

INSPIRATION METROPOLITAN DISTRICT
REGULAR MEETING
June 9, 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 May 12, 2026 Regular Meeting Minutes (enclosure)
- b. Approve the February 12, 2026 Work Session Minutes (enclosure)
- c. Accept the May 4, 2026 Finance Committee Minutes (enclosure)
- d. Accept the May 11, 2026 Inspiration Club Committee Minutes (enclosure)
- e. Accept the April 21, 2026 Common Area Committee Minutes (enclosure)
- f. Accept the April 15, 2026 Residential Improvement Guidelines Committee Minutes (enclosure)
- g. Ratify approval of proposal from BrightView Landscape Services for additional pine beetle spray in the amount of \$2,890.63 from the Tree Maintenance account (enclosure)
- h. Ratify approval of proposal from BrightView Landscape Services for removal of plate at drainage area in the amount of \$2,500 from the Open Space Repair & Maintenance account (enclosure)

- i. Ratify approval of proposal from BrightView Landscape Services to replace weather stations in the amount of \$2,530.28 from the Irrigation System account (enclosure)
- j. Ratify approval of proposal from BrightView Landscape Services to replace leaking stop and waste in the amount of \$2,404.53 from the Irrigation System account (enclosure)
- k. Ratify approval of proposal from Cox Professional Landscape Services LLC for drill seeding in the amount of \$1,290 from the Open Space Repair & Maintenance account (enclosure)

6. Manager Updates

- a. Review Manager's Report (enclosure)
- b. **ACTION REQUIRED**: Review and consider approval of final art design and location for Nine Dot Arts (enclosure)
- c. **ACTION REQUIRED**: Consider approval of proposal from ASAP Asphalt & Concrete for asphalt work at 23827 E. Rockinghorse Parkway in the amount of \$6,172 from the Maintenance – General Community account (enclosure)

7. Legal Updates

- a. Legislative Update (enclosure)

8. Residential Improvement Guidelines Committee

- a. Residential Improvement Guidelines Committee Update
- b. AMI Update (enclosure)

9. Common Area Committee

- a. Common Area Committee Update
- b. Discuss Round Rail Fence Improvements (enclosure)
- c. Other

10. Finance Committee

- a. Finance Committee Monthly Report
- b. Presentation of April 2026 Cash Flow (enclosure)
- c. **ACTION REQUIRED**: Review and consider acceptance of unaudited financial statements for the period ending April 30, 2026 (enclosure)
- d. **ACTION REQUIRED**: Review and consider ratification and approval of payment of claims for the period ending May 31, 2026 (enclosure)
- e. Other

11. Inspiration Club Committee

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

12. Other Business

13. 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.

14. Adjournment

The next regular meeting is scheduled for July 14, 2026 at 6:30 p.m.

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

Held: Tuesday, May 12, 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, James Dugan, Natalyn Waltz, and Madison Korth, Public Alliance, LLC; David O’Leary, Esq., Spencer Fane LLP; Sharon Sulzle, AMI Community Association Management; and Melissa Antol, COREflection.

The following members of the public were present: Gisele Westby, Allen Schubert, Ken Barritt, Dave Svetz, Holly Svetz, Peter Woeber, TJ LeGare, Jaci Gentile, Rea Heatherington, Alisa Brayman, Lacy Bolger, Marilyn Flood, Sharry Zarnowiec, Sally Van Der Kamp, Bruce Van Der Kamp, Pamela Syverson, Leslie Elliot, Paul Charnon, Steven Powers, and Ryan Elliot.

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. by Director LeGare.

Conflict of Interest Disclosures Attorney O’Leary advised the Board that pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney O’Leary reported that general disclosures for the directors are on file with the Secretary of State’s Office. Attorney O’Leary inquired 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 Forsman and seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the agenda as presented.

Public Comment There was no public comment at this time.

Strategic Plan

Ms. Antol of COREflection presented the final Strategic Plan to the Board.

The Board discussed the final Strategic Plan and provided comments regarding same.

The Board received no public comment regarding the final Strategic Plan.

The Board considered dissolution of the Strategic Plan Ad Hoc Committee. Following discussion, upon motion duly made by Director Forsman, seconded by Director Parris, and upon vote unanimously carried, the Board approved the dissolution of the Strategic Plan Ad Hoc Committee.

Consent Agenda

The Board considered the following items on the Consent Agenda:

- a. Approval of the April 14, 2026 Regular Meeting Minutes;
- b. Approval of the April 14, 2026 Special Meeting Minutes;
- c. Approval of the October 3, 2025 and December 18, 2025 Work Session Minutes;
- d. Acceptance of the April 6, 2026 Finance Committee Minutes;
- e. Acceptance of the April 13, 2026 Inspiration Club Committee Minutes;
- f. Acceptance of the March 17, 2026 Common Area Committee Minutes;
- g. Acceptance of the January 21, 2026, February 18, 2026, and March 18, 2026 Residential Improvement Guidelines Committee Minutes;
- h. Acceptance of the February 3, 2026 Strategic Plan Ad Hoc Committee Minutes;
- i. Ratification of approval of the proposal from BrightView Landscape Services for the Rock Wattle Removal Project in the amount of \$450.00 from the Open Space Repairs & Maintenance account;
- j. Ratification of approval of the proposal from LBJE Construction LLC for the removal and replacement of three Little Libraries in the amount of \$1,360.00 from the Plants, Hardscapes, and Other account;
- k. Ratification of approval of the proposal from LBJE Construction LLC for installation of the shade sail at Pathfinder Park in the amount of \$360.00 from the Plants, Hardscapes, and Other account;
- l. Ratification of approval of the proposal from LBJE Construction LLC for the replacement of broken fence rails throughout the community in the amount of \$1,880.00 from the Fences/Walls account;
- m. Ratification of approval of the proposal from LBJE Construction LLC for the replacement of broken posts at the

- Inspiration Club in the amount of \$720.00 from the Fences/Walls account;
- n. Ratification of approval of the proposal from Nature's Workforce for broadcast spray of access roads in the amount of \$614.06 from the Open Space Repairs & Maintenance account; and
 - o. Ratification of approval of the proposal from C&C Green Lawn Care LLC for perennial planting, as approved by Board email poll, in the amount of \$11,300.00 from the Plants, Hardscapes, and Other account.

Following discussion, upon motion duly made by Director Parris, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved an amendment to the April 14, 2026 Regular Meeting Minutes to correct the amount approved for concrete and cobble work.

Following discussion, upon motion duly made by Director Bourcier, seconded by Director Forsman, and upon vote unanimously carried, the Board approved the Consent Agenda, as amended.

Management Updates

Manager's Report: Ms. Devaney reviewed the Manager's Report with the Board.

Native Area Report: The Board reviewed the Resilient Roots Native Area Report.

Proposal from Smart-Link for Annual Irrigation Controller System: The Board considered approval of the proposal from Smart-Link for the Annual Irrigation Controller System in the amount of \$13,255 (including controller 9), to be paid from the Irrigation System account.

Following discussion, upon motion duly made by Director Kelleher, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the proposal in the amount of \$13,255.

2027 Landscape Maintenance RFP: The Board considered approval of the 2027 Landscape Maintenance Request for Proposals.

Following discussion, upon motion duly made by Director Forsman, seconded by Director Parris, and upon vote unanimously carried, the Board approved the Request for Proposals.

Website Ad Hoc Committee: The Board considered creation of a Website Ad Hoc Committee to assist with developing a budget, identifying a vendor, and coordinating development of a new District website.

Following discussion, upon motion duly made by Director Kelleher, seconded by Director Forsman, and upon vote unanimously carried, the Board approved creation of the Website Ad Hoc Committee.

Legal Updates

Legal counsel reported that there were no legal updates at this time and that a legislative update would be provided next month.

Inspiration Club Committee

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

Club Policy and Fitness Class Waiver: The Board considered ratification of approval of the Updated Club Policy and District Fitness Class Waiver.

Following discussion, upon motion duly made by Director Kelleher, seconded by Director Bourcier, and upon vote unanimously carried, the Board ratified the policy and waiver.

Pool Furniture Replacement: The Board considered approval of the purchase of replacement pool furniture in the amount of \$5,898, to be paid from the Pool Maintenance account.

Following discussion, upon motion duly made by Director Forsman, seconded by Director Kelleher, and upon vote unanimously carried, the Board approved replacement pool furniture in the amount of \$5,898.

Residential Improvement Guidelines Committee

Residential Improvement Guidelines Committee Update: Mr. Schubert provided an update from the Residential Improvement Guidelines Committee.

AMI Update: Ms. Sulzle reviewed the AMI report with the Board.

Common Area Committee

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

Finance Committee

Finance Committee Monthly Report: Mr. Barritt reviewed the Finance Committee monthly report.

Cash Flow: The Board reviewed the March 2026 Cash Flow.

Financial Statements: The Board reviewed the unaudited financial statements for the period ending March 31, 2026. Following discussion, upon motion duly made by Director Bourcier, seconded by Director Parris, and upon vote unanimously carried, the Board accepted the unaudited financial statements for the period ending March 31, 2026.

Payments of Claims: The Board reviewed the payment of claims for the period ending April 30, 2026. Following discussion, upon motion duly made by Director Bourcier, seconded by Director Parris, and

upon vote unanimously carried, the Board ratified and approved the payment of claims, as presented.

2025 Budget Amendment: The Board opened the public hearing on the amendment to the 2025 Budget.

There being no public comment, the Board closed the public hearing.

The Board considered adoption of the Resolution to Amend the 2025 Budget. Following discussion, upon motion duly made by Director Bourcier, seconded by Director Kelleher, and upon vote unanimously carried, the Board adopted the Resolution to Amend the 2025 Budget.

Other Business

There was no other business to discuss.

Public Comment

There was no public comment at this time.

Next meeting

The next meeting is:
Regular Meeting – June 9, 2026 at 6:30 p.m.

Adjournment

There being no more business for the Board to consider, President LeGare adjourned the meeting at 8:35 p.m.

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

Secretary for the Meeting

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

Held: Thursday, February 12, 2026, at 4:30 p.m. at 23396 E. Glidden Drive, Aurora,
Colorado 80138

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

The following members of the Strategic Plan Ad Hoc Committee were in attendance: Maurice Smith, Aaron Curtiss, TJ LeGare, Mark Berkstresser 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 4:30 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 President LeGare adjourned the meeting.

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, May 4th, 2026
5:30 – 7:00 PM

1. Call to Order at 5:30 PM – In attendance were Committee Members Ken Barritt (Chair), Dirk Pantone (Secretary), Terry McMurray, Kathy Toth and David Bourcier (BOD Liaison). Sharon Macway (Vice Chair) was excused from the meeting.
2. May 4th, 2026, Agenda – The Agenda was presented and unanimously approved by the Committee.
3. April 6th, 2026, Minutes – The Minutes from the meeting were presented and unanimously approved by the Committee.
4. Review of March 2026 Financial Statements – Chair Barritt presented the Financial Statements in a summary format. Revenues were over budget by +0.75%. Expenses for Administrative, Facility Maintenance, Contingency and Utilities were under budget, with Landscaping and Community Engagement over budget resulting in expenses being over budget by -0.36% for March. The ending Fund Balance was below budget by -4.23% as of March 31. After review, all agreed there were no material differences or concerns.
5. Status of Current Projects:
 - a. Update on Finance Committee Fund & Budget Presentation 2026 – The presentation was reviewed and decided that two additional slides should be added for the Debt Service Fund and Capital Projects Fund for review by the committee on Monday, June 1st with a target to be presented to the community in July before the next budget cycle.
 - b. Arbitrage Reporting Frequency – Arbitrage reporting is required for the three IMD Bonds every five years and at the end of the Bond period in 2036. The next reporting date is the end of 2027.
6. New Business – Board Liaison Bourcier informed the committee that there will be an Amendment to the 2025 Budget presented at the next IMD Board of Directors meeting for review and approval. The two proposed amendments to the 2025 Budget will be to the General Fund and Special Revenue Fund with a total of \$600k.
7. Community Comment and Discussion – No community attendees
8. Adjournment - There being no further business, the meeting was adjourned at 6:30 PM

The Next Regular Monthly Finance Committee is June 1st, 2026, from 5:30 – 7:00 PM.

Inspiration Club Committee Minutes

May 11, 2026 - 5:30 PM

Meeting was called to order at 5:42pm by Rea Heatherington.

Present: Rea Heatherington, Sheri Zarnowiec, Ingrid DeGreef, Tom Norton, Kim Kelleher and Jaci Gentile

Absent: Karis Clark

Resident Guests: Pam Sverson (online)

The agenda was reviewed and approved.

The minutes from the April meeting were reviewed and approved.

Public Comments: none

Grant Adams from Nine Dot presented the outside artwork design for the Inspiration Club Building. The artist is Joe Norman. The design features a female athlete and hawks. The dimensional space for the sculpture is a 3D rectangle 7' tall x 2' x 5'. Placement location was discussed. Dominique is concerned that our first choice location could be hit by a car. She also suggested placement should be within the camera range of the building and pool. Dominique is going to check with the City of Aurora in regard to the requirements of location. Some of the committee members walked around the outdoor space after the meeting to look for alternative locations.

Events from April (and first part of May):

- April 10, 2026: Trivia Night: Only 15 participants. Will hold off on another Trivia Night until fall.
- April 18, 2026: Butterfly Bloom: 50+ participants.
- April 23, 2026: City of Aurora Vegetable Gardening presentation: 10 participants – Presenter was extremely knowledgeable and interesting.
- May 1, 2026: Game Night: not enough participants - Will hold off on another Game Night until fall.
- May 9, 2026: Tie Dye Event: 36 participants

Pam Sverson and Kim suggested using the signs from the Open House in 2025 to help advertised community events throughout the community to improve both attendance and communication. Dominique emphasized that one of the main concerns of the community through the Strategic Plan process was communication.

The governing documents/policies were placed in the Board packet for discussion at the Board meeting on May 12, 2026. Rea said he had received comments from Rick Forsman with a few tweaks.

Upcoming scheduled events:

- May 16, 2026: Composting Event at Pathfinder Park: Dumpsters and 5280 staff will be present to facilitate this event.
- May 23, 2026: Pool Opening: Music, Drinks and Snacks will be available
- May 30, 2026: Movie Night (rescheduled from March)
- June 6-7, 2026: Community Garage Sale: 30+ homes have signed up to participate in this event.

For the Board meeting on May 12th, Rea will recap the events in April and upcoming events for May. He will discuss the governing documents/policies and ask for approval of new pool furniture to try this season.

Other items to consider: Jaci asked, for the Hilltop Social Committee, about the procedure for using the Inspiration Club building for Hilltop social events during the potential Hilltop building renovations. It was decided that the Private Reservation system should be used.

Meeting was adjourned at 6:35pm.

Respectfully submitted by Jaci Gentile.

Common Area Committee Minutes April 21st, 2026

Attendance: Doug Parris, Charles Goretsky, Karl Kabanek Tom Norton, James Dugan, Nat Walts

Meeting was called to order at 5:30PM by Vice Chair Goretsky. Agenda and March 2026 minutes were approved.

Public comment: None

Update from April BOD Meeting—Director Parris:

- Approved all concrete and cobble projects.
- The District is not moving forward with Inspiration Lane & Gartrell Road intersection median project; it was deemed too expensive and complicated.
- Discussed Aurora Parkway and Gartrell Road Bridge expansion projects.
- Mr. Dugan approved of having authority to approve purchases for work under \$5,000.
- Filing 16 washout project update:
 - o Requested Mr. Dugan install flags or fencing along eroded channel uphill of washout.
 - o Adjustment of scope from stormwater infrastructure installation to a remediation project.
- Approved the purchase of an electric gator for field services team.
- Fence repair, shade sail installation, and cedar post replacements were all approved.
- A progress update on filing 22 fire lane redesign, there has been no movement from the City of Aurora.
- The request for proposal for whole landscape contract is in process with the Public Alliance team for 2027, expected project walk to occur in June.
- The group discussed homeowner concerns voiced so far on water usage.

Water Usage—Mr. Goretsky & Mr. Dugan

- Explained the City of Aurora Water stage 1 drought restrictions.
- The District is waiting until May 1st to start watering per the new guidelines.
- Committee discussed Public Alliance explaining in an eblast how the District is reducing water consumption.

NAC/ Trail Signs—Mr. Goretsky

- Ms. LeGare has been exploring vendors for metal decorative signs for NACs.

- The committee would like to include the filing 21 trail map in the larger trail mapping project.
- The committee has discussed simplifying filing 21 trail map for ease of understanding.

Project Updates—Mr. Dugan

- The pool cover is to be removed tomorrow and the new heater installation was completed. The pergola project has been delayed due to safety concerns, the project will not be completed before pool opening 2026.
- The annual fence staining project is complete.
- A locate for the E Eads Drive & Rockinghorse Parkway median project is upcoming.
- A locate near pool for statue is upcoming.
 - o Public Alliance team clarify City of Aurora requirements for proximity of public art to new facility.

City of Aurora: Grass Reduction Incentive Program—Ms. Walts

- Discussed converting turf at the Rockinghorse Parkway and Gartrell Road entrance to a combination of native and waterwise landscaped beds.
 - o Ms. Walts will provide a sketch plan via e-mail to the committee before contacting the Aurora Water Conservation team.

Discussion about illegal dumping in open space behind homes—Mr. Goretsky

- The committee will review Residential Improvement Guidelines
 - o Public Alliance will discuss with Ms. Suzle with AMI the existing language surrounding this issue.
- Public Alliance will request that AMI work on providing enforcement options, and/or changes to language to be presented to the Residential Improvement Committee and BOD.

Other

- The committee discussed the perennial flower bid process update.
 - o The committee has requested that the District avoid planting annuals where possible for 2026 due to water restrictions.
 - o The committee discussed hand watering options for annuals.
- The committee discussed the request for proposal for barbed wire and post removal in filing 21.
- Discussion on a new project tracking document for use by internal parties.

- Discussion of a trail adjustment near Gartrell Road and S De Gaulle Court for bike safety.
 - o Public Alliance will investigate options for this area.

Adjourn at 7:00PM

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

Held: Wednesday, April 15th, 2026, at 5:30 p.m. via
videoconference and in person at the Inspiration Club.

Attendance

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

Allen Schubert (Chair)
Chris Bolz (Vice Chair)
William Koller
Carla Baglione
Jared Berge
Steve Powers

Daniel Roysden, Chuck Wagner, and Rick Foresman were absent. Also, present were Meghan Hutchins, and Dara Watson of AMI. No one from the public was present.

Call to Order

Chair Schubert noted that a quorum of the Committee was present, and the meeting was called to order at 5:55 pm.

Agenda Approved

The agenda was reviewed and unanimously approved.

March Minutes

The March minutes were reviewed and unanimously approved.

Public Comment

No Comments were made at this time.

Board Report

Chair Schubert gave a summary of March's Board Meeting.

Compliance Report

Dara Watson presented the compliance and design request report.

Pulte Home Request

Ms. Watson presented the plans Pulte is proposing for installing xeriscape front yards during the drought. These were considered well thought out and a good option.

Other Business

Ms. Watson presented a Residential Improvement request for clarification on the Committee's recommendations. This was regarding a proposed larger than normal pad of concrete on the side of the residence. After discussion, the Committee provided guidance.

Public Comment

There were no Public Comments at this time.

Adjournment

There being no further business before the Committee, the Committee determined to adjourn the meeting at 6:44 pm.

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

Secretary _____

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 2026 Additional Pine Beetle Spray
 Project Description Pine Beetle application for native pine trees on SE part of property.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Pine Beetle Spray	\$2,890.63	\$2,890.63

For internal use only

SO# 8918321
JOB# 400300442
Service Line 130

Total Price \$2,890.63

THIS IS NOT AN INVOICE

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

TERMS & CONDITIONS

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

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

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

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

Acceptance of this Contract

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

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

Customer



Signature _____ Title _____ **Property Manager**

Dominique Devaney **May 12, 2026**
 Printed Name Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior

Signature _____ Title _____

Sara E. Rutman **May 12, 2026**
 Printed Name Date

Job #: 400300442

SO #: 8918321 **Proposed Price:** \$2,890.63

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 Removal of Plate at drainage area
Project Description Removal of Plate at drainage area

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Removal of Plate at drainage area

For internal use only

SO# 8922611
JOB# 400300442
Service Line 130

Total Price \$2,500.00

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8888 Molsenbocker Road, Suite A, Parker, CO 80134 ph. (303) 841-3003 fax (303) 841-3177

TERMS & CONDITIONS

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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.
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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.

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Customer All aspects of the master service agreement apply.

Dominique Devaney Signature Title **Property Manager**
Dominique Devaney Printed Name Date **May 18, 2026**

BrightView Landscape Services, Inc. "Contractor"

Account Manager
 Signature Title
Sara Rutman Printed Name Date **May 18, 2026**

Job #: 400300442
SO #: 8922611 **Proposed Price:** \$2,500.00

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 Replace 4 Weather Stations

Project Description Price to replace 4 weather station associated with the controllers.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
4.00	EACH	Wather Station Replacement	\$632.57	\$2,530.28

For internal use only

SO# 8924856
JOB# 400300442
Service Line 130

Total Price \$2,530.28

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8888 Molsenbocker Road, Suite A, Parker, CO 80134 ph. (303) 841-3003 fax (303) 841-3177

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- 4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
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All work falls under master service agreement conditions

Customer

Signature  Title **Property Manager**

Dominique Devaney **May 20, 2026**

Printed Name Date

BrightView Landscape Services, Inc. "Contractor"

Irrigation Tech-Level I

Signature _____ Title _____

Taylor Ann Benes **May 20, 2026**

Printed Name Date

Job #: 400300442

SO #: 8924856 **Proposed Price:** \$2,530.28

Proposal for Extra Work at Inspiration Metro District

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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 Replace Leaking stop and waste 1"
Project Description Replace Leaking stop and waste at Rockinghorse

Scope of Work

Location: 23841 E ROCKINGHORSE PKWY

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Material such as 1' stop and waste, 1" copper fittings, 1' brass fittings	\$654.53	\$654.53
25.00	MAN HOUR	Labor for two people to dig stop and waste, replace and bury	\$70.00	\$1,750.00

For internal use only

SO# 8923684
JOB# 400300442
Service Line 150

Total Price \$2,404.53

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8888 Molsenbocker Road, Suite A, Parker, CO 80134 ph. (303) 841-3003 fax (303) 841-3177

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All work falls under master service agreement

Customer

Signature  Title **Property Manager**

Dominique Devaney **May 19, 2026**

Printed Name Date

BrightView Landscape Services, Inc. "Contractor"

Signature _____ Title **Irrigation Tech-Level I**

Taylor Ann Benes **May 19, 2026**

Printed Name Date

Job #: 400300442

SO #: 8923684 **Proposed Price:** \$2,404.53



Cox Professional Landscape Services LLC
 14051 E Davies Ave Unit A
 Centennial, CO 80112

Proposal #46048
 Created: 04/15/2026
 Date: 05/15/2026

Proposal For

Inspiration Metro District

23392 E Glidden Dr
 Aurora, CO 80016

main: 303-634-8275 x2226
nwalts@publicalliancecellc.com

Location

23392 E Glidden Dr
 Aurora, CO 80016

IMD - 2026 DRILL SEEDING Terms
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction: Mobilization Mobilization, staging, material and equipment delivery.	1	\$ 350.00	\$ 350.00
Landscape Construction: Equipment: Skidsteer Front End Loader: 2026 Skidsteer Front End Loader (Equipment and Operator)	1	\$ 500.00	\$ 500.00
Landscape Construction: Seeding, Native Drill Drill seeder attachment per day	1	\$ 440.00	\$ 440.00

Client Notes

Drill seeding of native grass seed into three (3) areas totaling 11,700 square feet.

Client to provide seed.

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

Signature

x Dominique Devaney Date: April 30, 2026

Please sign here to accept the terms and conditions

SUBTOTAL	\$ 1,290.00
TOTAL	\$ 1,290.00
DEPOSIT AMOUNT (50.0%)	\$ 645.00
DUE DATE	06/14/2026

DISTRICT MANAGEMENT REPORT

To: Board of Directors, Inspiration Metropolitan District

From: Public Alliance Management Team

Date: June 2026

1. Management Updates:

Tree Enforcement Resolution: Management is requesting direction from the Board regarding the preparation of a draft resolution suspending enforcement of the District's tree-planting requirements for a period of one year due to current drought conditions and Aurora Water restrictions. The intent of the temporary suspension would be to reduce strain on residents and corresponding irrigation demand while broader water conservation measures are being evaluated. This would be a district-level suspension only, the city's requirement. would still be in effect.

Meeting Attendance Review

At the Board's request, management reviewed public attendance at regular Board meetings before and after the meeting start time was changed from 5:30 p.m. to 6:30 p.m. The review included regular meetings from 2024 through May 2026 and excluded special meetings, annual meetings, budget hearings, and work sessions. Management also adjusted the analysis to account for recurring committee leadership attendees who are generally present regardless of meeting time. Based on the available data, public attendance appears to be driven more by agenda topics and community interest than by whether meetings begin at 5:30 p.m. or 6:30 p.m., with no material difference observed between the two start times.

Landscape RFP Pre-Bid

Meeting Management hosted the mandatory pre-bid meeting and site walkthrough for the FY 2027 Landscape Maintenance, Irrigation Management, and Snow Removal Services RFP on June 1, 2026. The meeting was attended by Directors Doug Parris and David Bourcier, along with Public Alliance staff including Dominique, Karis, Nat, and Jim. The meeting provided an overview of the District's expectations, contract scope, procurement timeline, operational priorities, and known site challenges, followed by a detailed review of maps and service areas.

Overall, the meeting was very successful and generated significant interest from qualified firms. Management is encouraged by the level of participation and is looking forward to reviewing proposals. The next steps in the process include receiving written questions from prospective bidders by June 13, 2026, and issuing an addendum containing responses and any clarifications on June 20, 2026. Proposals remain due on July 11, 2026.

Lumen Billing Dispute Resolution

Management has continued working with Lumen and its collections representative to resolve a historical billing dispute involving previously unbilled services. After reviewing contract documents, historical payment records, and the claimed balance, management successfully negotiated a proposed settlement that includes waiver of all penalties and interest, a substantial reduction of the outstanding balance, and a full release of future claims related to the disputed charges. Under the proposed agreement, the District's total payment will be \$4,400 (original bill was \$9844.93). Management is

currently awaiting final execution by Lumen and, once received, anticipates closing this matter permanently.

2. Resident Relations - Karis Clark

Public Alliance received and addressed 218 resident contacts during May, categorized as follows:

- Amenities/Access – 179 Billing – 6
- Common Area – 9 Design Review and Compliance – 10
- Events – 4 Other – 3
- Trash – 5 Website – 2

3. Communications - Karis Clark

- **Newsletters Sent:** 4 sent in May

05/26/2026 - [IMD: Aurora Water-Wise Day, June SPARK, Upcoming Events, Free Summer Lunches](#)

05/18/2026 - [IMD: Safety Reminder, Common Area Maintenance, Prohibited Dumping, Pool Opening Party](#)

05/11/2026 - [IMD: District Board Meeting Tomorrow, Strategic Plan Presentation, Yard Waste Composting Event](#)

05/04/2026 - [IMD: Native Weed Spraying, Updated Design Guidelines, Pine Lane Project, June SPARK](#)

-
- **Newsletter Articles Published:** 31
 - **Newsletter Subscribers:** 2,086
 - **Facebook Posts Published:** 31
 - **Website Updates:** Updated board and committee pages, created District Website Ad Hoc Committee page, retired Strategic Plan Ad Hoc Committee page, updated calendar and launched July Upcoming Events, updated group and private event reservation forms.
 - **Club Building Updates:** Carpet cleaning completed, installed potted plants, placement of new pool furniture.

4. Events & Social Programming - Karis Clark

- **NAC Reservations held in May:** 5
 - Revenue for NAC reservations paid in May: \$200*
- **Club Building Reservations:**

- Requests Submitted in May: 6
 - Reservations Held in May: 29
 - Committee: 3
 - Group: 15
 - Private: 5
 - Other: Game Night, Vinyasa Yoga x3, Tie-Dye Event, Movie Night,
Revenue for reservations *paid* in May: \$335*
Revenue from reservations *held* in May: \$600, (paid: 2/26, 3/1, 3/2, 3/14, 5/15, 5/26)
- *Paid in May but reservation may not be held in that month

- **Event Recaps:**

- Yard-Waste Composting at Pathfinder Park
- Pool Opening Party
- Family Movie Night
- Community Garage Sale and Goodwill Drop-Off
- *Ongoing Series Started This Month:* Popsicles at the Pool, Adult Summer Kickball, Free Summer Lunches, Mindful Movement at Inspiration

- **Upcoming Events:**

- Aurora Fire Rescue Kid's Class – June 11
- SPARK in the Park June – June 19
- Resilient Roots Seminar – June 26
- Independence Day Bike Parade – July 4
- Children's Tennis Lessons – July 10 & 11

Other: To boost community engagement and increase awareness of covenant policies, we have scheduled an educational seminar with Sharon Sulzle at AMI to help reinforce covenant best practices. The seminar is tentatively scheduled for late July, with additional updates to be included in upcoming Board packets.

5. Irrigation Services – Brennan Ruppert

- Backflow certifications took place in late May/early June. All but one of the devices passed, repairs are scheduled for the last one.
- Irrigation responsibilities this year are with Jim Dugan, and we have transitioned those reporting access platforms to ensure Jim has all the resources at his disposal.
- Irrigation area descriptors will be taking place this summer.
- Photo area descriptors will be taking place this summer.
- HydroSystems completed their first walk of 2026 on 5/27.

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**
 - With irrigation activated, numerous interactions with BV for resolutions.
 - Reinforce quick responses from BV for repairs and runoff issues.
 - Backflow testing is ongoing.
 - Special focus on emitters and drip servicing missing plant materials.
- **Vendor and Contractor Coordination**
 - Provided asphalt vendor proposals for review at Vista Pocket Park and Rocky Top Pocket Park. Additional areas are being bid.
 - Met with Inspiration Club committee for shade and tinting of windows.
 - Coordinated pool vendor for pool opening.
 - Met with CAC chair on project updates.
 - Coordinated shade sail install and fence repairs with LBJE Construction.
 - Continued efforts to resolve pool pergola cover for safe application.
 - Coordinated installation of community perennial projects.
- **Community and Security Projects**
 - Advantage Sec. and Parker Electric for security options at parks / NACs.
 - Weekly onsite meetings with Brightview ensuring focus/communication.
 - College student summer hires are in place and actively working to address and improve our community's needs.
 - Serviced and cleaned pool deck and furniture for pool opening.
 - Serviced and cleaned park furniture from winter dirt and grime.
- **Ongoing Projects:**
 - Damaged irrigation valve box cover replacement to be installed by BV.
 - Large Boulder placements.
 - Four new benches along the Inspiration Trail and E Allenspark Pl.
 - Repair damaged horizontal fence boards.
 - Repurposed excessive mulch from areas around Inspiration Club.
 - Cobble and concrete enhancement.
 - Replacement of Little Libraries.
- **Upcoming Projects**
 - Split rail fence replacement.

- Screening coverage for two pergolas at the pool.
- Advantage security park cameras.
- Repurpose community trash cans to Pathfinder Park.
- Bid out flagstone pad around base of dog stations.
- Bid out barbed wire removal at Filing 21.
- Bid out Rockinghorse and Eads median takedown.



7. Native Spaces & Trees – Natalyn Walts

- **Trees:**

- BrightView warranty tree and car accident tree replacements have begun.
- The pine beetle and emerald ash borer sprays are underway, with an added proposal to treat the natural mature pine trees in Filing 21, which were identified by TAG as being infested with pine beetles.
- Working with PA and RIGC on information regarding tree replacements and maximizing tree health in the face of draught restrictions.
- Updates to Tree Plotter are expected to be completed by the time of this report.

- **Completed and Ongoing Projects:**

- Small seeding project is expected to be completed by 5/30, delayed by weather.
- Work is ongoing to create a functional map for the Conference Room at the Inspiration Club.
- Composting event at Pathfinder Park was a success; many homeowners took advantage of the dumpsters to dispose of branches after the heavy snowstorm.

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

- Filing 16 washout remediation project has moved into the request for proposal phase.
- Gartrell Rd pedestrian tunnel landscape bed redesign is progressing to CAC review.
- Dead tree removal project for ponds and waterways, planned for once ponds dry out in late July/ August.
- Erosion washout and sediment accumulation project identified for pond 5 by annual inspection.
- Aiding in the whole landscape bid process as well as compiling materials for the accompanying presentation for interested vendors.

- **Weed Management**

- The first turf spray was completed May 5th- May 7th
- The first open space spray was completed May 11th- May 18th starting in Filing 21 and ending in Filings 16, 18, 19. Route to be rotated throughout the season to ensure maximum effectiveness across the District.
- The first aquatic spray was completed May 26th, this was delayed 1 week by weather.
- Resilient Roots is expected to have the next site visit June 11th- June 12th with a report to follow in the July board packet.
- Action items from the May Resilient Roots report have been addressed by the PA team.
- Resilient Roots is hosting an educational event June 26th at the Inspiration Club.



NINE dot ARTS

Exterior Art Planning

Inspiration Metropolitan District

Aurora, CO

CONTENTS

- Artist Sculpture Design
- Art Location Information/Planning
- Next Steps

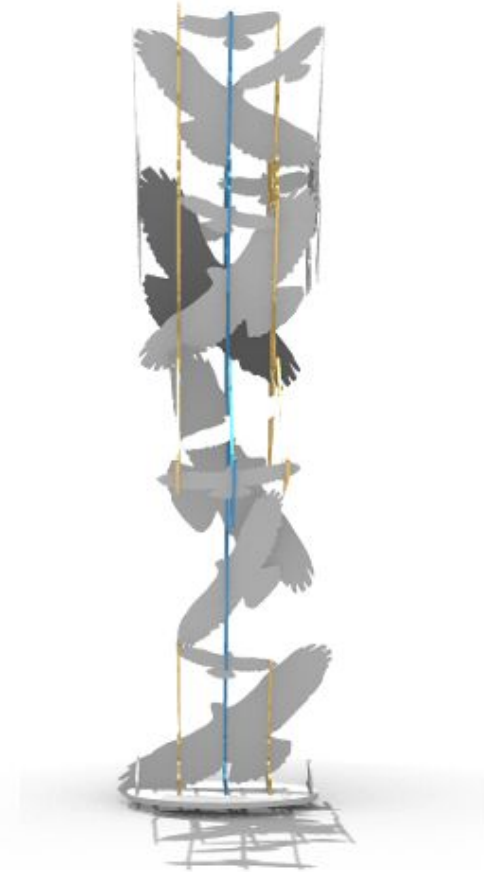
ARTIST PROPOSED DESIGN

7ft

5ft



2ft



Artist Design & Scale - Shown From Multiple Angles

ARTIST PROPOSED DESIGN



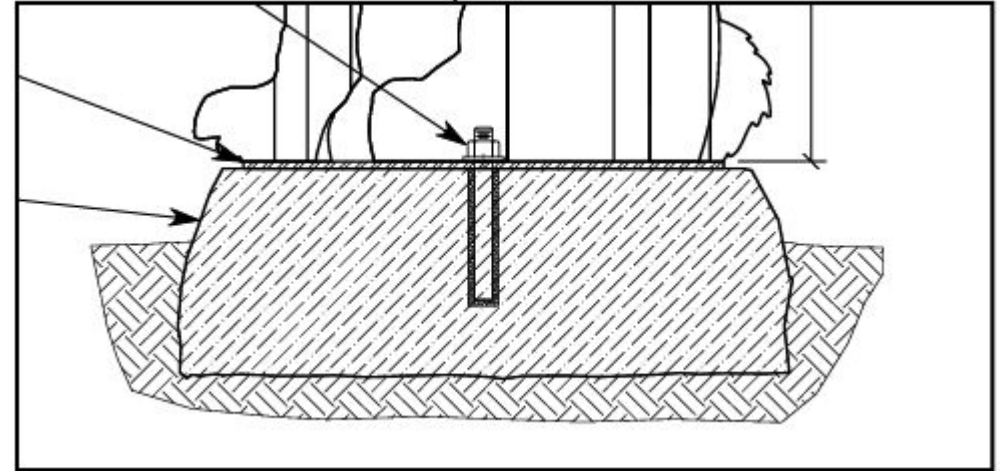
Artist Design - 360 degree Video

ARTIST PROPOSED DESIGN



Sculpture Details:

- Fabricated from stainless steel 1/4" thick plates
- Approx weight 400 lbs
- Painted with UV-stable primer/color/clearcoat system
- Colors inspired by Colorado sky and grasses



Installation Notes:

- Typical base/mounting design example, single central pin to allow specific orientation on site.
- Threaded rod with Hilti HIT-HY epoxy system bolted to steel base.
- Sculpture stone base will require at least 3' diameter flat mounting surface.
- Recommend placing on sandstone boulder which is placed into concrete

PLANNED ART LOCATION



Near Entrance on Zante St. & Meadow Pl. intersection

PLANNED ART LOCATION



Utilities - Rough markups completed by 8-1-1

NEXT STEPS

- Group approval on artwork and location
- Permit - Currently applying for public art permit with City of Aurora
- Engineering - Need stamped engineer drawings to show the city
- Artist side - Nine Dot Arts to finalize artist's contract and release his deposit to get started on fabrication.
 - *Artist's timeline is approximately 4 months for fabrication after receiving approval and deposit.*
- Site Work - GC to pour concrete as stipulated by engineer and add boulder.
- Installation - GC lift into place, artist drill and place epoxy and hardware

THANK YOU

NINE dot ARTS



5260 Forest Street • Commerce City, CO 80022
303-221-1681 • Fax 303-221-1683 • www.asapco.us

Proposal # KM26-0420Vista

Date: 04-20-2026

Name: Public Alliance

Job site: 23827 E Rockinghorse Pkwy
Parker, CO 80138

Street:405 Urban St. Suite 310

City/State: Lakewood, CO 80228

Contact Person: Dominique Devaney/dominique@publicalliancellc.com/303-276-0547

James Dugan/ jimd@publicalliancellc.com/303-799-8697

VISTA TRAIL POCKET PARK

ASPHALT PATCHING REPAIR: Repair approx. 768 square feet of damaged asphalt using infrared technology. Infrareads are not effective for drainage issues and may obstruct runoff from other sources. Reflective cracking will occur due to subgrade not being addressed and will be addressed by recommended annual crackseal repair. Square footage of repair may be adjusted due to depth of pothole repairs.....\$1,747.00

ASPHALT R&R: Remove and replace approx. 300 square feet of damage in 1 area(s) up to 6 inches of depth using a 2 lift installation process and compacted to completion. (Concrete roadbase if necessary due to depth or moisture will be charged at \$142 per installed ton).....\$3,250.00

CRACKSEAL: To apply approx. 900 lineal feet using hot rubberized material with black silica sand topcoat on cracks between ¼" to ¾" wide. Alligatored/scaled areas throughout and transitional areas where concrete meets asphalt are NOT included. Cracks are being sealed, not always flush filled. Lineal footage is estimated using a math equation and may not account for all cracks within sealable size. This is considered a maintenance item and is recommended annually.....Minimum Cost-\$1,175.00

Total.....\$6,172.00

This proposal will be honored for 30 days from the above date

Submitted by: Kevin McShane 

Date: 4-21-2026

Exclusions: Bonding, permits, surveying, staking, night work, testing, drainage of less than 2% fall, utility markings or adjustments, lighting.

It is the customers' responsibility: To make sure all irrigation is suspended 24 hrs. prior to mobilization. Vehicles removed from the affected areas. Scheduling all deliveries / trash pick-ups accordingly. No use of repaired areas for a minimum of 24 hours.

Terms and conditions:

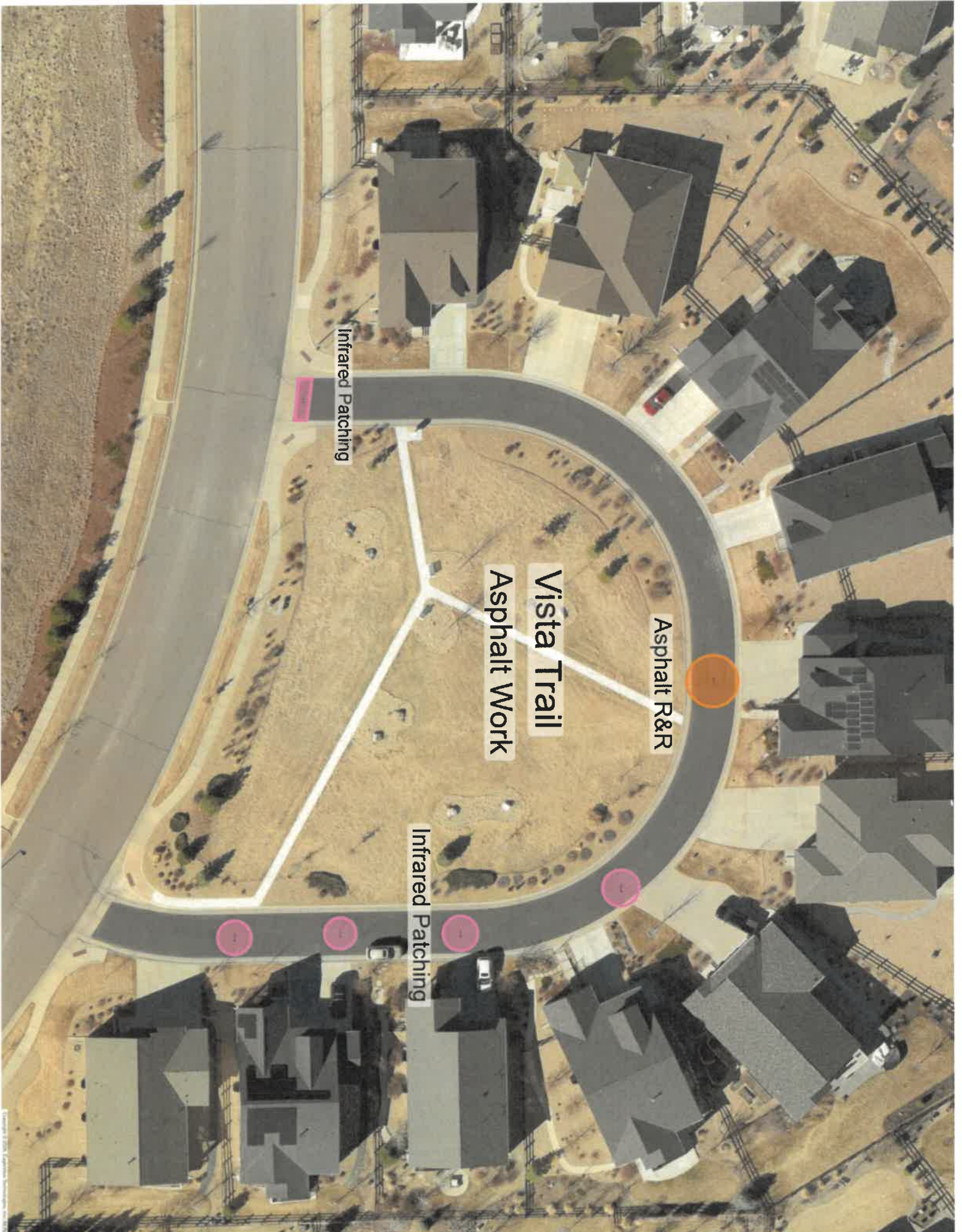
1. Any alteration or deviation of the above agreed upon scope of work involving extra cost of materials and labor must be put in writing as a change order and executed by the customer and will become an extra charge above and beyond the sum of this proposal.
2. ASAP, Inc. agrees to carry the required general liability, auto and workmen's compensation insurance during the entire term of this project as required by the State of Colorado and all governing laws.
3. ASAP, Inc. will charge an interest expense for all invoices not paid within 30 days upon completion of this project at the rate of ½ % per day of the accumulated invoice amount.
4. ASAP, Inc. is not responsible for damage to irrigation systems, unknown utilities, during demo of contracted areas.
5. *If* ASAP, Inc. finds unstable subgrade during demo of contracted areas, there may be an additional charge for import and install of a stabilizing base material.
6. If additional mobilizations are required, an additional charge may be applied per day.
7. Infrared asphalt repairs are a non-warrantable service as it is only a surface repair.
8. Contracted repairs that are not accessible will be moved by the crew onsite to reach contracted work quantities.
9. ASAP is not responsible for cleaning up of asphalt tire tracks and stains from asphalt repair and resurfacing on adjacent concrete pads and drain pans.
10. ASAP will invoice project at 85% completion with Net 30 payment terms.
11. Accepted proposals over \$100,000 require a 20% deposit before work begins.

Acceptance of Proposal:

I/ we hereby agree to the specifications, prices and terms of this proposal and therefore authorize ASAP, Inc. to perform the above scope of work.

Accepted by: _____ Company: _____ Date: _____

Thank you for the opportunity to provide this proposal. We look forward to being of service.



Asphalt R&R

Vista Trail

Asphalt Work

Infrared Patching

Infrared Patching

Vista Trail
Crackseal Map



Memorandum

TO: Clients and Other Interested Parties
FROM: Spencer Fane, LLP
RE: 2026 Legislative Update
DATE: June 5, 2026

This year's legislative session ended on May 13, 2026. Below is a summary of key bills that may affect your local government. If you have any questions about how a law may affect your organization, please do not hesitate to reach out to us, and we will be happy to discuss further.

LOCAL GOVERNMENT

HB26-1095: *Digital Publication for Legal Notice*

The bill requires legal notices published in Colorado newspapers to be available online to the public at no cost. In addition to posting notices on the statewide public notice website, newspapers must also make the notices accessible on their own websites without requiring a subscription or payment. Newspapers may comply either by posting the full notice directly on their website or by linking to the [statewide public notice repository](#). The bill also requires the statewide website to include a county-by-county list of qualifying legal newspapers.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

HB26-1253: *Disconnection from Statutory Municipality*

The bill updates the framework for disconnecting tracts of land from statutory municipalities by revising the procedures that owners, municipal bodies, and courts follow and by establishing new restrictions as to when disconnection is permitted. The bill prohibits disconnection when the property is included within an urban renewal area that has an approved urban renewal plan or is located within a special district that provides or will provide services to the property according to its service plan or intergovernmental agreement, and such disconnection would result in a change in the level or extent of services provided or interference with implementation of an urban renewal plan. Disconnected land becomes subject to county zoning resolutions, maps, and land development regulations within 90 days after disconnection. Properties must maintain a 6-year restriction matching the previous municipal requirements for lot subdivision sizes and industrial/commercial use limitation. The act takes effect on August 12, 2026.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

SB26-061: *Publication Counties Without Legal Newspapers*

The bill removes the publication period requirement for a newspaper to qualify as a legal newspaper and clarifies expanded alternatives for publishing notices when no qualifying newspaper exists. It establishes an order of priority for selecting newspapers within or near the county and allows use of nearby publications based on geographic proximity if none are available locally. Additionally, municipalities and special districts spanning two counties may publish notice in either county, provided the newspaper meets legal requirements. The act takes effect on August 12, 2026.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

HOUSING

HB26-1001: *Housing Developments on Qualifying Properties*

The bill requires local governments to allow residential development on qualifying property that is owned either by a public or nonprofit entity, in an effort to increase housing supply. The bill overrides certain local zoning barriers to accelerate approval of applications for development of affordable and multi-family housing projects on qualifying property.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

HB26-1065: *Transit and Housing Investment Zones*

The bill creates the “Transit Investment Area Act,” which establishes a new financing mechanism to support transit-oriented development and housing projects near transit facilities. The bill allows local governments, often in partnership with transit agencies, to apply for designation of transit investment areas and receive a portion of future state sales tax growth generated within those areas through a tax increment financing structure. The revenue may be used to fund infrastructure and development costs associated with transit stations, housing, pedestrian and bicycle improvements, public spaces, roads, and related improvements intended to increase transit ridership and encourage denser housing development near transit corridors. It creates a process for application review and approval, including economic impact analyses, public hearings, project criteria, and limitations on the number and size of approved projects. It also authorizes the creation of transit investment authorities to manage projects and financing, establishes reporting and audit requirements, and limits approved projects to six statewide, with no more than three approved in a single calendar year.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

HB26-1099: *Protect Financial Condition of Homeowners Associations (HOAs)*

The bill requires the declarant of a community subject to the Colorado Common Interest Ownership Act (CCIOA) to obtain and pay for an independent reserve study before turning control of a community over to unit owners. The reserve study must evaluate the long-term costs of maintaining, repairing, and replacing shared property over a 30-year period and must be conducted by a qualified, independent professional with no ties to the declarant. An association shall provide the most recent reserve study to unit owners as part of its regular disclosures. Additionally, at the termination of a contract with a management company, the outgoing company must transfer all records, funds and operational materials to the association or new management company within 45 days at no cost. The former management company's failure to do so may result in daily financial penalties, liability for damages, and the possibility of increased penalties if the violation is willful.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

HB26-1202 – *Strategy to Reduce and Prevent Homelessness*

The bill directs the Department of Local Affairs to develop a proposal for a statewide strategy to prevent and reduce homelessness, including identifying service gaps, funding recommendations, and coordination of improvements among state and local agencies. The bill allows local governments to form multijurisdictional homelessness response authorities to coordinate regional efforts and seek voter-approved funding. Counties may also use a portion of real estate documentary fee revenue to

support affordable housing projects for individuals experiencing homelessness. The act takes effect on August 12, 2026.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

SB26-109: *Building Code Accessibility*

The bill updates Colorado’s accessibility standards for housing projects by revising definitions and building code requirements related to accessible dwelling units. The bill expands and clarifies what qualifies as an accessible story and dwelling unit, updates references to current ICC accessibility standards and creates a new “Type C visitable dwelling unit” category. It also broadens applicability to publicly and privately funded housing projects, while maintaining exemptions for detached residential properties and smaller developments with fewer than seven units. For larger residential projects with 50 or more units, at least 2% of units must meet specified accessibility standards. The bill requires developers and builders to submit implementation plans that show how accessible units will be delivered throughout project construction and authorizes local enforcement agencies to establish appeals processes and grant hardship-based exceptions when appropriate.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

PUBLIC SAFETY

SB26-060: *Mental Health Training in Concussion Education*

The bill requires a coach of a youth athletic activity to take a biennial mental health education course regarding a coach’s impact on the mental health of youth athletes, which includes a wellness framework for youth athletes, stress, anxiety disorders, depression, trauma, substance abuse, and suicide prevention. The bill requires that a coach of a youth athletic activity, or other designated personnel, inform parents or guardians of a youth athlete who has sustained a possible concussion and encourage an evaluation from a licensed health-care provider for appropriate medical guidance regarding potential physical, cognitive, or psychological symptoms associated with a concussion. The bill requires the concussion recognition education courses for coaches of youth athletic activities to include information regarding the relationship between concussions and mental health. The bill provides civil liability protection for individuals who act in good faith to comply with the requirements, unless their actions constitute gross negligence or willful and wanton misconduct. The bill preserves all existing immunity protections. The act takes effect on August 12, 2026.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

BUSINESS / LABOR & EMPLOYMENT

HB26-1272: *Extreme Temperatures Worker Protections*

The bill requires the Department of Labor and Employment (CDLE) to begin collecting data on temperature-related injuries, illnesses, and emergencies at worksites by January 15, 2027, through multiple channels. By July 1, 2028, the Division of Workers’ Compensation and the Center for Improving Value in Health Care must develop and publish a model Temperature-Related Injury and Illness Prevention Plan (TRIIPP) that includes procedures for providing workers with potable drinking water, access to cool-down or warm-up areas, workplace temperature monitoring, acclimatization protocols for new workers during their first 14 days of employment, training on recognizing symptoms

of temperature-related illness, and emergency response procedures. The act takes effect on August 12, 2026.

[Link to Colorado Legislature](#)
[Link to Final Act](#)

SB26-064: *Modify Colorado Agricultural Future Loan Program*

The bill modifies the Colorado Agricultural Future Loan Program to expand eligibility and allow certain nonprofit and community-based entities to qualify for low-interest loans aimed at preserving agricultural land and supporting new farmers and ranchers. An eligible entity is defined as one that is certified by the division of conservation or an entity that (1) is a district that has authority to conduct water activities, an irrigation district, or a ditch and reservoir company; and (2) has a letter of support from an entity certified by the Division of Conservation. The bill affects districts involved in water activities (e.g., irrigation and certain water conservancy districts) by making them eligible for loan funding. The act takes effect on August 12, 2026.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

SB26-093: *Workers' Compensation Insurance Coverage Verification*

The bill requires applicants seeking building or construction permits for projects exceeding \$1 million to submit a signed declaration confirming that all workers and subcontractors involved in the project will maintain compliant workers' compensation coverage throughout the duration of the work. The measure applies to permits issued by state and local governmental entities, excluding special districts, and excluding certain permits issued by the Department of Regulatory Agencies. It allows individuals to file complaints with the Division of Workers' Compensation if they believe a person or contractor is not maintaining the required coverage. The act takes effect immediately upon the Governor's signature.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

SB26-117: *Permissible Methods of Selling Lottery Tickets*

The bill reinstates strict limitations on how Colorado lottery tickets and instant scratch game tickets may be purchased by reversing recent regulatory changes which had allowed more flexible payment methods. The bill mandates that lottery tickets and instant scratch game tickets for sale to the public, whether sold directly by the lottery or through licensed retailers, must not be sold on credit. The bill requires the lottery to sell such tickets for cash only. The bill goes further by also prohibiting the online sale of any lottery tickets or instant scratch game tickets, regardless of what payment method is used. This bill has the potential to impact funding to the Conservation Trust Fund, and districts that receive monies from this Fund may be negatively impacted. The act takes effect immediately upon the Governor's signature.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

SB26-131: *Sports Betting Protections*

The bill places tighter restrictions on sports betting operations and advertising. It limits how users can fund accounts, prohibits certain operator practices (like targeting users with push notifications or restricting successful bettors unfairly), bans betting ads during the day and during live games as well as restricting promotional content, requires operators to report data to the State, with public reports issued every 3 years starting in 2029. Violations can result in misdemeanor charges and fines up to

\$25,000. The bill provides consistent funding from sports betting revenue to the State's Water Plan projects, grants and loans.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

SB26-186: *Update Workers' Compensation Statutes Allow Electronic Filing*

The bill updates the Workers' Compensation Act to reflect modern electronic communication and filing practices. The bill revises numerous provisions to recognize electronic filing, email service, and electronic records as valid methods for submitting documents and providing notice in workers' compensation cases. It also updates procedures related to hearings, independent medical examinations, claim file access, settlements, petitions for review, and service requirements to streamline administration and improve consistency. The act takes effect on August 12, 2026.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

TECHNOLOGY

SB26-189: *Automated Decision-Making Technology*

The bill creates a new framework regulating the use of automated decision-making technology (ADMT) in high-impact decisions involving areas such as employment, housing, education, lending, insurance, healthcare and government benefits. Beginning January 1, 2027, developers of covered AI systems must provide deployers with documentation regarding system uses, risks, limitations, and updates, while deployers must notify customers when ADMT is used in consequential decisions, and provide additional disclosures following adverse outcomes. Consumers are granted rights to correct inaccurate data and meaningful human review (as defined in the bill) of certain decisions. The bill does not create a new private right of action and it includes exemptions and alternative compliance standards for certain insurers, health care entities, educational institutions, and federally regulated activities. The act applies to ADMT decisions made on or after January 1, 2027.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

ELECTIONS, TAXES & THE LEGISLATURE

HB26-1113: *Concerning Modifications to Laws Regarding Elections*

The bill makes comprehensive updates to Colorado's election laws and the Colorado Open Records Act ("CORA"). Key changes include expanding acceptable voter identification, clarifying voter eligibility, streamlining election administration, and updating procedures for voter registration, candidate nominations, and ballot access. It also adds requirements for colleges to provide voting information to students, improves access to voting, and updates rules for mail ballots, polling locations, and election operations. It strengthens reporting and operational standards for counties, revises timelines for initiatives and referendums, and clarifies certain election offenses. The bill also makes minor updates to CORA, including gender-neutral language and rules around ballot record disclosures. The bill only makes changes to the Uniform Election Code for coordinated elections run by counties. It does not materially impact special district elections.

Specifically, the act:

- Permits the Governor to declare a disaster emergency based on the actual or imminent threat of an inability to strictly comply with the Uniform Election Code for any natural or human caused disaster. The act permits the Secretary of State to establish rules to conduct elections under such a declaration and establishes an advisory group.
- Modifies provisions of the Uniform Election Code without making similar changes to Title 31 elections, initiatives and referenda (modification affect requirements for petition signature, voter challenges, and timing for issuing mail ballots).
- May increase the frequency of determinations regarding the coverage of multilingual ballot requirements.
- Modifies Title 1 election offenses: to limit interference within 100 feet of polling locations or drop-off locations (as opposed to offenses occurring while inside a voting area); to prohibit recklessly impeding or threatening electors dropping off up to 10 mail ballots; and, to confirm that a peace officer carrying a firearm at a polling location or drop box must be doing so in the performance of lawful duties and not interfering or intimidating voters in violation of statutes.
- Permits employees to be absent for two hours for the purpose of voting on any day when voter service centers and polling centers are open (as opposed to only the day of the election).

[Link to Colorado Legislature](#)
[Link to Final Act](#)

HB26-1320: *Accessible Language Statutory Ballot Title Requirements*

The bill requires Colorado ballot titles for initiatives and referenda to be written in clear, accessible language that can be understood by the widest possible audience. It directs the Title Board to avoid overly technical or complex wording, organize ballot language so the effect of a “yes” or “no” vote is easy to understand, and clearly identify the primary policy change being proposed. The bill also allows required tax-related ballot title language to be modified and placed more flexibly within the title, while maintaining required disclosures about revenue and public services affected. The act takes effect on August 12, 2026.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

SB26-010: *Agricultural Property Tax Definitions*

The bill clarifies definitions used in the taxation of agricultural property to support state agriculture producers and preserve agricultural land classifications. The bill adds a definition of “pasture-based operation,” which means a method of livestock management where pasture-grazed livestock have regular access to open pasture and derive a majority of their diet through grazing. This definitional update is intended to clarify eligibility for agricultural land classification and the associated property taxes. The act takes effect on January 1, 2027.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

SB26-116: *Property Tax Modifications*

The bill modifies property tax laws related to senior homeowners and personal property. The bill limits the qualified-senior primary residence classification to tax years before 2027 and updates related application, notice, reporting, and eligibility verification deadlines. It also increases the business personal property tax exemption to \$58,000 beginning in tax year 2027 and repeals certain inflation-adjustment and reimbursement provisions after 2027. The bill phases out the state reimbursement program that had previously compensated local governments for property tax revenue losses due to the business personal property exemption – while reimbursements will continue through April 15, 2027

for the 2026 property tax year, the bill provides for one final reimbursement payment on April 15, 2028 for the 2026 property tax year losses, after which the reimbursement program is repealed effective January 1, 2028. The act takes effect on August 12, 2026.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

ENERGY & ENVIRONMENT

HB26-1034: *Modifications to Standards for Irrigation Equipment*

The bill establishes an environmental standard for irrigation controllers that are sold or leased in the State on and after January 1, 2026. The bill repeals the prior environmental standard for irrigation controllers.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

TRANSPORTATION

SB26-150: *Modernizing Regional Transportation District*

The bill restructures Colorado's RTD governance and services to improve accountability, financial management, and service delivery. Beginning in 2029, the bill reduces the RTD board from 15 elected members to 9 members; 5 elected from population-based districts and 4 appointed by the Governor with Senate confirmation. It establishes new term limits, conflict-of-interest rules, compensation standards, and reporting requirements, while also increasing legislative oversight of RTD's budget, ridership, and implementation of strategic plans. The bill requires RTD to conduct an independent paratransit service study and develop a long-term accessible transportation service plan focused on improving reliability, equity, and fiscal sustainability for riders with disabilities. The act takes effect on August 12, 2026.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

SB26-172: *Front Range Passenger Rail District*

The bill redraws the Front Range Passenger Rail District to fully cover 31 specified cities, any other municipalities or metropolitan districts that opt in, and the Sterling Ranch development. It requires all directors appointed after July 1, 2026, to reside inside the district, authorizes the board to create subdistricts, and makes district or subdistrict election costs and ballot-notice procedures follow the same rules as used for statewide elections. It requires voter approval for any district or subdistrict taxes, assessments, or multiple-fiscal-year obligations.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

FIRE & EMERGENCY SERVICES

HB26-1069: *Availability of Emergency Medical Services*

The bill expands and clarifies what qualifies as "emergency services" broadening it beyond traditional emergency room care to include on-site treatment, ambulance services (with or without transport),

crisis stabilization transport, and telemedicine used to avoid unnecessary hospital visits, all required to be available 24/7. It formally defines “first responder” to include law enforcement, firefighters (including volunteers), EMS providers and certain mental health professionals. Starting in 2027, Medicaid will reimburse ambulance providers for transport, on-scene treatment without transport, and telemedicine evaluations aimed at avoiding hospital trips.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

HB26-1238: Designating Emergency Medical Services Essential Services

The bill designates emergency medical services, including ambulance services and air ambulance services, as essential services. The bill declares that emergency medical service providers, whether responding on duty or as volunteers, and regardless of location, provide essential services when providing emergency ambulance services and nonemergency ambulance services. The bill also updates certain definitions related to emergency medical services, including the addition of a definition of “out-of-hospital services”, which is defined to mean the furnishing of necessary health care goods and services outside of a hospital setting but does not include prehospital setting transports. The bill clarifies that an off-duty emergency medical service provider is not obligated to respond to the scene of a medical emergency or provide emergency medical services. The act takes effect on August 12, 2026.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

HB26-1328: Medicaid Nonemergency Medical Transportation

The bill establishes the Transportation Community Advisory Board (TCAB) within the Department of Health Care Policy and Financing, requiring the State Department to collaborate with the Board before creating rules and processes for the safety and oversight of nonemergency and nonmedical transportation services. The bill reclassifies Medicaid nonemergency medical transportation as a medical service rather than an administrative expense, allowing the State to maximize federal reimbursement and reduce State costs. The bill also includes significant budgetary adjustments and decreases appropriations. If not vetoed, the act will take effect on July 1, 2026.

[Link to Colorado Legislature](#)
[Link to Final Act](#)

HB26-1397: Multiple Employer Health Trust Funding

The bill addresses the use of general fund money to support benefits provided to firefighters and other public safety personnel through a multiple employer health trust. The bill continues State funding to help reduce employer contribution costs for volunteer and part-time firefighters, with any remaining funds made available for full-time firefighters. It repeals the previously scheduled appropriation for fiscal year 2026-2027 tied to first responder employer health benefit trusts. The bill adjusts appropriations by reducing certain General Fund and reappropriated fund amounts for firefighter heart and circulatory malfunction benefits and first responder health benefit trust programs. The bill effectively discontinues the State’s commitment to providing ongoing financial support for the firefighter benefits cash fund through automatic appropriations.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

HB26-1433 *Funding to Sustain Fire-Related Services*

The bill supports long-term sustainability of the firefighter behavioral benefits program by authorizing the Division of Fire Prevention and Control to seek, accept, and spend gifts, grants, and donations from public or private sources to administer the program. The bill expands the Division's funding options beyond State appropriations.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

SB26-039: *Fire and Police Pension Association Disability and Survivor Benefits*

The bill repeals and reenacts the statutes governing disability and survivor benefits, directing the Fire and Police Pension Association to administer those benefits and establishing program-design and rule-making authority for the disability and survivor benefits program. The bill restructures how those benefits are defined and managed and clarifies the Association's responsibilities for administering benefits and adopting necessary rules. The act takes effect on August 12, 2026.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

SB26-047: *Colorado Firefighter Safety Act Petition Elections*

The bill amends the Colorado Firefighter Safety Act by expanding the definition of "general elector" for purposes of submitting collective bargaining questions to voters. Previously, firefighters seeking to bring their public employer under the Act's collective bargaining framework could only submit the question at a regular municipal election, regular special district board election, statewide primary election, or statewide general election. The bill now includes "coordinated elections" giving firefighters and their employee organizations more opportunities to place the collective bargaining question on the ballot. If a majority of registered electors vote "yes" on the question, the public employer becomes obligated to engage in collective bargaining, and the employee organization named in the petition becomes the exclusive representative of the firefighters. The act takes effect on August 12, 2026.

[Link to Colorado Legislature](#)
[Link to Signed Act](#)

LEGISLATION PROPOSED BUT NOT ENACTED

HB26-1005: *Concerning measures to reduce barriers in the “Labor Peace Act” to promote good faith collective bargaining negotiations (Vetoed by Governor)*

HB26-1012: *Concerning consumer protections to promote fair market pricing practices in the state (Died in Committee)*

HB26-1021: *Concerning measures to protect second amendment rights (Died in Committee)*

HB26-1030: *Concerning facilitation of data center development while supporting utility resources, & creating the “Colorado Data Center Workforce, Clean Energy, Grid Modernization & Consumer & Environmental Protection Act” (Died in Committee)*

HB26-1032: *Concerning the creation of a fallen firefighter special license plate (Died on Calendar)*

HB26-1036: *Concerning authorization for a local government to impose taxes on vacant residential properties and allowing a local government to levy an excise tax based on the characteristics of a residential property, allowing local governments to create a new property tax classification for vacant residential properties and levy an additional property tax on those properties and allowing local governments to contract to form a local housing tax authority (Died in Committee)*

HB26-1037: *Concerning prohibiting a government entity from obtaining certain personal data from a third party for use by a government entity in exchange for anything of value (Died in Committee)*

HB26-1054: *Concerning worker safety protections (Lost in Senate)*

HB26-1061: *Concerning funding for community integration housing & requiring 10% of federal low-income housing tax credits be set aside & priority for state affordable housing tax credits be given to developments that qualify as community integration housing for persons with intellectual & developmental disabilities (Died in Committee)*

HB26-1066: *Concerning the expansion of property tax exemptions to include development of low-income rental property (Died on Calendar)*

HB26-1073: *Concerning a limitation on the number of bills that a member of the General Assembly may introduce in a regular legislative session (Died in Committee)*

HB26-1074: *Concerning a limit on the number of days in the regular legislative session (Died in Committee)*

HB26-1086: *Concerning an adjustment to the requirement that subdivision plans must provide access to the state highway system (Died in Committee)*

HB26-1114: *Concerning an allowed minimum lot size for subject jurisdictions (Died in Committee)*

HB26-1119: *Concerning the authority of local taxing entities to impose property taxes on the assessed value of land & the assessed value of improvements thereon at different mill levy rates (Died in Committee)*

HB26-1130: *Concerning baby diaper changing stations in restrooms accessibility to the public (Died in Committee)*

HB26-1137: *Concerning requirements for persons engaged in campaign consulting (Lost in House)*

HB26-1140: *Concerning a requirement that the staff of the legislative council facilitate a limited number of local government impact hearings for certain legislative measures during a regular legislative session (Died on Calendar)*

HB26-1149: *Concerning requiring a witness to take an oath in order to provide testimony to a legislative committee (Died in Committee)*

HB26-1201: *Concerning a unit owner's notice to a HOA that the unit owner prefers to receive correspondence in a language other than English (Died in Committee)*

HB26-1206: *Concerning improved funding to support affordable housing development (Died in House)*

HB26-1209: *Concerning a temporary decrease in the statutory limits on the amount of property tax revenue that a taxing entity is allowed to raise (Died in Committee)*

HB26-1212: *Concerning the authority to carry a handgun (Died in Committee)*

HB26-1254: *Concerning the enforcement of recommendations made by the state auditor (Died in Committee)*

HB26-1278: *Concerning the preservation of local land use authority by requiring local government approval before an investor-owned electric utility may commence a condemnation proceeding for high-voltage transmission infrastructure (Died in Committee)*

HB26-1284: *Concerning the billing of utility service for tenant utility bills (Died in Committee)*

HB26-1300: *Concerning the ability of a health service district to provide affordable housing services (Died in Committee)*

HB26-1308: *Concerning splitting approval by subject jurisdictions (Died in Committee)*

HB26-1310: *Concerning requirements for state money that is used for wildfire resiliency activities (Died in Committee)*

HB26-1316: *Concerning private membership club covenants (Died in Committee)*

HB26-1319: *Concerning the right of an employee to be open about their LGBTQ+ identity in the workplace without adverse action from their employer & protecting the employee's expression of their sexual orientation, gender identity or status as transgender, nonbinary, or transitioning individual (Died in Committee)*

HB26-1334: *Concerning modifications to the standards of the Wildfire Resiliency Code Board (Died in Committee)*

HB26-1415: *Concerning a program for the permissive certification of residential construction contractors (Died in Committee)*

SB26-024: *Concerning unmanned aircraft systems (Died in Committee)*

SB26-041: *Concerning consumer protections in transactions involving medical care entities (Died in Committee)*

SB26-058: *Concerning modifications to voter registration, and eliminating the automatic voter registration provisions for default registration of electors as unaffiliated voters and requiring the registration records of electors who file to vote in town consecutive general elections to be marked inactive (Died in Committee)*

SB26-062: *Concerning certain rodent control products in the state (Died in Committee)*

SB26-070: *Concerning prohibiting a government entity from accessing a database that stores historical location information (Died on Calendar)*

SB26-089: *Concerning the recreation of the wildfire matters review committee (Died on Calendar)*

SB26-098: *Concerning the applicability of certain noise abatement provisions and reestablishing local authority with respect to noise abatement (Died in Committee)*

SB26-100: *Concerning requirements for youth sports personnel that improve the safety of the participants* (Died in Committee)

SB26-106: *Concerning a process which a registered elector may choose not to receive a mail ballot packet for elections that the county clerk and recorder conducts by mail ballot* (Died in Committee)

SB26-107: *Concerning modification to the Colorado Open Records Act (CORA)* (Died in Committee)

SB26-119: *Concerning the authorization of electronic ballot return in local elections* (Died in Committee)

SB26-127: *Concerning changes to paid family & medical leave duration extensions* (Died in Committee)

SB26-129: *Concerning mitigation of the impacts of tax increment financing on local governments & requiring local certification of impact reports & a report on the impact of tax increment financing on education funding* (Died in Committee)

SB26-147: *Concerning the regulation of lobbyists* (Vetoed by Governor)

SB26-176: *Concerning state court remedies for violations of federal constitutional rights* (Died in Committee)

SB26-184: *Concerning benefits for firefighters who contract certain conditions* (Vetoed by Governor)

SCR26-001: *Submitting to the registered electors of Colorado an amendment to the Colorado constitution concerning the preemption of state laws by conflicting local laws in the areas of local permitting, zoning, planning, land use & siting decisions* (Died in Committee)

INSPIRATION™

Monthly Report 6/9/2026

Number of open violations: 127

Last Inspection dates: May 11, 19, 26, and June 1 and 3, 2026

Next Inspection dates: June 10, 15, 23 and 29, 2026

ARC Report: Of the 59 approved applications, Management reviewed 34 of them.

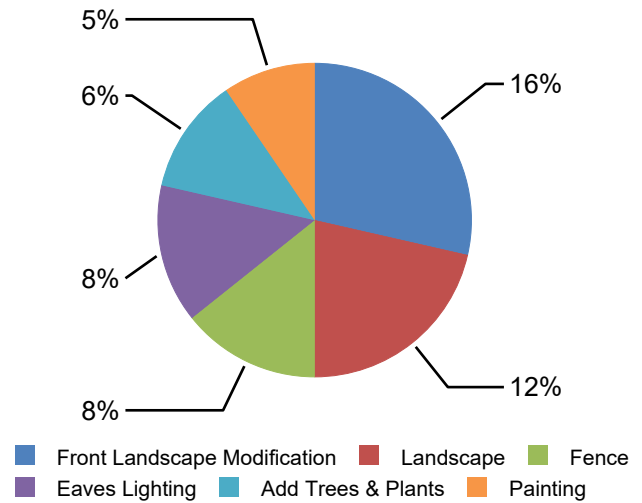
Inspiration Metropolitan District

ARC Report - Detail for 5/1/2026 - 5/31/2026

SUMMARY

Approved	28
Add Trees & Plants	1
Artificial Turf	3
Awnings / Overhangs / Patio Covers	2
Deck / Balcony	1
Door – Storm Security	2
Fence	3
Front Landscape Modification	1
Gazebo / Pergola	1
Generator	1
Landscape	1
Landscaping Addition	1
Painting	4
Privacy Screen	1
Railing	2
Sidewalk(s)	1
Window Replacement	1
Approved with Conditions	24
Add Trees & Plants	2
Backyard Landscape Installation	1
Eaves Lighting	5
Fence	2
Front Landscape Modification	4
Landscape	3
Landscaping Addition	1
Patio – Back	1
Patio – Front	1
Solar Energy Devices	2
Sun Shade	2
ARC Decision - Approved	7
Addition & Expansion	1
Front Landscape Modification	2
Landscape Front Yard	2
Patio – Back	1
Privacy Screen	1
Request More Information	18
Add Trees & Plants	1
Eaves Lighting	1
Fence	1
Front Landscape Modification	5
Landscape	5
Landscape Front Yard	1
Landscaping – Back Yard	2

TOP DISTRIBUTION BY TYPE



Inspiration Metropolitan District

ARC Report - Detail for 5/1/2026 - 5/31/2026

Patio – Front	1
Storage Containers	1
Total	77

INSP – Violation Summary Report

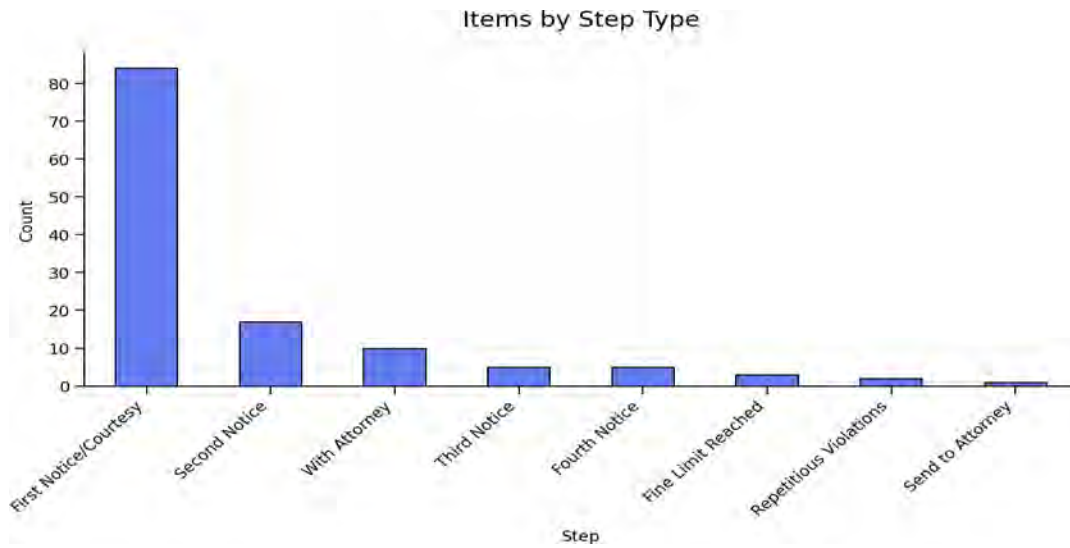
1) Violations by Category

Category	Count
Weeds	37
Landscape Maintenance	23
Unauthorized Change	9
Fence stain	8
Common Area-Dumping	5
Trash Can	5
Paint	5
Items Stored	4
Radon Mitigation	4
Dead Tree- Tree Lawn	3
Exterior Damage	3
Lighting- eaves or soffit lighting	3
Lighting- Colored/ moving lighting	3
Backyard Landscape	2
Tree Maintenance	1
Dead Tree- Front Yard	1
Lighting- Exterior Lighting on Patios, Decks, Pergolas, and in Rear Yards	1
No Annoying Light, Sounds or Odors.	1
Planter boxes, bed and planting bed covers.	1
Nothing Submitted	1
Dead Tree- Backyard	1
Lighting- Colored lighting/string lights	1
District Fence	1
Wind Chimes	1
Fence	1
Seasonal Lighting/Holiday Decorations	1
Unsightly Conditions	1
TOTAL	127



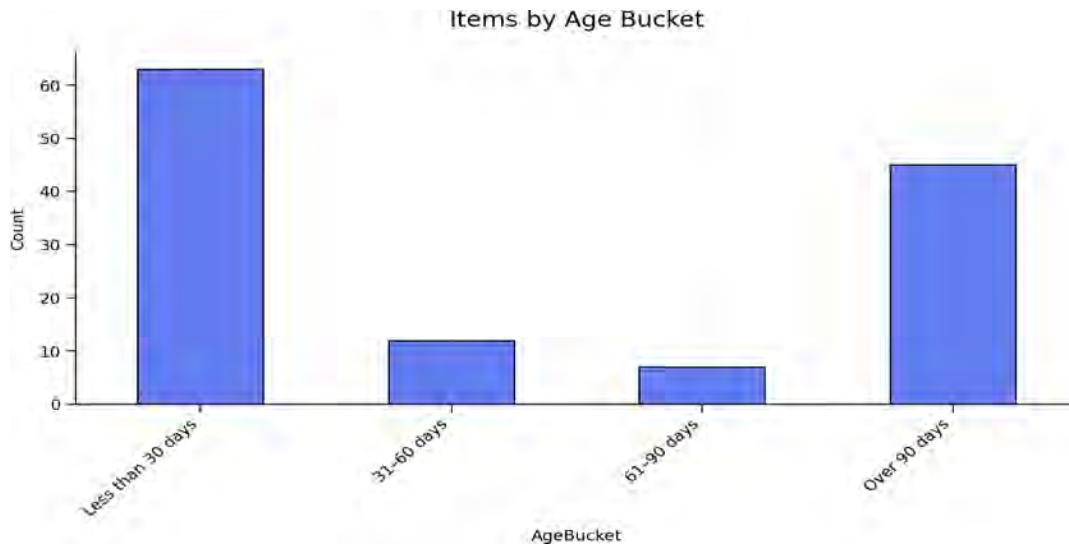
2) Items by Step Type

Step Type	Count
First Notice/Courtesy	84
Second Notice	17
Third Notice	5
Fourth Notice	5
Fine Limit Reached	3
Repetitious Violations	2
Send to Attorney	1
With Attorney	10
TOTAL	127



3) Items by Age Bucket

Age Bucket	Count
Less than 30 days	63
31-60 days	12
61-90 days	7
Over 90 days	45
TOTAL	127



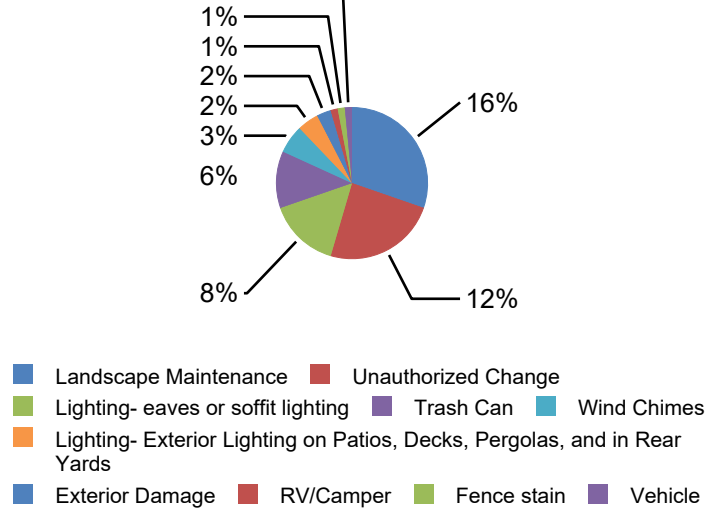
Inspiration Metropolitan District

Violation Report - Detail for 5/1/2026 - 5/31/2026

SUMMARY

Closed	40
Fence	1
Fence stain	1
Items Stored	3
Landscape Maintenance	2
Lighting- Colored/ moving lighting	5
Lighting- eaves or soffit lighting	6
Lighting for pathways and planting beds	1
Nothing Submitted	1
Trash Can	2
Unauthorized Change	8
Unightly Conditions	1
Vehicle	1
Weeds	5
Wind Chimes	3
Fine Limit Reached	1
Trash Can	1
First Notice/Courtesy	55
Common Area-Dumping	2
Dead Tree- Backyard	1
Exterior Damage	1
Items Stored	2
Landscape Maintenance	15
Lighting- Colored/ moving lighting	1
Lighting- eaves or soffit lighting	2
Nothing Submitted	1
Trash Can	3
Unauthorized Change	2
Weeds	24
Wind Chimes	1
Fourth Notice	1
Lighting- eaves or soffit lighting	1
Repetitious Violations	2
Lighting- Colored/ moving lighting	2
Resolved	16
Critter Guard	1
Exterior Damage	1
Holiday Decorations	1
Landscape Maintenance	1
Lighting- Colored/ moving lighting	1
Lighting- eaves or soffit lighting	1
Lighting- Exterior Lighting on Patios, Decks, Pergolas, and in Rear Yards	2
Lighting- up lighting	1

TOP DISTRIBUTION BY TYPE



Inspiration Metropolitan District

Violation Report - Detail for 5/1/2026 - 5/31/2026

Nuisances	1
RV/Camper	1
Trash Can	2
Unauthorized Change	3
Second Notice	14
District Fence	1
Fence	1
Items Stored	1
Landscape Maintenance	2
Lighting- Exterior Lighting on Patios, Decks, Pergolas, and in Rear Yards	1
Unauthorized Change	3
Weeds	5
	<hr/>
	129

Common Area Committee - Proposal to Board

1. Topic Title: Replacement of Round Rail Fence posts. This proposal is for preliminary discussion on how much fence to replace annually. BOD to determine if this project should be multi-year.

2. Date to Board: Jun 2026 IMD BOD Mtg

3. Project Scope: Replace round rail fence posts with flat rail and posts due to failing fences within IMD.

4. Problem/area marked on a map: yes

5. Estimate/Cost: \$27 per LF for actual fence and posts. Metal wire pet-fencing estimate is underway.

Total cost is from Replacement Reserve Fund: 8635 LF = \$233,145

6. Maintenance or Ongoing cost: Routine maintenance and staining 5-7 yrs as currently done.

7. Timeline required: Summer to Fall 2026

8. Considerations: Cost and scope of project

9. Summary

The IMD has two types of wood fences that border common areas. First developer fences were constructed with round fence rails. With changing developers, the fence design was changed to flat rails. The round rails warp, sag and fall out of the posts due to deterioration. There is 8,635 linear feet of round rail fencing or just over 10% of all wood fencing in IMD. The majority of fencing between homeowners and district property was installed with wire mesh fencing inside the wood fence. This serves mainly to keep pets in residents' yards. This will be reinstalled for every resident where it currently exists.

CAC considered an option to install flat metal rail fencing (that looked compatible to flat wood rail fencing and that would not have required staining). This was rejected because attaching the wire mesh pet-fencing to the inside of metal flat rail fencing was not bid by one vendor (refused to do it) and specifically stated to void the warranty of another vendor. Multiple bids for both wood and metal fencing were obtained. Bids for doing the replacement over 2 years yielded no price differences, ie, higher LF cost to do ½ now but no guarantee vendor prices do not increase annually. This proposal is for the lowest bid by Metal Fence Company.

10. Related Information:

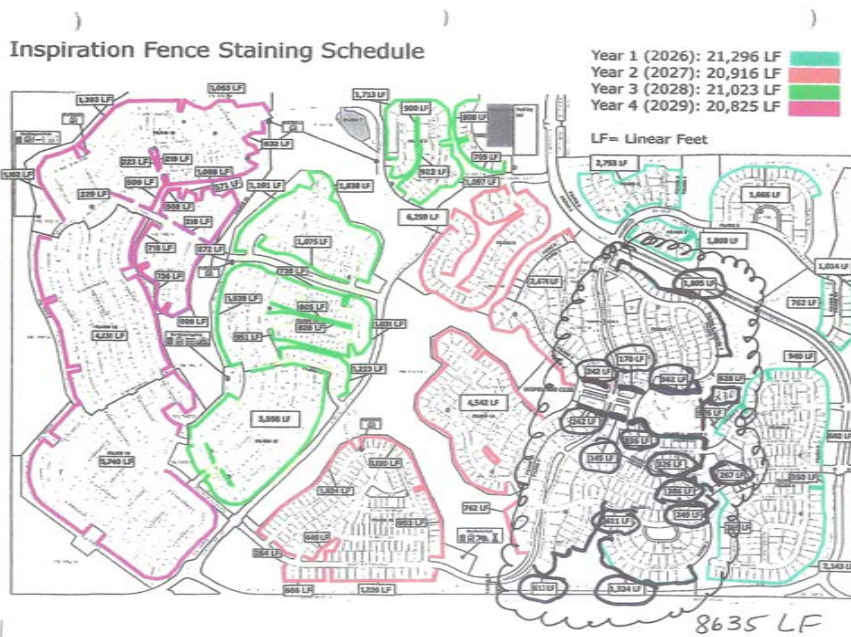
- a. This project was listed on the CAC 2026 Proposed Projects List item 3.
- b. This cost is from replacement reserves.

11. Map and photo is attached.

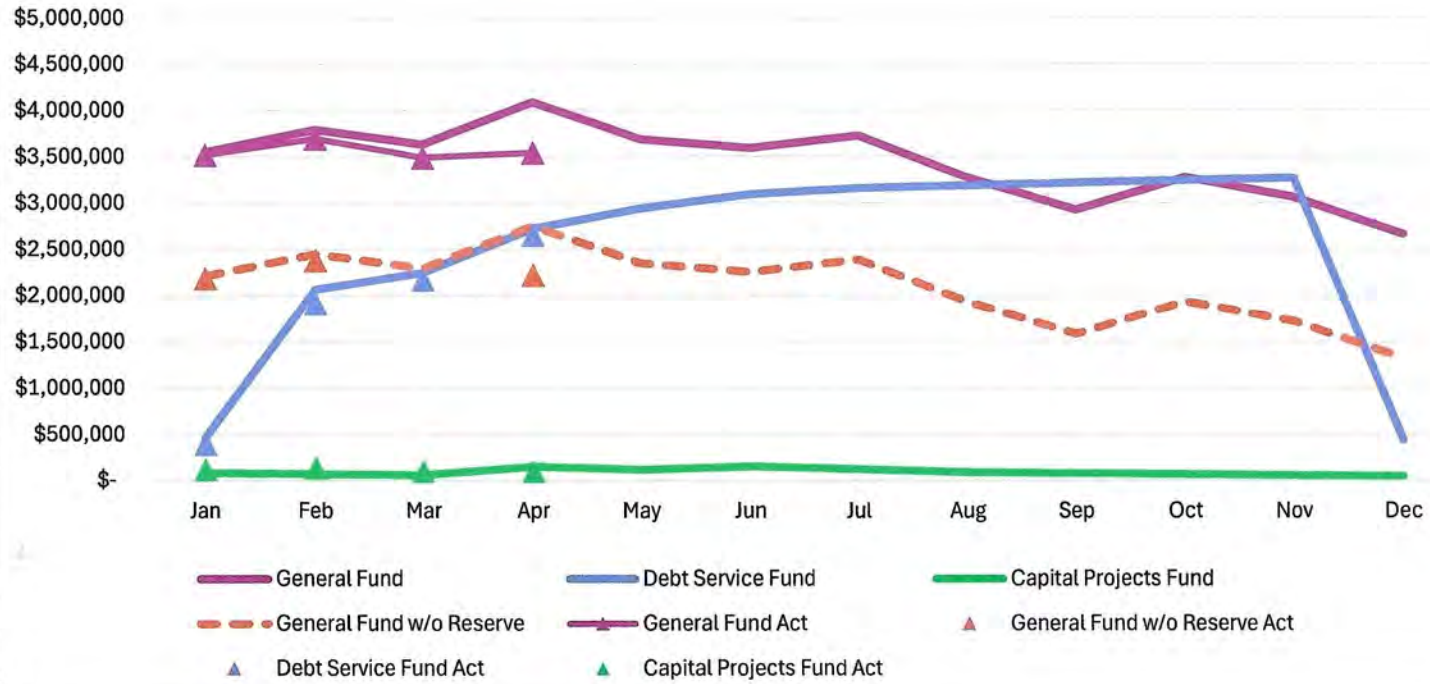
Photo showing the repairs done to 2 rails (not stained) and no metal pet fencing.



Area of Round Rail Fences contained in GRAY below:



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



INSPIRATION METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

APRIL 30, 2026

INSPIRATION METRO DISTRICT
Balance Sheet - Governmental Funds
April 30, 2026

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Assets				
Checking Account	\$ 325,358.25	\$ 33,660.00	\$ -	\$ 359,018.25
Xpress Bill Pay	219,161.81	-	-	219,161.81
Colotrust	2,205,077.79	1,829,068.07	112,053.60	4,146,199.46
Colotrust Reserve	1,324,608.53	-	-	1,324,608.53
2021B Bond Fund	-	2,122.86	-	2,122.86
2021B Reserve Fund	-	154,927.73	-	154,927.73
2021B Surplus Fund	-	95.10	-	95.10
2021A-1 Note Fund	-	168,030.66	-	168,030.66
Accounts Receivable	48,401.46	-	-	48,401.46
Receivable from County Treasurer	134,403.87	463,663.62	14,757.80	612,825.29
Total Assets	<u>\$ 4,257,011.71</u>	<u>\$ 2,651,568.04</u>	<u>\$ 126,811.40</u>	<u>\$ 7,035,391.15</u>
Liabilities				
Accounts Payable	\$ 254,114.04	\$ -	\$ 7,583.00	\$ 261,697.04
Due to SARIA	-	-	14,757.80	14,757.80
BILL Credit Card	-	-	-	-
Unearned Assessments	40,830.61	-	-	40,830.61
Deferred Assessments	420,231.50	-	-	420,231.50
Sign Removal Deposit	-	-	5,500.00	5,500.00
Total Liabilities	<u>715,176.15</u>	<u>-</u>	<u>27,840.80</u>	<u>743,016.95</u>
Fund Balances	<u>3,541,835.56</u>	<u>2,651,568.04</u>	<u>98,970.60</u>	<u>6,292,374.20</u>
Liabilities and Fund Balances	<u>\$ 4,257,011.71</u>	<u>\$ 2,651,568.04</u>	<u>\$ 126,811.40</u>	<u>\$ 7,035,391.15</u>

INSPIRATION METRO DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ 128,519.05	\$ 129,730.03	\$ (1,210.98)	\$ 646,915.22	\$ 638,795.06	\$ 8,120.16	(1.25) %	\$ 1,079,992.00
Specific ownership taxes	6,749.92	6,600.55	149.37	26,999.68	27,802.35	(802.67)	2.97 %	80,999.00
Interest Income	8,333.33	11,307.69	(2,974.36)	33,333.32	45,744.43	(12,411.11)	37.23 %	100,000.00
Other Revenue	83.33	-	83.33	333.32	500.00	(166.68)	50.00 %	1,000.00
Park/NAC Revenue	-	396.93	(396.93)	-	1,788.51	(1,788.51)	100.00 %	-
Late Fees & Interest	833.33	2,319.38	(1,486.05)	3,333.32	2,319.38	1,013.94	(30.41) %	10,000.00
Violations and Fees	416.67	(780.00)	1,196.67	1,666.68	5,391.50	(3,724.82)	223.48 %	5,000.00
Legal - Collections Fees	-	-	-	-	420.00	(420.00)	100.00 %	-
Billing Adjustments	416.67	-	416.67	1,666.68	-	1,666.68	(100.00) %	5,000.00
Operating Fees - Residents	629,187.00	207,874.68	421,312.32	1,252,407.00	836,884.50	415,522.50	(33.17) %	2,522,715.00
Operating Fees - Builders	2,646.00	1,602.25	1,043.75	7,938.00	7,900.75	37.25	(0.46) %	7,938.00
Transfer Fees	4,500.00	3,500.00	1,000.00	18,000.00	15,000.00	3,000.00	(16.66) %	54,000.00
Total Revenue	781,685.30	362,551.51	419,133.79	1,992,593.22	1,582,546.48	410,046.74	(20.57) %	3,866,644.00
EXPENDITURES								
Administrative								
Accounting	11,545.00	11,141.06	403.94	46,180.00	44,670.22	1,509.78	(3.26) %	138,540.00
Auditing	-	-	-	-	-	-	-	7,524.00
County Treasurer's Fee	1,927.80	1,946.22	(18.42)	9,703.80	9,582.49	121.31	(1.25) %	16,200.00
Dues and Membership	-	-	-	2,027.00	1,237.50	789.50	(38.94) %	2,027.00
Insurance	-	-	-	63,966.60	58,654.00	5,312.60	(8.30) %	71,074.00
Legal	8,333.33	5,202.00	3,131.33	33,333.32	27,798.50	5,534.82	(16.60) %	100,000.00
Miscellaneous	83.33	137.40	(54.07)	333.32	755.98	(422.66)	126.80 %	1,000.00
Billing	8,783.58	6,533.56	2,250.02	35,134.32	31,400.12	3,734.20	(10.62) %	105,403.00
Bad Debt Expense	83.33	-	83.33	333.32	-	333.32	(100.00) %	1,000.00
Office Supplies	41.67	161.76	(120.09)	166.68	1,074.53	(907.85)	544.66 %	500.00
Legal - Liens & Collections	833.33	1,964.00	(1,130.67)	3,333.32	6,658.00	(3,324.68)	99.74 %	10,000.00
Property Management Covenant Enforcement	5,500.00	-	5,500.00	22,000.00	13,394.48	8,605.52	(39.11) %	66,000.00
Management Fee	58,500.00	49,725.00	8,775.00	234,000.00	190,873.00	43,127.00	(18.43) %	702,000.00
Storage	166.67	-	166.67	666.68	-	666.68	(100.00) %	2,000.00
Lockbox Services	313.08	1,071.81	(758.73)	1,252.32	3,907.61	(2,655.29)	212.02 %	3,757.00
Billing Statements Postage/Mailing	416.67	-	416.67	1,666.68	-	1,666.68	(100.00) %	5,000.00
Uniforms	-	-	-	500.00	-	500.00	(100.00) %	500.00
Strategic Planning	15,000.00	18,330.00	(3,330.00)	60,000.00	35,420.85	24,579.15	(40.96) %	90,000.00
Total Administrative	111,527.79	96,212.81	15,314.98	514,597.36	425,427.28	89,170.08	(17.32) %	1,322,525.00
Utilities								
Trash collection	27,293.24	27,376.00	(82.76)	108,396.44	109,011.00	(614.56)	0.56 %	328,295.00
Water and Sewer	2,160.00	1,769.58	390.42	7,200.00	6,579.54	620.46	(8.61) %	240,000.00
Gas	125.00	165.72	(40.72)	500.00	1,075.24	(575.24)	115.04 %	5,500.00
Electric - Landscape and Facilities	3,500.00	1,146.68	2,353.32	14,000.00	5,183.10	8,816.90	(62.97) %	42,000.00
Total Utilities	33,078.24	30,457.98	2,620.26	130,096.44	121,848.88	8,247.56	(6.33) %	615,795.00
Landscaping								
Open Space Repair & Maintenance	-	38,577.80	(38,577.80)	-	93,971.04	(93,971.04)	100.00 %	466,000.00
Plants, Hardscapes, Other	-	1,850.00	(1,850.00)	-	1,850.00	(1,850.00)	100.00 %	125,000.00
Irrigation System	5,357.00	975.00	4,382.00	5,357.00	9,058.30	(3,701.30)	69.09 %	75,000.00
Landscape Maintenance	42,500.00	51,364.59	(8,864.59)	170,000.00	198,066.14	(28,066.14)	16.50 %	510,000.00
Pond Maintenance and Certification	9,244.00	1,244.00	8,000.00	14,048.00	10,811.00	3,237.00	(23.04) %	40,000.00
Tract turnover	70,000.00	14,941.00	55,059.00	70,000.00	36,073.25	33,926.75	(48.46) %	350,000.00
Tree Maintenance	18,696.00	-	18,696.00	18,696.00	9,263.64	9,432.36	(50.45) %	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 April 30, 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	8,571.42	-	8,571.42	8,571.42	-	8,571.42	(100.00) %	60,000.00
Winter Water	-	-	-	41,400.00	41,399.97	0.03	-	69,000.00
Landscaping	154,368.42	108,952.39	45,416.03	328,072.42	400,493.34	(72,420.92)	22.07 %	1,788,480.00
Community Engagement								
Community Wide Program	10,000.00	1,818.52	8,181.48	12,500.00	23,250.87	(10,750.87)	86.00 %	70,000.00
Holiday Lights	-	-	-	-	-	-	-	7,500.00
Total Community Engagement	10,000.00	1,818.52	8,181.48	12,500.00	23,250.87	(10,750.87)	86.00 %	77,500.00
Facility Maintenance								
Building Maintenance and Repairs	5,083.33	1,893.86	3,189.47	20,333.32	14,156.55	6,176.77	(30.37) %	61,000.00
Facility security systems/internet	350.00	-	350.00	1,400.00	278.49	1,121.51	(80.10) %	4,200.00
Fence/walls	-	66,284.00	(66,284.00)	-	67,864.00	(67,864.00)	100.00 %	64,500.00
Pool Repairs	3,116.00	-	3,116.00	3,116.00	2,943.75	172.25	(5.52) %	18,696.00
Pool Maintenance	-	-	-	-	-	-	-	12,750.00
Pool Staff Lifeguards/Monitors	-	4,262.50	(4,262.50)	-	4,262.50	(4,262.50)	100.00 %	72,500.00
Snow removal	-	-	-	27,037.50	8,134.94	18,902.56	(69.91) %	36,050.00
Waste Services	566.67	-	566.67	2,266.68	737.87	1,528.81	(67.44) %	6,800.00
Telephone	-	175.10	(175.10)	-	700.40	(700.40)	100.00 %	-
Total Facility Maintenance	9,116.00	72,615.46	(63,499.46)	54,153.50	99,078.50	(44,925.00)	82.95 %	276,496.00
Communications								
Digital Tools & Support	416.67	1,270.52	(853.85)	1,666.68	3,607.22	(1,940.54)	116.43 %	5,000.00
Total Communications	416.67	1,270.52	(853.85)	1,666.68	3,607.22	(1,940.54)	116.43 %	5,000.00
Other Expense								
Contingency	6,850.33	-	6,850.33	27,401.32	-	27,401.32	(100.00) %	82,204.00
Total Other Expense	6,850.33	-	6,850.33	27,401.32	-	27,401.32	(100.00) %	82,204.00
TOTAL EXPENDITURES	325,357.45	311,327.68	14,029.77	1,068,487.72	1,073,706.09	(5,218.37)	0.48 %	4,168,000.00
Other Financing Sources (Uses)								
Transfers to other fund	-	-	-	-	(26,199.11)	26,199.11	100.00 %	(200,000.00)
Total Other Financing Sources (Uses)	-	-	-	-	(26,199.11)	26,199.11	100.00 %	(200,000.00)
Net Change in Fund Balances	456,327.85	48,752.40	407,575.45	924,105.50	480,169.85	443,935.65	(48.03) %	(501,356.00)
Fund Balance - Beginning			(48,752.40)	3,163,530.00	3,061,665.71	101,864.29	(84.82) %	3,163,530.00
Fund Balance - Ending			<u>\$ 358,823.05</u>	<u>\$ 4,087,635.50</u>	<u>\$ 3,541,835.56</u>	<u>\$ 545,799.94</u>	<u>(76.50) %</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 April 30, 2026

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
System Development Fees	\$ -	\$ 33,660.00	\$ (33,660.00)
Property taxes	3,745,862.00	2,214,997.03	1,530,864.97
Specific ownership taxes	280,940.00	86,422.57	194,517.43
Interest Income	80,000.00	9,364.82	70,635.18
Total Revenue	<u>4,106,802.00</u>	<u>2,344,444.42</u>	<u>1,762,357.58</u>
Expenditures			
Accounting	3,000.00	-	3,000.00
County Treasurer's Fee	56,188.00	33,226.92	22,961.08
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>33,226.92</u>	<u>4,049,773.08</u>
Net Change in Fund Balances	23,802.00	2,311,217.50	(2,287,415.50)
Fund Balance - Beginning	356,056.00	340,350.54	15,705.46
Fund Balance - Ending	<u>\$ 379,858.00</u>	<u>\$ 2,651,568.04</u>	<u>\$ (2,271,710.04)</u>

INSPIRATION METRO DISTRICT
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending April 30, 2026

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property Taxes - Regional ARI	\$ 124,599.00	\$ 73,774.68	\$ 50,824.32
Interest Income	-	2,132.70	(2,132.70)
Total Revenue	<u>124,599.00</u>	<u>75,907.38</u>	<u>48,691.62</u>
Expenditures			
County Treasurer's Fee - Regional ARI	1,869.00	1,106.68	762.32
Open Space Repair & Maintenance	-	5,000.00	(5,000.00)
Regional ARI Expense	122,730.00	72,668.00	50,062.00
Community Service Building Needs	60,000.00	23,333.00	36,667.00
Reserve Fund Expenses	75,000.00	42,491.13	32,508.87
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>144,598.81</u>	<u>240,401.19</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)	(42,492.32)	(17,908.68)
Fund Balance - Beginning	85,554.00	141,462.92	(55,908.92)
Fund Balance - Ending	<u>\$ 25,153.00</u>	<u>\$ 98,970.60</u>	<u>\$ (73,817.60)</u>

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
Schedule of Cash Position
April 30, 2026
Updated as of May 18, 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 04/30/26	\$ 2,205,077.79	\$ 1,829,068.07	\$ 112,053.60	\$ 4,146,199.46
Subsequent activities:				
5/10/2026 April Property Tax	134,403.88	463,663.61	14,757.80	612,825.29
<i>Anticipated Transfer from CT Reserve</i>	<i>41,865.83</i>	<i>-</i>	<i>32,584.05</i>	<i>74,449.88</i>
<i>Anticipated Transfer to 1st Bank</i>	<i>-</i>	<i>-</i>	<i>(7,583.00)</i>	<i>(7,583.00)</i>
<i>Anticipated Transfer to Zions Note Fund</i>	<i>-</i>	<i>(2,292,731.68)</i>	<i>-</i>	<i>(2,292,731.68)</i>
<i>Restricted for Pond 2A Wall and Access Road Repair</i>	<i>(22,845.00)</i>	<i>-</i>	<i>-</i>	<i>(22,845.00)</i>
<i>Restricted for Public Art R&M</i>	<i>(23,837.60)</i>	<i>-</i>	<i>-</i>	<i>(23,837.60)</i>
<i>Anticipated Balance</i>	<u><i>2,334,664.90</i></u>	<u><i>-</i></u>	<u><i>151,812.45</i></u>	<u><i>2,486,477.35</i></u>
<u>ColoTrust Plus Reserve (XX8002)</u>				
Balance as of 04/30/26	1,324,608.53	-	-	1,324,608.53
Subsequent activities:				
<i>Anticipated Transfer from GF to CPF</i>	<i>(32,584.05)</i>	<i>-</i>	<i>32,584.05</i>	<i>-</i>
<i>Anticipated Transfer to Colotrust</i>	<i>(41,865.83)</i>	<i>-</i>	<i>(32,584.05)</i>	<i>(74,449.88)</i>
<i>Anticipated Balance</i>	<u><i>1,250,158.65</i></u>	<u><i>-</i></u>	<u><i>-</i></u>	<u><i>1,250,158.65</i></u>
<u>Xpress Bill Pay</u>				
Balance as of 04/30/26	219,161.81	-	-	219,161.81
Subsequent activities:				
5/15/2026 Deposits to Date	3,156.66	-	-	3,156.66
<i>Anticipated Transfer to 1st Bank</i>	<i>(222,318.47)</i>	<i>-</i>	<i>-</i>	<i>(222,318.47)</i>
<i>Anticipated Balance</i>	<u><i>-</i></u>	<u><i>-</i></u>	<u><i>-</i></u>	<u><i>-</i></u>
<u>1st Bank Checking (XX2293)</u>				
Balance as of 04/30/26	325,358.25	33,660.00	-	359,018.25
Subsequent activities:				
5/1/2026 Bill Credit Card Payment	(8,473.23)	-	-	(8,473.23)
5/5/2026 Waste Connection	(27,376.00)	-	-	(27,376.00)
5/6/2026 Transfer to Zions Note Fund	-	(22,440.00)	-	(22,440.00)
5/7/2026 Xpress Bill Pay	(1,071.81)	-	-	(1,071.81)
5/11/2026 Verizon	(175.10)	-	-	(175.10)
5/12/2026 Bill.com Payment	(132,777.04)	-	-	(132,777.04)
5/15/2026 Bill.com Payment	-	-	(7,583.00)	(7,583.00)
5/18/2026 Operating Deposits to Date	9,712.34	-	-	9,712.34
5/18/2026 PNP Deposits to Date	3,212.35	-	-	3,212.35
<i>Anticipated Transfer from Colotrust</i>	<i>-</i>	<i>-</i>	<i>7,583.00</i>	<i>7,583.00</i>
<i>Anticipated Vouchers Payable</i>	<i>(151,325.00)</i>	<i>-</i>	<i>-</i>	<i>(151,325.00)</i>
<i>Anticipated Transfer from Xpress Bill Pay</i>	<i>222,318.47</i>	<i>-</i>	<i>-</i>	<i>222,318.47</i>
<i>Anticipated Balance</i>	<u><i>461,721.70</i></u>	<u><i>11,220.00</i></u>	<u><i>-</i></u>	<u><i>472,941.70</i></u>

INSPIRATION METROPOLITAN DISTRICT
Schedule of Cash Position
April 30, 2026
Updated as of May 18, 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 04/30/26	-	168,030.66	-	168,030.66
Subsequent activities:				
5/6/2026 Transfer from 1st Bank	-	22,440.00	-	22,440.00
<i>Anticipated Transfer from 1st Bank</i>	-	-	-	-
<i>Anticipated Transfer from Colotrust</i>	-	2,292,731.68	-	2,292,731.68
<i>Anticipated Debt Service payment 2021A-1</i>	-	(891,893.51)	-	(891,893.51)
<i>Anticipated Debt Service payment 2021A-2</i>	-	(189,912.75)	-	(189,912.75)
<i>Anticipated Transfer to 2021B Bond Surplus Fund</i>	-	(162,404.90)	-	(162,404.90)
<i>Anticipated Balance</i>	-	1,238,991.18	-	1,238,991.18
<u>Zions Bank 2021B Bond Fund</u>				
Balance as of 04/30/26	-	2,122.86	-	2,122.86
Subsequent activities:				
<i>Anticipated Transfer from Reserve Fund</i>	-	427.73	-	427.73
<i>Anticipated Balance</i>	-	2,550.59	-	2,550.59
<u>Zions Bank 2021B Bond Surplus Fund</u>				
Balance as of 04/30/26	-	95.10	-	95.10
Subsequent activities:				
<i>Anticipated Transfer from 2021A Note Fund</i>	-	162,404.90	-	162,404.90
<i>Anticipated Balance</i>	-	162,500.00	-	162,500.00
<u>Zions Bank 2021B Bonds Reserve Fund</u>				
Balance as of 04/30/26	-	154,927.73	-	154,927.73
Subsequent activities:				
<i>Anticipated Transfer to Bond Fund</i>	-	(427.73)	-	(427.73)
<i>Anticipated Balance</i>	-	154,500.00	-	154,500.00
<i>Anticipated Balances</i>	<u>\$ 4,046,545.25</u>	<u>\$ 1,569,761.77</u>	<u>\$ 151,812.45</u>	<u>\$ 5,768,119.47</u>

Yield information (as of 04/30/26):

Colotrust Plus - 3.7663%
Zions Bank - 3.22%

INSPIRATION METROPOLITAN DISTRICT

Fund Balances

April 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Ending fund balances 04/30/26	\$ 3,541,836	\$ 2,651,568	\$ 98,971	\$ 6,292,374
Nonspendable				
Prepaid expenses	-	-	-	-
Restricted				
Estimated Tabor Emergency Reserve	47,500	-	-	47,500
Debt - Reserve Fund Requirement	-	154,500	-	154,500
Debt - Surplus Fund Maximum		162,500		162,500
Debt - Available for Bond Payment		2,334,568		2,334,568
Committed				
Public Art R&M	23,838	-	-	23,838
Pond 2A Wall and Access Road Repair	22,845			22,845
Committed by Board Resolution	1,324,609	-	-	1,324,609
Capital Projects				
Colostrust & Cash (net of AP)	-	-	98,971	98,971
Unassigned				
Available for operations	\$ 2,123,044	\$ -	\$ -	\$ 2,123,044

See selected information and the summary of significant assumptions.

**INSPIRATION METROPOLITAN DISTRICT
SELECTED INFORMATION
FOR THE PERIOD ENDED APRIL 30, 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 Boards (“GASB”), which is the source of authoritative accounting principles generally accepted in the United States of America (“GAAP”), as applied to governmental entities. The District’s financial statements are prepared using the modified accrual basis of accounting. The financial statements include the following departures from GAAP:

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

The financial forecasts present, to the best of management’s knowledge and belief, the District’s expected results of operations and cash flows for the forecast periods. Accordingly, the forecasts reflects its judgment as of 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.

The December 31, 2025 financial statements are subject to an audit which is in progress as of May 19, 2026. Any adjustments resulting from the audit are not included in these financial statements. Adjustments may be material.

**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
May 1, 2026 - May 31, 2026**

Txn Date	Vendor	Reference	Account Number	Account Name	Amount
General Fund					
05/05/26	Waste Connections of Colorado	9206821V311	7720	Trash collection	\$ 27,376.00
05/07/26	Xpress Bill Pay	INV-XPR035507	7750-45111-10000	Lockbox Services	1,071.81
05/12/26	Charles Taylor Engineering Technical Services, LLC	40085	7585-45111-10002	Tract turnover	240.00
05/12/26	CliftonLarsonAllen LLP	L261234031	7450	Billing	7,783.56
05/12/26	CliftonLarsonAllen LLP	L261234031	7000	Accounting	11,141.06
05/12/26	Coreflection	1158	7750-45111-10011	Strategic Planning	18,330.00
05/12/26	Critter Control Operations, Inc.	4505062	7589-45111-10001	Pest Control - Landscaping	159.00
05/12/26	Gardner Painting LLC	26-011-1	7582-45111-10014	Fence/walls	62,634.00
05/12/26	LCM Outdoor Living	INV-981	7582-45111-10013	Open Space Repair & Maintenance	31,539.42
05/12/26	Rocky Mountain Playground Services	1794	7582-45111-10002	Maintenance - General Community	950.00
05/21/26	Altitude Community Law P.C.	1711APR26	7460-45111-10001	Legal - Liens & Collections	1,964.00
05/28/26	City of Aurora Water Department	A078779APR26	7702-45111-10001	Water and Sewer	1,687.94
05/28/26	Gardner Painting LLC	25-046-02	7582-45111-10001	Building Maintenance and Repairs	3,650.00
Total General Fund					\$ 168,526.79
Debt Service Fund					
Total Debt Service Fund					\$ -
Capital Projects Fund					
05/15/26	Nine Dot Arts	INV-00003379	7750-45111-11010	Community Service Building Needs	\$ 7,583.00
05/19/26	r&t concrete enterprises llc	13221	7861-45111-10003	Reserve Fund Expenses	16,350.00
Total Capital Projects Fund					\$ 23,933.00
Transfers					
05/01/26	Transfer from 1st Bank Checking to Bill Credit Card	Credit Card Payment			\$ 8,473.23
05/06/26	Transfer from 1st Bank to Zions	Pledged Revenues			22,440.00
05/06/26	Transfer from ColoTrust to Zions Note Fund	Pledged Revenues			1,829,068.07
05/20/26	Transfer from ColoTrust to Zions Note Fund	Pledged Revenues			2,292,731.68
05/20/26	Transfer from ColoTrust Reerve to ColoTrust	Transfer to Savings			74,449.88
05/28/26	Transfer from ColoTrust Reserve to 1st Bank Checking	Cover Payables			38,690.80
05/29/26	Transfer from Xpress Bill Pay to 1st Bank	Billing Revenues			223,099.34
Total Transfers					\$ 4,488,953.00

Inspiration Club Committee Input June 2026 Inspiration Board Meeting

1. District Events since last report

Tie Dye Party – May 8

Good turnout: 40+. Residents enjoyed themselves.



Composting Event – May 16

Pool Opening – May 23

Cooler weather kept residents away.

Movie Night – May 30

Minimal turnout – this was a rescheduled event. Need to consider when/if we do more Movie Nights in the future. A winter date might work better.

2. Upcoming District Events

- * Community Garage Sale – June 6.
- * SPARK Event – June 19. Our first concert of the year.
- * Bike Parade – July 4th.

3. Group Events

Fitness Classes

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

Mindful Movement (Yoga/Tai Chi) starts June 6th – Saturday 9am.

4. Private Events

4 private events in May. No issues.

5. Other

- * Pool Furniture.
- * Interior Building Art.
- * Girl/Hawks Sculpture.

Rea Heatherington
Inspiration Club Committee Co-Chair
June 1, 2026