143.00	35,715.00	20,982.00	14,733.00	(41.25) %	50,000.00
Tree Maintenance	7,143.00	-	7,143.00	35,715.00	62,038.62	(26,323.62)	73.70 %	50,000.00

INSPIRATION METRO DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
General Fund

	Monthly Budget	Monthly Actual	Monthly Variance	Year to Date Budget	Year to Date Actual	Year to Date Variance	Year to Date Variance %	Annual Budget
Tree Removal and Replacement	12,321.68	-	12,321.68	61,608.40	-	61,608.40	(100.00) %	86,250.00
Winter Water	-	-	-	12,500.00	39,450.00	(26,950.00)	215.60 %	25,000.00
Landscaping	114,096.40	47,568.97	66,527.43	726,733.00	793,787.41	(67,054.41)	9.22 %	1,075,750.00
Community Engagement								
Community Wide Program	3,333.33	8,010.10	(4,676.77)	26,666.64	44,420.83	(17,754.19)	66.57 %	40,000.00
Holiday Lights	-	-	-	-	-	-	-	15,000.00
Total Community Engagement	3,333.33	8,010.10	(4,676.77)	26,666.64	44,420.83	(17,754.19)	66.57 %	55,000.00
Facility Maintenance								
Building Maintenance and Repairs	4,166.66	16,841.25	(12,674.59)	33,333.28	46,391.87	(13,058.59)	39.17 %	50,000.00
Facility security systems/internet	625.00	920.06	(295.06)	25,000.00	35,234.05	(10,234.05)	40.93 %	27,500.00
Fence/walls	15,580.33	-	15,580.33	62,321.32	50,295.35	12,025.97	(19.29) %	93,482.00
Pest Control - Facility Maintenance	83.33	-	83.33	666.64	-	666.64	(100.00) %	1,000.00
Pool Repairs	2,200.00	-	2,200.00	8,800.00	6,996.02	1,803.98	(20.49) %	11,000.00
Pool Supplies	2,591.20	2,974.04	(382.84)	10,364.80	10,023.72	341.08	(3.29) %	12,956.00
Pool Maintenance	8,000.00	15,637.00	(7,637.00)	32,000.00	17,096.70	14,903.30	(46.57) %	40,000.00
Pool Staff Lifeguards/Monitors	6,600.00	-	6,600.00	26,400.00	46,602.00	(20,202.00)	76.52 %	33,000.00
Snow removal	-	-	-	23,333.80	22,360.00	973.80	(4.17) %	35,000.00
Waste Services	566.66	247.33	319.33	4,533.28	2,034.07	2,499.21	(55.13) %	6,800.00
Total Facility Maintenance	40,413.18	36,619.68	3,793.50	226,753.12	237,033.78	(10,280.66)	4.53 %	310,738.00
Communications								
Digital Tools & Support	625.00	53.75	571.25	5,000.00	3,370.74	1,629.26	(32.58) %	7,500.00
Total Communications	625.00	53.75	571.25	5,000.00	3,370.74	1,629.26	(32.58) %	7,500.00
Other Expense								
Contingency	2,707.83	-	2,707.83	21,662.64	-	21,662.64	(100.00) %	32,494.00
Total Other Expense	2,707.83	-	2,707.83	21,662.64	-	21,662.64	(100.00) %	32,494.00
TOTAL EXPENDITURES	321,065.05	263,945.99	57,119.06	2,268,781.68	2,352,798.55	(84,016.87)	3.70 %	3,303,000.00
Other Financing Sources (Uses)								
Transfers to other fund	-	-	-	(500,000.00)	(558,302.00)	58,302.00	11.66 %	(500,000.00)
Transfers from other funds	-	-	-	2,736,501.00	3,433,485.33	(696,984.33)	25.46 %	2,736,501.00
Total Other Financing Sources (Uses)	-	-	-	2,236,501.00	2,875,183.33	(638,682.33)	28.55 %	2,236,501.00
Net Change in Fund Balances	(302,053.49)	(229,720.02)	(72,333.47)	2,363,496.80	3,004,138.32	(640,641.52)	27.10 %	1,959,074.00
Fund Balance - Beginning			229,720.02	863,044.00	898,167.18	(35,123.18)	248.08 %	863,044.00
Fund Balance - Ending			<u>\$ 157,386.55</u>	<u>\$ 3,226,540.80</u>	<u>\$ 3,902,305.50</u>	<u>\$ (675,764.70)</u>	<u>86.21 %</u>	<u>\$ 2,822,118.00</u>

See selected information and the summary of significant assumptions.

INSPIRATION METRO DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
Operations Fund

	<u>Year to Date Budget</u>	<u>Year to Date Actual</u>	<u>Year to Date Variance</u>	<u>Year to Date Variance %</u>	<u>Annual Budget</u>
Other Financing Sources (Uses)					
Transfers to other fund	<u>(2,736,501.00)</u>	<u>(3,433,485.33)</u>	<u>696,984.33</u>	<u>25.46 %</u>	<u>(2,736,501.00)</u>
Total Other Financing Sources (Uses)	<u>(2,736,501.00)</u>	<u>(3,433,485.33)</u>	<u>696,984.33</u>	<u>25.46 %</u>	<u>(2,736,501.00)</u>
Net Change in Fund Balances	<u>(2,736,501.00)</u>	<u>(3,433,485.33)</u>	<u>696,984.33</u>	<u>25.46 %</u>	<u>(2,736,501.00)</u>
Fund Balance - Beginning	<u>2,736,501.00</u>	<u>3,433,485.33</u>	<u>(696,984.33)</u>	<u>(225.46) %</u>	<u>2,736,501.00</u>
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>100.00 %</u>	<u>\$ -</u>

See selected information and the summary of significant assumptions.

SUPPLEMENTARY INFORMATION

INSPIRATION METRO DISTRICT
Debt Service Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending August 31, 2025

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
System Development Fees	\$ 119,626.00	\$ 67,320.00	\$ 52,306.00
Property taxes	3,300,483.00	3,292,010.20	8,472.80
Specific ownership taxes	297,043.00	168,107.23	128,935.77
Interest Income	15,264.00	34,897.85	(19,633.85)
Total Revenue	<u>3,732,416.00</u>	<u>3,562,335.28</u>	<u>170,080.72</u>
Expenditures			
Accounting	3,000.00	804.50	2,195.50
County Treasurer's Fee	49,507.00	49,402.26	104.74
Paying agent fees	8,000.00	-	8,000.00
2021A-1 Loan Interest	1,820,721.00	910,360.51	910,360.49
2021A-2 Loan Interest	387,807.00	193,903.51	193,903.49
2021B Sub Bonds Interest	140,250.00	-	140,250.00
2021A-1 Loan Principal	1,180,000.00	-	1,180,000.00
2021A-2 Loan Principal	255,000.00	-	255,000.00
2021B Sub Bonds Principal	165,000.00	-	165,000.00
Contingency	715.00	-	715.00
Total Expenditures	<u>4,010,000.00</u>	<u>1,154,470.78</u>	<u>2,855,529.22</u>
Net Change in Fund Balances	(277,584.00)	2,407,864.50	(2,685,448.50)
Fund Balance - Beginning	325,541.00	347,109.97	(21,568.97)
Fund Balance - Ending	<u>\$ 47,957.00</u>	<u>\$ 2,754,974.47</u>	<u>\$ (2,707,017.47)</u>

INSPIRATION METRO DISTRICT
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending August 31, 2025

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property Taxes - Regional ARI	\$ 121,827.00	\$ 121,423.32	\$ 403.68
Interest Income	23,104.00	18,110.73	4,993.27
Total Revenue	<u>144,931.00</u>	<u>139,534.05</u>	<u>5,396.95</u>
Expenditures			
County Treasurer's Fee - Regional ARI	1,827.00	1,822.16	4.84
Equipment	-	17,633.02	(17,633.02)
Regional ARI Expense	120,000.00	119,601.16	398.84
Capital outlay	-	27,940.00	(27,940.00)
Reserve Fund Expenses	-	58,302.00	(58,302.00)
Community Service Building Construct/Related Costs	1,800,000.00	1,298,045.25	501,954.75
Plants, Hardscapes, Other - Capital	112,500.00	12,655.64	99,844.36
Contingency	3,673.00	-	3,673.00
Total Expenditures	<u>2,038,000.00</u>	<u>1,535,999.23</u>	<u>502,000.77</u>
Other Financing Sources (Uses)			
Transfers from other funds	500,000.00	558,302.00	(58,302.00)
Total Other Financing Sources (Uses)	<u>500,000.00</u>	<u>558,302.00</u>	<u>(58,302.00)</u>
Net Change in Fund Balances	(1,393,069.00)	(838,163.18)	(554,905.82)
Fund Balance - Beginning	1,446,788.00	924,605.97	522,182.03
Fund Balance - Ending	<u>\$ 53,719.00</u>	<u>\$ 86,442.79</u>	<u>\$ (32,723.79)</u>

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
Schedule of Cash Position
August 31, 2025
Updated as of September 18, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total
<u>ColoTrust Plus (XX8001)</u>				
Balance as of 08/31/25	\$ 3,033,520.86	\$ 53,616.65	\$ 102,675.63	\$ 3,189,813.14
Subsequent activities:				
09/05/2025 Transfer to 1st Bank	(239,089.96)	-	(10,910.04)	(250,000.00)
09/10/2025 August Property Tax	5,055.58	24,336.05	135.25	29,526.88
Anticipated Transfer to 1st Bank	(210,000.00)	-	-	(210,000.00)
Anticipated Transfer to Zions Note Fund	-	(77,952.70)	-	(77,952.70)
Restricted for Pond 2A Wall and Access Road Repair	(55,550.00)	-	-	(55,550.00)
Restricted for Public Art R&M	(23,837.60)	-	-	(23,837.60)
Anticipated Balance	2,510,098.88	-	91,900.84	2,601,999.72
<u>ColoTrust Plus Reserve (XX8002)</u>				
Balance as of 08/31/25	1,090,526.49	-	-	1,090,526.49
Subsequent activities:				
Anticipated Balance	1,090,526.49	-	-	1,090,526.49
<u>Xpress Bill Pay</u>				
Balance as of 08/31/25	2,005.82	-	-	2,005.82
Subsequent activities:				
09/18/2025 Deposits to Date	9,335.44	-	-	9,335.44
Anticipated Transfer to 1st Bank	(11,341.26)	-	-	(11,341.26)
Anticipated Balance	-	-	-	-
<u>1st Bank Checking (XX2293)</u>				
Balance as of 08/31/25	133,494.52	7,480.00	2,403.03	143,377.55
Subsequent activities:				
09/02/2025 Xcel Energy ACH	(17.41)	-	-	(17.41)
09/04/2025 Waste Connection	(25,128.90)	-	-	(25,128.90)
09/04/2025 Xcel Energy ACH	(1,652.12)	-	-	(1,652.12)
09/05/2025 Transfer from Colotrust	236,954.71	-	13,045.29	250,000.00
09/08/2025 Xpress Bill Pay	(848.36)	-	-	(848.36)
09/08/2025 Xcel Energy ACH	(16.75)	-	-	(16.75)
09/09/2025 Credit Card Payment	(310.17)	-	-	(310.17)
09/10/2025 Bill.com Payment	(143,491.20)	-	(1,149.07)	(144,640.27)
08/10/2025 Xcel Energy ACH	(865.13)	-	-	(865.13)
09/11/2025 Verizon ACH	(350.20)	-	-	(350.20)
09/16/2025 CenturyLink ACH	(278.49)	-	-	(278.49)
09/18/2025 PNP Deposits	1,477.53	-	-	1,477.53
09/18/2025 Operating Deposits	13,740.18	-	-	13,740.18
Anticipated Transfer from Colotrust	210,000.00	-	-	210,000.00
Anticipated Transfer to Zions Note Fund	-	(7,480.00)	-	(7,480.00)
Anticipated Vouchers Payable	(334,418.16)	-	(14,299.25)	(348,717.41)
Anticipated Transfer from Xpress Bill Pay	11,341.26	-	-	11,341.26
Anticipated Balance	99,631.31	-	-	99,631.31
<u>Zions Bank 2021A Note Fund</u>				
Balance as of 08/31/25	-	2,509,773.40	-	2,509,773.40
Subsequent activities:				
Anticipated Transfer from Zions Project Fund	-	177.20	-	177.20
Anticipated Transfer from 1st Bank	-	7,480.00	-	7,480.00
Anticipated Transfer from Colotrust	-	77,952.70	-	77,952.70
Anticipated Balance	-	2,595,383.30	-	2,595,383.30

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
Schedule of Cash Position
August 31, 2025
Updated as of September 18, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total
<u>Zions Bank 2021B Bond Fund</u>				
Balance as of 08/31/25	-	5,175.70	-	5,175.70
Subsequent activities:				
<i>Anticipated Balance</i>	<u>-</u>	<u>5,175.70</u>	<u>-</u>	<u>5,175.70</u>
<u>Zions Bank 2021B Bond Surplus Fund</u>				
Balance as of 08/31/25	-	92.67	-	92.67
Subsequent activities:				
<i>Anticipated Balance</i>	<u>-</u>	<u>92.67</u>	<u>-</u>	<u>92.67</u>
<u>Zions Bank 2021B Bonds Project Fund</u>				
Balance as of 08/31/25	-	-	177.20	177.20
Subsequent activities:				
<i>Anticipated Transfer to Zions Note Fund</i>	-	-	(177.20)	(177.20)
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Zions Bank 2021B Bonds Reserve Fund</u>				
Balance as of 08/31/25	-	154,500.00	-	154,500.00
Subsequent activities:				
<i>Anticipated Balance</i>	<u>-</u>	<u>154,500.00</u>	<u>-</u>	<u>154,500.00</u>
<i>Anticipated Balances</i>	<u><u>\$ 3,700,256.68</u></u>	<u><u>\$ 2,755,151.67</u></u>	<u><u>\$ 91,900.84</u></u>	<u><u>\$ 6,547,309.19</u></u>

Yield information (as of 08/31/25):

Colotrust Plus - 4.37%

Zions Bank - 4.14%

Inspiration Metropolitan District
Property Taxes Reconciliation
2025

										Prior Year		
	Property Taxes	Senior/Veteran Exemptions	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Net Amount Received	% of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	Y-T-D
January	\$ 88,739.74	\$ -	\$ -	\$ 26,280.17	\$ -	\$ (1,331.11)	\$ 113,688.80	2.22%	2.22%	\$ 55,948.75	0.70%	0.70%
February	1,662,491.12	-	(518.14)	26,054.80	(10.37)	(24,929.60)	1,663,087.81	41.50%	43.72%	1,661,066.74	41.84%	42.55%
March	170,388.14	-	-	25,460.90	56.93	(2,556.64)	193,349.33	4.25%	47.97%	185,019.60	4.15%	46.70%
April	464,165.85	12,993.42	-	23,521.53	40.08	(7,157.96)	493,562.92	11.91%	59.89%	659,988.79	16.24%	62.94%
May	184,599.76	-	-	25,068.14	93.57	(2,770.39)	206,991.08	4.61%	64.49%	110,674.32	1.61%	64.55%
June	1,368,419.51	-	-	26,245.98	407.02	(20,532.39)	1,374,540.12	34.17%	98.66%	1,367,873.94	34.36%	98.91%
July	38,389.59	-	-	26,435.57	1,013.75	(591.05)	65,247.86	0.96%	99.62%	60,605.32	0.86%	99.77%
August	4,519.57	-	-	24,897.02	180.79	(70.50)	29,526.88	0.11%	99.74%	31,420.33	0.14%	99.91%
September	-	-	-	-	-	-	-	0.00%	99.74%	25,335.47	0.03%	99.94%
October	-	-	-	-	-	-	-	0.00%	99.74%	28,564.79	0.05%	99.99%
November	-	-	-	-	-	-	-	0.00%	99.74%	21,392.32	0.00%	99.99%
December	-	-	-	-	-	-	-	0.00%	99.74%	26,664.49	0.00%	99.99%
	\$ 3,981,713.28	\$ 12,993.42	\$ (518.14)	\$ 203,964.11	\$ 1,781.77	\$ (59,939.64)	\$ 4,139,994.80	99.74%	99.74%	\$ 4,234,554.86	99.99%	99.99%

	Mill Levy	Taxes Levied	% of Levied	Property Taxes Collected
Property Tax				
General Fund	6.000	\$ 582,438.00	14.54%	\$ 580,755.04
Debt Service Fund	34.000	3,300,483.00	82.42%	3,292,010.20
ARI - CPF	1.255	121,827.00	3.04%	121,423.32
	41.255	\$ 4,004,748.00	100.00%	\$ 3,994,188.56
Specific Ownership Tax				
General Fund		\$ 52,419.00	17.58%	\$ 35,856.88
Debt Service Fund		297,043.00	82.42%	168,107.23
ARI - GF		-	0.00%	-
		\$ 349,462.00	100.00%	\$ 203,964.11
Treasurer's Fees				
General Fund		\$ 8,737.00	14.54%	\$ 8,715.22
Debt Service Fund		49,507.00	82.42%	49,402.26
ARI - CPF		1,827.00	3.04%	1,822.16
		\$ 60,071.00	100.00%	\$ 59,939.64

	Revenue from ARI
Beg . Balance	\$ -
Current Year	119,601.16
Transfer	(2,659.02)
Transfer	(49,764.32)
Transfer	(5,102.08)
Transfer	(14,288.04)
Transfer	(5,527.61)
Transfer	(40,975.77)
Transfer	(1,149.07)
Transfer	-
Transfer	-
Transfer	-
Transfer	-
Due to SARIA	\$ 135.25

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT

Fund Balances

August 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Ending fund balances 08/31/25	\$ 3,902,306	\$ 2,754,974	\$ 86,443	\$ 6,743,723
Nonspendable				
Prepaid expenses	-	-	-	-
Restricted				
Estimated Tabor Emergency Reserve	74,500	-	-	74,500
Debt	-	2,754,974	-	2,754,974
Committed				
Public Art R&M	23,838	-	-	23,838
Pond 2A Wall and Access Road Repair	55,550			55,550
Committed by Board Resolution	1,086,488	-	-	1,086,488
Capital Projects				
Colotrust & Cash (net of AP)	-	-	86,266	86,266
Project Fund	-	-	177	177
Unassigned				
Available for operations	\$ 2,661,929	\$ -	\$ -	\$ 2,661,929

See selected information and the summary of significant assumptions.

**INSPIRATION METROPOLITAN DISTRICT
SELECTED INFORMATION
FOR THE PERIOD ENDED AUGUST 31, 2025**

Notes to the Reader:

The financial statements of the District have been prepared in accordance with the criteria established by the Governmental Accounting Standards Boards ("GASB"), which is the source of authoritative accounting principles generally accepted in the United States of America ("GAAP"), as applied to governmental entities. The District's financial statements are prepared using the modified accrual basis of accounting. The financial statements include the following departures from GAAP:

- Management's discussion and analysis and substantially all disclosures required are omitted.
- The statement of revenues, expenditures and changes in fund balances – governmental funds has been omitted.

The financial forecasts present, to the best of management's knowledge and belief, the District's expected results of operations and cash flows for the forecast periods. Accordingly, the forecasts reflects its judgment as of November 18, 2024, the date these forecasts were prepared, of the expected conditions and its expected course of action. The assumptions disclosed herein are those that management believes are significant to the forecasts. There will usually be differences between the forecast and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

The financial statements are developed by the District to comply with GAAP, although there may be departures from GAAP not identified. These statements are primarily intended for use in managing the District's operations and may not be suitable for other purposes. Users should be aware of these limitations when utilizing the financial statements.

**INSPIRATION METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

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 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.

For property tax collection year 2025, SB22-238, SB 23B-001, SB 24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate		Actual Value Reduction	Amount
Single-Family Residential	6.70%		Agricultural Land	26.40%		Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%		Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%		Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%		Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%		Lodging	\$30,000
			Oil & Gas Production	87.50%			

**INSPIRATION METROPOLITAN DISTRICT
2025 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 in 2030 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 benefiting property and inhabitants within the District. The Development Fee is automatically increased by the greater of two percent (2%) or the annual increase in the Consumer Price Index, Denver-Aurora-Lakewood area as published by the Bureau of Labor Statistics (the "Index"), effective January 1 of every year, both rounded to the nearest five dollars (\$5,00). The first adjustment occurred January 1, 2024. The annual fee for 2025 is \$3,665 per lot. 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
2025 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 2025. 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, which occurred on December 2, 2023, the 2021A-1 Senior Notes bear interest at the Base Rate of 3.13% until maturity.

**INSPIRATION METROPOLITAN DISTRICT
2025 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.

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>
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
2025 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
2025 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
2025 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.

The District has no operating or capital leases.

	Balance at December 31, 2023	Additions	Reductions	Balance at December 31, 2024
Governmental Activities:				
Notes/Loans/Bonds from Direct Borrowings and Direct Placements				
Series 2021A-1 Loan	\$ 59,315,000	\$ -	\$ 1,145,000	\$ 58,170,000
Series 2021A-2 Loan	12,640,000	-	250,000	12,390,000
Series 2021B Bonds	2,965,000	-	160,000	2,805,000
Subtotal Notes/Loans/Bonds from Direct Borrowings and Direct Placements	<u>74,920,000</u>	<u>-</u>	<u>1,555,000</u>	<u>73,365,000</u>
 Total Long-Term Obligations	 <u>\$ 74,920,000</u>	 <u>\$ -</u>	 <u>\$ 1,555,000</u>	 <u>\$ 73,365,000</u>

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025
Governmental Activities:				
Notes/Loans/Bonds from Direct Borrowings and Direct Placements				
Series 2021A-1 Loan	\$ 58,170,000	\$ -	\$ 1,180,000	\$ 56,990,000
Series 2021A-2 Loan	12,390,000	-	255,000	12,135,000
Series 2021B Bonds	2,805,000	-	165,000	2,640,000
Subtotal Notes/Loans/Bonds from Direct Borrowings and Direct Placements	<u>73,365,000</u>	<u>-</u>	<u>1,600,000</u>	<u>71,765,000</u>
 Total Long-Term Obligations	 <u>\$ 73,365,000</u>	 <u>\$ -</u>	 <u>\$ 1,600,000</u>	 <u>\$ 71,765,000</u>

**INSPIRATION METROPOLITAN DISTRICT
2025 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.

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.

INSPIRATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

\$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
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>\$ 58,170,000</u>	<u>\$ 34,874,033</u>	<u>\$ 93,044,033</u>

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

\$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
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
	\$ 12,390,000	\$ 7,402,362	\$ 19,792,362

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

\$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
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	-	-	-
	\$ 2,805,000	\$ 1,031,000	\$ 3,836,000

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

Year Ending December 31,	Total		
	Principal	Interest	Total
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>\$ 73,365,000</u>	<u>\$ 43,307,395</u>	<u>\$ 116,672,395</u>

See selected information and the summary of significant assumptions.