

INSPIRATION METROPOLITAN DISTRICT
REGULAR MEETING
April 14, 2026 at 6:30 p.m. via teleconference

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 and Quorum

2. Conflict of Interest Disclosures

3. Agenda Approval

4. Public Comment

Members of the public may address the Board regarding matters affecting the District. Comments are limited to three (3) minutes per person and will be taken in the order determined by the President or the President’s designee. Public comment is limited to this agenda item unless the Board solicits additional input at another time during the meeting.

5. Consent Agenda

The items listed below are considered routine and will be approved by the Board with a single motion and vote. Any Board member may request that an item be removed from the Consent Agenda and considered separately under the Regular Agenda. (**ACTION REQUIRED**)

- a. Approve the March 3, 2026 Work Session Minutes and March 10, 2026 Regular Meeting Minutes (enclosures)
- b. Accept the March 2, 2026 Finance Committee Minutes (enclosure)
- c. Accept the March 9, 2026 Inspiration Club Committee Minutes (enclosure)
- d. Accept the February 17, 2026 Common Area Committee Minutes (enclosure)
- e. Ratify approval of proposal from BrightView Landscape Services for Wasp Gall 2026 Plant Health Care in the amount of \$4,818.18 from Tree Maintenance account (enclosure)
- f. Ratify approval of proposal from BrightView Landscape Services for Hackberries and Elm 2026 Plant Health Care in the amount of \$4,445.46 from Tree Maintenance account (enclosure)
- g. Ratify approval of proposal from BrightView Landscape Services for Pathfinder Park turf seed and fertilizer application in the amount of \$4,559.00 from Landscape

- Maintenance account (enclosure)
- h. Ratify approval of proposal from BrightView Landscape Services for Bear Park turf seed and fertilizer application in the amount of \$1,238.00 from Landscape Maintenance account (enclosure)
- i. Ratify approval of proposal from BrightView Landscape Services for rock wattle removal project in the amount of \$450.00 from Landscape Maintenance account (enclosure)
- j. Ratify approval of proposal from LBJE Construction LLC for mesh fence repair in the amount of \$200.00 from Fences/Walls account (enclosure)
- k. Ratify approval of agreement with Tree Analysis Group for tree inspection services in the amount of \$4,660.00 from Tree Maintenance account (enclosure)

6. **Manager Updates**

- a. Review Manager's Report (enclosure)
- b. **ACTION REQUIRED**: Consider approval of proposal from BrightView Landscape Services for 2026 Plant Health Care in the amount of \$58,476 from Landscape Maintenance account (enclosure)
- c. **ACTION REQUIRED**: Consider approval of proposal from BrightView Landscape Services for Moisture Manager application in the amount of \$11,233.33 from Landscape Maintenance account (enclosure)
- d. **ACTION REQUIRED**: Consider approval of proposal from Potestio Brothers Equipment for electric TE Gator in the amount of \$16,412.77 from Capital Outlay account (enclosure)

7. **Legal Updates**

8. **Residential Improvement Guidelines Committee**

- a. Residential Improvement Guidelines Committee Update
- b. **ACTION REQUIRED**: Consider approval of proposed guideline changes (enclosure)
- c. AMI Update (enclosure)

9. **Strategic Plan Ad-Hoc Committee**

- a. Strategic Plan Ad-Hoc Committee Update
- b. Draft Strategic Plan Presentation (enclosure)
- c. Other

10. **Finance Committee**

- a. Finance Committee monthly report
- b. Presentation of February 2026 Cash Flow (enclosure)
- c. **ACTION REQUIRED**: Review and consider acceptance of unaudited financial statements for the period ending February 28, 2026 (enclosure)
- d. **ACTION REQUIRED**: Review and consider ratification and approval of payment of claims for the period ending March 31, 2026 (enclosure)
- e. Other

11. Common Area Committee

- a. Common Area Committee Update
- b. **ACTION REQUIRED**: Consider approval of proposals for Concrete and Cobble Work from Plants, Hardscapes, Other account (enclosure)
- c. Other

12. Inspiration Club Committee

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

13. Other Business

- a. Filing 16 – Erosion Project – Update (enclosure)

14. Public Comment

Members of the public may address the Board regarding matters affecting the District. Comments are limited to three (3) minutes per person and will be taken in the order determined by the President or the President’s designee. Public comment is limited to this agenda item unless the Board solicits additional input at another time during the meeting.

15. Adjournment

The next regular meeting is scheduled for May 12, 2026 at 6:30 p.m.

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF DIRECTORS OF
INSPIRATION METROPOLITAN DISTRICT

Held: Tuesday, March 3, 2026, at 5:30 p.m. at 23396 E. Glidden Drive, Aurora, Colorado

Attendance A Work Session 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
David Bourcier
Ralph “Doug” Parris
Kimberly Kelleher

Also present were:
Dominique Devaney, District Manager, Public Alliance
Karis Clark, Assistant District Manager, Public Alliance
Melissa Antol, COREflection
Brian Wilkerson, COREflection

The following members of the SPAC Committee were in attendance:
TJ LeGare, Maurice Smith, Aaron Curtiss, and Vicky Starkey.

Call to Order It was noted that a quorum of the Board was present, and the meeting was called to order at 5:30 p.m. Director LeGare opened the session.

Strategic Plan The Board discussed the Strategic Plan.

Other Matters No other substantial matters were raised during the session.

Next meeting The next meeting is:
Regular Meeting – March 10, 2026 at 6:30 p.m.

Adjournment There being nothing more to discuss, the meeting was adjourned at 7:50 p.m.

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

Secretary for the Meeting

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

Held: Tuesday, March 10, 2026, at 6:30 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
David Bourcier
Ralph “Doug” Parris
Kimberly Kelleher

Also present were:

Dominique Devaney, District Manager; Karis Clark, Assistant District Manager; James Dugan and Natalyn Waltz, Public Alliance, LLC; Attorney Heinrich, Spencer Fane LLP; Sharon Sulzle, AMI Community Association Management; and Melissa Antol, Coreflection.

The following members of the public were present: Alisa Brayman, Allen Schubert, Barbara Tung, Carla Baglione, Charlene Plowman, Crystal Roberts Browne, Dennis Colwell, Dirk Pantone, Gary Pokorn, Debbie Pokorn, Kathy Forsman, Les Frey, Maurice Smith, Michael Borman, Rea Heatherington, Sally Van Der Kamp, Bruce Van Der Kamp, Steve Powers, Teresa LeGare, and Travis Krabbenhoft.

Call to Order It was noted that a quorum of the Board was present, and the meeting was called to order at 6:30 p.m.

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.

Approval of Agenda Director LeGare presented the agenda to the Board for consideration. Following discussion, upon motion duly made by Director Bourcier, seconded by Director Kelleher, and upon vote unanimously carried, the Board approved the agenda as presented.

Public Comment No public comments at this time.

Consent Agenda

The Board considered the following items on the Consent Agenda:

- a. Approval of the February 10, 2026 Regular and Special Meeting Minutes;
- b. Acceptance of the February 2, 2026 Finance Committee Minutes;
- c. Acceptance of the February 9, 2026 Inspiration Club Committee Minutes;
- d. Acceptance of the November 4, 2025, December 1, 2025, and January 6, 2026 Strategic Plan Ad Hoc Committee Minutes;
- e. Acceptance of the January 20, 2026 Common Area Committee Minutes;
- f. Ratification of approval of proposal from LBJE Construction LLC to replace damaged fence posts and rails in the amount of \$1,380.00;
- g. Ratification of approval of proposal from Gebau Inc. for engineering review of Inspiration Club pool pergolas in the amount of \$2,400;
- h. Ratification of approval of proposal from Rocky Mountain Playground Services for Bark Park work in the amount of \$1,850.00;
- i. Ratification of approval of proposal from BrightView Landscape Services for Russian Olive post and stump removal in the amount of \$1,060.99;
- j. Ratification of approval of proposal from BR&D Landscape Inc. for pond maintenance in the amount of \$928.76;
- k. Ratification of approval of Gardner Painting LLC proposal for pool structure staining in the amount of \$3,650.00;
- l. Ratification of approval of Adroit Creative Solutions, LLC d/b/a Tree Ring Digital Master Service Agreement in the amount of \$1,450; and
- m. Ratification of approval of agreement with Charles Taylor Engineering Technical Services LLC for Underdrain Engineering Due Diligence in the amount of \$8,750, previously approved by Directors LeGare and Parris pursuant to the Tract Turnover Agreement.

Director Bourcier requested that item g be removed from the Consent Agenda for separate consideration.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Parris, and upon vote unanimously carried, the Board approved the Consent Agenda, excluding item g.

The Board then considered item g., ratification of approval of proposal from Gebau Inc. for engineering review of Inspiration Club pool pergolas in the amount of \$2,400.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Parris, and upon vote unanimously carried, the Board ratified approval of the proposal from Gebau Inc. for

engineering review of Inspiration Club pool pergolas in the amount of \$2,400.

Management Updates

Manager's Report: Ms. Devaney reviewed the Manager's Report with the Board. General discussion was held.

Agreement with LCM Waterfalls & Ponds LLC for Stormwater Pipe Clean Out: The Board considered ratification of approval of the agreement with LCM Waterfalls & Ponds LLC for stormwater pipe clean out in the amount of \$35,040, previously approved by the Board via email due to off-season urgency.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Parris, and upon vote unanimously carried, the Board ratified approval of the agreement with LCM Waterfalls & Ponds LLC for stormwater pipe clean out in the amount of \$35,040.

Proposal from Gardner Painting LLC for 2026 Fence Staining: The Board considered approval of the proposal from Gardner Painting LLC for 2026 fence staining in the amount of \$63,888.00.

Following discussion, upon motion duly made by Director Kelleher, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the proposal from Gardner Painting LLC for 2026 fence staining in the amount of \$63,888.00.

Proposal from ATR Landscape LLC for Service Road Scraping: The Board considered approval of the proposal from ATR Landscape LLC for service road scraping in the amount of \$6,500.00.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Parris, and upon vote unanimously carried, the Board approved the proposal from ATR Landscape LLC for service road scraping in the amount of \$6,500.00.

Proposal from PlanIT Geo for TreePlotter Renewal: The Board considered approval of the proposal from PlanIT Geo for a three-year subscription renewal to TreePlotter in the amount of \$3,500 annually for a total of \$10,500.

Following discussion, upon motion duly made by Director Forsman, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the proposal from PlanIT Geo for a three-year subscription renewal to TreePlotter in the amount of \$3,500 annually for a total of \$10,500.

Final Phase of Public Art Installation by Nine Dot Arts: The Board considered approval of the final phase of the public art installation by Nine Dot Arts in the amount of \$25,916.00.

Following discussion, upon motion duly made by Director Forsman, seconded by Director Kelleher, and upon vote unanimously carried, the Board approved the final phase of the public art installation by Nine Dot Arts in the amount of \$25,916.00.

Legal Update

Attorney Heinrich reported there were no legal updates at this time and noted legislative updates would be provided in April.

Strategic Plan Ad-Hoc Committee

Committee Report: Mr. Smith provided an update to the Board from the Strategic Plan Ad-Hoc Committee, including a general update regarding the schedule for the strategic plan.

Finance Committee

Finance Committee Monthly Report: Director Bourcier presented the Finance Committee Report.

Cash Flow: Director Bourcier presented the January 2026 cash flow to the Board.

Financial Statements: The Board reviewed the unaudited financial statements for the period ending January 31, 2026.

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 January 31, 2026.

Payments of Claims: The Board reviewed the payment of claims for the period ending February 28, 2026.

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

Common Area Committee

Common Area Committee Update: Mrs. LeGare provided an update to the Board from the Common Area Committee.

Inspiration Club Committee

Inspiration Club Committee Update: Mr. Heatherington provided an update to the Board from the Inspiration Club Committee.

Residential Improvement Committee

Residential Improvement Committee Update: Mr. Schubert provided an update from the Residential Improvement Committee. He reported that two guideline changes will be recommended to the Board in April. Mr. Schubert further reported that the Committee reviewed the Seasonal Lighting Guidelines and voted to keep them unchanged.

AMI Update: Ms. Sulzle presented the AMI report and provided an update.

Other Business

Website Accessibility and Redesign: Director Forsman raised the topic of website accessibility and redesign. General discussion ensued regarding potential options. Public Alliance was requested to source options for Board review. Directors Forsman and Kelleher will participate in the review process.

Tree Recommendation: It was noted that Public Alliance will bring forward a tree recommendation in April.

Public Comment

Mrs. LeGare commented regarding the strategic plan process. She stated that she believed all members of the Committee should have been aware of the changes and increases to cost. Mrs. LeGare further expressed that she is excited about the process and results and is looking forward to the next steps.

Ms. Heatherington requested that the Board look into landmark naming for all NACs and trails and the installation of signage.

Mr. Pokorn thanked the Board for its service.

Mr. Colwell echoed Ms. Heatherington’s comments and requested signage at trails and NACs.

Next meeting

The next meeting is:
Regular Meeting – April 14, 2026 at 6:30 p.m.

Adjournment

There being no more business for the Board to consider, President LeGare adjourned the meeting at 8:21 p.m.

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

Secretary for the Meeting

Inspiration Metropolitan District
Finance Committee Meeting Minutes
Monday, March 2nd, 2026
5:30 – 7:00 PM

1. Call to Order at 5:30 PM – In attendance were Committee Members Ken Barritt (Chair), Sharon Macway (Vice Chair), Terry McMurray, Dirk Pantone (Secretary) and David Bourcier (BOD Liaison), Kathy Toth was excused from the meeting. Also in attendance were community members Gary and Debbie Pokorn.
2. March 2nd, 2026, Agenda – The Agenda was presented and unanimously approved by the Committee.
3. February 2nd, 2026, Minutes – The Minutes from the meeting were presented and unanimously approved.
4. Review of January 2026 Financial Statements – Chair Barritt presented the Financial Statements in a summary format, after review, Landscaping, Administrative, Contingency and Utilities were under budget, with Community Engagement over budget resulting in a positive variance for January. Absence these items, all agreed there were no material differences or concerns.
5. Status of Current Projects:
 - a. Potential dates for Property taxes and mill levies presentations:
 - Metro District Clubhouse – Saturday, March 28th
 - Hilltop Clubhouse – TBD
 - b. Finance Committee Fund Presentation 2021
 - c. Finance Committee Budget Presentation 2021
 - Have been combined into a single presentation. The presentation will be reviewed by the committee on Monday, April 6th with a target to present to the community in July before the next budget cycle.
 - d. Review of draft 2026 General Fund Budget monthly spread – After review all agreed there were no concerns.
 - e. Strategic Planning Committee Request – BOD Liaison Bourcier presented the request to the committee for review, discussion and direction.
6. New Business – No new business presented.
7. Community Comment and Discussion – Gary Pokorn expressed his appreciation for the Metro District committees and their work. Mr. Pokorn also provided valuable input on communication from the district to residents.
8. Adjournment - There being no further business, the meeting was adjourned at 6:30 PM.

The Next Regular Monthly Finance Committee is April 6th, 2026, from 5:30 – 7:00 PM.

Inspiration Club Committee Minutes

March 9, 2026 - 5:30 PM

Meeting was called to order at 5:30pm by Rea Heatherington.

Present: Karis Clark, Rea Heatherington, Sheri Zarnowiec, Tom Norton, and Jaci Gentile

Absent: Ingrid DeGreef

Resident Guests: Gary Pokorn and Theresa LeGare (Common Area Committee)

The agenda was reviewed and approved.

The minutes from the February meeting were reviewed and approved.

Public Comments: Gary thanked the committee members for serving.

Events from February: Four entries for the Snowman Contest have been received since the recent snowfall on March 6th. The contest will continue until March 31st. Winners will receive a gift card. Comedy Night was well attended. The event RSVPs filled quickly. However, there were 12 no shows. The committee suggested this event be repeated as we received very positive comments from attendees. The Aurora Fire Department presentation hosted about 26 people. The 8-week yoga session started with 20 participants and is now down to 5-6 per week. The committee discussed trying Tai Chi in the fall. The current session of yoga ends March 21st. Starting in April, Ronnie will conduct a 6-week yoga session. The Pilates class has been well attended. This is an instructor run class with the participants paying \$8/session. A summer yoga class has been scheduled for inside the Club building. The Valentine's coloring contest attracted 11 participants. Gift cards and coloring books were awarded to the winners.

There was a discussion about popular events having a waitlist. Karis is looking into upgrading the Sign Up Genius contract to include compiling a waitlist for potential cancellations.

The AV equipment upgrade has not yet been completed. There are still problems with the WiFi. The cameras have been installed. Nine Dot has a proposal for the outdoor artwork to be presented at the Board meeting March 10th. Kid Stage has been officially cancelled. This could be looked at again for summer.

An additional meeting has been scheduled for March 23rd at 4:00pm to review The Inspiration Club Building Facility Use Policy and all the supporting documents.

Upcoming scheduled events: Tagawa Nursery will present on March 14th at 11:00am with a Myth Buster theme. The Aurora Fire Department returns March 19th for Part 2. Movie Night has been rescheduled to March 20th. The original date had 65 reservations. Spring Fling is coming up on March 28th beginning at 10:00am. Volunteers are needed. This will be held at the Inspiration Club Building this year. The annual egg hunt with the golden ticket will take place along with the Easter Bunny, cookies from Rebel, lemonade and animal adoption.

Karis discussed this summer's SPARK events. The June event will feature Triple Nickel with 3 food trucks. The July event will feature 5280s with a Back to the Future theme and 2 food trucks. Thumpin' will be here in August along with 2 food trucks.

Theresa LeGare from the Common Area Committee spoke about the potential of moving some of the planters from inside the pool area to around the Inspiration Club Building. The committee was interested in adding some color around the building. She also asked if a framed copy of the Inspiration Metro District property map could be mounted in the Meeting Room. This was approved by the committee. Theresa also discussed the tunnel under Gartrell. It is constantly being repainted due to graffiti. She asked about possibly painting a mural in the tunnel to discourage graffiti. This will be discussed again, at a later time.

For the Board meeting on March 10th, Rea will recap the events in February and upcoming events for March.

Meeting was adjourned at 6:53pm.

Respectfully submitted by Jaci Gentile.

February 17, 2026 COMMON AREA COMMITTEE MINUTES

Present: C Goretsky, T Norton, K Kabanek, T LeGare, Dir Parris, J Dugan and N Walts
Public: P Syverson

The meeting was called to Order at 5:30 pm by Vice Chair Goretsky. The Agenda and CAC Minutes of January 2026 were approved.

Public Comment: Ms. Syverson asked if we wd review outdoor lighting policy of IMD. She was referred to RIGC. She also asked if planting wildflowers wd proceed in spring and N Walts said yes.

Dir Parris IMD Feb BOD Mtg Update: Wrap of Strategic Plan in early April and will have CAC impact as many projects are within CAC.

C Goretsky had Water Report follow up. Meeting with Dir Forsman on 2 looped meters. PA has provided more information on the nominal cost of the looping and a summary of the problem issued by HydroSystems/John Keesen. M Bergstresser has asked for detailed spreadsheets to dive into data. Increased costs in 2025 were for turnover tracts taken by IMD late 2024. Discussion focused on furthering efforts to convert turf to mulch or cobble. T LeGare mentioned that Aurora Water is already discussing drought restrictions. As soon as they are issued PA will eblast.

N Walts discussed mulch bed mapping. BV has some landscape maintenance in contract and will work with PA team to remove dead bushes. N Walts will bring a list the targeted beds to the March CAC.

J Dugan presented projects out to bid. At request of Dir Parris he created a more inclusive tracking sheet with projects, bids, awards, dates. D Parris requested adding a column for which pot of money for the project. This sheet will be sent to Dir Bourcier monthly for review for tracking funds correctly. It was decided the 2026 CAC Project List wd be added to J Dugan's tracking sheet on a separate tab in GoogleSheets.

Discussion on bidding round post fencing will include cost comparison of metal fencing per request from Dir Parris. Concrete areas will be reviewed by CAC and prioritized. Question by N Walts on scraping the service roads since weed spray was just approved by IMD BOD this wk. J Dugan noted signs posted along Inspiration Drive were all removed/stolen with days of installation. It was decided not to replace them. Private car for sale has been parked in the fire lane off Gartrell. A question arose about residents flying drones: is it allowed in IMD? It was noted realtors do it. etc. This is for BOD to decide if a policy is needed. T LeGare will research if City has any guidelines on drones in residential areas.

Discussion on BV mowing beauty bands around trees in native? Dir Parris and N Walts both said not to allow and believe Kristin Oles would agree.

T LeGare updated next mtg with CoA on median work at Gartrell/ Inspiration Lane. N Walts discussed wildflower seeding and community involvement. Composting event will be held in May and overseen and announced by PA. Mtg Adjourned at 7:25 pm

Proposal for Extra Work at Inspiration Metro District

Property Name	Inspiration Metro District	Contact	Dominique Devaney
Property Address	23396 E Glidden Dr Aurora, CO 80016	To	Inspiration Metropolitan District
		Billing Address	c/o Public Alliance 7555 E Hampden Ave Ste 501 Denver, CO 80231

Project Name Plant Health Care for Wasp Gall 2026

Project Description Plant Health Care for Wasp Gall 2026

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Plant Health Care for Wasp Gall 2026	\$4,818.18	\$4,818.18

For internal use only

SO# 8865800
JOB# 400300442
Service Line 130

Total Price \$4,818.18

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 for 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 Arboriculture) 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

Contractor:

Dominique Devaney

Signature	Title	Property Manager
Dominique Devaney	Date	March 05, 2026
Printed Name		

BrightView Landscape Services, Inc. "Contractor"

	Title	Account Manager
Signature		
Sara Rutman	Date	March 05, 2026
Printed Name		

Job #:	400300442		
SO #:	8865800	Proposed Price:	\$4,818.18

Proposal for Extra Work at Inspiration Metro District

Property Name	Inspiration Metro District	Contact	Dominique Devaney
Property Address	23396 E Glidden Dr Aurora, CO 80016	To Billing Address	Inspiration Metropolitan District c/o Public Alliance 7555 E Hampden Ave Ste 501 Denver, CO 80231

Project Name Plant Health Care for Hackberries and Elm 2026

Project Description Plant Health Care for Hackberries and Elm 2026

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Soil Injection for all Hackberris for Flathead Appletree Borer and all Elm's for scale	\$4,445.46	\$4,445.46

For internal use only

SO# 8865185
JOB# 400300442
Service Line 130

Total Price \$4,445.46

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 for 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

Contractor:

Dominique Devaney
Property Manager

Signature	Title
Dominique Devaney	March 05, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Account Manager
Signature	Title
Sara Rutman	March 05, 2026
Printed Name	Date

Job #:	400300442		
SO #:	8865185	Proposed Price:	\$4,445.46

Proposal for Extra Work at Inspiration Metro District

Property Name	Inspiration Metro District	Contact	Dominique Devaney
Property Address	23396 E Glidden Dr Aurora, CO 80016	To	Inspiration Metropolitan District
		Billing Address	c/o Public Alliance 7555 E Hampden Ave Ste 501 Denver, CO 80231

Project Name Pathfinder Park Turf Seed and Fertilizer

Project Description Overseed both Pathfinder parks and a organic fertilizer application.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
Pathfinder Park			Subtotal	\$4,559.00
1.00	LUMP SUM	BARENBRUG RTF TURF SEED, 511 With Irion REVIVE Pro and Application	\$4,559.00	\$4,559.00

For internal use only

SO# 8880765
JOB# 400300442
Service Line 130

Total Price \$4,559.00

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

Contractor:

Dominique Devaney
Property Manager

Signature	Title
 Dominique Devaney	 March 25, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Account Manager, Senior
Signature	Title
 Sara E. Rutman	 March 25, 2026
Printed Name	Date

Job #:	400300442		
SO #:	8880765	Proposed Price:	\$4,559.00

Proposal for Extra Work at Inspiration Metro District

Property Name	Inspiration Metro District	Contact	Dominique Devaney
Property Address	23396 E Glidden Dr Aurora, CO 80016	To	Inspiration Metropolitan District
		Billing Address	c/o Public Alliance 7555 E Hampden Ave Ste 501 Denver, CO 80231

Project Name Bear Park Turf Seed and Fertilizer

Project Description Overseed both Bear Parks and a organic fertilizer application.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
Bear Park			Subtotal	\$1,238.00
1.00	LUMP SUM	BARENBRUG RTF TURF SEED, 511 With Irion REVIVE Pro and Application	\$1,238.00	\$1,238.00

For internal use only

SO# 8880760
JOB# 400300442
Service Line 130

Total Price \$1,238.00

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 for 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.

Contractor:

Dominique Devaney
Property Manager

Signature Title

Dominique Devaney **March 25, 2026**
Printed Name Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior

Signature Title

Sara E. Rutman **March 25, 2026**
Printed Name Date

Job #: **400300442**

SO #: **8880760** **Proposed Price:** **\$1,238.00**

Proposal for Extra Work at Inspiration Metro District

Property Name	Inspiration Metro District	Contact	Dominique Devaney
Property Address	23396 E Glidden Dr Aurora, CO 80016	To Billing Address	Inspiration Metropolitan District c/o Public Alliance 7555 E Hampden Ave Ste 501 Denver, CO 80231

Project Name Rock Wattle Removal Project
Project Description Pricing based off RFP provided

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Relocate Wattle	\$450.00	\$450.00

GL: 7582-45111-10013 Open Space Repair & Maintenance native space related expenses for weed control, mowing, repairs

For internal use only

SO# 8886450
JOB# 400300442
Service Line 130

Total Price \$450.00

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 Arboriculture) 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

Contractor

<p>Signature _____</p> <p>Dominique Devaney Printed Name</p>	<p style="text-align: center;">Property Manager</p> <p>Title _____</p> <p>April 01, 2026 Date</p>
<p>BrightView Landscape Services, Inc. "Contractor"</p>	
<p>Signature _____</p> <p>Sara E. Rutman Printed Name</p>	<p style="text-align: center;">Account Manager, Senior</p> <p>Title _____</p> <p>April 01, 2026 Date</p>
<p>Job #: 400300442</p> <p>SO #: 8886450</p>	<p>Proposed Price: \$450.00</p>

LBJE Construction LLC
Elias Garcia
720-960-4528
LBJEconstruction@outlook.com

Marc 5 2026

James Dugan
Public Alliance LLC.
23392 E Glidden Dr
Aurora, Co 80016.

RE: damage wire replaced

Location:

We propose to accomplish the work as represented by the design documents as prepared by Our proposal is to provide material and labor for installation according to the following outline.

Included Materials

Labor: remove damaged wire mesh, install new wire mesh, apply stain, dispose of trash, and clean up the site.

Total Bid Proposal of \$ ~~200,000~~
\$200.00

Approved for work
March 6, 2026
by Dominique Devaney

Dominique Devaney

General Conditions:

- Sales Tax is 00
- No specs provided.
- Includes
- All Fry Reveal Excluded.
- All prime/paint/visible caulking is excluded.
- All exposed sealant work is excluded. All fire stopping, acoustical sealant & putty pads at penetrations is excluded.
- Wood blocking at interior walls included.
- All access panel work is excluded.
- Installation of all doors and door hardware is excluded.
- All expansion joints are excluded.
- End wall mullion caps/brake metal is excluded.
- All floor protection is excluded.
- All wall protection, wall guards & corner-guards are excluded.
- All expansion joints are excluded.
- warranty is excluded

LBJE Construction LLC
Elias Garcia
720-960-4528
LBJEconstruction@outlook.com

Elias Garcia
President & CEO

AGREEMENT FOR SERVICES
(Tree Inspection Services)

This Agreement for Services (“Agreement”) is effective the 11th day of March, 2026 by and between INSPIRATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and TREE ANALYSIS GROUP, LLC, a Colorado limited liability company (“Contractor”).

1. The work or services to be provided by the Contractor to the District are generally as follows: tree inspection services, 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 the completion of the Work unless otherwise terminated by the District as provided herein.
2. The total compensation for the Work provided by Contractor shall be **\$4,660**. Contractor shall submit to the District by the first of the month following completion of the Work a detailed invoice of the Work performed and direct costs presented for reimbursement. The District will make payment or provide reasonable objection(s) to all or any portion of the Work claimed to have been provided in the invoice within thirty (30) days of receipt of such invoice. If the District objects to only a portion of the Work claimed to have been completed, the District shall pay the amount not in dispute. 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.

9. All applicable findings, reports, documents, information and data including, but not limited to, computer files furnished or prepared by Contractor or any of its subcontractors in the course of performance of this Agreement, shall upon receipt of payment be and remain the sole property of the District. Contractor agrees that any such documents or information shall not be made available to any individual or organization without the prior consent of the District. Any use of such documents for other projects not contemplated by this Agreement, and any use of incomplete documents, shall be at the sole risk of the District and without liability or legal exposure to Contractor. Contractor shall deliver to the District any applicable findings, reports, documents, information, data, in any form, furnished or prepared by Contractor or any of its subcontractors in the course of performance of this Agreement.

10. This Agreement may not be amended, modified, or changed, in whole or in part, without a written agreement executed by both the District and Contractor.

11. Contractor shall not assign or transfer all or any part of Contractor’s interest in this Agreement without the District’s prior written consent. Any attempted assignment or transfer shall be void and shall constitute a breach of the Agreement and cause for termination of this Agreement. Regardless of the District’s consent, no assignment or transfer shall release Contractor from Contractor’s obligation to perform all other obligations to be performed by Contractor hereunder for the Term of the Agreement. Consent to one assignment shall not be deemed to be consent to any subsequent assignment nor the waiver of any right to consent to such subsequent assignment.

12. In the event of any dispute arising out of or relating to this Agreement the prevailing party shall be awarded its attorney fees and costs.

13. No provision, covenant or agreement contained in this Agreement, nor any obligations herein imposed upon the District shall constitute or create an indebtedness or debt of the District within the meaning of any Colorado constitutional provision or statutory limitation. District shall appropriate the funds necessary to pay for the Contract on an annual basis.

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

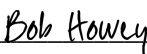
**INSPIRATION
METROPOLITAN DISTRICT**

Signed by:

B6E902FD3079493...

By: Dominique Devaney, District Manager

TREE ANALYSIS GROUP, LLC

DocuSigned by:

E88D022F05F4443...

By: Bob Howey

EXHIBIT A



Inspiration Metropolitan District Spring 2026 Tree Inspection Assignment Proposal 3/8/26

As proposed, Bob Howey, an ISA Certified Arborist #7030 and ASCA Registered Consulting Arborist #729, working for/as Tree Analysis Group, LLC (TAG) will serve as the Consulting Arborist for the Inspiration Metropolitan District (Inspiration/District) trees for the inspection of the health and condition and recommendations for the District trees. The inspection and follow-on report will include our findings and observations and then tree care recommendations relating to the approximately 6,000 trees throughout the Inspiration Metropolitan District common areas. These recommendations will serve to assist in improving the tree health and aesthetics and assist in more proactively managing to grow and establish the Districts' trees and tree assets. We will also investigate recent tree losses to try to learn more about and discern the factors, locations, trees species, possible patterns, and causes of death/loss. TAG will work and interact with the Board, Common Area Committee, and Districts' Management team as desired to communicate on and better understand the District's trees and tree needs.

Proposed Assignment / Scope of Services: This assignment covers all the trees within the Inspiration Metropolitan District with an emphasis on maintaining the tree health, condition, aesthetic value and attractiveness, and the long-term viability trees.

The full assignment scope, tasks, and work products included are as follows:

- ❖ TAG will conduct an inspection and assessment of the District trees and tree issues and concerns. We will focus on the most heavily planted areas, but will also consider all of the District trees. This will involve multiple days onsite to collect field notes and data on the trees and to discover tree needs and issues and assess the overall health and condition of the trees. We do expect there to be some variations in the tree conditions and issues found through the different areas within the District, but we also anticipate a lot of similar and repeated tree issues and needs too.
- ❖ TAG will document and try to draw some conclusions on the Inspiration tree losses and provide recommendations to help reduce and minimize future losses. We will utilize the TreePlotter tree inventory list and mapping to inspect the dead or missing tree locations. TAG will also try to gather background information on recent tree losses from Inspiration management and any others that have been involved.
- ❖ Following the Inspiration Spring 2026 tree inspection, a report with recommendations will be provided, generally within approximately 14 days after the site inspections are completed. The report will include: our findings, issues/concerns and recommendations for the Inspiration trees. TAG will also provide comments on the importance and priority of our recommendations to help the Board, Committee, management staff, and other stakeholders better understand the needs and issues of the Districts' trees.
- ❖ After the tree inspection report and recommendations is delivered, the District can schedule in person or virtual meetings with us/TAG to include the Inspiration Board, Common Area Committee, and/or Community Manager or management staff, as desired



and requested. We expect these several meetings will be approximately one hour or less, but additional time can be added if/as needed.

- ❖ Some additional, brief follow up emails and phone calls are expected from Inspiration Metropolitan District, District Board, and/or Public Alliance, the Community Management firm and staff, to discuss common area are included within the scope of these services.

Inspiration Metropolitan District

2026 Spring Tree Inspection and Recommendations as proposed - Total \$4,660

- to complete the above scope of work and services listed in this Assignment proposal.

It would be helpful for TAG to have a copy of Inspirations' landscape services contract at it relates to trees and irrigation and any tree care contracts or proposals especially those that are approved, so we can understand what tree work is supposed to be done or is in progress. Any informational and scheduling emails from the contractor(s) is also very helpful to be made aware of too.

EXHIBIT B

CONTRACTOR'S INSURANCE REQUIREMENTS

1. Worker's Compensation Insurance in accordance with applicable law.
2. Comprehensive general liability insurance in the amount of \$500,000 combined single limit bodily injury and property damage, each occurrence; \$1,000,000 general aggregate.
3. Automobile liability insurance in the amount of \$1,000,000 combined single limit bodily injury and property damage, each accident.

DISTRICT MANAGEMENT REPORT

To: Board of Directors, Inspiration Metropolitan District

From: Public Alliance Management Team

Date: April 2026

1. Updates -

Contracting & Spend Authority Update: Management has been working with legal to refine contracting and authorization processes for efficiency and clarity. This item was brought forward as part of a conversation with Directors LeGare and Parris. The current Spending Authority Resolution authorizes Public Alliance as “District Manager,” allowing designated staff to act under that authority. Legal has confirmed this structure is valid and can be further clarified if desired. This will also enable Jim Dugan, in his role, to approve landscape agreements under \$5,000.

Aurora Water Restrictions Update: Aurora has implemented Stage 1 drought restrictions (two watering days per week, reduced run times, and water features off). Management is adjusting irrigation controllers to ensure compliance and meet the required 20% reduction. The Mountain NAC water feature will remain off until further notice. Staff will provide a May report with year-to-date usage compared to 2025 to track progress toward reduction targets.

Landscape RFP Update: A draft Landscape RFP has been developed and is currently under review with Directors LeGare and Parris. Following incorporation of their feedback, the draft will be circulated to the full Board for review and comment. A final version will be presented to the Board in May for consideration and approval.

Website Redesign Planning: Staff is currently identifying multiple vendor options for a full website redesign to support budgeting discussions for 2027. To help define scope and ensure a well-informed process, staff recommends the Board consider forming an Ad Hoc Website Committee at the May meeting to assist with developing a scope of work and identifying a contractor, allowing the project to move forward in alignment with the 2027 budget cycle.

2. Resident Relations - Karis Clark

Public Alliance received and addressed 83 resident contacts during March, categorized as follows:

- Amenities – 47
 - Common Area – 7
 - Events – 2
 - Trash – 5
 - Billing – 5
 - Design Review and Compliance – 12
 - Other – 5
-

3. Communications - Karis Clark

- **Newsletters Sent:** 6 sent in March

3/31/2026 - [IMD: Park Seeding, Water Restrictions, GRIP Applications, Game Night, Traffic Monitoring](#)

03/23/2026 - [IMD: Spring Fling, Seminar Recap, Climbing Rock Installation, Game Night](#)

03/16/2026 - [IMD: Family Movie Night This Friday, Tagawa Gardens Recap, Lithium Ion Battery Safety, GRIP](#)

03/09/2026 - [IMD: District Board Meeting Tomorrow, GRIP, Upcoming Events, Payment Mailing Address](#)

03/06/2026 - [IMD: Bear's Lair NAC Updates, Movie Night POSTPONED, Snowman Contest](#)

03/02/2026 - [IMD: Upcoming Pond Work, Nest Box Installation, April Events Launch, Spring Fling, Mulch Rings in Turf Areas](#)

- **Newsletter Articles Published:** 34
 - **Facebook Posts Published:** 34
 - **Mailchimp Engagement Stats:** Email subscribers +.29%
 - **Website Updates:** Updated board, committee, and upcoming events pages. Launched Pet of the Month Contest page.
-

4. Events & Social Programming - Karis Clark

- **NAC Reservations booked in March: 4**

- Revenue for NAC reservations paid in March: \$100*

- **Club Building Reservations:**

- Requests Submitted in March: 10

- Reservations Held in March: 28

- Committee: 6

- Group: 9

- Private: 3

- Other: Meetings x2, District Event x8

Revenue for CB Reservations *paid* in March: \$650*

Revenue from CB Reservations *held* in March: \$455, (paid: 1/16, 2/11, 2/28, 3/9, 3/24)

*Paid in March but reservation may not be held in that month

- **Event Recaps:**

Tagawa Demonstration, Aurora Fire Rescue Seminar, Family Movie Night, Spring Fling, Finance Committee Presentation, Snowman Contest End, Game Night, Vinyasa Yoga, Trivia Night

- **Upcoming Events:**

Butterfly Bloom Craft Day, Aurora Water Seminar, Game Night, Aurora Fire Rescue Kid's Class, Tie-Dye T-shirt DIY

5. Irrigation Services – Brennan Ruppert

- **Valve Lid Box Project:**
 - Valve lid box replacement photos have been recorded and are roughly 60% completed. The photos are being mapped through our geolocating camera.
 - BrightView will complete the replacement of the valve lids as system activation is occurring.
 - Mapping is almost complete for irrigation mapping coverage of Inspiration.
-

6. Field Services – James Dugan

- Parks and Trails Maintenance
Serviced all parks and trails for debris and trash on a regular basis.
- Irrigation Maintenance and Repairs
Irrigation started Monday March 30th.
BV was onsite doing winter watering.
- Snow and Winter Preparation
Minimal winter moisture brushed and plowed trails on snowy days.
One snow day – BV released for plowing
- Vendor and Contractor Coordination
Conducted vendor walkthroughs on perennial RFP.
Met with CAC chair on project updates.
Gardner Painting begins fence staining on Monday April 6th.
Research on pool pergola cover like Mountain View NAC.
- Community and Security Projects
Met with Advantage Sec. and Parker Electric on security services in parks.
Brightview onsite for tree ring project.
Brightview onsite for pre-emergent, tree and lawn fertilization, spring pruning and aeration.
- Ongoing Projects:
Damaged irrigation valve box covers replacement to be installed by BV.
Large Boulder placements.
Four new benches along Inspiration Trail and E Allenspark PI
Tree Ring Project.
Inspiration Club pool heater installation.
- Upcoming Projects
Split Rail fence replacement.
Cobble Enhancement Bids.
Concrete Pad Project.
Shade Sail – Two pergolas at the pool.
Advantage security park cameras.
Smooth out pea gravel at the dog park scheduled for.
Repurpose community trash cans to Pathfinder Park.
Bid out barb wire removal at Filing 21.

Bid out Rockinghorse and Eads median takedown.



7. Native Spaces & Trees – Natalyn Walts

- **Trees:**

- The tree ring installation project is complete. An arbor consultant will be performing a site walk over the next 1-2 months to assess the health and condition of the trees at IMD and offer recommendations on improvements; a report is to be expected in June.
- Inspiration was chosen to participate in a beta test of the new Tree Plotter app at no additional cost.

- **Completed and Ongoing Projects:**

- The wildflower seeding event took place, and all seeds were distributed.
- The rock wattle relocation project is expected to be approved and completed by the time of this meeting.
- It is expected that by the time of this meeting, the engineering design of the safety tie-downs will be in process, and the stormwater assessment of Piney Creek for steel plate removal will be completed.
- It is also expected that the storm drain cleanouts will be completed, including the removal of the steel plate that is blocking flow out of the community in filing 2. The removal of this steel plate is expected to drastically improve drainage on this half of the community and should prevent the filling and flooding of this area long-term.
- The completion of the pond 4B outlet regrading was delayed due to weather; RTS will need to use a different method than planned to remove the sediment due to standing water in the outlet. The project is expected to proceed shortly.

- **Upcoming Projects and Other Relevant Work:**

- The small bare ground seeding project site walk is scheduled for 4/2/26, this project was delayed in hopes that we will receive more moisture in May and to allow other food sources to arise for the local wildlife.
- At this time, it is expected that additional trees will not be planted at IMD this year beyond those covered in the warranty and individual trees already approved for replacement as a water-saving measure.
- Map edits have been made for functionality and aesthetics for installation in the Inspiration Club conference room as requested by the CAC and ICC, other community signage to come.
- The Public Alliance team is busy at work planning other future maintenance projects and measures to conserve water.



Quality Site Assessment

Prepared for: Inspiration Metro District

General Information

- DATE:** Monday, Apr 06, 2026
- NEXT QSA DATE:** Monday, Jul 06, 2026
- CLIENT ATTENDEES:** Jim Dugan, Dominique Devaney
- BRIGHTVIEW ATTENDEES:** Sara Rutman

Customer Focus Areas

Landscape Areas

Quality you can count on.

7 Seven Standards of Excellence	1  Site Cleanliness	2  Weed Free	3  Green Turf
	4  Crisp Edges	5  Spectacular Flowers	6  Uniformly Mulched Beds

Notes to Owner / Client



- 1** Aeration has been completed.
- 2** Overseeding of bear park has been completed we per approved proposal.
- 3** Working on getting weeds in beds under control for the beginning of the season.
- 4** Overseeding at pathfinder park has been completed per approved proposal.

Notes to Owner / Client



5 Tree ring have been cut out and mulch has been installed.

6 An additional 50cy of mulch was delivered to the site and we are installing it in beds. This is 50cy additional to the 150cy in contract. This was at no additional cost to the district.

7 There are some juniper that are dying off near pathfinder part. They are showing signs of rodent damage. The pattern which which they are dying is a common sign of either mice or voles.

8 Irrigation activations have begun.

Notes to Owner / Client



9 Oak Gall soil injection was completed per approved proposal

10 Hackberry and Elm soil injection to protect against the Flathead Appletree Borer and Elm scale was completed per approved proposal.

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 Billing Address	Inspiration Metropolitan District 405 Urban St Ste 310 Lakewood, CO 80228
Project Name	2026 Plant Health Care for all District Owned Filings		
Project Description	2026 Plant Health Care for all District Owned Filings		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Aphid and Mite Spray to all trees and shrubs (June)	\$27,454.55	\$27,454.55
1.00	LUMP SUM	Pine Beetle Spray (1st application April)	\$28,692.73	\$28,692.73
1.00	LUMP SUM	Pine Beetle Spray (2nd application July)	\$28,692.73	\$28,692.73
1.00	LUMP SUM	Ash Borer spray for all Ash trees (1st application April)	\$545.45	\$545.45
1.00	LUMP SUM	Ash Borer spray for all Ash trees (2nd application July)	\$545.45	\$545.45
1.00	LUMP SUM	Locust borer spray for all honeylocust (June)	\$1,390.91	\$1,390.91
1.00	LUMP SUM	Wasp Gall Soil Injection for all Oaks (April)	\$5,818.18	\$5,818.18

Total Price: \$58,476.36

For internal use only

SO# 8744925
JOB# 400300442
Service Line 130

Total Price \$93,140.00

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 Arboriculture) 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

Contractor

Signature	Title
Dominique Devaney	Property Manager
Printed Name	Date
	August 26, 2025

BrightView Landscape Services, Inc. "Contractor"

Signature	Title
Sara Rutman	Account Manager
Printed Name	Date
	August 26, 2025

Job #:	400300442		
SO #:	8744925	Proposed Price:	\$93,140.00

Proposal for Extra Work at Inspiration Metro District

Property Name	Inspiration Metro District	Contact	Dominique Devaney
Property Address	23396 E Glidden Dr Aurora, CO 80016	To	Inspiration Metropolitan District
		Billing Address	c/o Public Alliance 7555 E Hampden Ave Ste 501 Denver, CO 80231

Project Name Moisture Manager (a revive type product) application for all turf areas

Project Description Moisture Manager (a revive type product) application for all turf areas

Scope of Work

Moisture Manager works by improving the soil's ability to hold and distribute water more efficiently. In dry climates like Colorado's, irrigation water can quickly evaporate or drain away before plants are able to fully absorb it. By enhancing soil structure and moisture retention, Moisture Manager helps keep water available in the root zone for longer periods of time.

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Moisture Manager (a revive type product) application for all turf areas	\$11,233.33	\$11,233.33

For internal use only

SO# 8872678
JOB# 400300442
Service Line 130

Total Price \$11,233.33

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 Arboriculture) 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

Contractor

	Property Manager
Signature	Title
Dominique Devaney	March 13, 2026
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Account Manager
Signature	Title
Sara Rutman	March 13, 2026
Printed Name	Date

Job #:	400300442		
SO #:	8872678	Proposed Price:	\$11,233.33

Prepared For

JAMES DUGAN
 PUBLIC ALLIANCE LLC
 INSPIRATION METRO DISTRICT
 23396 E GLIDDEN DR
 AURORA, CO 800167928
 (303) 799-8697
 JIMD@PUBLICALLIANCELLC.COM

Prepared By

Bruce Smith
 Potestio Brothers Equipment
 19020 Longs Way
 Parker, CO 80134
 719-650-6767
 bruces@pbequip.com

Quote Id 1732981

Creation Date 09-Mar-2026

Expiration Date 08-Apr-2026

Quote Summary

Equipment Summary	Suggested List	Selling Price	QTY In Group	Extended
GATOR™ TE (Model Year 2026)	\$20,804.53	\$16,412.77	1	\$16,412.77
Contract: Sourcewell Grounds Maint 112624-DAC (PG BT CG 76)				

Equipment Total **\$16,412.77**

Quote Summary

Total Selling Price	\$16,412.77
Sub-total	\$16,412.77
Balance Due	\$16,412.77



Salesperson : X _____

Accepted By : X _____



Selling Equipment

Quote # 1732981
 Customer PUBLIC ALLIANCE LLC INSPIRATION METRO DISTRICT

GATOR™ TE (Model Year 2026)

QTY In Group : 1

Equipment Notes		Suggested List
Hours	---	\$20,804.53
Serial Number	---	Selling Price
Stock Number	---	\$16,412.77
Contract	Sourcewell Grounds Maint 112624-DAC (PG BT CG 76)	Discount Amount
PUK Parent Serial #		(\$4,391.76)

Equipment Summary

Code	Description	Qty	List Price	Discount %	Discount \$	Adjusted Selling Price
55D1M	GATOR™ TE (Model Year 2026)	1	\$15,699.00	24.0%	(\$3,767.76)	\$11,931.24

Base / Options

Code	Description	Qty	List Price	Discount %	Discount \$	Adjusted Selling Price
0202	United States	1	\$0.00	24.0%	\$0.00	\$0.00
0505	Build to Order	1	\$0.00	24.0%	\$0.00	\$0.00
1015	Turf Tires	1	\$0.00	24.0%	\$0.00	\$0.00
4079	Less Roof and Panels	1	\$0.00	24.0%	\$0.00	\$0.00
5010	Less Protection Package	1	\$0.00	24.0%	\$0.00	\$0.00
5105	Select Comfort and Convenience Package	1	\$2,600.00	24.0%	(\$624.00)	\$1,976.00
Total Base / Options			\$18,299.00		(\$4,391.76)	\$13,907.24

Dealer Attachments

Code	Description	Qty	List Price	Discount %	Discount \$	Adjusted Selling Price
BM23193	Horn kit Serial Number: --- Stock Number: ---	1	\$136.96	0.0%	\$0.00	\$136.96
BM23459	Front Bumper and Brush Guard Serial Number: --- Stock Number: ---	1	\$497.56	0.0%	\$0.00	\$497.56



Deluxe Light Kit BUC11248 Serial Number: - - - Stock Number: - - -	1	\$566.03	0.0%	\$0.00	\$566.03
--	---	----------	------	--------	----------

Total Dealer Attachments		\$1,200.55		\$0.00	\$1,200.55
---------------------------------	--	-------------------	--	---------------	-------------------

Other Charges

Description	List Price
OPEN MARKET ABS Canopy Kit for John Deere TE Gators	\$699.99
OPEN MARKET Acrylic Folding Windshield for John Deere Gator Traditional Series	\$229.99
OPEN MARKET Freight	\$300.00
DELIVERY	\$75.00
Total Adjustments	\$1,304.98
Selling Price Subtotal	\$16,412.77
SENTRY INSURANCE	\$0.00
JOHN DEERE FINANCIAL FEES	\$0.00
Total Selling Price	\$20,804.53
	(\$4,391.76)
	\$16,412.77

Changes from previous version

Section 4.15 Compost.

Section 4.15 was revised to add additional requirements regarding the practice of composting. The revised requirements require the use of a polypropylene, galvanized metal or naturally rot-resistant wood containers to contain the composting material. The revised requirements specify the kinds of materials that can be composted and materials that cannot be composted. The revised requirements include examples of approvable compost containers (new Attachment O). Further, the revised requirements allow only one compost container per property.

Section 4.22 – Fences

Section 4.22 was revised to delete the use of Diamond Vogel Paint Stain for the use on fences since it is no longer available. Only Sherwin Williams FM8000DE, Superdeck Solid Color Stain, or equivalent stain color can be used to stain fences.

Sections 4.32.2; 4.32.3; 5.12; 5.14.1 – Plant Material Location and Sizes; Tree Lawn Area; Landscape Materials; and Suggested Plant List

The above sections of the requirements were revised to reflect recent changes mandated by the City of Aurora regarding the caliper size of newly planted shade and ornamental trees (2 inches now required versus 1-1/2 inches) or for shade and ornamental trees a 6-foot minimum height required for multiple stems and a list of trees that are now prohibited to be planted including Aspen, Cottonwood, Tamarisk, Ash, Siberian Elm, Tree of Heaven and Russian Olive.)

4.15 Compost. Approval is required. Compost must be in a container (bin) designed for that purpose. Container must be hidden from street view. Container must be placed at least 8 feet from property lines. The Improvement must be drawn on the Plot Plan to show its location in the design request submission. See **Attachments H & J, City of Aurora Plot Plan and Permit Lookup and Plot Plans**. ~~Container must not be immediately visible to from the ground level of adjacent Lots and odor must be controlled. Underground composting is not allowed.~~

Underground and open pile composting are not allowed.

Compost bins must be enclosed and regularly maintained to control foul odors, pest infestations, and unsightly appearance.

If the bin attracts animals or emits odors, it can result in a health and safety violation and therefore may be required to be removed. Bins may be constructed from polypropylene plastic (PP), galvanized metal, or naturally rot-resistant wood (e.g., cedar or redwood). Bins are restricted to no more than 48 inches in height and may not contain more than 100 gallons of composting material

Residents are limited to one compost container per property.

See **Attachment O, Compost Bin Examples and Allowed/Disallowed Compost Input Materials** for examples of composting bins and guidance on appropriate composting input material.

ATTACHMENT O

Compost Bin Examples, and Allowed/Disallowed Compost Input Materials



COMPOST INPUT MATERIALS	
Allowed	Not Allowed
Fruit & vegetable scraps	Meat, bones, fish
Coffee grounds (with filters)	Dairy products
Tea leaves (remove plastic)	Oily or greasy food
Fresh grass clippings (thin layers)	Pet waste
Plant trimmings	Cat litter
Crushed eggshells	Treated or painted wood
Houseplant trimmings	Glossy or coated paper
Spent flowers	Diseased plants
Dry leaves	Weeds with mature seeds
Shredded paper (non-glossy)	Dead animals/bird
Paper towels (no chemicals)	Medical waste
Straw or hay (untreated)	
Sawdust (untreated wood only)	

4.22 Fences.

- A. With two exceptions, nothing shall be added to the District fence, including but not limited to gates, lighting of any kind, bird feeders, wind spinners, antenna or weather stations. The two items that may be attached to the District fence are electric pet fence wiring and rabbit mesh. Rabbit mesh must be galvanized steel, 16-gauge, ½" x ½" mesh or as approved by the Committee. It must be installed on the inside of the perimeter fence from the lower rail to or into the ground. Despite the above, seasonal lighting may be hung on the District fence in compliance with the section on **Seasonal Lighting and Holiday Decorations**, using only temporary means, such as wreath hangers, so long as it does not damage the wood or stain. No nails, hooks, screws, or other hardware are to be attached to the District fence.
- B. No fences are permitted in the front yards of lots.

Prior to installing any fence on the rear yard of a Lot, the Owner must first submit plans for such fence to obtain approval and must comply with the specific fence detail for the community. The improvement must be drawn on the Plot Plan to show its location in the design request submission.

- C. Perimeter fencing must be either 3-rail fencing or 2-rail fencing as described in **Attachment A: FENCE DETAILS**. . Fence posts may be either cedar or pressure treated lumber. Fence rails must be cedar. Because pressure treated lumber does not accept a stain as well as cedar, if posts are pressure treated lumber, they must be permitted to dry completely before applying stain and two coats of stain are required on the pressure treated lumber posts.

If the result is a 2-rail fence abutting a 3-rail fence, the submission must show the proposed transition between the two types of fences. Gates are permitted in the wing fences with approval. Gates adjoining District owned or public owned property are prohibited. Perimeter fencing, other than those perimeter fences with pre-existing natural coatings stained as rough cedar, must be stained using ~~either (1) Diamond Vogel Paint #76415-270, which can be obtained at Diamond Vogel, 250 E Dry Creek Road #110, Littleton, Colorado 80122 (303-798-7453); OR (2) Sherwin Williams Inspiration Custom Manual Match Exterior Architectural, Flat FM8000DE, Superdeck Solid Color Stain, or equivalent stain color which can be obtained from local Sherwin Williams stores,~~ and as further identified as follows and as in **Attachment B: FENCE STAINS:**

4.30.1 Plant Material Location and Sizes – Landscaping includes trees, shrubs, ground covers, annual and perennial flowers, grasses, mulches and automatic irrigation. **In order to limit the impact of trees at maturity to neighboring lots as well as to fences if installed, it is recommended that deciduous trees be planted no closer than six (6) feet to the Lot Line and evergreen (conifer) trees be planted no closer than ten (10) feet to the Lot Line. The submission must state the standard size of proposed trees and shrubs at maturity. The Committee may decline to approve trees too large for the intended location.** No approval is required for a resident to replace a tree or shrub in the same location with the same type of tree or shrub. A list of recommended plant material for the Inspiration community can be found in the section on **Suggested Plant List**. Select a variety of plant species including deciduous and evergreen trees and shrubs. All plant material must be installed in the following minimum sizes:

- Shade trees – 2" caliper (diameter)~~1-1/2" caliper~~
- Ornamental trees – 2" caliper or 6' height minimum for multiple stems~~1" caliper~~

Plant Material Regulations – Refer to the Table A for tree and shrub requirements for non-xeriscape landscaping plans.

Table A: Single-Family Front, Side and Rear Yard Landscaping Requirements

FRONT YARDS

	Plant Materials and Quantity	Requirements
1.	Trees – One tree per 40 linear feet of Lot measured parallel to sidewalk, excluding driveway. (1 Shade tree or 1 ornamental tree or 1 evergreen tree)	Minimum Sizes: 1 1/2 inch caliper <u>2 inch caliper</u> – shade tree 1 inch <u>2 inch</u> caliper <u>or 6 foot minimum height for multiple stems</u> – ornamental tree 6-foot height – evergreen tree
2..	Shrubs* per lot size minimum number: Small (3,700-5,999 SF) – 8 Standard (6,000-8,999 SF) – 16 Large (9,000-14,999 SF) – 26 Estate (15,000 plus SF) – 36 *Thorny plants must not be located within 20 feet of public sidewalks. Note: Perennials and ornamental grasses may be substituted for shrubs at 3 one-gallon perennial or ornamental grasses per one five-gallon shrub.	Shrubs – 5-gallon container Min. – Plant material must conform with <u>American Standard for Nursery Stock, ANS Z60.1</u> , current edition. Planting beds must be separated from turf by edging. All shrubs and ground covers must be located within planting beds. Landscape fabric may be omitted under annuals, perennials and groundcovers.

SIDE YARDS

Internal Side Yards – May be rocked, no plant material is required. but mulches are needed for stability.

External Side Yards - Corner lots exposed to public view, must be landscaped with turf, shrubs and trees at the rate of one tree and 10 shrubs per 40 linear feet of side yard.

REAR YARDS

Rear yards must be no more than 45% turf. Mulch areas (i.e., all areas not covered by turf or hardscape) in rear yards must have 50% plant material coverage. The use of berms and / or various non-living materials to break up larger planting bed areas is encouraged.

Artificial turf must be maintained and repaired so it has near new appearance. **Attachment E.**

4.30.2 Tree Lawn Area. The Tree Lawn area must have a tree planted every thirty feet (30’).

Provide three (3) canopy trees per one hundred feet (100’) of the right-of-way in the parkway on each side of each public street, pursuant to the City of Aurora Arboricultural Specification Manual. The minimum size caliper is 2 (two) inches. ~~canopy tree size is one and one halftwo inch (1 1/22”) caliper.~~ Note: Caliper must be measured twelve inches (12”) from the base of the tree.

If a tree in the Tree Lawn area dies, it must be replaced in a timely manner. In some instances, the builder is required to install the “street trees”. However, these trees are the property and maintenance responsibility of the Owner.

4.30.3 Xeriscaping – As an alternative to traditional landscaping, xeriscaping (also Water Wise landscaping) is a water conservation approach through the use of creative

5. **Landscape Materials.** Deciduous trees, such as cottonwood, maple, and evergreen trees, such as piñon pines, provide summer shade or can be used as a windbreak. Evergreens provide good backdrops for displaying ornamental trees and contrasting flowers as well as providing a visual screen.

5.10 Landscape Maintenance. Good consistent maintenance is essential for healthy plant materials. The following are some suggested maintenance considerations and ways of minimizing maintenance problems: A) Plant with regard to climate. Consider the ultimate size, shape, and growth rate of species. B) Locate plants and irrigation heads out of the way of pedestrian-bicycle traffic and car bumpers. C) Provide simple guying systems for trees for a maximum of two (2) years and wrap trees most susceptible to sun scald, such as Maples and Crabapples, with burlap or paper during fall or winter months. D) Make provisions for efficient irrigation; drain and service sprinkler systems on regular basis and conduct operational checks on a weekly basis to ensure proper performance of the system. E) Provide good soil mixes with sufficient organic material, thirty percent (30%) per tilled depth is desirable. F) Use mulch at least three inches (3”) deep to hold soil moisture and to help prevent weeds and soil compaction. G) Provide required fertilization, weed and pest controls etc., as required for optimum plant growth. H) Prune woody plants when needed. Never prune more than one-third (1/3) of foliage. I) Space groves of trees or single trees to allow for efficient mowing. J) Locate plants with similar water, sun and space requirements together.

5.14 **Suggested Plant List.** For your convenience, the following list of shrubs, trees, flowers and grasses is provided below. Aspen, Cottonwood, Tamarisk, Ash, Siberian Elm, Tree of Heaven and Russian Olive Trees are not recommended as both trees are invasive, and Aspen is prone to disease. prohibited by the City of Aurora as they are invasive, have aggressive spreading habits or, in the case of the Ash trees, aid in the spread of the Emerald Ash Borer Beetle. **Honey Locust Trees are not recommended** as they fail to thrive in this location. **Linden Trees are not recommended** except in very large lots because of their extreme size at maturity.

Below is a list of plants and trees that are recommended by the Inspiration Metropolitan District. To modify your landscaping, you must still receive written approval for your plans. Submit your plans on the resident website <https://inspirationmetro.org/>. The Douglas County Colorado State University Extension also recommends the use of the *Plant Select* website (<https://plantselect.org/>) to aid in the selection of plants best suited for the landscaping

plan.

Trees

Evergreen/Pine

Arizona Cypress/ *Hesperocyparis arizonica*
Austrian Pine / *Pinus Nigra*
Bristlecone(foxtail) Pine/ *Pinus aristate*
Black Hills 'Densata', 'Whiskey Blue Hills' Spruce/ *Picea glauca*
Bosnian Pine/ *Pinus heldreichii*
Colorado Spruce /*Picea Pungens*
Colorado Blue Spruce / *Picea pungens glauca*
Mugo 'Tannenbaum' /*Pinus Mugo*
Pinyon Pine / *Pinus Edulis*
Ponderosa Pine / *Pinus Ponderosa*
Rocky Mountain Douglas fir/ *Pseudotsuga menziesii var. glauca*
Southwestern White Pine/ *Pinus strobiformis*
Vanderwolf's Pyramid Pine / *Pinus Flexilis*

Maple

Autumn Blaze Maple / *Acer Freemanii*
Bigtooth Maple/ *Acer grandidentatum*
Boxelder 'Sensation Maple/ *Acer negundo*
Ginnala Maple / *Acer Ginnala*
Tatarian/ *Acer tataricum*
Tatarian HOT WINGS®/ *Acer tataricum*

Oak

Bur Oak, Urban Pinnacle Oak/ *Quercus Macrocarpa*
CRIMSON SPIRE®, STREETSPIRE®/ *Quercus alba x robur*
Gambel Oak / *Quercus Gambelii*

Crabapple

CORALBURST® Crabapple/ *Molus*
Indian Magic Crabapple/ *Molus*
Radiant Crabapple/*Molus*
Red Barron Crabapple/*Molus*
ROYAL RAINDROPS® Crabapple/*Molus*
Sargent Crabapple/ *Molus*
Sargent Tina Crabapple/ *Molus*
Spring Snow' Crabapple/*Molus*

Thunderchild Crabapple/ Molus

Fruiting

Apricot-Chinese or Moongold/ *Prunus armeniaca*

Callery Pear / *Pyrus Calleryana*

Callery – ‘Aristocrat’, CHANTICLEER® (aka ‘Cleveland Select’), ‘Autumn Blaze’,
‘Redspire’ Jack, Callery – ‘Capital’, JAVELIN/ *Pyrus calleryana*

Canada Red Chokecherry / *Prunus Virginiana*

Cherry – ‘Montmorency’, ‘North Star’/ *Prunus cerasus*

Cornelian Cherry, ‘Golden Glory’ Dogwood/ *Cornus mas*

European Birdcherry Ornamental/ *Prunus padus*

Hackberry / *Celtis Occidentalis*

HoneyCrisp, McIntosh, Red Delicious, Sweet Sixteen, Zestar Apple Tree/ *Malus*

Plum – Mount Royal, Santa Rosa, Stanley, Superior/ *Prunus*

Saskatoon Serviceberry/ *Amelanchier alnifolia*

Shadblow Serviceberry/ *Amelanchier canadensis*

Hawthorn

Cockspur var. *inermis* Hawthorn/ *Crataegus crus-galli*

Downy Hawthorn / *Crataegus Mollis*

Green – ‘Winter King’ Hawthorn/ *Crataegus viridis*

Snow Russian Hawthorn / *Crataegus Ambigua*

Washington Hawthorn/ *Crataegus phaenopyrum*

Juniper

Chinese – ‘Spartan’, ‘Spearmint’, ‘Hetzi Columnaris’ Juniper/ *Juniperus chinensis*

One – Seed Juniper/ *Juniperus monosperma*

Rocky Mountain Juniper/ *Juniperus scopulorum*

Eastern Red Cedar Juniper / *Juniperus virginiana*

Poplar

Lanceleaf Poplar/ *Populus x acuminata*

Plains ‘Jeronimus’ Poplar/ *Populus deltoides* subsp. *monilifera*

Flowering

Eastern Redbud/ *Cercis canadensis*

Northern/ Western, HEARTLAND Catalpa/ *Catalpa speciosa*

Peking Lilac – ‘Summer Charm, Japanese – ‘Ivory Silk’ Lilac/ *Syringa reticulata*

Western Catalpa / *Catalpa Speciosa*

Miscellaneous

Goldenraintree Chinese Lantern Tree/ *Koelreuteria paniculata*

Common Horse chestnut/ *Aesculus hippocastanum*

David, GREENSTONE®, CHOICECITY® Accolade® Elm/ *Ulmus davidiana*

Kentucky Coffeetree / *Gymnocladus Dioicus*

Thinleaf Mountain Alder/ *Alnus incana* subsp. *Tenuifolia*

Prohibited Trees

[Russian Olive Trees: Invasive](#)

[Cottonwood: Aggressive spreading habit.](#)

[Aspen: Aggressive spreading habit](#)

[Tamarisk: Invasive](#)

[Ash: Attracts and aids in the spread of the Emerald Ash Borer beetle. Siberian Elm:](#)

[Invasive Tree of Heaven: Invasive](#)

INSPIRATION™

Monthly Report 4/14/2026

Number of open violations: 135

Last Inspection dates: March 9, (update night inspection) 12 and 16, 2026

Next Inspection dates: April 5, 16 23 and 28, 2026

ARC Report: Of the 55 approved applications, Management reviewed 34 of them.



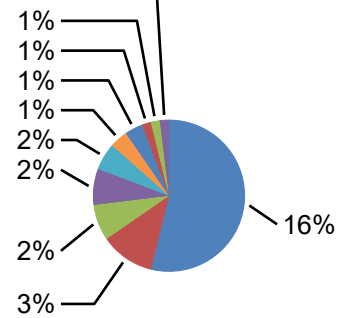
Inspiration Metropolitan District

Violation Report - Detail for 3/1/2026 - 3/31/2026

SUMMARY

Closed	85
Common area	1
Critter Guard	1
Fence	1
Fence stain	1
Holiday Decorations	1
Lighting- Colored lighting/string lights	1
Lighting- Colored/ moving lighting	28
Lighting- eaves or soffit lighting	21
Lighting- Exterior Lighting on Patios, Decks, Pergolas, and in Rear Yards	13
Lighting- non builder exterior lights	1
Lighting- Unapproved lighting	3
Nuisance-Pet	1
Seasonal Lighting/Holiday Decorations	3
Trash Can	2
Unauthorized Change	6
Vehicle	1
Fine Limit Reached	3
Seasonal Lighting/Holiday Decorations	1
Unauthorized Change	1
Weeds	1
First Notice/Courtesy	43
Critter Guard	1
Lighting- Colored/ moving lighting	19
Lighting- eaves or soffit lighting	7
Lighting- Exterior Lighting on Patios, Decks, Pergolas, and in Rear Yards	2
Lighting- Unapproved lighting	1
Paint	3
Planter boxes, bed and planting bed covers.	1
Unauthorized Change	9
Fourth Notice	3
Lighting- Colored lighting/string lights	1
Trash Can	1
Vehicle	1
Repetitious Violations	2
Lighting- Colored/ moving lighting	1
Lighting-individual light fixtures	1
Resolved	18
District Fence	1
Holiday Decorations	1
Items Stored	2

TOP DISTRIBUTION BY TYPE



Inspiration Metropolitan District

Violation Report - Detail for 3/1/2026 - 3/31/2026

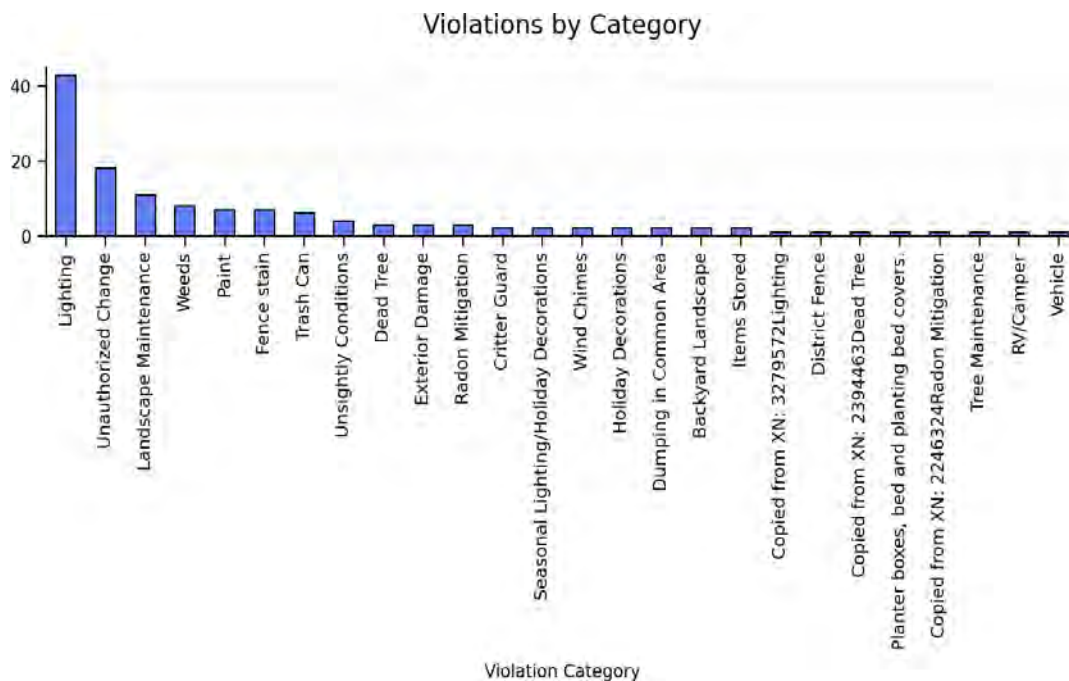
Lighting- Colored/ moving lighting	1
Lighting- up lighting	1
Seasonal Lighting/Holiday Decorations	2
Unauthorized Change	8
Unsightly Conditions	1
Weeds	1
Second Notice	14
Dead Tree- Tree Lawn	1
Holiday Decorations	2
Lighting- Colored/ moving lighting	5
Lighting- eaves or soffit lighting	2
Lighting- Exterior Lighting on Patios, Decks, Pergolas, and in Rear Yards	2
Lighting- Unapproved lighting	1
Unauthorized Change	1
Third Notice	5
Lighting- Colored/ moving lighting	1
RV/Camper	1
Unauthorized Change	3
With Attorney	5
Exterior Damage	1
Items Stored	1
Trash Can	1
Weeds	2
	<hr/>
	178

INSP – Violation Summary Report

Generated: April 2, 2026

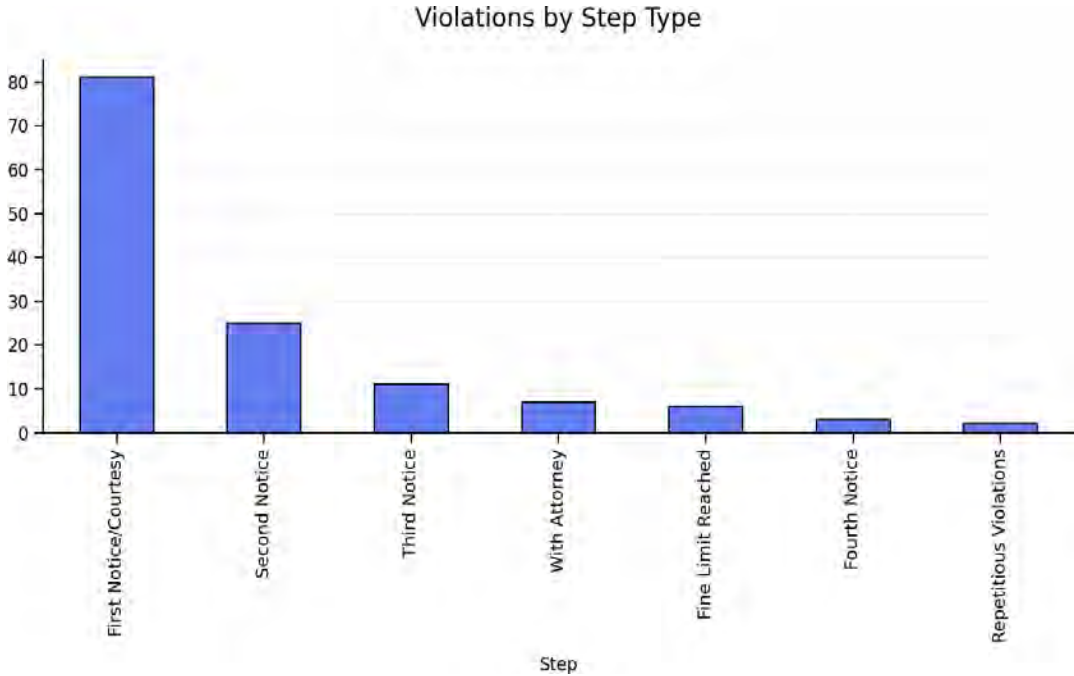
1) Violations by Category

Lighting: 44
Unauthorized Change: 18
Landscape Maintenance: 11
Weeds: 8
Paint: 7
Fence stain: 7
Trash Can: 6
Unightly Conditions: 4
Dead Tree: 4
Exterior Damage: 3
Radon Mitigation: 4
Critter Guard: 2
Seasonal Lighting/Holiday Decorations: 2
Wind Chimes: 2
Holiday Decorations: 2
Dumping in Common Area: 2
Backyard Landscape: 2
Items Stored: 2
District Fence: 1
Planter boxes, bed and planting bed covers.: 1
Tree Maintenance: 1
RV/Camper: 1
Vehicle: 1
TOTAL: 135



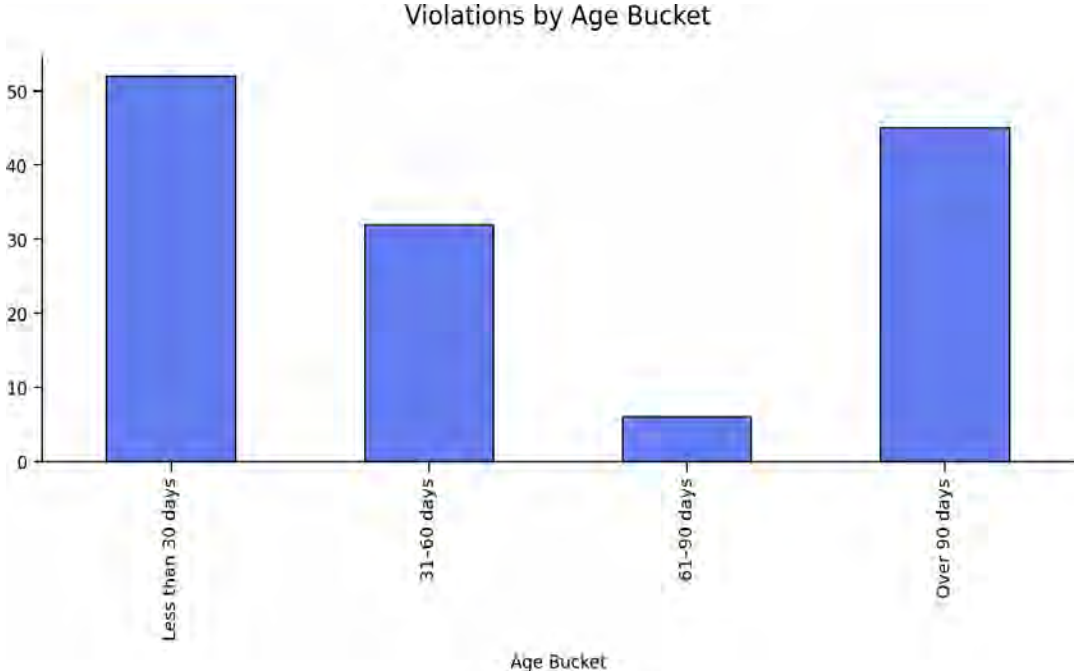
2) Items by Step Type

First Notice/Courtesy: 81
Second Notice: 25
Third Notice: 11
Fourth Notice: 3
Fine Limit Reached: 6
Repetitious Violations: 2
With Attorney: 7



3) Items by Age Bucket

Less than 30 days: 52
31-60 days: 32
61-90 days: 6
Over 90 days: 45



INSPIRATION™

METROPOLITAN
DISTRICT



Strategic Plan

2026-2031





Table of Contents

<u>About Inspiration Metro District</u>	3
<u>Plan Development Process & Community Engagement</u>	7
<u>Vision & Mission Statements</u>	12
<u>Guiding Principles</u>	13
<u>Strategic Priorities</u>	14
<u>Goals & Initiatives</u>	15
<u>Implementation Phasing & 2026 Projects & Initiatives</u>	20



About Inspiration Metropolitan District

■ Understanding Our Community: Inspiration Metropolitan District

Inspiration Metropolitan District (IMD) is a master-planned community located in southeast Aurora, Colorado, sitting at an elevation of approximately 6,200 feet within Colorado’s high-desert landscape.

This environment shapes how the community looks and functions, with large areas of native open space and carefully maintained landscaped areas that require significant care and irrigation to thrive in Colorado’s climate.



2026 IMD Outlook

1,916	3,800	1,024	892
Total Homes	Adult residents	Age Restricted 55+ Homes	All Ages Homes

Residents enjoy more than

12	8
miles of paved trails	Parks and NACs

Community Area

583	440
acres of residential homes	acres of parks and open space

A community pool and facility, Neighborhood Activity Centers (NACs), and a wide variety of shared spaces designed to support an active and connected lifestyle.

■ Inspiration Governance & Operations

Inspiration Metropolitan District operates through a professional district management firm, the Board of Directors, Volunteer Committees and Independent contractors to maintain the community. IMD is a Special District under Colorado law. Special districts are commonly used to fund and maintain infrastructure and community amenities. District services are funded through property taxes and quarterly operating fees.

The District is governed by a five-member Board of Directors elected by residents.



■ Services

The Board sets policies, develops and oversees capital and operating budgets, and guides long-term planning for community assets.

The District also has standing Committees that are run by community volunteers to research and review district issues and support Board decision making.

Board and committee meetings are open to all residents. Day-to-day operations are managed by an outside management company.

The IMD directly manages the following infrastructure, services and amenities:

- Parks, trails, open spaces, and common areas
- Neighborhood Activity Centers and community amenities
- Trash and recycling service
- Community programs and communications
- Architectural review and covenant enforcement
- Snow removal on District-owned trails and parking areas



■ Neighborhoods within the Inspiration Metropolitan District Community

The Inspiration Metropolitan District (IMD) community consists of two neighborhoods, the All-Ages neighborhood and the Age-Restricted 55+ neighborhood.

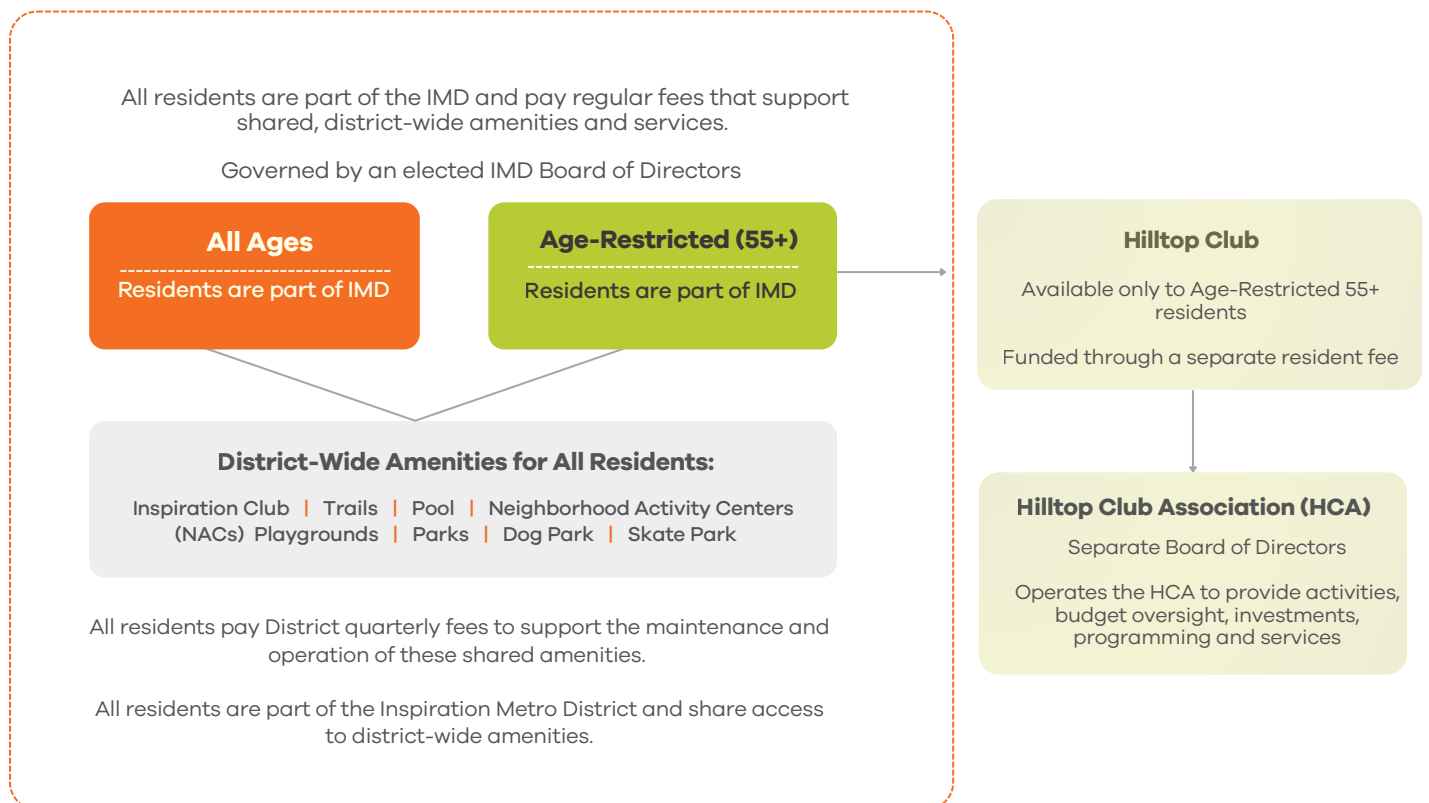
All residents are members of IMD and pay quarterly fees that support shared, district-wide amenities, including the Inspiration Club, trails, Neighborhood Activity Centers (NACs), playgrounds, parks, dog park, skate park, and other community spaces.

The Age-Restricted 55+ neighborhood residents also pay an additional regular fee to operate the

private Hilltop Club and its dedicated amenities, programming and related services.

The Hilltop Club Association (HCA) is governed by its own Board of Directors, separate from the District Board, and is responsible for oversight of Hilltop Club operations, budget, activities, and facility investments.

Residents of the All-Ages neighborhood do not pay an additional fee for and, do not have access to the private Hilltop Club.



■ Services Provided by the City and County

While the District oversees community amenities and shared spaces, traditional municipal services are provided by the City of Aurora and Douglas County:



City of Aurora



Police, fire, and emergency medical services



Street ownership and maintenance



Snowplowing on public streets



Code enforcement



Water service



Municipal court



Animal control

Douglas County



Property tax administration



Vehicle registration



Health and social services



Douglas County School District



County Courthouse



Public education services



This strategic plan will help guide how the community continues to care for its assets, respond to resident priorities, and plan for the future together.

Plan Development Process



The Inspiration Metropolitan District's Strategic Plan was developed over an eight-month period to establish clear priorities and guide the District's activities and investments over the next five years.

The process combined Board leadership, advisory group recommendations, and a phased review of community input to inform the development of the plan.

To support this effort, the District established a Strategic Planning Ad Hoc Committee composed of community members, Board representatives, and members of existing District committees.

This advisory group worked in partnership with the Board throughout the process to review community input, analyze emerging themes, and provide recommendations that helped shape the District's strategic priorities, goals, and initiatives. The planning effort followed an iterative process of review and refinement.

The plan development process began with an initial Board of Directors work session focused on identifying community strengths, opportunities, and a long-term vision for the Inspiration Metro District.

Community input was then solicited over the next several months and reviewed during working sessions by both the Strategic Plan Ad Hoc Committee and the Board to identify key themes, values and areas of focus.

Subsequent Board and Strategic Plan Committee review sessions were used to refine the strategic direction and ensure alignment with District operations and financial considerations, resulting in a focused set of priorities and initiatives that will guide the District's decision-making over the next five years.

Figure 1 illustrates the **plan development activities** over the past eight months to complete the plan.



Figure 1: Community Engagement Focus to Collect Input, Ideas & Feedback

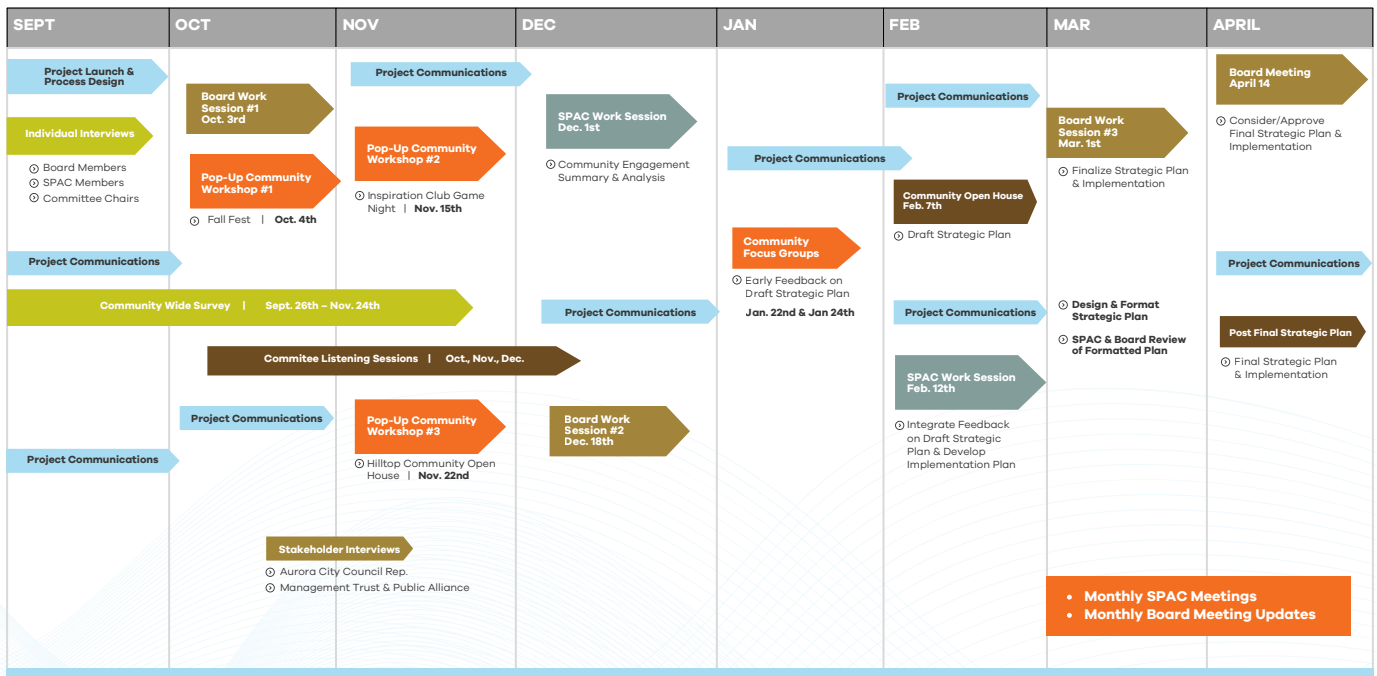


Figure 2: Overview of Strategic Plan Development Process & Timeline



Community Engagement



Development of the Inspiration Metropolitan District’s first Strategic Plan was guided by a robust community engagement process designed to ensure the plan reflects the needs, priorities, and ideas of residents. Over an eight-month period, the District utilized multiple engagement methods to solicit ideas, gather input and encourage broad participation across the community (See Figure 2).

The engagement process included an online and mailed community survey, pop-up workshops, a community meeting, resident focus groups, and an open house, including opportunities for residents to provide written feedback on draft strategic priorities and initiatives.

In total, 824 residents participated in the community survey, representing a strong response rate for a community of this size. Additional engagement activities generated approximately 150 written comments on proposed priorities and plan elements.

824
resident survey participants

~150
written comments generated from additional activities.

Plan development included engagement sessions with each of IMD’s standing committees and multiple planning sessions with the Strategic Plan Ad Hoc Committee, and the District Board to review community feedback and help shape the goals and initiatives included in the plan.

This collaborative approach ensured that both resident perspectives and operational considerations were reflected in the final strategic plan.

Collectively, the engagement process provided valuable insight into community priorities, including communication, amenities and recreational opportunities, neighborhood quality, public safety, and responsible stewardship of District resources. The community engagement feedback gathered through this process directly informed the strategic priorities, goals, and initiatives detailed in this plan. The following pages summarize where we’ve been and what we heard.

Community Engagement Summary



Where We've Been: Engagement Formats

Individual Interviews

5

Board of Directors

5

Committee Chairs

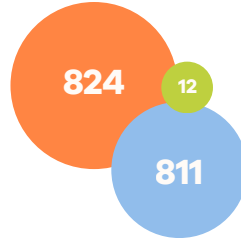
7

S.P.A.C. Members

3

Stakeholders: (Aurora City Council Rep. & IMD Management Companies)

Community Survey (online + paper)



824 responses

811 responses online

12 paper surveys returned & documented



Community Workshops, Committee Meetings & Engagement Opportunities

- ⌚ Fall Fest Pop-Up Workshop
- ⌚ Inspiration Club Game Night Pop-Up Workshop
- ⌚ Hilltop Community Open House
- ⌚ IMD Committee Meetings
- ⌚ Resident Focus Groups to Review Draft Plan
- ⌚ Inspiration Metro District Community Open House-Draft Plan Showcase

Communications & Promotion

- ⌚ Project website
- ⌚ Email blasts
- ⌚ E-Newsletters (Inspiration & Hilltop)
- ⌚ Information & Event flyers

22%

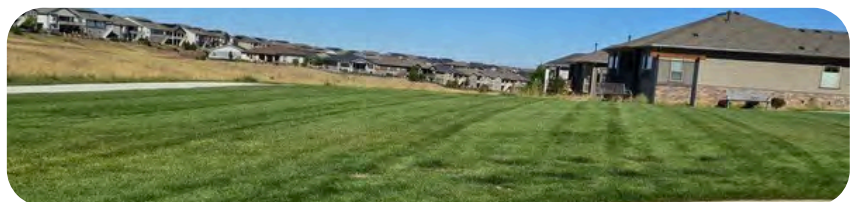
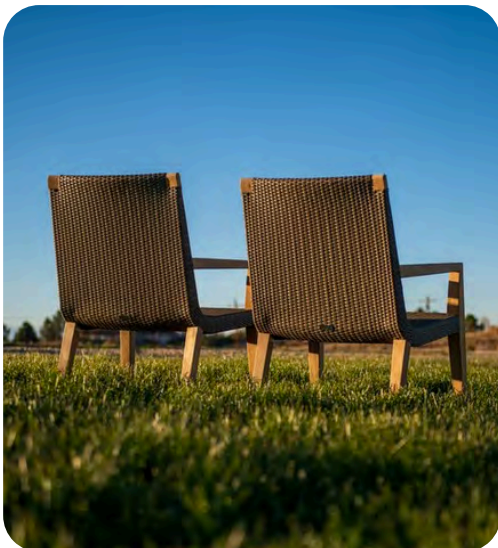
of District residents completed the Community Survey, a strong return rate for a community of our size!

Additionally, over 150 comments were collected at community meetings & pop-up events.

Work Sessions for Plan Development



- Ad Hoc Committee for Strategic Plan
- Board of Director Work Sessions
- Monthly SPAC/Board Meetings



Vision & Mission



Vision Statement

We are a welcoming and engaged community that provides a safe, beautifully maintained environment where residents truly feel at home.



Mission Statement

The Inspiration Metropolitan District strives to improve the quality of life for residents and fosters a highly desirable community identity by following efficient, ethical and fiscally responsible practices.

Guiding Principles



The Inspiration Metro District’s Guiding Principles define the core values and standards that shape how the District governs, makes decisions, and serves the community.

They act as a north star for the Board of Directors, Committees, and partners. They inform priorities, guide conduct and behavior, and ensure that policies, investments, and daily actions are aligned with the long-term vision and best interests of the residents.

■ Ensure Fiscal Responsibility

We practice transparent fiscal stewardship by maintaining reserves, budgeting wisely, managing costs, and following standard accounting protocols to strengthen the IMD community’s well-being.

■ Welcome, Include and Engage Residents

We foster an inclusive, connected community by encouraging participation and volunteerism, welcoming diverse perspectives, and ensuring every voice is valued.

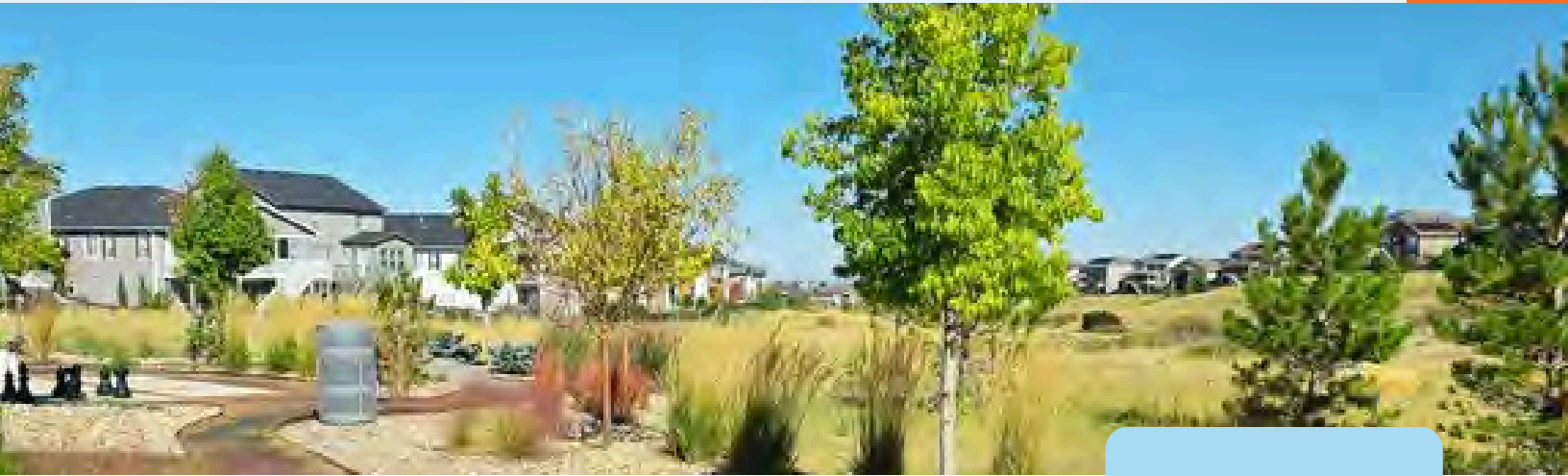
■ Aspire to be a Model of Environmental Responsibility

We promote environmental responsibility through water conservation, open space preservation, robust recycling programs, climate-appropriate landscaping, and legislative advocacy.

■ Preserve the Character of the Community

We work with residents to apply covenant and guideline requirements, promote community safety, champion IMD’s priorities with partner agencies, and surrounding local governments.

Strategic Priorities



“Strategic priorities define the District’s long-term focus, ensuring that decisions, investments, and initiatives over the next five years remain aligned with the community’s vision.”

The Strategic Plan is organized around a set of five Strategic Priorities that reflect the District’s most important areas of focus over the coming years. These priorities represent what matters most to the community and where the District will concentrate its efforts and resources.

Each Strategic Priority is supported by a series of goals and initiatives. Goals describe the outcomes the District is working toward, while initiatives identify the key actions and projects that will move the District toward achieving those outcomes.

Together, they provide a clear roadmap for how priorities will be advanced and how progress will be made over time. Goals and initiatives help translate community priorities into action. They guide decision-making, inform annual work planning and budgeting, and provide a framework for measuring progress. As implementation of projects begins and community needs evolve, additional initiatives may be added or adjusted to ensure alignment with the long-term priorities established in this plan.



Figure 3: Inspiration Metropolitan District Strategic Priorities

Goals & Initiatives



For each strategic priority, goals and initiatives have been designed to identify how strategic priorities will be advanced and what the District plans to do in order to address that priority.



Promote & Support Community Engagement

GOAL 1: Expand communication, and education events with residents.

GOAL 2: Increase residents understanding of the Inspiration Metro District.

GOAL 3: Increase awareness and coordination across the community to enhance utilization of resources and participation in activities.

ALIGNMENT WITH GOALS	INITIATIVES
1.1	Organize recurring in-person gatherings across the Inspiration Metro District neighborhoods to share District updates, events, and activities and to strengthen resident connections across neighborhoods.
1.2	Strengthen communications across the District by coordinating with the Hilltop Club to encourage more information sharing about meetings, events and District wide decisions that impact all residents. Distribute communication updates and calendar links through newsletters and email blasts to increase resident awareness across neighborhoods.
2.1	Establish a volunteer-based Welcoming Committee that reaches out to new residents within the Metro District in order to educate & improve communication with IMD residents.
2.2	Implement education-focused communication to clarify covenants and guidelines, promote compliance, and reduce enforcement actions.
2.3	Produce and publish a series of 1–2 minute educational videos on the District’s website to explain key district-related topics, improve resident understanding, and reduce confusion.
3.1	Distribute a community events survey to gather resident feedback on event preferences, interests, and engagement opportunities. Utilize survey results to guide inclusive, resident-driven programming that increases participation, satisfaction, and overall community engagement.

Goals & Initiatives



Exercise Long-term Financial Discipline & Planning

GOAL 1: Maintain a high percentage of reserve funds.

GOAL 2: Continue to demonstrate transparency to the community.

GOAL 3: Create a long-term capital projects plan.

GOAL 4: Create a three (3)-year financial plan.

ALIGNMENT WITH GOALS

INITIATIVES

1.1

Create a list of yearly required expenditures for years 1-3 from the reserve study, during the annual budgeting process for 2027, to ensure assets are being cared for.

2.1

Post bid guidelines and vendor management documents on the District website and share them through a community e-blast to improve transparency and help residents understand how the District conducts business.

2.2

Enhance financial transparency by implementing a clear communications and education plan that explains the District's budget, reserves, and long-term capital strategy. Utilize the plan to help residents better understand District finances and strengthen trust in financial decisions.

4.1

Use the District's current year line-item budget to develop a budget forecast for the next three years.



Goals & Initiatives



Advocate Internally & Externally to Maintain Public Safety

GOAL 1: Develop working relationships with Aurora Police Department (APD) and other partner agencies.

GOAL 2: Communicate & encourage implementation of best practices for public safety.

GOAL 3: Provide continuous education about covenant guidelines to reduce violations.

ALIGNMENT WITH GOALS

INITIATIVES

1.1

Establish a working relationship with the Aurora Police Department by hosting quarterly community meet-and-greet events with a department representative to support ongoing coordination and collaboration.

1.2

Work with the City of Aurora department responsible for the Piney Creek Trail to obtain an update on the project's status, timeline, and anticipated completion date.

1.3

Build & strengthen relationships with local elected officials and regulatory agencies through informal meetings to support coordination and advance district priorities such as neighborhood and traffic safety.

1.4

Share monthly, District-wide public safety and risk management messages through e-blasts and web site updates to increase resident awareness, and reduce risk across the community.



Goals & Initiatives



Maintain & Improve Community Infrastructure & Amenities

GOAL 1: Explore feasibility of, and interest in additional amenities, parks and recreation.

GOAL 2: Create an Operations and Maintenance Plan for environmentally responsible, high-quality amenities without compromising standards.

GOAL 3: Create an Open Space Management Plan.

ALIGNMENT WITH GOALS

INITIATIVES

1.1

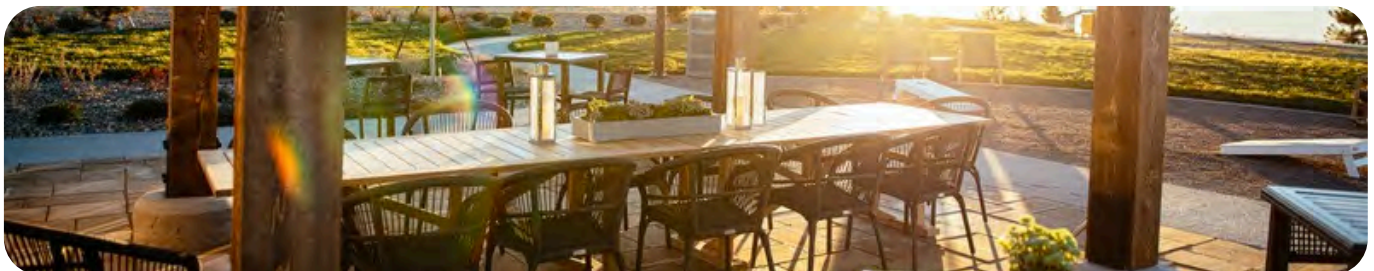
Complete a focused community engagement process and District wide survey to assess interest in additional amenities, parks, and recreational opportunities. Include a discussion of potential costs for items that were identified during the strategic planning process. Share results with the Board to inform feasibility and financial evaluation, without committing the District to implementation.

2.1

Consider developing a master plan that identifies current and future service needs, associated capital and operational requirements, and funding considerations to inform budgeting, capital planning, and long-term financial decisions.

3.1

Develop and adopt an Open Space Management Plan that defines maintenance standards, responsibilities, and priorities for District-owned open space areas. Utilize the plan to guide contractor oversight, budgeting, and long-term financial planning.



Goals & Initiatives



Advance Environmental Initiatives

GOAL 1: Explore robust recycling.

GOAL 2: Enhance water conservation via irrigation and waterwise practice.

GOAL 3: Continue wildfire risk management in the community and promote best practices.

GOAL 4: Ensure long term landscape sustainability.

ALIGNMENT WITH GOALS

INITIATIVES

1.1

Implement a community composting program and track monthly participation to evaluate long term viability and sustainability.

1.2

Implement a unified community sustainability initiative that formally allows compost bins within covenant guidelines and hosts at least one rain barrel education and rebate event. Monitor resident participation and evaluate whether it produces measurable progress toward achieving the District’s long-term water conservation and waste reduction goals.

2.1

Reduce water use and irrigation demands by identifying and converting high-water-use turf areas and making phased drought-tolerant landscaping improvements.

3.1

Launch a High Plains Living and Resilience education event in partnership with local experts to promote waterwise landscaping, native plant adoption, and best practices for wildfire mitigation/fire safety. Evaluate annually for continued implementation.

4.1

Replace dead or failing trees with drought-tolerant species and track survival to support long-term landscape sustainability.

Implementation Phasing & 2026 Projects & Initiatives



Development of the Inspiration Metropolitan District’s first Strategic Plan represents an important milestone for the District and its residents. The plan was developed through an eight-month engagement process to identify shared priorities and guide future investments.

To support effective implementation of the Strategic Plan, the District has organized goals into phases. These phases reflect the anticipated sequencing of work and are informed by

community feedback and Board input, ensuring a deliberate and manageable approach to implementation (see Table 1).

While Phase 1 goals will be advanced first and others will follow, all goals remain equally important to the District’s future. Ongoing Activities are those goals that have already been initiated and will continue throughout the Plan term.

Phase	Goal	
Phase 1	Increase residents understanding of IMD.	TOP 5 GOALS FOR 2026
	Communicate & encourage implementation of best practices for public safety.	
	Explore feasibility/interest of additional amenities, parks and recreation.	
	Ensure long term landscape sustainability.	
	Create a 3-year financial plan.	
Phase 2	Expand communication, and education events with residents.	
	Create Operations / Maintenance plan for environmentally responsible, high-quality amenities without compromising standards.	
	Develop working relationships with Aurora Police Department (APD) and other partner agencies.	
	Enhance water conservation via irrigation and water-wise practice.	
	Create a long-term capital projects plan (>\$5,000).	
	Increase social calendar coverage of the community.	
Phase 3	Create an Open Space Management Plan.	
	Continuous education about covenant guidelines to reduce violations.	
	Continue wildfire risk management in the community and promote best practices.	
Ongoing Activities	Explore robust recycling (Project): compost and yard waste programs	
	Continually seek best-value from the district’s vendors.	
	Continue to demonstrate transparency to the community (communications).	
	Maintain a high percentage of reserve funds.	

Table 1: Phased Implementation Approach



■ Positioning the District for Action

Implementation will begin in 2026 with Phase 1 goals and initiatives, advancing several of the highest-priority projects identified through community engagement and from the Board of Directors’ review (see Table 2).

Strategic Priority	Goal	Initiative	Responsible Committee
Promote & Support Community Engagement	Increase residents’ understanding of the Inspiration Metro District.	Establish a volunteer-based Welcoming Committee that provides outreach and information to new residents within the Metro District in order to educate and improve communication with residents.	Community Engagement Committee
		Implement education-focused communications to clarify covenants and guidelines, promote compliance, and reduce enforcement actions.	Community Engagement Committee, Residential Improvement Committee
		Produce and publish a series of 1–2-minute educational videos on the Inspiration Metro District’s website to explain key district-related topics, improve resident understanding, and reduce confusion.	Community Engagement Committee
Maintain & Improve Community Infrastructure & Amenities	Explore feasibility of, and interest of additional amenities, parks and recreation.	Complete a focused community engagement process and District wide survey to assess interest in additional amenities, parks, and recreational opportunities, including a discussion of potential costs for items that were identified during the strategic planning process. Share results with the Board to inform feasibility and financial evaluation, without committing the District to implementation.	Common Area Committee
Advocate Internally & Externally to Maintain Public Safety	Communicate & encourage implementation of best practices for public safety.	Share monthly, District-wide public safety and risk management messages through e-blasts and website updates to increase resident awareness and reduce risk across the community.	Community Engagement Committee
Advance Environmental Initiatives	Ensure long term landscape sustainability.	Replace dead or failing trees with drought-tolerant species and track survival to support long-term landscape sustainability.	Common Area Committee, Management Company Support
Exercise Long-term Financial Discipline & Planning	Create a 3-year financial plan.	Use the IMD current year line-item budget to develop a budget forecast for next three years.	Finance Committee, Management Company Support

Table 2: Inspiration Metro District Strategic Plan Implementation Phase 1 Goals & Initiatives for 2026

■ Positioning the District for Action

“Provide regular communications and engage with all Inspiration Metro District residents before decisions are made and money is spent.”

Responsibility for advancing specific goals and initiatives will be assigned to the District’s standing committees based on subject matter and aligned with specific Committee focus areas. Committees will help evaluate initiatives, identify implementation priorities, and recommend appropriate timelines.

Committee recommendations will inform Board decisions related to budgeting, resource allocation, and any services or contracts needed to advance strategic initiatives.

The District will also provide regular updates to residents through Board of Director Meetings, the District website, e-blasts, newsletters, and other communication channels. These updates will help residents understand how the priorities identified during the planning process are being translated into projects, programs, and improvements across the community.

Together, these practices will help ensure the Strategic Plan remains an active guide for advancing the District’s long-term priorities.



INSPIRATION™



Our Contact

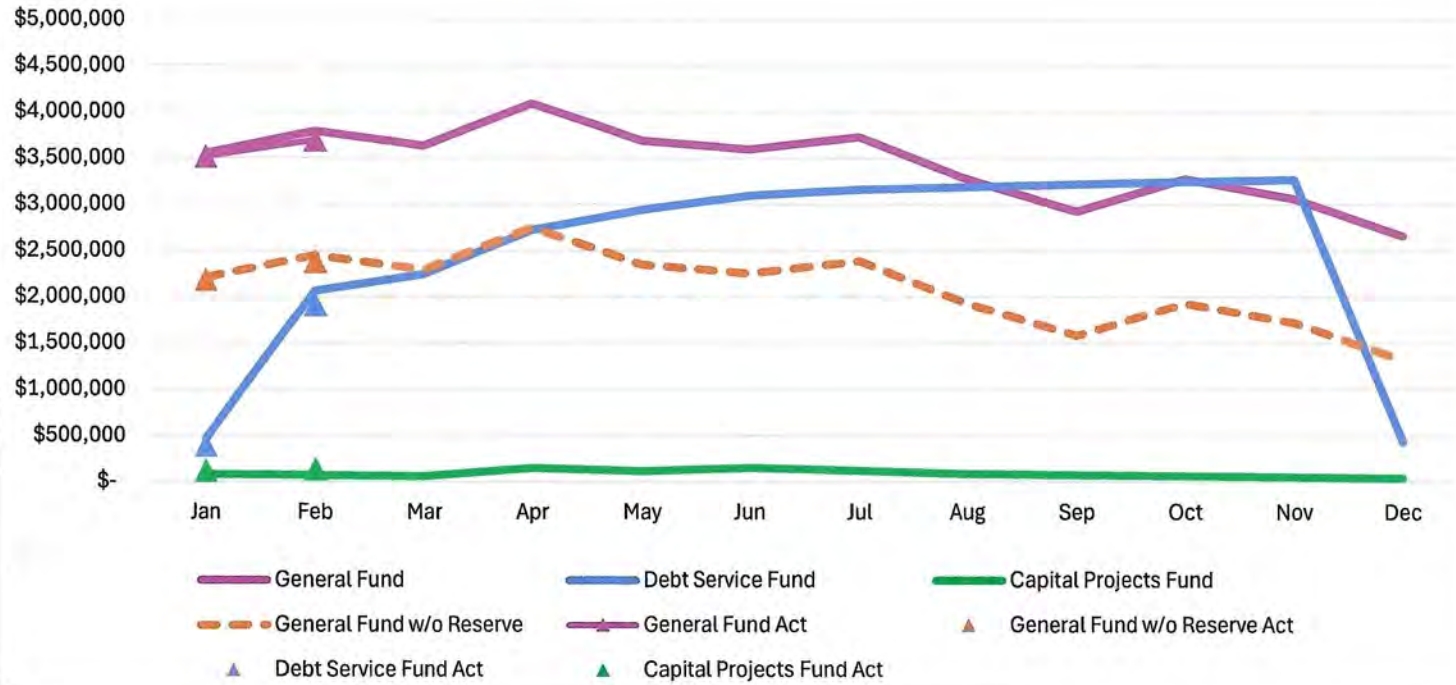


303-627-2632

staff@inspirationmetro.org

www.inspirationmetro.org

IMD Cash Flow Forecast - 2026 Budget w/25 YE Act Balance (Month-end Fund Balances)



INSPIRATION METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

FEBRUARY 28, 2026

INSPIRATION METRO DISTRICT
Balance Sheet - Governmental Funds
February 28, 2026

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Assets				
Checking Account	\$ 129,632.95	\$ -	\$ -	\$ 129,632.95
Xpress Bill Pay	2,095.31	-	-	2,095.31
Colotrust	2,049,900.28	68,428.73	148,947.45	2,267,276.46
Colotrust Reserve	1,316,304.33	-	-	1,316,304.33
2021B Bond Fund	-	390.03	-	390.03
2021B Reserve Fund	-	155,837.51	-	155,837.51
2021B Surplus Fund	-	94.51	-	94.51
2021A-1 Note Fund	-	167,149.85	-	167,149.85
Accounts Receivable	59,818.85	-	-	59,818.85
Receivable from County Treasurer	438,524.33	1,518,188.97	49,880.63	2,006,593.93
Total Assets	<u>\$ 3,996,276.05</u>	<u>\$ 1,910,089.60</u>	<u>\$ 198,828.08</u>	<u>\$ 6,105,193.73</u>
Liabilities				
Accounts Payable	\$ 247,623.42	\$ -	\$ 5,993.99	\$ 253,617.41
Due to SARIA	-	-	49,880.63	49,880.63
BILL Credit Card	7,764.15	-	-	7,764.15
Unearned Assessments	46,269.30	-	-	46,269.30
Sign Removal Deposit	-	-	5,500.00	5,500.00
Total Liabilities	<u>301,656.87</u>	<u>-</u>	<u>61,374.62</u>	<u>363,031.49</u>
Fund Balances	<u>3,694,619.18</u>	<u>1,910,089.60</u>	<u>137,453.46</u>	<u>5,742,162.24</u>
Liabilities and Fund Balances	<u>\$ 3,996,276.05</u>	<u>\$ 1,910,089.60</u>	<u>\$ 198,828.08</u>	<u>\$ 6,105,193.73</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 February 28, 2026
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	\$ 448,196.69	\$ 438,480.06	\$ 9,716.63	\$ 471,956.51	\$ 446,046.79	\$ 25,909.72	(5.48) %	\$ 1,079,992.00
Specific ownership taxes	6,749.92	6,621.48	128.44	13,499.84	14,170.34	(670.50)	4.96 %	80,999.00
Interest Income	8,333.33	9,843.37	(1,510.04)	16,666.66	19,957.12	(3,290.46)	19.74 %	100,000.00
Other Revenue	83.33	3,568.55	(3,485.22)	166.66	3,568.55	(3,401.89)	2,041.21 %	1,000.00
Park/NAC Revenue	-	-	-	-	145.35	(145.35)	100.00 %	-
Late Fees & Interest	833.33	-	833.33	1,666.66	-	1,666.66	(100.00) %	10,000.00
Violations and Fees	416.67	5,200.00	(4,783.33)	833.34	5,831.50	(4,998.16)	599.77 %	5,000.00
Legal - Collections Fees	-	420.00	(420.00)	-	420.00	(420.00)	100.00 %	-
Billing Adjustments	416.67	0.50	416.17	833.34	7,914.31	(7,080.97)	849.70 %	5,000.00
Operating Fees - Residents	-	-	-	623,220.00	622,557.00	663.00	(0.10) %	2,522,715.00
Operating Fees - Builders	-	-	-	5,292.00	6,298.50	(1,006.50)	19.01 %	7,938.00
Transfer Fees	4,500.00	1,500.00	3,000.00	9,000.00	5,500.00	3,500.00	(38.88) %	54,000.00
Total Revenue	469,529.94	465,633.96	3,895.98	1,143,135.01	1,132,409.46	10,725.55	(0.93) %	3,866,644.00
EXPENDITURES								
Administrative								
Accounting	11,545.00	11,374.30	170.70	23,090.00	22,506.40	583.60	(2.52) %	138,540.00
Auditing	-	-	-	-	-	-	-	7,524.00
County Treasurer's Fee	6,723.00	6,577.21	145.79	7,079.40	6,690.71	388.69	(5.49) %	16,200.00
Dues and Membership	2,027.00	1,237.50	789.50	2,027.00	1,237.50	789.50	(38.94) %	2,027.00
Insurance	-	-	-	63,966.60	58,382.00	5,584.60	(8.73) %	71,074.00
Legal	8,333.33	9,465.50	(1,132.17)	16,666.66	16,992.50	(325.84)	1.95 %	100,000.00
Miscellaneous	83.33	341.30	(257.97)	166.66	351.70	(185.04)	111.02 %	1,000.00
Billing	8,783.58	10,525.31	(1,741.73)	17,567.16	20,324.75	(2,757.59)	15.69 %	105,403.00
Bad Debt Expense	83.33	-	83.33	166.66	-	166.66	(100.00) %	1,000.00
Office Supplies	41.67	732.70	(691.03)	83.34	852.02	(768.68)	922.34 %	500.00
Legal - Liens & Collections	833.33	602.00	231.33	1,666.66	1,800.00	(133.34)	8.00 %	10,000.00
Property Management Covenant Enforcement	5,500.00	5,500.00	-	11,000.00	11,000.00	-	-	66,000.00
Management Fee	58,500.00	44,298.00	14,202.00	117,000.00	90,714.50	26,285.50	(22.46) %	702,000.00
Storage	166.67	-	166.67	333.34	-	333.34	(100.00) %	2,000.00
Lockbox Services	313.08	640.93	(327.85)	626.16	1,678.97	(1,052.81)	168.13 %	3,757.00
Billing Statements Postage/Mailing	416.67	-	416.67	833.34	-	833.34	(100.00) %	5,000.00
Uniforms	-	-	-	-	-	-	-	500.00
Strategic Planning	15,000.00	5,730.22	9,269.78	30,000.00	11,404.22	18,595.78	(61.98) %	90,000.00
Total Administrative	118,349.99	97,024.97	21,325.02	292,272.98	243,935.27	48,337.71	(16.53) %	1,322,525.00
Utilities								
Trash collection	27,034.40	27,202.00	(167.60)	54,068.80	54,360.50	(291.70)	0.53 %	328,295.00
Water and Sewer	960.00	1,489.65	(529.65)	4,560.00	2,967.60	1,592.40	(34.92) %	240,000.00
Gas	125.00	165.72	(40.72)	250.00	532.40	(282.40)	112.96 %	5,500.00
Electric - Landscape and Facilities	3,500.00	2,736.64	763.36	7,000.00	3,015.62	3,984.38	(56.91) %	42,000.00
Total Utilities	31,619.40	31,594.01	25.39	65,878.80	60,876.12	5,002.68	(7.59) %	615,795.00
Landscaping								
Open Space Repair & Maintenance	-	811.00	(811.00)	-	2,271.41	(2,271.41)	100.00 %	466,000.00
Plants, Hardscapes, Other	-	-	-	-	-	-	-	125,000.00
Irrigation System	-	303.13	(303.13)	-	3,302.07	(3,302.07)	100.00 %	75,000.00
Landscape Maintenance	42,500.00	90,856.00	(48,356.00)	85,000.00	97,716.50	(12,716.50)	14.96 %	510,000.00
Pond Maintenance and Certification	1,244.00	7,079.00	(5,835.00)	2,488.00	8,323.00	(5,835.00)	234.52 %	40,000.00
Tract turnover	-	-	-	-	-	-	-	350,000.00
Tree Maintenance	-	-	-	-	-	-	-	93,480.00

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 February 28, 2026
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>
Tree Removal and Replacement	-	-	-	-	-	-	-	60,000.00
Winter Water	13,800.00	13,799.99	0.01	27,600.00	27,599.98	0.02	-	69,000.00
Landscaping	57,544.00	112,849.12	(55,305.12)	115,088.00	139,212.96	(24,124.96)	20.96 %	1,788,480.00
Community Engagement								
Community Wide Program	-	5,113.01	(5,113.01)	-	12,341.73	(12,341.73)	100.00 %	70,000.00
Holiday Lights	-	-	-	-	-	-	-	7,500.00
Total Community Engagement	-	5,113.01	(5,113.01)	-	12,341.73	(12,341.73)	100.00 %	77,500.00
Facility Maintenance								
Building Maintenance and Repairs	5,083.33	2,291.06	2,792.27	10,166.66	9,995.88	170.78	(1.67) %	61,000.00
Facility security systems/internet	350.00	-	350.00	700.00	278.49	421.51	(60.21) %	4,200.00
Fence/walls	-	-	-	-	-	-	-	64,500.00
Pool Repairs	-	-	-	-	-	-	-	18,696.00
Pool Maintenance	-	-	-	-	-	-	-	12,750.00
Pool Staff Lifeguards/Monitors	-	-	-	-	-	-	-	72,500.00
Snow removal	9,012.50	-	9,012.50	18,025.00	966.14	17,058.86	(94.64) %	36,050.00
Waste Services	566.67	217.33	349.34	1,133.34	434.66	698.68	(61.64) %	6,800.00
Telephone	-	175.10	(175.10)	-	350.20	(350.20)	100.00 %	-
Total Facility Maintenance	15,012.50	2,683.49	12,329.01	30,025.00	12,025.37	17,999.63	(59.94) %	276,496.00
Communications								
Digital Tools & Support	416.67	1,199.56	(782.89)	833.34	1,696.44	(863.10)	103.57 %	5,000.00
Total Communications	416.67	1,199.56	(782.89)	833.34	1,696.44	(863.10)	103.57 %	5,000.00
Other Expense								
Contingency	6,850.33	-	6,850.33	13,700.66	-	13,700.66	(100.00) %	82,204.00
Total Other Expense	6,850.33	-	6,850.33	13,700.66	-	13,700.66	(100.00) %	82,204.00
TOTAL EXPENDITURES	229,792.89	250,464.16	(20,671.27)	517,798.78	470,087.89	47,710.89	(9.21) %	4,168,000.00
Other Financing Sources (Uses)								
Transfers to other fund	-	(26,199.11)	26,199.11	-	(26,199.11)	26,199.11	100.00 %	(200,000.00)
Total Other Financing Sources (Uses)	-	(26,199.11)	26,199.11	-	(26,199.11)	26,199.11	100.00 %	(200,000.00)
Net Change in Fund Balances	239,737.05	188,970.69	50,766.36	625,336.23	636,122.46	(10,786.23)	1.72 %	(501,356.00)
Fund Balance - Beginning	-	188,970.69	(188,970.69)	3,163,530.00	3,058,496.72	105,033.28	(79.89) %	3,163,530.00
Fund Balance - Ending	<u>\$ 239,737.05</u>	<u>\$ 377,941.38</u>	<u>\$ (138,204.33)</u>	<u>\$ 3,788,866.23</u>	<u>\$ 3,694,619.18</u>	<u>\$ 94,247.05</u>	<u>(66.42) %</u>	<u>\$ 2,662,174.00</u>

SUPPLEMENTARY INFORMATION

INSPIRATION METRO DISTRICT
Debt Service Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending February 28, 2026

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 3,745,862.00	\$ 1,546,649.89	\$ 2,199,212.11
Specific ownership taxes	280,940.00	44,048.00	236,892.00
Interest Income	80,000.00	2,240.93	77,759.07
Total Revenue	<u>4,106,802.00</u>	<u>1,592,938.82</u>	<u>2,513,863.18</u>
Expenditures			
Accounting	3,000.00	-	3,000.00
County Treasurer's Fee	56,188.00	23,199.76	32,988.24
Paying agent fees	8,000.00	-	8,000.00
2021A-1 Loan Interest	1,783,787.00	-	1,783,787.00
2021A-2 Loan Interest	379,826.00	-	379,826.00
2021B Sub Bonds Interest	132,000.00	-	132,000.00
2021A-1 Loan Principal	1,265,000.00	-	1,265,000.00
2021A-2 Loan Principal	275,000.00	-	275,000.00
2021B Sub Bonds Principal	175,000.00	-	175,000.00
Contingency	5,199.00	-	5,199.00
Total Expenditures	<u>4,083,000.00</u>	<u>23,199.76</u>	<u>4,059,800.24</u>
Net Change in Fund Balances	23,802.00	1,569,739.06	(1,545,937.06)
Fund Balance - Beginning	356,056.00	340,350.54	15,705.46
Fund Balance - Ending	<u>\$ 379,858.00</u>	<u>\$ 1,910,089.60</u>	<u>\$ (1,530,231.60)</u>

See selected information and the summary of significant assumptions.

INSPIRATION METRO DISTRICT
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending February 28, 2026

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property Taxes - Regional ARI	\$ 124,599.00	\$ 51,514.11	\$ 73,084.89
Interest Income	-	990.54	(990.54)
Total Revenue	<u>124,599.00</u>	<u>52,504.65</u>	<u>72,094.35</u>
Expenditures			
County Treasurer's Fee - Regional ARI	1,869.00	772.71	1,096.29
Regional ARI Expense	122,730.00	50,741.40	71,988.60
Community Center Building Needs	60,000.00	-	60,000.00
Reserve Fund Expenses	75,000.00	26,199.11	48,800.89
Community Service Building Construct/Related Costs	-	5,000.00	(5,000.00)
Plants, Hardscapes, Other - Capital	100,000.00	-	100,000.00
Contingency	25,401.00	-	25,401.00
Total Expenditures	<u>385,000.00</u>	<u>82,713.22</u>	<u>302,286.78</u>
Other Financing Sources (Uses)			
Transfers from other funds	200,000.00	26,199.11	173,800.89
Total Other Financing Sources (Uses)	<u>200,000.00</u>	<u>26,199.11</u>	<u>173,800.89</u>
Net Change in Fund Balances	(60,401.00)	(4,009.46)	(56,391.54)
Fund Balance - Beginning	85,554.00	141,462.92	(55,908.92)
Fund Balance - Ending	<u>\$ 25,153.00</u>	<u>\$ 137,453.46</u>	<u>\$ (112,300.46)</u>

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
Schedule of Cash Position
February 28, 2026
Updated as of March 16, 2026

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total</u>
<u>ColoTrust Plus (XX8001)</u>				
Balance as of 02/28/26	\$ 2,049,900.28	\$ 68,428.73	\$ 148,947.45	\$ 2,267,276.46
Subsequent activities:				
3/4/2026 Transfer from 1st Bank	(65,000.00)	-	(5,000.00)	(70,000.00)
3/10/2026 February Property Tax	438,524.34	1,518,188.96	49,880.63	2,006,593.93
<i>Anticipated Transfer from CT Reserve</i>	41,865.83	-	32,584.05	74,449.88
<i>Anticipated Transfer to 1st Bank</i>	(178,707.98)	-	(16,292.02)	(178,707.98)
<i>Anticipated Transfer to Zions Note Fund</i>	-	(1,586,617.69)	-	(1,586,617.69)
<i>Restricted for Pond 2A Wall and Access Road Repair</i>	(22,845.00)	-	-	(22,845.00)
<i>Restricted for Public Art R&M</i>	(23,837.60)	-	-	(23,837.60)
<i>Anticipated Balance</i>	<u>2,239,899.87</u>	<u>-</u>	<u>210,120.11</u>	<u>2,466,312.00</u>
<u>ColoTrust Plus Reserve (XX8002)</u>				
Balance as of 02/28/26	\$ 1,316,304.33	\$ -	\$ -	\$ 1,316,304.33
Subsequent activities:				
<i>Anticipated Transfer from GF to CPF</i>	(32,584.05)	-	32,584.05	-
<i>Anticipated Transfer to Colotruster</i>	(41,865.83)	-	(32,584.05)	(74,449.88)
<i>Anticipated Balance</i>	<u>1,241,854.45</u>	<u>-</u>	<u>-</u>	<u>1,241,854.45</u>
<u>Xpress Bill Pay</u>				
Balance as of 02/28/26	\$ 2,095.31	\$ -	\$ -	\$ 2,095.31
Subsequent activities:				
3/16/2026 Deposits to Date	4,777.48	-	-	4,777.48
<i>Anticipated Balance</i>	<u>6,872.79</u>	<u>-</u>	<u>-</u>	<u>6,872.79</u>
<u>1st Bank Checking (XX2293)</u>				
Balance as of 02/28/26	\$ 129,632.95	\$ -	\$ -	\$ 129,632.95
Subsequent activities:				
3/2/2026 Reservation Revenue	610.23	-	-	610.23
3/2/2026 Bill Credit Card Payment	(7,764.15)	-	-	(7,764.15)
3/2/2026 Xcel Energy ACH	(1,080.52)	-	-	(1,080.52)
3/3/2026 Waste Connection	(27,202.00)	-	-	(27,202.00)
3/4/2026 Transfer from CT	65,000.00	-	5,000.00	70,000.00
3/5/2026 Bill.com Payment	(993.99)	-	-	(993.99)
3/6/2026 Xpress Bill Pay	(640.93)	-	-	(640.93)
3/9/2026 Credit Card Payment	(95.96)	-	-	(95.96)
3/10/2026 Bill.com Payment	(30,671.99)	-	(5,000.00)	(35,671.99)
3/11/2026 Verizon	(175.10)	-	-	(175.10)
3/16/2026 PNP Deposits	519.00	-	-	519.00
3/16/2026 Operating Deposits to Date	6,693.14	-	-	6,693.14
<i>Anticipated Transfer from Colotruster</i>	178,707.98	-	16,292.02	195,000.00
<i>Anticipated Vouchers Payable</i>	(187,274.29)	-	(16,292.02)	(203,566.31)
<i>Anticipated Balance</i>	<u>125,264.37</u>	<u>-</u>	<u>-</u>	<u>125,264.37</u>

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
Schedule of Cash Position
February 28, 2026
Updated as of March 16, 2026

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total</u>
<u>Zions Bank 2021A Note Fund</u>				
Balance as of 02/28/26	\$ -	\$ 167,149.85	\$ -	\$ 167,149.85
Subsequent activities:				
<i>Anticipated Transfer from Colotrust</i>	-	1,586,617.69	-	1,586,617.69
<i>Anticipated Transfer to 2021B Bond Surplus Fund</i>	-	(162,405.80)	-	(162,405.80)
<i>Anticipated Balance</i>	<u>-</u>	<u>1,591,361.74</u>	<u>-</u>	<u>1,591,361.74</u>
<u>Zions Bank 2021B Bond Fund</u>				
Balance as of 02/28/26	\$ -	\$ 390.03	\$ -	\$ 390.03
Subsequent activities:				
<i>Anticipated Balance</i>	<u>-</u>	<u>390.03</u>	<u>-</u>	<u>390.03</u>
<u>Zions Bank 2021B Bond Surplus Fund</u>				
Balance as of 02/28/26	\$ -	\$ 94.51	\$ -	\$ 94.51
Subsequent activities:				
<i>Anticipated Transfer from 2021A Note Fund</i>	-	162,405.80	-	162,405.80
<i>Anticipated Balance</i>	<u>-</u>	<u>162,500.31</u>	<u>-</u>	<u>162,500.31</u>
<u>Zions Bank 2021B Bonds Reserve Fund</u>				
Balance as of 02/28/26	\$ -	\$ 155,837.51	\$ -	\$ 155,837.51
Subsequent activities:				
<i>Anticipated Balance</i>	<u>-</u>	<u>155,837.51</u>	<u>-</u>	<u>155,837.51</u>
<i>Anticipated Balances</i>	<u>\$ 3,613,891.48</u>	<u>\$ 1,910,089.59</u>	<u>\$ 210,120.11</u>	<u>\$ 5,750,393.20</u>

Yield information (as of 02/28/26):

Colotrust Plus - 3.7909%
Zions Bank - 3.27%

Inspiration Metropolitan District
Property Taxes Reconciliation
2026

	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		Prior Year		
								Monthly	Y-T-D	Net Amount Received	% of Total Property Taxes Received	
											Monthly	Y-T-D
January	\$ 34,677.97	\$ -	\$ -	\$ 31,014.22	\$ -	\$ (520.17)	\$ 65,172.02	0.70%	0.70%	\$ 113,688.80	2.22%	2.22%
February	2,009,532.82	-	-	27,204.12	-	(30,143.01)	2,006,593.93	40.59%	41.29%	1,663,087.81	41.50%	43.72%
March	-	-	-	-	-	-	-	0.00%	41.29%	193,349.33	4.25%	47.97%
April	-	-	-	-	-	-	-	0.00%	41.29%	493,562.92	11.91%	59.89%
May	-	-	-	-	-	-	-	0.00%	41.29%	206,991.08	4.61%	64.49%
June	-	-	-	-	-	-	-	0.00%	41.29%	1,374,540.12	34.17%	98.66%
July	-	-	-	-	-	-	-	0.00%	41.29%	65,247.86	0.96%	99.62%
August	-	-	-	-	-	-	-	0.00%	41.29%	29,526.88	0.11%	99.74%
September	-	-	-	-	-	-	-	0.00%	41.29%	34,271.13	0.19%	99.93%
October	-	-	-	-	-	-	-	0.00%	41.29%	31,076.58	0.06%	99.98%
November	-	-	-	-	-	-	-	0.00%	41.29%	23,361.32	0.00%	99.98%
December	-	-	-	-	-	-	-	0.00%	41.29%	25,743.41	0.00%	99.98%
	\$ 2,044,210.79	\$ -	\$ -	\$ 58,218.34	\$ -	\$ (30,663.18)	\$ 2,071,765.95	41.29%	41.29%	\$ 4,254,447.24	99.98%	99.98%

	Mill Levy	Taxes Levied	% of Levied	Property Taxes Collected
Property Tax				
General Fund	10.956	\$ 1,079,992.00	21.82%	\$ 446,046.79
Debt Service Fund	38.000	3,745,862.00	75.66%	1,546,649.89
ARI - CPF	1.264	124,599.00	2.52%	51,514.11
	50.220	\$ 4,950,453.00	100.00%	\$ 2,044,210.79
Specific Ownership Tax				
General Fund		\$ 80,999.00	24.34%	\$ 14,170.34
Debt Service Fund		280,940.00	75.66%	44,048.00
ARI - GF		-	0.00%	-
		\$ 361,939.00	100.00%	\$ 58,218.34
Treasurer's Fees				
General Fund		\$ 16,200.00	21.82%	\$ 6,690.71
Debt Service Fund		56,188.00	75.66%	23,199.76
ARI - CPF		1,869.00	2.52%	772.71
		\$ 74,257.00	100.00%	\$ 30,663.18

	Revenue from ARI
Beg . Balance	\$ -
Current Year	50,741.40
Transfer	(860.77)
Transfer	(49,880.63)
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Due to SARIA	\$ -

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT

Fund Balances

February 28, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Ending fund balances 02/28/26	\$ 3,694,619	\$ 1,910,090	\$ 137,453	\$ 5,742,162
Nonspendable				
Prepaid expenses	-	-	-	-
Restricted				
Estimated Tabor Emergency Reserve	34,000	-	-	34,000
Debt - Reserve Fund Requirement	-	154,500	-	154,500
Debt - Surplus Fund Maximum		162,500		162,500
Debt - Available for Bond Payment		1,593,090		1,593,090
Committed				
Public Art R&M	23,838	-	-	23,838
Pond 2A Wall and Access Road Repair	22,845			22,845
Committed by Board Resolution	1,316,304	-	-	1,316,304
Capital Projects				
Colotrust & Cash (net of AP)	-	-	137,453	137,453
Project Fund	-	-	-	-
Unassigned				
Available for operations	\$ 2,297,632	\$ -	\$ -	\$ 2,297,632

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
SELECTED INFORMATION
FOR THE PERIOD ENDED FEBRUARY 28, 2026

Notes to the Reader:

The financial statements of the District have been prepared in accordance with the criteria established by the Governmental Accounting Standards Board (“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 December 9, 2025, 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
2026 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 Rocking Horse 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 2026, HB24B-1001 set the assessment rates and actual value reductions as follows:

Category	Rate	Category	Rate
Single-Family Residential	6.25%	Agricultural Land	27.00%
Multi-Family Residential	6.25%	Renewable Energy Land	27.00%
Commercial	27.00%	Vacant Land	27.00%
Industrial	27.00%	Personal Property	27.00%
Lodging	27.00%	State Assessed	27.00%
		Oil & Gas Production	87.50%

**INSPIRATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Property Taxes – Regional ARI

The Amended and Restated Consolidated Service Plan for RockingHorse Metropolitan Districts Nos. 1 and 2, approved by the City of Aurora on August 6, 2004 (the “Amended and Restated Service Plan”), was subsequently amended by a First Amendment approved by the City of Aurora on March 24, 2025 (the “First Amendment”, and together with the Amended and Restated Service Plan, the “Service Plan”).

Since the time the original Service Plan was approved, the District entered into the South Aurora Regional Improvement Authority Establishment Agreement (the “Establishment Agreement”) and is a member district of the South Aurora Regional Improvement Authority (“SARIA”). The Establishment Agreement provides that SARIA is organized for the purpose of planning designing, constructing, installing, acquiring, relocating, redeveloping and financing regional improvements designated in the ARI Master Plans.

The First Amendment, approved by the City of Aurora on March 24, 2025, amended the definition of ARI Mill Levy in Section 2 of the Amended and Restated Service Plan so that the District shall impose the ARI Mill Levy as follows:

- one (1) mill for collection beginning in the first year of collection of a debt service mill levy by the district and continuing in each year thereafter through the twentieth (20th) year;
- five (5) mills from the twenty-first (21st) year through the fortieth (40th) year or the date of repayment of the debt incurred for Public Improvements, other than Regional Improvements, which ever first occurs; and
- for an additional ten (10) years, the mill levy shall be equal to the lesser of 30 mills or the mill levy imposed by such district in the tax year 2023 for collection in 2024.

Pursuant to the First Amendment, ARI mill levies may be adjusted for changes in the method of calculating assessment valuation or any constitutionally mandated tax credit, or abatement. Such mill levies may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2004, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

The District first imposed a mill levy for debt service for the collection year 2011. Consistent with the Service Plan, and the Establishment Agreement, the District has pledged its ARI Mill Levy to SARIA.

In order to fund projects, SARIA may issue revenue bonds secured by the pledged revenues of the ARI Mill Levies by each of its member districts. The District remits the property taxes generated from the District imposed ARI mill levy, net of the cost of collections, to SARIA. SARIA issued its Series 2018 Special Revenue Bonds in the principal amount of \$11,265,000 on July 2, 2025, which were refunded in full by its Series 2025 Special Revenue Refunding and Improvement Bonds in the principal amount of \$39,660,000 that were issued on July 2, 2025.

**INSPIRATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

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 7.5% of all the property taxes collected, excluding property taxes collected for ARI.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.0%.

System Development Fees

On October 20, 2015, the District established a one-time system development fee of \$3,500 per residential unit for the overall cost of providing amenities and facilities benefitting property and inhabitants within the District. The 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 2026 is \$3,740 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.

Operating 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 expect to raise the current Operations Fees for 2026. The recommended Fee for each residential unit and each vacant lot is \$331.50 per quarter and \$165.75 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.

**INSPIRATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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.

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, 2025, and thereafter	0.00

**INSPIRATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (Continued)

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
- (d) 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.

**INSPIRATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (Continued)

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.

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;

**INSPIRATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (Continued)

Subordinate Required Mill Levy (Continued)

(a) 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.

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, 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>

	Balance at December 31, 2025	Additions	Reductions	Balance at December 31, 2026
Governmental Activities:				
Notes/Loans/Bonds from Direct Borrowings and Direct Placements				
Series 2021A-1 Loan	\$ 56,990,000	\$ -	\$ 1,265,000	\$ 55,725,000
Series 2021A-2 Loan	12,135,000	-	275,000	11,860,000
Series 2021B Bonds	2,640,000	-	175,000	2,465,000
Subtotal Notes/Loans/Bonds from Direct Borrowings and Direct Placements	<u>71,765,000</u>	<u>-</u>	<u>1,715,000</u>	<u>70,050,000</u>
Total Long-Term Obligations	<u>\$ 71,765,000</u>	<u>\$ -</u>	<u>\$ 1,715,000</u>	<u>\$ 70,050,000</u>

**INSPIRATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserve Funds

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.

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3.0% of the fiscal year spending as defined under TABOR.

INSPIRATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2025

\$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
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>\$ 56,990,000</u>	<u>\$ 33,053,312</u>	<u>\$ 90,043,312</u>

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2025

\$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
2026	\$ 275,000	\$ 379,826	\$ 654,826
2027	280,000	371,218	651,218
2028	300,000	362,454	662,454
2029	310,000	353,064	663,064
2030	330,000	343,361	673,361
2031	340,000	333,032	673,032
2032	360,000	322,390	682,390
2033	370,000	311,122	681,122
2034	395,000	299,541	694,541
2035	410,000	287,178	697,178
2036	460,000	274,345	734,345
2037	355,000	373,725	728,725
2038	385,000	357,750	742,750
2039	405,000	340,425	745,425
2040	430,000	322,200	752,200
2041	455,000	302,850	757,850
2042	485,000	282,375	767,375
2043	510,000	260,550	770,550
2044	545,000	237,600	782,600
2045	565,000	213,075	778,075
2046	605,000	187,650	792,650
2047	635,000	160,425	795,425
2048	675,000	131,850	806,850
2049	710,000	101,475	811,475
2050	755,000	69,525	824,525
2051	790,000	35,550	825,550
	<u>\$ 12,135,000</u>	<u>\$ 7,014,555</u>	<u>\$ 19,149,555</u>

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2025

\$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
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	-	-	-
	\$ 2,640,000	\$ 890,750	\$ 3,530,750

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2025

Year Ending December 31,	Total		
	Principal	Interest	Total
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>\$ 71,765,000</u>	<u>\$ 40,958,617</u>	<u>\$ 112,723,617</u>

See selected information and the summary of significant assumptions.

**INSPIRATION METROPOLITAN DISTRICT
CLAIMS LISTING
March 1, 2026 - March 31, 2026**

Txn Date	Vendor	Reference	Account Number	Account Name	Amount
General Fund					
03/02/26	xcel energy	53-0011419037-4Feb26	7704	Gas	\$ 165.72
03/02/26	xcel energy	53-0011419037-4Feb26	7703-45111-10001	Electric - Landscape and Facilities	886.42
03/02/26	xcel energy	53-0015208765-2Feb26	7703-45111-10001	Electric - Landscape and Facilities	28.38
03/03/26	Waste Connections of Colorado	9082993V311	7720	Trash collection	27,202.00
03/06/26	Xpress Bill Pay	INV-XPR033456	7750-45111-10000	Lockbox Services	640.93
03/10/26	Altitude Community Law P.C.	1711FEB26	7460-45111-10001	Legal - Liens & Collections	602.00
03/10/26	BrightView Landscape Service, Inc	9699677	7859-45111-10001	Winter Water	13,799.99
03/10/26	City Of Aurora- Cashier's Office	834983	7582-45111-10013	Open Space Repair & Maintenance	7,722.00
03/10/26	Cox Professional Landscape Services, LLC	45588 JAN26	7582-45111-10003	Landscape Maintenance	6,860.50
03/10/26	Special District Association	2026 Dues	7350	Dues and Membership	1,237.50
03/10/26	United Site Services	INV-5940536	7582-45111-10001	Building Maintenance and Repairs	450.00
03/20/26	Waste Connections of Colorado	9082219V311	7721-45111-10001	Waste Services	217.33
03/23/26	ACABO LLC	Refund #2	1250	Accounts Receivable	294.00
03/23/26	AMI- Advanced Management, LLC	3169	7451-45111-10001	Property Management Covenant Enforcement	5,500.00
03/23/26	AMI- Advanced Management, LLC	3170	7451-45111-10001	Property Management Covenant Enforcement	2,394.48
03/23/26	All Animal Recovery	2803	7480	Miscellaneous	325.00
03/23/26	BrightView Landscape Service, Inc	9705586	7582-45111-10003	Landscape Maintenance	45,428.00
03/23/26	BrightView Landscape Service, Inc	9709802	7582-45111-10005	Irrigation System	4,781.23
03/23/26	BrightView Landscape Service, Inc	9710957	7595	Snow removal	6,616.72
03/23/26	CliftonLarsonAllen LLP	L261118096	7450	Billing	9,799.44
03/23/26	CliftonLarsonAllen LLP	L261118096	7000	Accounting	11,132.10
03/23/26	Coreflection	1153	7750-45111-10011	Strategic Planning	5,674.00
03/23/26	Critter Control Operations, Inc.	4452820	7589-45111-10001	Pest Control - Landscaping	159.00
03/23/26	LBJE Construction LLC	3 Broken Post Replace at Hilltop Location	7582-45111-10014	Fence/walls	1,380.00
03/23/26	LBJE Construction LLC	Damage Wire Mesh Replaced	7582-45111-10014	Fence/walls	200.00
03/23/26	Merrick & Company	INV-10271309	7582-45111-10013	Open Space Repair & Maintenance	41,865.83
03/23/26	Pbc Professional Building Cleaning	4866	7582-45111-10001	Building Maintenance and Repairs	1,532.60
03/23/26	Public Alliance LLC	2204	7480	Miscellaneous	55.30
03/23/26	Public Alliance LLC	2204	7582-45111-10001	Building Maintenance and Repairs	152.25
03/23/26	Public Alliance LLC	2204	7582-45111-10005	Irrigation System	303.13
03/23/26	Public Alliance LLC	2204	7706-45111-10001	Office Supplies	697.81
03/23/26	Public Alliance LLC	2204	7440-45111-10001	Management Fee	44,298.00
03/23/26	RTS Landscaping	8119	7585-45111-10005	Pond Maintenance and Certification	1,244.00
03/26/26	xcel energy	53-0015163563-2Mar26	7703-45111-10001	Electric - Landscape and Facilities	345.49
03/26/26	xcel energy	53-0015208765-2Mar26	7703-45111-10001	Electric - Landscape and Facilities	28.68
03/29/26	City of Aurora Water Department	A044888Feb26	7702-45111-10001	Water and Sewer	1,402.55
03/30/26	xcel energy	53-0011419037-4Mar26	7704	Gas	377.12
03/30/26	xcel energy	53-0011419037-4Mar26	7703-45111-10001	Electric - Landscape and Facilities	646.63
Total General Fund					\$ 246,446.13

INSPIRATION METROPOLITAN DISTRICT
 CLAIMS LISTING
 March 1, 2026 - March 31, 2026

Txn Date	Vendor	Reference	Account Number	Account Name	Amount
Debt Service Fund					
					Total Debt Service Fund
					<u>\$ -</u>
Capital Projects Fund					
03/05/26	Architectural Signs	13566	7862-45111-10007	Community Service Building Construct/Related Costs	\$ 993.99
03/10/26	Nine Dot Arts	INV-00003327	7862-45111-10007	Community Service Building Construct/Related Costs	5,000.00
03/23/26	Go Play LLC	Dec-02	7861-45111-10003	Reserve Fund Expenses	16,292.02
03/23/26	South Aurora Regional Improvement Authority	Feb-26	7750-45111-10002	Regional ARI Expense	49,880.63
					Total Capital Projects Fund
					<u>\$ 72,166.64</u>
Transfers					
03/02/26	Transfer from 1st Bank Checking to Bill Credit Card	Credit Card Payment			\$ 7,764.15
03/04/26	Transfer from ColoTrust to 1st Bank Checking	Cover Payables			70,000.00
03/09/26	Transfer from First Bank to First Bank Credit Card	Credit Card Payment			95.96
03/19/26	Transfer from ColoTrust to 1st Bank Checking	Cover Payables			195,000.00
					Total Transfers
					<u>\$ 272,860.11</u>
					Total Requisitions
					<u>-</u>

Common Area Committee - Proposal to Board

Proposal 1 of 2

- 1. Topic Title:** Turf to Concrete Conversion Projects
- 2. Date to Board:** Apr 2026 IMD BOD Mtg
- 3. Project Scope:** Make concrete repairs or improvements in 16 areas
- 4. Problem/area marked on a map:** yes
- 5. Estimate/Cost:** \$32,700.00
(\$5,450 from Replacement Reserve Fund/Remainder from Capital)
- 6. Maintenance or Ongoing cost:** None.
- 7. Timeline required:** Pool Deck repair immediately/ All other projects as weather allows however overall cost is based on the entire bid for best pricing of needed concrete from contractor.
- 8. Considerations:** Cost
- 9. Summary**

In 2025 the BOD approved a slate of concrete projects packaged and awarded to one vendor to gain best price based on entire load of concrete. The projects were all in areas of mailbox access, tree lawn trail connections, a fire lane walkway, or better mower/gator access to greenbelts/open space. Resident feedback was positive. Therefore, CAC has continued to identify areas that improve access for residents or equipment and additionally eliminate small islands of turf areas adjacent to mailboxes or sidewalks. There are 16 concrete areas in this proposal.
- 10. Related Information:**
 - a. To reduce the square footage and cost of concrete, a related bid for cobble adjoins 3 areas to eliminate adjacent turf grass. These turf elimination areas are small and water savings are not included here.
 - b. This project was listed on the CAC 2026 Proposed Projects List.
 - c. To date no large cost projects have come forward therefore CAC budget can absorb this cost.
- 11. Map and bids are attached.**

Common Area Committee - Proposal to Board

Proposal 2 of 2

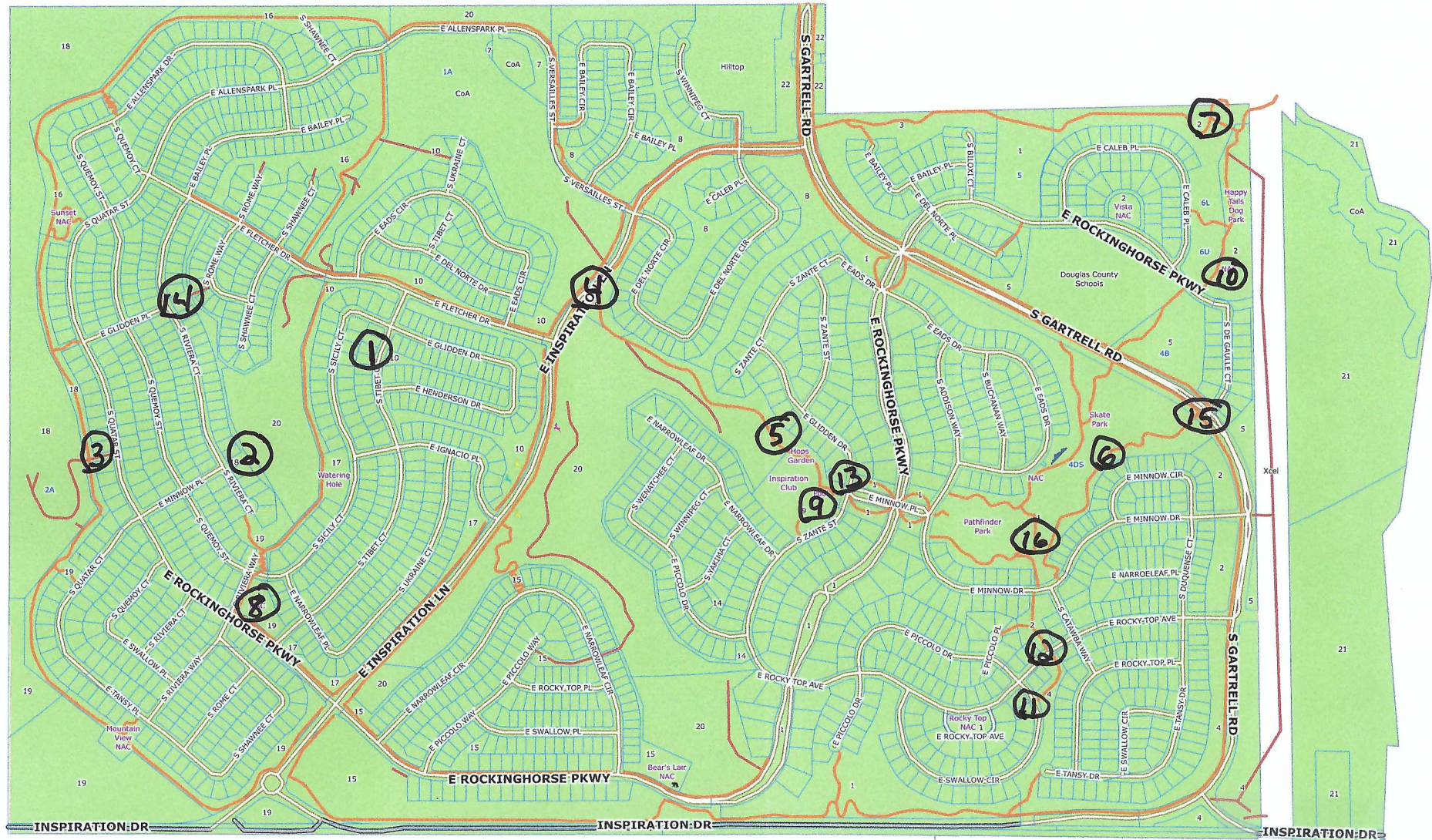
- 1. Topic Title:** Cobble Projects in Various Areas
- 2. Date to Board:** Apr 2026 IMD Mtg
- 3. Project Scope:** Turf or Mulch to Cobble conversion in 6 areas
- 4. Problem/area marked on a map:** yes
- 5. Estimate/Cost:** \$19,432* (from Capital)
- 6. Maintenance or Ongoing cost:** Potential for future weed control in cobble beds.
- 7. Timeline required:** As weather allows.
- 8. Considerations:** Cost
- 9. Summary:**
 - a. Three projects total \$14,621 to convert turf or abandoned mulch beds to cobble.
 - b. Three projects for cobble adjoining the concrete proposal total \$2,984.
- 10. Related Information:**
 - a. Three areas near concrete conversion are the priority. All other projects can be prioritized based on amount of BOD approval for a NTE decision.
 - b. These turf or mulch elimination areas are small and water savings are incalculable.
 - c. To date no large cost projects have come forward therefore CAC budget can absorb this cost.
- 11. Map and bids are attached.**

Clarifications:

***Total includes a *dump fee of \$1827**

****On Proposals 1 and 2, there are sixteen projects total: 13 concrete only, 3 cobble only, 3 both concrete and cobble**

	Project Location	R&T Concrete Bid	BV Cobble Bid	Total for Location	Priority
1	Tibet Mailboxes	\$ 1,144	\$ 333	\$ 1,477	A
2	E. Minnow & Riviera Court - mailboxes	\$ 1,380	\$ 1,055	\$ 2,435	A
3	Between 8859-8869 S. Quatar - trail lawn	\$ 2,068	\$ 1,595	\$ 3,663	A
4	Inspiration Trail to Inspiration Lane Intersection	\$ 3,600	\$ -	\$ 3,600	B
5	Gator Access to Event Lawn near Pool Area	\$ 3,281	\$ -	\$ 3,281	B
6	Chase drain damage on RH Gulch Trail- trip hzd	\$ 650	\$ -	\$ 650	A
7	Vista Trail Turn to Overlook (mud washout/narrow turn)	\$ 2,537	\$ -	\$ 2,537	B
8	RH & Riviera Way pocket park trip hazards	\$ 800	\$ -	\$ 800	C
9	Pool deck	\$ 4,800	\$ -	4800	A
10	Bike Station Area Near Dog Park	\$ 3,800	\$ -	\$ 3,800	B
11	East Swallow Circle - trail connector over tree lawn	\$ 1,400	\$ -	\$ 1,400	C
12	E. Rocky Top Avenue- trail connector over tree lawn	\$ 1,740	\$ -	\$ 1,740	B
13	Gator Access Near Pool Side Path	\$ 5,500	\$ -	\$ 5,500	B
14	E. Glidden & S. Riviera Ct - tree lawn	\$ -	3460.62	3460.62	A
15	Gartrell and S. DeGaulle Ct rework area	\$ -	\$ 3,669	\$ 3,669	B
16	Pathfinder Park East end of Soccer field/Fenceline	\$ -	\$ 7,492	\$ 7,492	B
17	Dump Fee	\$ -	\$ 1,826	\$ 1,826	A
	TOTALS	\$ 32,700	\$ 19,431	\$ 52,131	
	Totals for A Priorities	\$ 10,042	\$ 8,270	\$ 18,312	
	Totals for B Priorities	\$ 20,458	\$ 11,161	\$ 31,619	
	Totals for C Priorities	\$ 2,200	\$ -	\$ 2,200	



1.) Tibet Mailbox

2.) E Minnow Pl and Riviera Ct Mailbox

3.) Between 8859 and 8869 C Quatar Ct Mailbox

4.) Inspiration Lane / Trail Intersection

5.) Pool area Access to event lawn

6.) Chase drain by skate park

7.) Vista Trail turn mud wash

8.) Rockinghorse and Riviera Way trip hazard

9.) Pool Deck

10.) Bike Park Station

11.) E Swallow Circle trail connector

12.) E Rocky Top Ave trail connector

13.) Pool Side connector path to trail

14.) E Glidden Pl and S Riviera Ct tree lawn

15.) Gartrell and S DeGaulle Ct tree lawn

16.) Pathfinder Park turf to cobble enhancement

Inspiration Club Committee Input Apr 2026 Inspiration Board Meeting

1. District Events since last report

Movie Night - Mar 6 reschedule

Rescheduled due to snow for May.

Tagawa Gardens Seminar - Mar 14

Well attended – 40+. Seminar covered concerns with gardening in the Denver area climate/environment.

Aurora FD Seminar - Mar 19

Approximately 15 residents attended. Seminar covered lithium battery concerns and other topics.

Spring Fling - Mar 28

Big turnout - 220+. Kids and parents had a great time.





2. Upcoming District Events

- * Snowman contest completed. Winner to be announced Apr 6.
- * Monday Evening Vinyasa Yoga – Apr 6.
- * Trivia Night – Apr 10.
- * Butterfly Bloom – Apr 18.
- * Veggie Gardening – Apr 23.

3. Group Events

Pilates Fitness Class

Continuing with morning classes on Tuesdays and Fridays (9am).

4. Private Events

4 private events in February. No issues.

5. Other

- * Updating Inspiration Club Governing Document.

Rea Heatherington
Inspiration Club Committee Co-Chair



April 8, 2026

Mr. Bob Legare
Inspiration Metropolitan District
C/O Public Alliance
405 Urban Street, Unit 310
Lakewood, Colorado 80228

RE: IMD Filing 16 Drainage Repairs – Change Order Request

Dear Bob,

Merrick & Company (Merrick) has completed most tasks for the Storm Lateral 19 improvements project under our October 21, 2025 contract. The cost to date is \$74,505, which is \$8,800 above the contract amount of \$65,705.

Contract Background

Merrick and the Inspiration Metropolitan District (District) have a signed time-and-materials contract.

Key assumptions and scope items in the contract included:

1. The scope and fee estimate is based on information available at the time of contract preparation.
2. Design of drainageway improvements, preparation of design drawings, and a limited bid package.
3. Assumption that the project would not be publicly bid (i.e., construction costs below the District's public-bid threshold) and that a District contractor would not require a detailed bid package.
4. Assumption of a cursory City of Aurora (COA) review, not a detailed multi-step review.
5. Assumption that COA review would not require re-design.

During execution, the selected alternative's estimated cost exceeded the public-bid threshold (alternatives presented January 12, 2026), and we were informed that COA requires a detailed review (email from Janet Bender dated January 15, 2026). These conditions differ from the contract assumptions.

Proposal Options

Merrick and District staff met with COA personnel on April 3, 2026 to discuss COA first review comments for the proposed improvements for the Filing 16 Drainage Repairs. The COA requested a significant design change to the project, requiring pipeline realignment and outlet protection, which will require additional design costs and increase the estimated construction cost of the project.

Merrick reviewed the meeting with you, and we have developed the following proposal options for the project:

1. **Close Project Down.** This option would stop the project design and is intended to be the lowest cost option. In this option, all COA first review comments would be left unresolved.
2. **Close Project Down, Address Comments.** This option is like Option 1, but additional work would occur to address the COA first review comments as much as possible without the pipeline alignment change.
3. **Proceed with COA Recommendations.** This option would allow the project to proceed to the construction phase, and it includes addressing all COA comments known and unknown (future reviews to occur) and completion of a bid package including Public Alliance coordination.



More detailed descriptions of the options and cost estimates for each follow below. Options 2 and 3 assume COA will not require an increase to design flows, as was discussed in the meeting with COA on April 3, 2026.

Option 1 – Close Project Down

Merrick's incurred costs to date have included unanticipated work items unknown to both Merrick and the District at the time of contract signing.

Unanticipated work items include:

1. **Additional Effort for Sanitary Sewer.** The sanitary sewer was missing from initial review files; we completed an additional survey trip to collect pipe data and updated plan/profile files.
2. **Selected Alternative Design Effort.** Steep slopes exceeded Aurora criteria, requiring additional design iterations (including a sloped bottom slab at the entrance) to achieve acceptable pipe slopes.
3. **City of Aurora Portal Setup, Submittal, Checklist.** COA submittals require portal setup, checklist preparation, and file formatting. These were not included in the original scope since a detailed review was not anticipated.
4. **Additional Detail for City of Aurora Review.** To support COA review, we added details/notes at entrances/exits and for adjacent swales that likely would not have been required without City review.
5. **Structural Design Effort.** Although the use of Standard CDOT headwall/wingwall details was assumed in the initial scope, the details did not accommodate the required sloped entrance, so we used in-house structural engineering to design a sloped entrance structure to connect to the flared end section. While this increased design cost, flared end sections should reduce construction cost.
6. **City of Aurora Review Comments.** The project is undergoing a more intensive City review than anticipated, including portal submittals, multi-department reviews, and an undefined response effort. An estimate to address COA comments is included in the Estimate to Complete section; actual costs will be refined as the review progresses.

Merrick requests that the District increase the project budget to include these unanticipated project costs, in addition to the estimate to complete work tasks to close the project down. These future work tasks include preparing CAD drawings for transfer (CAD and PDF files), preparing a PDF file of the design letter, and preparing a final cost estimate of the current project.

Table 1 presents the anticipated cost of the work to complete Option 1.

Item No.	Item	Cost (\$)
Unanticipated Work Items to Date		
1	San Sewer	1,084
2	Alternative Effort	1,228
3	COA Portal Setup, Checklist	1,554
4	COA Additional Details	1,124
5	Structural Design	3,818
Subtotal Unanticipated Incurred Costs		8,808
1	Prepare and Transmit Deliverables to District	1,056
Option 1 – Total Incurred and ETC Costs		9,864



Option 2 – Close Project and Address Comments

Option 2 includes the fee request in Option 1 and work tasks to address COA first review comments for both the construction drawings and design letter, so that the project can be more efficiently re-started at a future date. All comments will be addressed **excluding** the pipe realignment and new outfall.

Table 2 shows the estimated fee for Option 2.

Item No.	Item	Cost (\$)
1	Incurred and Deliverables from Option 1	9,864
2	ETC - Address COA First Review Comments (Exclude pipe re-design)	4,328
Total Option 2		14,192

Option 3 – Proceed with Project Design to the Construction Phase

Option 3 includes addressing all COA comments including the COA's request to re-align the storm sewer pipe and discharge further downstream of the current drop structure, shown on the current plans.

Work tasks include:

1. Re-design of the pipe system alignment, updates to the pipe profile
2. New energy dissipation structure at the pipe outfall, to be located on COA and IMD property.
3. Updates to the design letter
4. Addressing future comments, and meeting with COA prior to the next submittal.
5. Bid Package Coordination. The bid package will require:
 - a. Coordination with Public Alliance on overall bid package content (general and special conditions).
 - b. Preparation of a Measurement and Payment section (not included in original scope).
 - c. Preparation of a bid form, cost estimate. The work effort would include Option 2 work tasks.

Table 3 below shows the estimated fee for Option 3:

Item No.	Item	Cost (\$)
1	Option 2 Work Tasks	14,192
2	Pipe System Re-design, Layout, Profile	4,952
3	Energy Dissipation Structure	1,680
4	Drainage Letter Update	2,304
5	Future COA Comments	5,264
6	Bid Package Coordination	7,688
Total Option 3		36,080

Option 3 Capital Costs

The COA has requested a changed pipe alignment and an energy dissipator at the exit of the new pipe outfall. We have not designed new alignment, but the rough estimate of the net change to the capital costs of the project is about \$43,000. We also have not estimated the cost of the current design components. At conceptual design the estimated cost of the pipeline was \$224,675, so the total construction cost after the COA requested change could be approximately \$267,675. Please note that this cost **does not** include contingencies which would be appropriate to apply before this project goes to construction.



Please let me know which of the above options the IMD board has selected as soon as the decision is made. All costs are estimated as accurately as possible. The COA review costs in Option 3 are an estimate based on experience with the COA.

Please let me know if you need additional information or would like to discuss this request.

We appreciate the opportunity to support this project and look forward to assisting during construction. Please contact me with any questions.

Sincerely,

MERRICK & COMPANY

A handwritten signature in blue ink that reads "Brian Chevalier". The signature is fluid and cursive, with the first name "Brian" and last name "Chevalier" clearly legible.

Brian Chevalier, PE, PMP
Project Manager

cc: File



Appendix A

Detailed Fee Estimate

Rate Schedule

SCOPE OF WORK ATTACHMENT											
ESTIMATED ENGINEERING FEES - Change Order Request for Filing 16 Drainage Repairs - Project No. 11638											
INSPIRATION METROPOLITAN DISTRICT											
Merrick & Company											
April 6, 2026											
Task #	Staff Category	Chevalier Project Manager	Creed Project Engineer III	McMullen Project Engineer II	Designer II	Admin II	Merrick Survey	Other Expenses and Travel	Task Hours (hrs)	Extended Task Cost (\$)	Total Task Cost (\$)
	Bill Rate (\$)	\$ 260.00	\$ 172.00	\$ 156.00	\$ 172.00	\$ 135.00	\$ 1.00	\$ 1.00			
OPTION 1 WITH UNANTICIPATED COSTS											
Unanticipated Costs											
1	Sanitary Sewer Costs		1	2			\$ 600.00		3	\$ 1,084.00	
2	Selected Alternative Effort, Design for slope criteria, velocity	1	2	4					7	\$ 1,228.00	
3	City of Aurora Review Portal Setup, Submittal, Checklist	1	1	2		6			10	\$ 1,554.00	
4	Additional Detail for City Review		2	5					7	\$ 1,124.00	
5	Structural Design	1		1	16			\$ 650.00	18	\$ 3,818.00	
	Subtotal Unanticipated Incurred Work Items To Date	3	6	14	16	6	\$ 600.00	\$ 650.00	45	\$ 8,808.00	
1	Prepare and Transmit Deliverables to District	1	1	4						\$ 1,056.00	
Total Option 1 Hours		4	7	18	16	6	600	650	45		
Total Option 1 Cost		\$ 1,040.00	\$ 1,204.00	\$ 2,808.00	\$ 2,752.00	\$ 810.00	\$ 600.00	\$ 650.00		\$ 9,864.00	\$ 9,864.00
OPTION 2											
1	Total Unanticipated and Option 1 Costs								0	\$ 9,864.00	
2	ETC - Address First Review Comments Excluding Pipe Redesign	2	4	20					26	\$ 4,328.00	
Total Option 2 Hours		2	4	20	0	0	0	0	26		
Total Option 2 Cost		\$ 520.00	\$ 688.00	\$ 3,120.00	\$ -	\$ -	\$ -	\$ -		\$ 14,192.00	\$ 14,192.00
OPTION 3											
1	Total Unanticipated and Option 2 Costs								0	\$ 14,192.00	
2	Pipe System Re-Design	2	4	24					30	\$ 4,952.00	
3	Energy Dissipation Structure	1	1	8					10	\$ 1,680.00	
4	Drainage Letter Update	1	1	12					14	\$ 2,304.00	
5	Future COA Comments	8	4	16					28	\$ 5,264.00	
6	Bid Package Coordination	16	6	16					38	\$ 7,688.00	
Total Option 3 Hours		28	16	76	0	0	0	0	120		
Total Option 3 Cost		\$ 7,280.00	\$ 2,752.00	\$ 11,856.00	\$ -	\$ -	\$ -	\$ -		\$ 36,080.00	\$ 36,080.00



SCHEDULE OF HOURLY BILLING RATES

Effective January 1, 2026

PROJECT MANAGEMENT

Project Manager	\$260.00
Senior Project Manager	\$270.00

PROJECT ENGINEERING

Project Engineer I	\$135.00
Project Engineer II	\$156.00
Project Engineer III	\$172.00
Project Engineer IV	\$187.00
Project Engineer V	\$208.00
Senior Project Engineer I	\$218.00
Senior Project Engineer II	\$245.00
Technical Practice Lead	\$296.00
Sr. Technical Practice Lead	\$322.00

FIELD ENGINEERING

Construction Observer I	\$146.00
Construction Observer II	\$166.00
Construction Observer III	\$187.00
Construction Observer IV	\$208.00
Construction Observer V	\$229.00
Senior Construction Observer	\$255.00
Construction Practice Lead	\$270.00
Sr. Construction Practice Lead	\$302.00

DRAFTING

Designer I	\$114.00
Designer II	\$135.00
Designer III	\$156.00
Designer IV	\$166.00
Designer V	\$187.00
Senior Designer	\$218.00
Design Manager	\$229.00
Design Practice Lead	\$255.00
Senior Design Practice Lead	\$270.00

SURVEYING

Survey Project Manager	\$275.00
Principal/PLS Surveyor	\$303.00



Project Controls / Administration	\$126.00
Lead Surveyor	\$155.00
GPS Processor	\$155.00
Party Chief RLS	\$128.00
Party Chief	\$104.00
Instrument/Rod Person	\$76.00
Sr. Professional Land Surveyor	\$248.00
Professional Land Surveyor	\$174.00
Survey Technician	\$133.00
One-person Crew	\$173.00
Two-person Crew	\$259.00
Utility Designations / SUE	\$182.00

ADMINISTRATION & PROCESS CONTROLS

Admin I	\$114.00
Admin II	\$135.00
Admin III	\$156.00
Admin IV	\$166.00
Project Coordinator I	\$135.00
Project Coordinator II	\$156.00
Project Coordinator III	\$177.00
Project Coordinator IV	\$198.00

FUNDING SERVICES

Funding Specialist I	\$135.00
Funding Specialist II	\$156.00
Funding Specialist III	\$177.00
Funding Manager	\$198.00
Sr. Funding Services Lead	\$208.00

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
Company Vehicle Mileage	\$0.86/mile + \$18.00/hour
UAS/ATV	\$150/day
NavVis	\$1,200.00/day
GPS/Survey Equipment	\$10.50
Specialized Structural Equipment	\$120/day
Special Software	Cost + 10%
Other Materials or Equipment	Cost + 10%

Above standard rates will be held firm through December 31, 2026.
Client will be notified in writing of any requested changes.

