INSPIRATION METROPOLITAN DISTRICT
REGULAR MEETING
October 13, 2026 at 5:30 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 September 8, 2026 Regular Meeting Minutes (enclosure)
b. Accept the August 31, 2026 Finance Committee Minutes (enclosure)
c. Accept the August 18, 2026 Common Area Committee Minutes (enclosure)
d. Ratify BrightView Landscape Services proposal for monument irrigation work in the amount of $3,824.81 from the Irrigation System account (enclosure)
e. Ratify BrightView Landscape Services proposal for main monument grading in the amount of $1,855.29 from the Plants, Hardscapes and Other account (enclosure)
f. Ratify BrightView Landscape Services proposal for additional Russian olive removal in the amount of $1,272.00 from the Open Space Repair & Maintenance account (enclosure)
g. Ratify BrightView Landscape Services proposal to fix spacing on flow sensors at Controller #36 in the amount of $2,496.86 from the Irrigation System account

(enclosure)

h. Ratify BrightView Landscape Services proposal for native weed pull in the amount of $1,713.92 from the Open Space Repair & Maintenance account (enclosure)
i. Ratify BrightView Landscape Services proposal to repair drip irrigation on pines damaged by fire in the amount of $700.00 from the Irrigation System account (enclosure)
j. Ratify BrightView Landscape Services proposal to remove fencing and wire northeast of the skate park area in the amount of $856.96 from the Open Space Repair & Maintenance account (enclosure)
k. Ratify BrightView Landscape Services proposal to build raised stone bed in the amount of $4,814.40 from the Plants, Hardscapes and Other account (enclosure)
l. Ratify Service Agreement with Critter Control Operations, Inc. for prairie dog control in the amount of $3,248.00 from the Pest Control – Landscaping account (enclosure)
m. Ratify Agreement for Services with Rock Solid Stables, LLC for petting zoo and pony rides in the amount of $1,200.00 from the Community Wide Program account (enclosure)
n. Ratify LBJE Construction LLC proposal for replacement of ten round rails in the amount of $2,250.00 from the Fences/Walls account (enclosure)
o. Ratify LBJE Construction LLC proposal for barbed wire fence repair in the amount of $330.00 from the Fences/Walls account (enclosure)
p. Ratify LBJE Construction LLC proposal for replacement of two damaged posts in the amount of $765.00 from the Fences/Walls account (enclosure)
q. Ratify LBJE Construction LLC proposal to remove mesh from top of two pergolas in the amount of $845.00 from the Building Maintenance & Repairs account (enclosure)
r. Ratify Service Contract with Rocky Mountain Playground Services, Ltd. for fall and winter 2026 inspections of the climbing structure in the amount of $250.00 from the Maintenance – General Community account (enclosure)
s. Ratify Mile High Lights LLC proposal for holiday lighting at the second clubhouse area in the amount of $4,935.00 from the Holiday Lights account (enclosure)

6. Manager Updates

a. Review Manager's Report (enclosure)
b. Consider approval of the BrightView Landscape Services proposal to replace controller 16 in the amount of $7,939.73 from the Irrigation Systems account (enclosure)
c. Ratify City of Aurora's permit fee for the installation of the art sculpture at the Inspiration Club in the estimated amount of $2,800.00 from the Community Service Building Needs account (to be distributed)
d. Ratify Level Design Build proposal to install the art sculpture at the Inspiration Club in the amount of $9,998.50 from the Community Service Building Needs account (to be distributed)
e. Consider approval of the RTS Proposal to repair erosion damage in Filing 16 at a cost of NTE $120,000 (enclosure)

7. Legal Updates

8. Finance Committee

a. Finance Committee Monthly Report
b. Presentation of August 2026 Cash Flow (to be distributed)
c. Review proposed 2027 budget (enclosure)
d. **ACTION REQUIRED**: Review and consider acceptance of unaudited financial statements for the period ending August 31, 2026 (enclosure)
e. **ACTION REQUIRED**: Review and consider ratification and approval of payment of claims for the period ending September 30, 2026 (enclosure)
f. Other

9. Community Engagement Committee

a. Community Engagement Committee Update (enclosure)
b. Other

10. Residential Improvement Guidelines Committee

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

11. Website Ad-Hoc Committee

a. Committee Report
b. Ratify appointments of Linda Arms and Pamela Syverson to the Website Ad-Hoc Committee (enclosures)

12. Common Area Committee

a. Common Area Committee Update
b. Consider approval of the Proposal to Reduce 100' of Median at Rockinghorse and Eads (enclosure)
c. Other

13. Other Business

14. Public Comment

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

15. Adjournment

The next regular meeting is scheduled for November 10, 2026 at 5:30 p.m.

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

Held: Tuesday, September 8, 2026, at 5:30 p.m. via video conference

Attendance

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

Bob LeGare, President
Rick Forsman, Vice President
David Bourcier, Treasurer
Ralph "Doug" Parris, Secretary
Kimberly L. Kelleher, Assistant Secretary

Also present were Dominique Devaney, Karis Clark, James Dugan, and Natalyn Waltz of Public Alliance LLC; Laura Heinrich, Esq., Spencer Fane LLP; Sharon Sulzle, AMI Community Association Management; and the following members of the public: Ken Barritt, Sandra Budden, Paul Charnon, Karen Chambers, Sharon DuPuy, Les Frey, Karen Inman, Travis Krabbenhoft, TJ LeGare, Michael Miller, Allen Schubert, Holly Svetz, Dave Svetz, Yolanda Treviso, Sherry Zarnowiec, and Ed Zeches.

Call to Order

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

Conflict of Interest Disclosures

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

Public Comment

No public comment was received.

Consent Agenda

The Board considered the following items on the Consent Agenda:

a. Approval of the August 11, 2026 Regular and Special Meeting Minutes.

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b. Acceptance of the August 3, 2026 Finance Committee Minutes.
c. Acceptance of the July 21, 2026 Common Area Committee Minutes.
d. Acceptance of the August 10, 2026 Community Engagement Committee Minutes.
e. Acceptance of the July 15, 2026 Residential Improvement Guidelines Committee Minutes.
f. Acceptance of the August 24, 2026 Website Ad Hoc Committee Meeting Minutes.
g. Ratification of proposal from LBJE Construction LLC to install metal benches in the amount of $870 from the Plants/Hardscapes/Other account.
h. Ratification of proposal from LBJE Construction LLC to replace wood posts in the amount of $1,230 from the Fences and Walls account.
i. Ratification of proposal from LBJE Construction LLC to replace wood posts in the amount of $2,960 from the Fences and Walls account.

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

Management Updates

Manager's Report: Ms. Devaney reviewed the Manager's Report with the Board. The Board confirmed it was comfortable proceeding with BrightView Landscape Services, and Ms. Devaney will notify all vendors.

Gardner Painting LLC Proposal: The Board reviewed a proposal from Gardner Painting LLC for round rail fence staining in the amount of $25,905 from the Fences and Walls account. Following discussion, upon motion duly made by Director Kelleher, seconded by Director Forsman, and upon vote unanimously carried, the Board approved the proposal. The Board directed that residents with round rail fencing be notified that they may contact Gardner Painting LLC to have their fencing stained, at the homeowner's cost, while crews are in the community.

Legal Updates

There was no legal report.

Finance Committee

Finance Committee Monthly Report: Mr. Barritt provided a general update on behalf of the Finance Committee.

July 2026 Cash Flow: The Board reviewed the cash flow report for July 2026.

Preliminary 2027 Budget: Mr. Barritt reviewed the preliminary 2027 budget and the budget planning process with the Board.

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Unaudited Financial Statements: Following review, upon motion duly made by Director Bourcier, seconded by Director Kelleher, and upon vote unanimously carried, the Board accepted the unaudited financial statements for the period ending July 31, 2026.

Payment of Claims: Following review, 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 for the period ending August 30, 2026.

Public Release of 2025 Audit: The Board reviewed the 2025 audit, which will be posted to the District's website.

Other: There were no other financial matters to discuss.

Community Engagement Committee

Community Engagement Committee Update: Ms. Clark presented the Community Engagement Committee report to the Board.

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: Ms. LeGare noted there was no official report. She clarified that the goal is for the Rockinghorse and Eads request for proposals to result in work being completed in 2026, depending on cost, and noted that the Committee needs direction regarding dirt staging.

Website Ad-Hoc Committee

Committee Report: Director Forsman and Ms. Devaney reviewed the current plan to issue a request for proposals for consulting services.

Website Ad-Hoc Committee Applications: Due to technical difficulties with the video conference, consideration of applications for the Website Ad-Hoc Committee was continued to the next regular meeting.

Other Business

There was no other business to discuss.

Adjournment

The video conference experienced technical difficulties. Upon motion duly made by Director Forsman, seconded by Director Kelleher, and upon vote unanimously carried, the meeting was adjourned at 6:30 p.m. An e-blast was sent to the community regarding the meeting. The next regular meeting is scheduled for October 13, 2026, at 5:30 p.m.

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

_____

Secretary for the Meeting

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Inspiration Metropolitan District

Finance Committee Meeting Minutes
Monday, August 31, 2026
5:30 – 7:00 PM

1. Call to Order at 5:31 PM – In attendance were Committee Members Ken Barritt (Chair), Sharon Macway (Vice Chair), Dirk Pantone (Secretary), Kathy Toth, Terry McMurray, and David Bourcier (BOD Liaison).

2. August 31, 2026, Agenda – The Agenda was presented and was unanimously approved by the Committee.

   August 3, 2026, Minutes – The Minutes from the meeting were presented and unanimously approved by the Committee.

3. Review of July 2026 Financial Statements - Chair Barritt presented the financial statements and stated the following:
   - Revenues were above budget by $26,560 or 0.85%.
   - Expenses were below budget by $403,632 or (+15.79%)
   - YTD Fund Balance is above budget by $371,350 or 65.63%

   The Financial Summary provided by Chair Barritt provided additional information about the various revenue and expense categories that made up the above variances.

   Revenue for Interest Income, Operating Fees Residents and Builders, and Violations and Fees were above budget, with Property Taxes and Transfer Fees below budget resulting in revenue being above budget by 0.85% for July.

   Expenses for Administrative, Contingency, Landscaping and Utilities were below budget, with Facility Maintenance, Community Engagement and Transfer to Other Funds (*budgeted later in the year)* above budget resulting in expenses being below budget by (+15.79%) for July.

   After review, all agreed there were no material differences or concerns.

4. Status of Current Projects
   - Review of Terry McMurray Financial Statement Analysis – A comparison of the change in the General Fund balance using June YTD plus July resulted in a $27,476 variance compared to the July YTD financials. The committee will continue to review and monitor future variances.
   - Review of Initial Draft of 2027 Budget – The Finance Committee met in person on Monday, August 24th from 9am to noon at the Inspiration Clubhouse to prepare the first draft of the 2027 budget. The first draft held both Resident Fees and Mill Levies at the current 2026 amount with no increase required in 2027.

5. New Business – No new business presented.

6. Community Comment and Discussion – No community attendees.

7. Adjournment of Meeting – the meeting was adjourned at 6:31 PM.

Next Regular Monthly Finance Committee is Monday October 5th, 2026, from 5:30 – 7:00 PM



Common Area Committee Minutes of August 18, 2026

Present: C. Goretsky, H. Svetz, M. Berkstresser, T. Norton, T. LeGare, J. Dugan, N. Walts,
Public: K. Kabanek and Pamela Syverson.
Mtg was called to Order at 5:33 pm – Vice Chair C. Goretsky

1. A corrected agenda & 7.21.26 CAC Minutes were approved.

2. Public comment from Ms. Syverson that trees on RHP look dead. PA explained the BOD position to wait to remove only completely dead trees, and that they are being hand-watered to supplement the twice-weekly, city-directed schedule. A small shift of our turf watering allowances to trees and shrubs was also mentioned.

3. Update from Aug 11, 2026 IMD BOD mtg included 1. RFP for consultant for Wayfinding Signs approved; 2. Holiday Lighting approved; 3. Tree removal approved; 4. Website Ad hoc Committee charter approved; 5. RIC updates for front decks, color palettes, & driveway expansion area for side load garages approved. Dir Parris gave an update on F22 and F16 Board projects moving forward.

4. StopLight Chart reviewed. Will continue to be updated with action & monitored items.

5. Inspiration Monument SOW and Design -discussion on downsizing the project into separate parts and bidding to separate the irrigation, the demo, the masonry, and 2027 planting.

6. Gartrell Tunnel slope was discussed. Many solutions have been discussed. This is complicated due to the slope, erosion control, stabilization, whether the city has to be involved, and how the area can be updated. PA staff will discuss with District Manager if city involvement is necessary.

7. Dir Parris asked for action item of more plants in median on Inspiration (at Gartrell Rd). Tire tracks were removed (fall 2025); no dead plants have been replaced. CAC is concerned about line of sight. Action item: look for very low shrubs for the median.

8. RH & Eads Drive median discussion. The SOW is prepared, and PA will issue it next week.

9. Additional discussion item by Dir Parris: At BOD workshop, PA assigned task of removing/replacing all turf grass on RH median. CAC discussed opposition to putting rock on those slopes; can they be overseeded with native without removing turf, or replaced with water-wise grasses; question of whether it will use CAC funds.

10. Gartrell and Inspiration tree lawn areas (and other locations) for xeric conversion discussed. A committee of Ms. Setz, Mr. Berkstresser, Mr. Dugan, and a BV irrigation tech will meet and generate options. Action item: Report status progress at next month's CAC meeting.

11. PA Updates included bench pads finished by summer hires and benches to arrive in September, barbed wire removal scheduled, dog pads to begin, 2 remaining summer hires. District trees have been treated. New trash cans are needed in several areas and within PA approval authority. One homeowner with a prior Adopt-a-Tree has another dead tree in the same location, and the group agreed that refunding their money is the best option since three trees have not survived.

12. The map for the conference room was discussed. PA will scope and purchase it.
Adjournment at 7:15 pm

Proposal for Extra Work at Inspiration Metro District

Property Name	Inspiration Metro District	Contact	James Dugan
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	IMD Monument Irrigation Work
Project Description	IMD Monument Irrigation Work

Scope of Work

Phase 1-Cap and Reroute Existing Drip Irrigation

- Cap existing drip irrigation lines as necessary to accommodate excavation and wall construction.
- Reroute existing poly irrigation lines around the construction area where feasible to maintain irrigation to existing plant material.
- Make necessary connections and adjustments to preserve functionality of the existing drip irrigation system outside of the construction area.

Phase 2-Installation of Additional Drip Irrigation Valves

- Upon completion of wall construction and installation of final plant material, modify the existing drip irrigation system to provide three independently controlled drip irrigation zones.
- Install two additional drip irrigation valves and associated fittings, resulting in a total of three controllable drip zones serving the project area.
- Reconfigure the existing drip irrigation system as needed to establish three independently controlled irrigation zones.

While onsite reviewing the project and discussing potential irrigation options with Luis from Hydro Systems, we agreed that adding two additional drip valves would provide improved irrigation control and better overall management of the project area.

The additional zones will provide improved irrigation control and allow watering schedules to be adjusted based on differences in plant material, sun exposure, and site conditions. This is particularly beneficial in areas adjacent to monuments, signs, and walls, where reflected heat and varying exposure can create different microclimates and irrigation requirements.

The proposed configuration will also provide greater flexibility for future plantings and allow individual zones to be adjusted as plant material becomes established and landscape conditions change.

QTY	UoM/Size	Material/Description	Unit Price	Total

Proposal for Extra Work at Inspiration Metro District

Phase 1 Cap drip irrigation				**Subtotal**	**$359.50**
4.00	MAN HOUR	Labor to cap drip irrigation that is not needed and keep drip to living plant material- run new poly line	$70.00		$280.00
1.00	LUMP SUM	Material to cap drip irrigation	$79.50		$79.50
Phase 2 Add valves				**Subtotal**	**$3,465.31**
25.00	MAN HOUR	Labor to add 2 drip valves and drip lines to plant material	$70.00		$1,750.01
2.00	EACH	XCZ drip kit with decoder, wire connectors, about 20 feet of 2-wire, and jumbo box	$496.17		$992.33
2.00	EACH	Material for mainline to add a valve such as pvc pipe, coupler, tee, nipples and elbow	$198.33		$396.67
1.00	LUMP SUM	Material after the filter for 3 drip zones such as drip emitters, about 300 feet of poly, drip stakes, misc. drip fitting	$326.30		$326.30

Other

Inspiration Map so 9002672



For internal use only

SO#	9002672
JOB#	400300442
Service Line	150

Total Price $3,824.81

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

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	**Community Facilities and Grounds Manager**	
James Dugan		**September 04, 2026**	
Printed Name	Date	James Dugan	

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	**Irrigation Tech-Level I**	
Taylor Ann Benes		**September 04, 2026**	
Printed Name	Date		

Job #:	**400300442**		
SO #:	**9002672**	**Proposed Price:**	**$3,824.81**

All Terms and conditions of the existing master agreement

9/8/26

Proposal for Extra Work at Inspiration Metro District

Property Name	Inspiration Metro District	Contact	James Dugan
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	Main Monument Grading
Project Description	Prep the wall area: remove the mulch, cut/cap the irrigation, and grade the slope.

Scope of Work

Irrigation modifications required for proper system operation are excluded from this scope and will be detailed in a separate proposal.

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Labor to Remove Mulch, Cap Irrigation and Grade Area in preparation before building the wall.

For internal use only

SO#	9002455
JOB#	400300442
Service Line	130

Total Price $1,855.29

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

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.

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Customer

Signature	Title	**Community Facilities and Grounds Manager**
James Dugan		**September 04, 2026**
Printed Name	Date	

James Dugan

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	**Account Manager**
Sarahi E. Blanco Saldivar		**September 04, 2026**
Printed Name	Date	

Job #:	**400300442**		
SO #:	**9002455**	**Proposed Price:**	**$1,855.29**

All Terms and conditions of the existing master agreement

9/8/26

Proposal for Extra Work at Inspiration Metro District

Property Name	Inspiration Metro District	Contact	James Dugan
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	Additional Russian Olive Removal
Project Description	Sprayed and removed additional Russian Olive Trees

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Russian Olive Removal and Spray

For internal use only

SO#	8991395
JOB#	400300442
Service Line	130

Total Price $1,272.00

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This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

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.

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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.

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Customer

James Dugan

Signature	Title	**Community Facilities and Grounds Manager**
James Dugan		**August 20, 2026**
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

		Account Manager, Senior
Signature	Title	
Sara E. Rutman		**August 20, 2026**
Printed Name	Date	

Job #:	**400300442**		
SO #:	**8991395**	**Proposed Price:**	**$1,272.00**

All Terms and conditions of the existing master agreer

9/3/26

Proposal for Extra Work at Inspiration Metro District

Property Name	Inspiration Metro District	Contact	James Dugan
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	Fix spacing on flow sensors #36
Project Description	Fix spacing on flow sensors #36

Scope of Work

Inspect and reinstall the existing master valves and flow sensors at Controllers 36 to meet the manufacturer's recommended installation requirements. The current installations do not have the required pipe spacing upstream and downstream of the flow sensors, which can affect flow readings and contribute to false flow alarms.

Work will include relocating and reinstalling the master valves, flow sensors, and associated fittings to provide the required minimum requirements. This correction will improve flow sensor accuracy and help reduce false flow alarms.

QTY	UoM/Size	Material/Description	Unit Price	Total
24.00	MAN HOUR	Labor to dig up flow sensor and master valve, make repair, and bury	$70.00	$1,680.00
1.00	LUMP SUM	2" weathermatic sensor, pvc pipe and fittings	$816.86	$816.86

For internal use only

SO#	9012506
JOB#	400300442
Service Line	150

Total Price $2,496.86

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Customer

James Dugan

Signature	Title	Community Facilities and Grounds Manager
James Dugan		September 18, 2026
Printed Name	Date	9/18/26

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	Irrigation Tech-Level I
Taylor Ann Benes		September 18, 2026
Printed Name	Date	

Job #: 400300442

SO #: 9012506 **Proposed Price:** $2,496.86

All Terms and conditions of the existing master agreement for services apply.

Docusign Envelope ID: 51CE637B-F5B5-8793-8394-604FEE25A8CC

Proposal for Extra Work at Inspiration Metro District

Property Name	Inspiration Metro District	Contact	James Dugan
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	Inspiration Native Weed Pull (NTE)
Project Description	Cut and remove weeds in the Native (NTE)

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Cut and remove weeds in native area (NTE)

For internal use only

SO#	9007719
JOB#	400300442
Service Line	130

Total Price $1,713.92

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Docusign Envelope ID: 51CE637B-F5B5-8793-8394-604FEE25A8CC

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Customer

Dominique Devaney

Signature	Title	Community Facilities and Grounds Manager
James Dugan		**September 18, 2026**
Printed Name	Date	

Dominique Devaney - District Manager, 9/22/26

Brightview Landscape Services, Inc. "Contractor"

Signed by:
Jeremiah Congleton
81EC1E1B3D2D495...

Signature	Title	Mgr, Specialty Services
Jeremiah Congleton		**September 18, 2026**
Printed Name	Date	

Job #:	**400300442**		
SO #:	**9007719**	**Proposed Price:**	**$1,713.92**


AURORA

Proposal for Extra Work at Inspiration Metro District

Property Name	Inspiration Metro District	Contact	James Dugan
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	Repair Drip on pines damaged by fire
Project Description	Repair Drip on pines damaged by fire

Scope of Work

Damage from fire is located west of sunset park in native.

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	labor and material to repair 7 double ring netafim on trees	$700.00	$700.00

For internal use only

SO#	
JOB#	400300442
Service Line	150

Total Price $700.00

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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

James Dugan — 9/22/26

Signature — Title: **Community Facilities and Grounds Manager**

James Dugan — Printed Name — Date: **September 22, 2026**

BrightView Landscape Services, Inc. "Contractor"

Signature — Title: **Irrigation Tech-Level I**

Taylor Ann Benes — Printed Name — Date: **September 22, 2026**

Job #: **400300442**

SO #:

Proposed Price: **$700.00**

All Terms and conditions of the existing master agreement for services apply.

Proposal for Extra Work at Inspiration Metro District

Property Name	Inspiration Metro District	Contact	James Dugan
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	Remove fencing and wire from NE of skate park area
Project Description	Remove fence and wire

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Remove fencing in open space NE of skate park

For internal use only

SO#	
JOB#	400300442
Service Line	130

Total Price $856.96

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

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

James Dugan

Signature | Title: **Community Facilities and Grounds Manager**

James Dugan | Date: **September 23, 2026**

Printed Name

9/23/26

BrightView Landscape Services, Inc. "Contractor"

Mgr, Specialty Services

Signature | Title

Jeremiah Congleton | Date: **September 23, 2026**

Printed Name

Job #: **400300442**

SO #: **Proposed Price:** **$856.96**

All Terms and conditions of the existing master agreement for services apply.


N Gertrell Rd
E Eads Dr
S Buchanan Way
E Eads Dr
Pathfinder Park at Inspiration
E Minnow Dr
Gio Motors

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: Build Raised Stone Bed

Project Description: Use materials that the district has onsite to build a raised garden bed.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
70.00	HOUR	Enhancement Crew	$65.92	$4,614.40
1.00	LUMP SUM	Miscellaneous Materials/Concrete/Block	$200.00	$200.00

For internal use only

SO#	9003154
JOB#	400300442
Service Line	130

Total Price $4,814.40

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

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.

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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

James Dugan — 9/29/26

Signature — Title: **Property Manager**

Dominique Devaney — **September 04, 2026**

Printed Name — Date

BrightView Landscape Services, Inc. "Contractor"

Title: **Account Manager**

Signature

Sarahi E. Blanco Saldivar — **September 04, 2026**

Printed Name — Date

Job #: **400300442**

SO #: **9003154** **Proposed Price:** **$4,814.40**

All Terms and conditions of the existing master agreement for services apply.

Service Agreement

Corporate Office: 155 Woolco Drive, Marietta, GA 30062

Remit Payments to:
Critter Control Operations, Inc., PO Box 6849, Marietta, GA 30065

Toll Free: 800-334-0653 Fax: 770-977-1616 www.crittercontrol.com

Account #: 1228048
Date: 9/2/2026
Proposed By:
Brock Martin

BILLING INFORMATION		**SERVICE INFORMATION**	
Business Name:	Inspiration Metro District	Business Name:	
Name:	Jim Dugan	Name:	Jim Dugan
Address:	7555 E Hampden Ave Denver, CO 80231-4830	Address:	21891 E Allens Park Dr Aurora, CO 80016
Phone:	(303) 799-8697	Phone:	(303) 799-8697
E-mail:	jimd@publicalliancellc.com	E-mail:	jimd@publicalliancellc.com

Description of Services

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

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

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

Pest(s) Identified: Prairie Dogs in the field behind the address.

*For this program, a specific service area has been assigned to it which contains a large portion of the field behind the addressed home on the account. This service area will be the area of treatment for all treatments, and can be adjusted as needed in the future. A map of the area outlining the exact service area has been uploaded to the account as well.

*This proposal was created after a re-inspection of the property. This inspection showed that the prairie dog population and activity has greatly increased to a level that required a more aggressive approach for the best results in reducing the activity within the service area.

*** Terms and conditions of existing agreeement will remain in place for this contract.

Due to the damage and contamination that these animals can cause in a short time, this proposal is valid for 10 days. After 10 days, this proposal may require a reinspection to ensure the situation hasn't deteriorated further and that the proposed pricing is still valid. We cannot begin services until we receive a signed proposal and have secured a method of payment.

Your satisfaction and peace of mind are our top priorities, and we are committed to providing a thorough and efficient wildlife control service to safeguard your home.

Financing Options

We offer the convenience of in-house financing through RAC, including 90 Days Same as Cash (interest-free).

Ask me how!

Contact Information

If you have any questions, please contact Brock at 303-478-7523

Your satisfaction and peace of mind are our top priorities. We look forward to protecting your home with a thorough and effective wildlife control solution.

Recurring Service	Price/Visit	Tax	Discount	Total	Annual
Job Hazard Analysis An assessment of the property and work areas for potential hazards and implementing safety measures based on OSHA's Hierarchy of Controls—which includes elimination, substitution, engineering controls, administrative controls, and personal protective equipment—to ensure worker protection during operations.	$0.00	$0.00	$0.00	$0.00	$0.00
One - Time Service *Critter Control will complete a baiting treatment of the service area targeting all active prairie dog mounds within the area with an AGZP baiting treatment. This consists of 3 days of pre-baiting appointments which will be followed by one day of live baiting. This treatment can only be administered once per year per location, and is only available for use in a portion of the year. This treatment is typically used for higher levels of activity and can help get the population back to a manageable level for control. *This is the initial treatment for the prairie dog recurring program that is on a separate proposal.	$3,248.00	$0.00	$0.00	$3,248.00	$0.00

TOTAL FIRST YEAR FOR THIS PROGRAM $3,248.00

TOTAL FIRST YEAR FOR ALL PROGRAMS $3,248.00

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

FINANCE CHARGE will be assessed of 1.5% on invoices 31 days past due; equal to 18% APR. A $35.00 fee will be assessed on all returned c

CANCELLATION: CUSTOMER MAY CANCEL THIS AGREEMENT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DATE AFTER THE DATE OF THIS TRANSACTION.

I have read and understand the terms of the Agreement including the Exclusion and Limitations on the back page.



James Dugan

Customer Signature

jimd@publicalliancellc.com
172.17.2.97
9/3/2026

TERMS AND CONDITIONS

These Terms and Conditions apply to all Services performed by Trutech LLC and Critter Control Operations Inc., herein referred to as "the Company" unless specifically identified.

Contact Information:

Trutech LLC - Phone: 800.842.7296 / Critter Control Operations, Inc - Phone: 800.334.0653

CUSTOMER OBLIGATIONS: Customer understands that results of service are relative to and dependent upon the cooperation of the Customer as to housekeeping, appropriate sanitation, maintenance, accessibility of areas to be serviced, and reasonably necessary structural repairs and corrective measures. Customer agrees to extend all reasonably necessary cooperation to facilitate treatment and pest control.

RELEASE AND LIMITATION OF LIABILITY: (a) Customer expressly releases Company from liability for any claim whatsoever including, but not limited to, personal injury (including stings or bites from fire ants, spiders, or any other pests) or property damage (to include the structure and its contents), unless caused by the gross negligence or willful misconduct of Company. Customer agrees that under no circumstances, except for the gross negligence or willful misconduct of Company, shall Company be liable for any amount greater than the amount paid by the Customer to Company for the services provided at the affected location(s). (b) IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY OR ANY OTHER PERSON FOR ANY INDIRECT, INCIDENTAL, PUNITIVE, SPECIAL OR CONSEQUENTIAL DAMAGES RELATED TO THIS AGREEMENT OR THE SERVICES PERFORMED HEREUNDER INCLUDING, BUT NOT LIMITED TO, LOSS OF USE OR ANTICIPATED PROFITS, PRODUCTION DELAYS, BUSINESS INTERRUPTION, OR LOSS OF REPUTATION OR GOODWILL.

DISPUTE RESOLUTION:

(a) **Arbitration**. Any controversy or claim arising out of or relating to this Agreement or any other agreement between the parties, including but not limited to any contractual, tort and statutory claims, and any alleged claims for personal injury or property damage, shall be settled by binding arbitration. Unless the parties agree otherwise, the arbitration shall be held in the city of the corporate headquarters of the Party against whom arbitration is sought and administered under the Commercial Arbitration Rules of the American Arbitration Association ("AAA"). The parties expressly agree that the arbitrator shall follow (i) the substantive law of the state where the cause of action arose; and (ii) the terms and conditions of this Agreement. Either Party has the right to require a panel of three (3) arbitrators, and the requesting Party shall be responsible for the cost of the additional arbitrators. Either Party may request at any time prior to the hearing that the award be accompanied by a reasoned opinion. The award rendered by the arbitrator(s) shall be final and binding on all parties. The Parties acknowledge and agree that this arbitration provision is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act.

(b) **Class Action Waiver**. Any legal proceeding of any nature must be brought in the Party's individual capacity, and not as a plaintiff or class member in any purported class action, collective action, private attorney general action, or a multiple plaintiff or similar representative proceeding.

MISCELLANEOUS:

(i) **Entire Agreement**. This Agreement constitutes the entire agreement between Customer and Company with respect to the Services and supersedes all prior negotiations, representations or agreements relating thereto either written or oral, except to the extent that they are expressly incorporated herein. Unless otherwise expressly provided herein, no changes, alterations or modifications to this Agreement shall be effective unless in writing and signed by the respective parties hereto. If any term or provision, or portion thereof, is deemed to be invalid or unenforceable under applicable law, this Agreement shall be considered divisible as to each such term or provision, and such unenforceable term or provision shall not affect any other term or provision of this Agreement, and the remaining

terms and provisions of this Agreement shall remain binding and be construed and enforced accordingly. This Agreement is the product of negotiations between the Parties and shall be construed without regard to any presumption or rule requiring adverse construction or interpretation against either party.

(ii) **Force Majeure**. Company will be relieved of its obligations and may terminate this Agreement upon providing sixty (60) days' written notice if any of the obligations set forth in this Agreement are not met by the Customer, or in the event of a change in state or federal law that materially affects Company's obligations under this Agreement. Moreover, Company may terminate if it cannot perform its responsibilities due to (a) acts of God; (b) flood, fire, earthquake, or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest; (d) government order or law; (e) actions, embargoes, or blockades in effect on or after the date of this Agreement; (f) action by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns, or other industrial disturbances; (i) pandemic; (j) unavailability of pesticides or other supplies from ordinary sources; or (k) shortage of adequate power or transportation facilities.

CHEMICAL INFORMATION WARNING: Virtually all pesticides have some odor which may be present for a period on time after application. If you or any member of your household believes you have sensitivity to chemical odor or chemicals, the Company recommends that you not have an initial or a subsequent service performed at your premises until you have consulted with your family physician. At your request, the Company will provide information about the chemicals to be used in treating the premises.

State-Specific Licensing Information:

AZ: Arizona Business License #9062.

CO: Commercial applicators are licensed by the Colorado Department of Agriculture.

GA: The Georgia Structural Pest Control Act requires all pest control companies to maintain insurance coverage. Information about this coverage is available from this pest control company

NC: North Carolina License # 2014P

TN: Trutech Tennessee Charter # 4259. Critter Control Operations Charter # 5117

Trutech LLC: Business License #: 13625, 624018, 62420 Licensed and regulated by: Texas Department of Agriculture, P.O. Box 12847, Austin, TX 78711-2847. Phone (866) 916-4481, Fax (888) 232-2567. Customer information sheet available on website. www.trutechinc.com

Critter Control Operations Inc.: Business License #: 742414, 775291 Licensed and regulated by: Texas Department of Agriculture, P.O. Box 12847, Austin, TX 78711-2847. Phone (866) 916-4481, Fax (888) 232-2567. Customer information sheet available on website. www.crittercontrol.com

Docusign Envelope ID: 1171276F-4F7C-8763-8299-75D75404F3A4

AGREEMENT FOR SERVICES

This Agreement for Services ("Agreement") is effective the 14th day of September, 2026 by and between INSPIRATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District"), and ROCK SOLID STABLES, LLC, a Colorado limited liability company ("Contractor").

1. The work or services to be provided by the Contractor to the District are generally as follows: Provision of a petti three (3) ponies and qualified personnel to provide supervised pony rides at the District's event, including transportation, setup, operation, handling of the ponies, and cleanup, as further described in **Exhibit A**, attached hereto and incorporated herein (the "Work"). The Work shall be rendered in a timely manner or as specified in the description of the Work. The term of this Agreement shall run through the completion of the Work unless otherwise terminated by the District as provided herein.

2. The total compensation due for the Work provided by Contractor shall be $1,200. Of this amount, a deposit of $200 shall be provided by the District to the Contractor prior to the event. The District is exempt from paying sales tax. Contractor shall submit to the District by the first of each month detailed invoices of the Work performed and direct costs presented for reimbursement. Work performed in excess of the compensation amount above shall only be performed upon written authorization of authorized District personnel or the District's Board of Directors.

3. The Contractor is an independent contractor and nothing herein contained shall constitute or designate the Contractor as an employee or agent of the District. The District is concerned only with the results to be obtained. **The District will not withhold any taxes or other amounts from any compensation paid to Contractor. The payment of any and all federal, state, and local taxes or other required withholdings shall be the sole responsibility of Contractor. Contractor is not entitled to Worker's Compensation benefits or unemployment insurance benefits.**

4. The Contractor will comply with its statutory obligations respecting the collection, use, disclosure, access to, correction, protection, accuracy, retention and disposition of personal information that may be collected or created under this Agreement. In addition, the Contractor shall take all reasonable measures to protect the data and security of its electronic files and all personal information that may be collected or created under this Agreement. The Contractor shall immediately notify the District if the Contractor comes into possession of electronic financial, proprietary, confidential, privileged, or personal information of the District or any of its members, and upon the District's demand, the Contractor shall remove such information and take such other necessary actions to insure the security of the foregoing.

5. The Contractor shall indemnify, defend and hold harmless the District, its members, directors, officials and employees from and against any and all claims, demands, suits, actions, judgments, losses, damages, injuries, penalties, costs, expenses (including attorney's fees) and liabilities to the extent they are alleged to arise from the intentional misconduct or negligent acts or omissions of the Contractor or Contractor's sub-contractors and/or employees. The obligations of this indemnification shall survive termination of this Agreement.

6. Contractor shall carry insurance of the type and in the amounts as described in **Exhibit B** hereto. Proof of such insurance coverage shall be presented to the District prior to the performance of the Work. Nothing herein shall be deemed a waiver of immunity under § 24-10-101, *et seq.*, C.R.S.

7. The District may terminate this Agreement not-for-cause, in whole or in part, by delivering written notice of termination to Contractor specifying the extent and timing of such termination. The

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District shall pay Contractor for Work performed and materials actually provided to the District prior to such notice.

8. The Contractor shall be informed of and comply with all federal, state and local laws, ordinances and regulations and any applicable rules and regulations of the District.

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

INSPIRATION METROPOLITAN DISTRICT

Signed by:
FD66B3D2DECD419...

By: Karis Clark, Assistant District Manager

ROCK SOLID STABLES, LLC

Signed by:
0AD207D4B39A4F3...

By: Nicole Bell

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EXHIBIT A

- Date of Event: October 3, 2026
- Event time: 12:00-2:00 p.m.
- Location of Event: Pathfinder Park at Inspiration: 23495 E. Minnow Place; Aurora, CO 80016
- Event Contact: Karis Clark; karis@publicalliance.com
- Contractor will provide a petting zoo and any other necessary equipment.
- Contractor is responsible for:
  - Transportation to and from the event.
  - Setup and breakdown.
  - Continuous supervision and handling of the animals during operating hours.
  - Removal and proper disposal of animal waste.
  - Compliance with applicable federal, state, and local laws
  - Feeding, watering, and care of the animals.

Additional Terms and Conditions.

1. A deposit is required to secure ponies. Animals shall not be considered reserved until the event agreement is signed and the deposit is received. The remaining balance is due upon the delivery of the equipment at the event site.
2. Postponement. If inclement weather, rain or high winds are forecasted for the time that the District's event is scheduled, then the District has the right to postpone the event. Contractor must be notified of the postponement before traveling to the event. The District may reschedule the event within 60 days of the original event date at no additional cost. If postponement of an event is necessary, Contractor reserves the right to substitutions of equal or greater value on the rescheduled event date. If postponement of the event is made after travel to the event has begun or the event has begun, an additional charge may be added up to a maximum of ten percent of the contract price (travel expense coverage). Once the pony/animals have arrived the remaining balance becomes due and postponement of the event is not available.
3. Cancellation. If a reservation is cancelled after travel to the event has begun or if the event is cancelled after Contractor has arrived on site of the event, the full rental charge is due and payable. All deposits are nonrefundable for any reason.
4. Overtime. Contractor events are for the above stated time and price. Any time over will be charged at a ½ hour interval of your hourly rate, unless advised by a Contractor representative or due to extenuating circumstances agreed to by the Contractor representative.
5. Damages: Acts of God may prevent Contractor from providing the contracted attraction. Should your event be affected by such an incident, Contractor reserves the right to substitute an item of equal or greater value. Contractor shall not be held liable for their loss.
6. Safety Requirements. The Contractor shall establish and communicate reasonable safety rules for participants, including restrictions on approaching and touching the animals. The District shall use reasonable efforts to support the Contractor's safety procedures, including providing a suitable event location and, if requested in advance, communicating safety

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rules to attendees through signage or announcements. The District does not guarantee the conduct of event attendees and shall not be responsible for enforcing safety rules.

7. A set of Safety Rules may be displayed and be reviewed at the beginning of the event.

Payment is due in cash, or via paypal, venmo, zelle or cash app prior to the commencement of the event. Company checks are accepted.

Nicole Henderson
15493 North 107th Street
Longmont, Colorado 80504
720-232-7030

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EXHIBIT B

CONTRACTOR'S INSURANCE REQUIRMENTS

1. Worker's Compensation Insurance in accordance with applicable law.

2. Comprehensive general liability insurance in the amount of $500,000 combined single limit bodily injury and property damage, each occurrence; $1,000,000 general aggregate.

3. Automobile liability insurance in the amount of $1,000,000 combined single limit bodily injury and property damage, each accident.

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

Sep 22 2026

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

RE: 10 Round rail replacement throughout the community
Location;
We propose to accomplish the work as represented by the design documents as prepared by Our proposal is to provide material and labor for installation according to the following outline.

.

Included Scope of Work

Materials

- 10 round rails, 4 x 8 ft.
- Stain

Labor

Remove 10 damaged round rails throughout the community and install new replacement rails.

Total Bid Proposal of $ 2, 250 .00

General Conditions:

- Sales Tax is 00
- No specs provided.
- Includes
- All Fry Reveal Excluded.

- All prime/paint/visible caulking is excluded.
- All exposed sealant work is excluded. All fire stopping, acoustical sealant & putty pads at penetrations is excluded. .
- All access panel work is excluded.
- Installation of all doors and door hardware is excluded.
- All expansion joints are excluded.
- End wall mullion caps/brake metal is excluded.
- All floor protection is excluded.
- All wall protection, wall guards & corner-guards are excluded.
- All expansion joints are excluded.
- Any premium expense for shift or overtime labor, or unnecessary and unproductive labor required as a result of any acceleration of schedule or as a result of delays caused by others is excluded.

All Terms and conditions of the existing master agreement for services apply.

James Dugan

9/23/26

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

Elias Garcia
President & CEO

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

Sep 22 2026

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

RE: wire fence repair
Location; Mtn View trail
We propose to accomplish the work as represented by the design documents as prepared by Our proposal is to provide material and labor for installation according to the following outline.

.

Included Scope of Work

Materials

- T-posts
- Fence wire

Labor

Repair the wire fence that was cut to allow access for fire mitigation work. Work includes replacing damaged posts and securing the fence wire as needed to restore the fence line.

Total Bid Proposal of $ 330.00

General Conditions:

- Sales Tax is 00
- No specs provided.
- Includes

- All Fry Reveal Excluded.
- All prime/paint/visible caulking is excluded.
- All exposed sealant work is excluded. All fire stopping, acoustical sealant & putty pads at penetrations is excluded. .
- All access panel work is excluded.
- Installation of all doors and door hardware is excluded.
- All expansion joints are excluded.
- End wall mullion caps/brake metal is excluded.
- All floor protection is excluded.
- All wall protection, wall guards & corner-guards are excluded.
- All expansion joints are excluded.
- Any premium expense for shift or overtime labor, or unnecessary and unproductive labor required as a result of any acceleration of schedule or as a result of delays caused by others is excluded.

All Terms and conditions of the existing master agreement for services apply.

James Dugan

9/23/26

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

Elias Garcia
President & CEO

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

Sep 22 2026

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

RE: 2 Damage post replacing
Location; Mtn View trail
We propose to accomplish the work as represented by the design documents as prepared by Our proposal is to provide material and labor for installation according to the following outline.

.

Included Scope of Work

Materials

- Two wood posts
- Two 50 lb. bags of concrete
- 3-inch wood screws
- Wood stain

Labor

- Remove two existing broken wood posts and dispose of old concrete.
- Dig new holes for replacement posts.
- Remove rails and wire mesh as needed to complete the post replacement.
- Set new posts and pour new concrete.
- Reinstall wire mesh and rails.
- Stain the new posts.
- Complete site cleanup and trash removal.

Total Bid Proposal of $ 765 .00

General Conditions:

- Sales Tax is 00
- No specs provided.
- Includes
- All Fry Reveal Excluded.
- All prime/paint/visible caulking is excluded.
- All exposed sealant work is excluded. All fire stopping, acoustical sealant & putty pads at penetrations is excluded. .
- All access panel work is excluded.
- Installation of all doors and door hardware is excluded.
- All expansion joints are excluded.
- End wall mullion caps/brake metal is excluded.
- All floor protection is excluded.
- All wall protection, wall guards & corner-guards are excluded.
- All expansion joints are excluded.
- Any premium expense for shift or overtime labor, or unnecessary and unproductive labor required as a result of any acceleration of schedule or as a result of delays caused by others is excluded.

All Terms and conditions of the existing master agreement for services apply.

James Dugan

9/23/26

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

Elias Garcia
President & CEO

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

Oct 01-2026

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

RE: remove mesh from top off 2 pergolas
Location; pool
We propose to accomplish the work as represented by the design documents as prepared by Our proposal is to provide material and labor for installation according to the following outline.

Included

Materials

.

Labor

- Remove the mesh and 2x2 cedar boards from the tops of the existing pergolas.
- Store the removed materials in the shop for reuse next year.
- Complete trash removal and site cleanup.

Total Bid Proposal of $ 845.00

General Conditions:

- Sales Tax is 00
- No specs provided.
- Includes
- All Fry Reveal Excluded.
- All prime/paint/visible caulking is excluded.
- All exposed sealant work is excluded. All fire stopping, acoustical sealant & putty pads at penetrations is excluded.
- Wood blocking at interior walls icluded.
- All access panel work is excluded.
- Installation of all doors and door hardware is excluded.

- All expansion joints are excluded.
- End wall mullion caps/brake metal is excluded.
- All floor protection is excluded.
- Al! wall protection, wall guards & corner-guards are excluded.
- All expansion joints are excluded.
- Any premium expense for shift or overtime labor, or unnecessary and unproductive labor required as a result of any acceleration of schedule or as a result of delays caused by others is excluded.

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

Elias Garcia
President & CEOTERMS

All Terms and conditions of the existing master agreement for services apply.

James Dugan

10/1/26

Rocky Mountain Playground Services

Keeping Kids Safe Since 2017

SERVICE CONTRACT

Customer/Company Name	Inspiration Metropolitan District				
Billing Address	7555 E. Hampton Ave., Suite 501				
Billing Email	Inspiration@bill.com & Dominique@publicalliancellc.com				
City	Denver	**State**	CO	**Zip**	80231

Site Address	22995 E. Rockinghorse Pkw				
City	Aurora	**State**	CO	**Zip**	80016

Contact Name	Dominique Denavey	**Ph. #**	(720) 213-6621
Email	dominique@publicalliancellc.com		

DATE FOR SERVICES TO BEGIN: Fall LFI - Winter HFI

Service Package

- 1 "Low Frequency" Inspections at **$150.00** Per Inspection (Fall) & 1 "High Frequency" Inspections at **$100.00** Per Inspection (Winter) at Site Listed Above

SERVICES TO BE PROVIDED BY ROCKY MOUNTAIN PLAYGROUND SERVICES.

**(Herein referred to as "RMPS" or "Contractor")*

Depending on what service is requested (Audit/High Frequency/Low Frequency/Etc.), RMPS shall inspect and document the playground equipment and area once or twice per service year for a minimum of the following:

- The equipment has adequate protective surfacing under and around it and the surfacing materials have not deteriorated.

- There are no sharp points, corners or edges on the equipment.
- There are no missing or damaged protective caps or plugs.
- There are no trip hazards, such as exposed footings on anchoring devices and rocks, roots or any other obstacles in the play area.
- The equipment has no rust, rot, or cracks, especially in places where it comes in contact with the ground.
- There are no broken or missing components on the equipment (e.g. handrails, guardrails, protective barriers, steps or rungs on ladders).
- Check for any abnormal wearing of components
- There are no loose fastening devices, such as S-hooks on swings.
- The paint used on the playground equipment has not deteriorated as noted by peeling, cracking, chipping or chalking.
- All equipment is securely anchored.
- Site assessment for any direct safety concerns around the play area.
- There is no evidence of graffiti or vandalism on the playground.

- Safety Inspections will be conducted once a year and will include an assessment of compliance with: ASTM F1487: Standard Consumer Safety Performance Specification for Playground Equipment and The United States Consumer Product Safety Commission Handbook for Public Playground Safety.
- A Complete inspection report, including any suggested repair/replacement of equipment or components and surfacing will be noted and provided to the property manager. A quote for repair/replacement services will be provided upon request from the property manager.

CONTRACT TERMS

This Service Contract is by and between Rocky Mountain Playground Services, Ltd. and Inspiration Metro District and is effective when signed and dated by both parties.

Term:

This Service Contract shall be for a term of one year commencing at the date the Service Contract is signed and dated by both parties. The Service Contract will automatically renew for a 12 month term each year following the expiration of the initial one year term unless the Service Contract is terminated.

Termination:
Either party may terminate the Service Contract with or without cause upon providing the other party 30 day written notice at the respective address stated herein. In the event of termination of this Service Contract, Contractor will be compensated for the actual services performed to the Client's reasonable satisfaction as of the date of termination.

Notices:
All notices, requests, demands, waivers, and other communications given as provided in this Service Contract will be in writing, and unless otherwise specifically provided in this Service Contract, will be deemed to have been given if delivered in person, or mailed by certified or registered mail, postage prepaid, and addressed to either party at the following addresses, unless either party changes its address by giving written notice to change to the other. The addresses for notice are:

Notice to Client:
Inspiration Metro District
% Public Alliance
N Gartrell Rd. & E. Rockinghorse Pkwy.
Aurora, CO 80016

Notice to Contractor:
Rocky Mountain Playground Services, Ltd.
% Keith Kroening
30980 Highway 72
Golden, CO 80403

Qualifications:
Contractor represents that it is fully qualified and licensed, to the extent necessary, to do business in the vicinity, has the requisite expertise, skill and capability to perform the services in the manner contemplated by this Service Contract, and that it shall maintain the requisite skilled employees and other workers, materials, equipment and tools necessary to perform the Services as and when required under this Service Contract.

Costs and Attorney Fees:
In the event any action, suit or other proceeding is instituted to remedy, prevent or obtain relief from a breach of this agreement, or arising out of a breach of this agreement, the prevailing party shall recover all of such party's attorney fees incurred in each and every such action, suit, or other proceeding, including any and all appeals or petitions.

Governing Law.
The validity, meaning, and effect of this Service Contract will be determined

pursuant to the law of the State of Colorado applicable to agreements made and to be performed in the State of Colorado.

Successors and Assigns:
This Service Contract shall insure to the benefit of and be binding upon any permitted successors and assigns of the parties hereto. This Service Contract shall not be assigned without the prior written consent of the other party.

Modification:
This Service Contract and any term as provided in this Service Contract may be modified, amended, discharged, changed, or waived only in writing signed by both parties.

Entire Agreement:
This Service Contract constitutes the entire agreement of the parties and supersedes all previous agreements, written or oral, between parties. No statement, promise, or inducement made by either party, or the agent of a party, either written or oral, which is not provided in this agreement, is binding upon that party.

Counterparts:
This Service Contract may be signed in two or more counterparts, each of which will be deemed an original agreement, but all of which together will constitute one and the same document.

Authority to Bind:
Each party signing this contract represents it has full legal power, authority and right to execute, deliver, and perform its obligations under this contract and each party's performance hereunder and the transaction contemplated hereby have been duly authorized by all requisite actions on the part of such party and no remaining action is required to make this contract binding.

Payment No Release:
No payment under this agreement shall be deemed to operate as acceptance of services or admission that Contractor has satisfactorily performed the pertinent services.

Independent Contractor:
Contractor is an independent contractor and, as such, shall be responsible for compliance with the provisions of all applicable State and/or Federal Social Security, Unemployment Compensation, Workmen's Compensation, Sales and Use Tax, Withholding Tax and other tax laws now or hereafter in effect and shall pay all taxes, contributions and premiums required thereunder.

Payment for services:
As consideration for services outlined in this contract, Client agrees to pay RMPS,

within 30 days from date of invoice for said services. Any payments which are not received by the stated terms will be charged a 2% per month late charge beginning from due date and continuing until paid in full. Any amount which becomes 60 days past due will force collections and the client will be responsible for any legal fees incurred or any other costs incurred in an attempt to collect the debt.

Insurance & Liabilities:
Contractor shall, in a manner satisfactorily to Client, maintain at its own expense insurance coverage including worker's compensation and employer's liability, comprehensive general liability, and any insurance coverage as may be required under Colorado law.

Guarantee:

The contractor agrees to perform all services in a workmanlike manner and will not perform services or act in any way which is illegal or violates any state guidelines or city or county ordinances.

By signing below, Client agrees to and understands all terms and conditions outlined in this contract "Services to Be Provided" section and Clients date becomes the mutual execution date of the Service Contract.

Rocky Mountain Playground Services:

By: Keith Kroening Title: CEO, CPSI

Date: 9/8/2026

Inspiration Metro District:

By: Dominique Downey Title: District Manager

Date: September 27, 2026

Inspiration District second club house area

Public Alliance LLC
7555 Hampden Ave
Denver, Colorado 80231
United States

Dominique Devaney
dominique@publicalliancellc.com
+17202136621

Reference: 20260904-100559924
Quote created: September 4, 2026
Quote expires: November 30, 2026
Quote created by: Jared Carr
Owner
jared@milehighlights.com

Comments from Jared Carr

Products & Services

Item & Description	Quantity	Unit Price	Total
Roof Line Light clubhouse with warm white C9 on both levels	1	$2,400.00	$2,400.00
Soft Wrap Large deciduous tree between main building and playground area with warm white C9	1	$650.00	$650.00
Roof Line Roof line of pool house entrance with warm white C(	1	$525.00	$525.00
Soft Wrap 10 deciduous trees around the pool and clubhouse area with warm white mini lights	1	$1,360.00	$1,360.00
Light takedown	1	$0.00	$0.00

Doc ID: 85e05624a1a364c651ab7d38f6d39236e4b9dd7d

Item & Description	Quantity	Unit Price	Total
Free Repairs	1	$0.00	$0.00
Extension Cords and Timers	1	$0.00	$0.00

One-time subtotal	$4,935.00
Total	**$4,935.00**

Purchase terms

SERVICE CONTRACT: Mile High Lights LLC will provide a quote of cost and material usage to the Customer. The quote may be written or delivered verbally. Mile High Lights LLC will use the Customer's verbal description to approximate as closely as possible the described layout. If the Customer requests changes to any or all portions of commenced work, the Customer will be responsible for original and changed installation costs. The Customer will be notified prior to service of any surcharges. For safety and quality purposes, all lights, electrical cords, accessories, and other materials will be supplied and owned by Mile High Lights LLC. Customer requested additions and/or changes to the original quote may result in an increase to the actual price. Mile High Lights LLC reserves the right however, to decline any changes or additions requested by the Customer. Payment: 50% of payment is due before installation can begin. If the Customer requests any changes/additions to the decor during installation that results in additional fees, they must be paid in full before changes/additions are installed. Remainder of payment is due in full once work has been completed. Service: Mile High Lights LLC reserves the right to reject service to any property deemed unsafe by Mile High Lights LLC. Pricing includes: 1. Use of a stated quantity of lights and electrical accessories from the installation date through removal of Mile High Lights LLC, with Mile High Lights LLC being authorized to remove the display at any time after January 2nd. 2. Single-time installation of lights according to a layout planned and approved by the Customer. 3. Removal of lights and other materials, which Mile High Lights LLC will remove no later than February 28th.All designs, displays, or concepts and all Mile High Lights LLC supplied materials are the property of Mile High Lights LLC and all materials must be returned to Mile High Lights LLC. Mile High Lights LLC will fasten light strands to fascia boards using the industry standard staples. If standard fastening methods are not possible, additional charges may apply. Mile High Lights LLC is not responsible for paint or wood loss or chipping on fascia boards. Mile High Lights LLC cannot guarantee consistent light bulb orientation due to twisting nature of light strands. Mile High Lights LLC also reserves the right to take and use photographs or video of the Customer's property for marketing and media purposes. Mile High Lights LLC is only required to provide services (including service calls) during the hours of 8 a.m. to 5 p.m., but Mile High Lights LLC reserves the right to provide services at any time prior to 10 p.m. on any day. The Customer authorizes Mile High Light LLC to come upon the Customers property for purposes related to this Contract at any time from the Effective Date until the lights and other property have been removed by Mile High Lights LLC. Electricity: The Customer must provide Mile High Lights LLC clear access to safe and adequate electricity commensurate with the volume of lights requested by the Customer. Mile High Lights LLC will require enough free circuits to successfully handle the electrical load of the lighting package. High wattage devices such as refrigerators or hair dryers must not be tethered to the lighting package circuits. Mile High Lights LLC will not be responsible for inadequate, faulty, or overloaded electrical sources at the place of service. If circuit breakers frequently need to be reset, this is often an indication of inadequate power supply and may require a service call to locate additional clean circuits and redistribute power. The Customer may be required to provide electrical connection from inside the house. Customers requesting large lighting packages may need to consult their electrician to provide additional power sources commensurate with package needs. Persistent moisture such as rain or melting snow will create an increase in electrical resistance up to double the load of the lighting package in dry weather. If the lighting package frequently resets circuit breakers in wet weather, the Customer will be responsible for providing additional clean circuits to Mile High Lights LLC for redistributing the power load. Customers should not tether personal lights or appliances to the Mile High Lights LLC lights as it may result in exceeding fuse or circuit limits and may require a service call. Service Calls: Mile High Lights LLC will test all lighting at completion of installation and will leave project fully functional. Mile High Lights LLC will provide the Customer with up to three FREE service calls between install date and December 23rd; however, a $100 service fee will apply to repairs that result from the following: 1. Changes or other actions by the Customer such as tethering personal lights or

other lights to Mile High Lights LLC lights. 2. Other acts, omissions, circumstances or occurrences outside of the control of Mile High Lights LLC. Mile High Lights LLC is in no event responsible for losses or damages to any lights or other materials supplied by Mile High Lights LLC after installation. Mile High Lights LLC will schedule service calls on a first come, first serve basis, but Mile High Lights LLC cannot guarantee the timing of any service call, and in particular between Christmas Eve and New Years. Any service fee is due at the time of the service call. Other Matters: Mile High Lights LLC is not responsible for any damages or losses to the Customer's home or other property. Mile High Lights LLC is also not responsible for any failure or delay in providing any or all of the services or for any damages or losses that are caused in any way by any acts, omissions, occurrences or circumstances beyond the control of Mile High Lights LLC, such as weather or any acts or omissions of the Customer or any other person. General: Any payment not made by the Customer when due shall bear interest at the rate of 10% per annum from the date the payment was due until it is paid. The Customer will also be responsible for any attorneys' fees and court costs incurred by Mile High Lights LLC in enforcing this Contract. This Contract sets out and includes the entire agreement between the Customer and Mile High Lights LLC, and can only be amended in writing signed by both the Customer and Mile High Lights LLC. By signing below, the Customer affirms that he/she has read this Contract and its terms and conditions and agrees to be bound by all the terms herein.

Signature

Choose a profile to start the e-signature process.

Dominique Devaney
dominique@publicalliancellc.com



Questions? Contact me

Jared Carr
Owner
jared@milehighlights.com

Mile High Lights and Highlight Irrigation
PO box 2096
Arvada, CO 80001
United States

Dropbox Sign

Audit trail

Title	Inspiration District second club house area
File name	redir
Document ID	85e05624a1a364c651ab7d38f6d39236e4b9dd7d
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was signed on app.hubspot.com

Document History

SENT	**09 / 28 / 2026** 21:12:18 UTC	Sent for signature to Dominique Devaney (dominique@publicalliancellc.com) from esign@hubspot.com IP: 54.174.52.20
VIEWED	**09 / 28 / 2026** 21:12:43 UTC	Viewed by Dominique Devaney (dominique@publicalliancellc.com) IP: 98.97.107.34
SIGNED	**09 / 28 / 2026** 21:13:02 UTC	Signed by Dominique Devaney (dominique@publicalliancellc.com) IP: 98.97.107.34
COMPLETED	**09 / 28 / 2026** 21:13:02 UTC	The document has been completed.

DISTRICT MANAGEMENT REPORT

Inspiration Metropolitan District

To: Board of Directors, Inspiration Metropolitan District
From: Public Alliance Management Team
Date: October 2026

1. Updates

Seasonal Staffing and Small Project Funds

Approximately $42,313 of the $100,000 allocated for small District projects has been utilized to date. With the Board's support, Ian will remain on staff part-time through the remainder of the season at a direct billable rate, funded from the remaining allocation.

Newsletter and Resident Communications

The District's first newsletter is scheduled for mailing in late October. In conjunction with the newsletter, the District is introducing a text messaging service to provide residents with timely updates, important notices, and community information. The service will complement the District's existing communication channels and expand resident outreach.

Pool Season Closeout

FRR has completed winterization of the pool equipment, with the final facility walkthrough and remaining seasonal closure tasks scheduled for the coming weeks. FRR's preliminary closing report, utilization report, and capital planning documents are attached to the Board packet as Exhibit A. FRR will provide a final report once all winterization, equipment evaluations, and facility closure activities are complete.

Wildfire Mitigation

Following the recent fire on the west side of the community, staff conducted a wildfire mitigation walk with Captain Danek and Chief Good of Aurora Fire. Both were complimentary of the District's efforts and noted that Inspiration continues to be used as an example of proactive wildfire mitigation and preparedness. Recommendations for continued improvement include limbing lower dead branches in open space and annual string trimming around tree bases to further reduce ladder fuels. Staff will incorporate this work into planned fire-band mowing and maintenance activities where possible, and is coordinating with Aurora Fire on a resident wildfire presentation next spring.

Trail Wayfinding RFP

Proposals for the Community Trail Wayfinding Program RFP have been received. Staff will share the proposals with the CAC for review ahead of a recommendation to the Board.

Inspiration Club Sculpture Installation

The sculpture project continues to progress. The artist has completed all pieces, and welding has begun. Additional discussion on this item is scheduled later in the meeting.

Native Area Management – September Report

Resilient Roots completed its September field review, evaluating cheatgrass treatment areas, native vegetation establishment, seeding projects, and woody plant removal. Cheatgrass regrowth was observed in some areas, with additional monitoring planned for October to evaluate treatment effectiveness. Native grass establishment behind Rockinghorse Parkway is progressing well, and

additional seeding does not appear necessary in several evaluated areas. Recommendations include focusing on erosion control where appropriate and coordinating with BrightView to verify treatment activities and outstanding maintenance work. Ms. Walts is working with Resilient Roots and BrightView to address the most recently identified areas. The full September report is attached to the Board packet as Exhibit B.

2. Resident Relations – Karis Clark

Public Alliance received and addressed 68 resident contacts during September, categorized as follows:

- Amenities – 27
- Common Area – 19
- Design Review and Compliance – 8
- Events – 4
- Other – 4
- Trash – 5
- Website – 1

3. Communications – Karis Clark

Newsletters Sent: 6

- 09/07/2026 – IMD: District Board Meeting Tomorrow, October Events Launch, Pet of the Month Winner
- 09/08/2026 – IMD: District Board Meeting Zoom Outage, Labor Day Trash Service Delay Due to Holiday
- 09/14/2026 – IMD: Upcoming Common Area Work, Stop the Bleed Training, Environmental Leaf Scorch
- 09/16/2026 – IMD: Important Update: Fire Status
- 09/21/2026 – IMD: New District Mailer, Dumpster Day, Upcoming Events, Paint Night and Pooch Plunge Recap
- 09/28/2026 – IMD: Seasonal Lighting Reminder, Fall Fest, New Composting Bags Initiative

- **Newsletter Articles Published:** 22
- **Facebook Posts Published:** 23
- **Facebook Engagement Stats:** Views +70%
- **Website Updates:** Updated Board and Committee pages, added upcoming calendar events, published October events to the Upcoming Events page, removed the pool waiver banner from the homepage, and updated the pool page to reflect the 2026 season closure.

4. Events & Social Programming – Karis Clark

- **NAC Reservations booked in September:** 10
  - Revenue for NAC reservations paid in September: $25*
- **Club Building Reservations**
  - Requests Submitted in September: 4
  - Reservations Held in September: 23
  - Committee: 2 | Group: 14 | Private: 2
  - Other: Mindful Movement, Coffee Corner, Paint Night, AFD Training, Dumpster Day

  Revenue for reservations paid in September: $90*

  Revenue from reservations held in September: $120 (paid: 7/19)

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

Event Recaps

Since the last Board meeting, the District has hosted nine community engagement opportunities:

- Coffee Corner
- Paint and Connect (18+)
- Pooch Plunge
- Aurora Fire Stop the Bleed Training
- Fall Clean Out and Dumpster Day
- Fall Coloring Contest Kick-Off
- Fall Fest
- Financial Seminar – Saving for College
- Tai Chi at the Inspiration Club Building Kick-Off

Upcoming Events

- Comedy Night – October 16
- Be Your Own Handyman Seminar – October 22
- Fall Coloring Contest Ends – October 31
- Holiday Cookie Decorating – November 6
- Yard Waste Compost Drop-Off – November 7
- Tai Chi at the Inspiration Club Building – through November 21

5. Irrigation Services – Brennan Ruppert

Irrigation Summary

District-wide irrigation use totaled 2,184 kgal in August 2026, compared to 4,950 kgal in August 2025. This represents a decrease of 2,766 kgal, or 55.9%.

Year-to-date irrigation use through August totaled 11,556 kgal in 2026, compared to 18,588 kgal in 2025. This represents a decrease of 7,032 kgal, or 37.8%.

Financial Summary

District-wide irrigation billing totaled $24,462.32 in August 2026, compared to $49,051.68 in August 2025. This represents a decrease of $24,589.36, or 50.1%.

Year-to-date irrigation billing through August totaled $119,782.54 in 2026, compared to $183,212.39 in 2025. This represents a decrease of $63,429.85, or 34.6%. Irrigation costs remain significantly below 2025 levels, consistent with the District's reduced water consumption.

Operational Update

Irrigation has been deactivated and winterization is underway across the District. BrightView is completing system blowouts to prepare irrigation equipment for the winter months and reduce the risk of freeze-related damage, with systems shut down as each area is winterized. Staff will continue monitoring to ensure all systems are properly shut down and prepared for the off-season.

6. Field Services – James Dugan

Parks and Trails Maintenance

- Serviced all parks and trails for debris and trash on a regular basis.
- Cleared trails in areas where runoff occurs from heavy rains.
- Cleaned up community trash following a recent storm.

Irrigation Maintenance and Repairs

- Reinforced quick responses from BrightView on repairs and runoff issues.
- Removed excess Netafim and drip lines throughout the community, including the tunnel and Gartrell areas.
- BrightView repaired Netafim lines around trees damaged in the fire.
- BrightView completed flow sensor repairs at Controllers 2, 36, and 38.

Vendor and Contractor Coordination

- Rockinghorse and Eads Median Redesign: RFP proposals received and reviewed by the CAC.
- Met with the CAC chair on project updates.
- Dog station pad and barbed wire projects with RTS completed.
- Ongoing fence post replacements and community bench coordination with LBJE Construction.
- Scheduled with LBJE Construction: shade sail takedown and split rail fence repairs.
- Scheduled split rail fence staining with Gardner Painting.
- BrightView cleared barbed wire and fence poles near the skate park.

Community and Security Projects

- Weekly onsite meetings with BrightView to maintain focus and communication.
- Temporary hire (Ian) in place and actively working on:
  - Continued removal of dead bushes and grasses.
  - Repair of metal edging in the community.
  - Removal of tree stakes, straps, and irrigation rings.
  - Trimming tree suckers throughout the community.

  - Numerous fence repairs.
  - Weeding the dog park.
  - Repairing and updating dog stations.
  - Moving pool fencing to its winter location and cleaning the pool-area grill.
  - Removing, cleaning, and reinstalling playground floor panels at the pool.
  - Reporting community issues through Access Aurora.
- “No Motorized Vehicle” sign installed at the trail near the pool parking lot.

Ongoing Projects

- Large boulder placements (5 in place / 5 remaining).
- Four new benches along the Inspiration Trail and E Allenspark Pl.
- Continued prairie dog removal behind Allenspark.
- BrightView work on the Inspiration monument wall.

Upcoming Projects

- Rockinghorse and Eads Median Redesign.

7. Native Spaces & Trees – Natalyn Walts

Trees

- The pond and open space tree removal project is complete.
- Removal of dead trees in landscaped areas is ongoing.
- Updates to the TreePlotter inventory will continue.

Completed and Ongoing Projects

- Playground and park signage is being installed per the playground inspector's recommendations.
- Cutting and removal of dead mullein stalks and thistles is scheduled.

Upcoming Projects and Other Relevant Work

- Additional small open space landscaping projects will be scheduled once BrightView completes fall cleanup and blowouts.
- Erosion repair and sediment removal projects for the ponds and drainages are being considered for the 2027 budget year.
- The map for the Inspiration Club conference room was revised, incorporating CAC input.

Field Photos – September 2026



Pond 6 dead material and willow removal progress



Filing 21 dead pine removal progress

Proposal for Extra Work at Inspiration Metro District

Property Name	Inspiration Metro District	Contact	James Dugan
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	Replace controller 16 to weathermatic compatible with the online platform
Project Description	Replace controller 16 to weathermatic compatible with the online platform

Scope of Work

This proposal is to remove old controller and replace with a new weathermatic that is compatible with the online platform.

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	SL4836-SLW5 SL4800 36 ZONES WITH SLW5 WIRELESS WEATHER STATION WEATHERMATIC	$3,787.12	$3,787.12
1.00	EACH	Pole and concrete for sensor	$148.17	$148.17
1.00	EACH	Air card	$806.73	$806.73
1.00	EACH	SLPED-4800 STAINLESS STEEL PEDESTAL FOR PL4800/SL4800/SL9600TW WEATHERMATIC	$2,077.71	$2,077.71
16.00	MAN HOUR	Labor to remove old controller and install new 36 station controller and weather sensor	$70.00	$1,120.00

For internal use only

SO#	9020664
JOB#	400300442
Service Line	150

Total Price $7,939.73

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

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	**Community Facilities and Grounds Manager**
James Dugan		**September 30, 2026**
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

		Irrigation Tech-Level I
Signature	Title	
Taylor Ann Benes		**September 30, 2026**
Printed Name	Date	

Job #:	**400300442**		
SO #:	**9020664**	**Proposed Price:**	**$7,939.73**

"SBA Certified HUBZone Company"
15541 East Colfax Ave.
Aurora, Colorado 80011
303-366-1463 contact@rtscaping

September 14, 2026

IMD Filing 16 Drainage Remediation Project.

- Completed Bid form attached to email.
- Itemized pricing by location is on the Bid Form.
- Detailed Project Schedule. Begin work on October 13th. Complete project by December 1st, 2026.
- Contractor qualifications. RTS has been a trusted landscape company for the past 25 years, we have completed countless erosion projects and stand by all our work.
- References for at least three similar projects.
- 1.) Buckley Space Force Base. Building 1005 Erosion Control Project 2020. Installed over 500 tons of void filled riprap, constructed 3 concrete forebays. Contact Jessica Campos Tribal One Construction. 956-367-1519/jessicacampos@tribal.one
- 2.) Conservatory Metro District. Pond 6 and 7 project March of 2023. Install 120ft of 4ft RCP pipe, grouted riprap and TRM. Contact AJ Beckman Public Alliance. 303-877-6284/aj@publicalliancellc.com or Birgit Baldwin Conservatory Metro District Board President 303-908-6677/**birgitbaldwin@yourcmd.org**
- 3.) IMD Filing 1A Repair erosion and ponding. Contact Dominique Devaney Public Alliance. 303-276-0547/Dominique@publicalliancellc.com
- Certificate of insurance is attached to email.
- W-9 Form attached to email.
- Acknowledgement to Addenda. RTS acknowledges this Addenda.

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

RTS Landscaping

"SBA Certified HUBZone Company"
15541 East Colfax Ave.
Aurora, Colorado 80011
303-366-1463 contact@rtscaping

September 14, 2026

IMD Filing 16 Drainage Remediation Project Detailed Plan.

PHASE 1

- Install silt fence and straw wattles around approved stockpile and lay down area.
- Remove all existing rip rap from the channel and stockpile for future use.
- Using IMD provided native soil, fill and compact eroded areas.
- Begin grading channel, including cutting out approximately 400SF of soil near the pine tree to the Southeast. This will create a 45-degree turn, eliminating the existing 90-degree turn in the channel.
- Install Mirafi 180 Geotextile ensuring the fabric is keyed 24-inches at the top of the channel.
- Mix stockpiled rip rap with an additional 25 tons of new rip rap, granite VTC, granite ballast, ¾" granite and soil.
- Begin placing void filled riprap in designated area approximately 175 tons, ensuring the rip rap is keyed at the top of the channel with a 24-inch trench.
- Compact void filled rip rap, cover with 3-inches of amended soil and sow in approved seed mixture.
- Create a compacted 3-foot wide by 3-foot-tall soil berm on the outer edge of the channel's curve, amend soil and seed.
- Install Pyramat 75 TRM in designated areas per manufacturers' recommendations.
- Seed over the top of Pyramat TRM, Spray with .5-inch-thick Biotic soil media and cover with biodegradable straw blankets.
- Amend soil, seed and install biodegradable straw blankets to all disturbed soil outside of channel and laydown area.

Phase 2

- Identify all minor erosion uphill from Phase 1.
- Without disturbing well vegetated areas, begin filling and compacting all erosion in the channel.
- Amend soil and seed the repaired eroded areas.
- Install Western Excelsior PP5-10 TRM to repaired eroded areas per manufacturers' recommendations.
- Seed over the top of Western Excelsior PP5-10 TRM and cover with .5-inch-thick Biotic soil media and cover with biodegradable straw blankets.
- Amend soil, seed and install biodegradable straw blankets to all disturbed soil

Phase 3

- Repair and strengthen all rip rap check dams inside of the channel.
- Install additional rip rap, ¾" granite, and crushed granite to all rip rap check dams.
- Amend soil, seed and install biodegradable straw blankets to all disturbed soil.

Sincerely,
RTS Landscaping

Cole Mansanares
303-525-3437
Project Manager

INSPIRATION METROPOLITAN DISTRICT

BID FORM

Project: IMD – Filing 16 Remediation Project
RFP Issue Date: August 20th, 2026
Bidder Name: Cole Mansanares
Business Address: 15541 East Colfax Ave.
City, State, Zip: Aurora, CO, 80011
Primary Contact: Cole Mansanares
Phone: ***Email:*** 303-525-3437 rtsbuckley@gmail.com

1. PHASE-BASED LUMP SUM PRICING

Bidder shall provide **lump-sum pricing per phase** inclusive of all labor, materials, equipment, mobilization, supervision, and incidentals necessary to complete the scope of work as described in the RFP and Exhibit A. The design should be attached at the end of this document.

Phase	Description	Lump Sum Price	Material/ Equipment	Labor
Phase 1	RTS provided soil 106CY= $6,996.00		$44,574.00 ($51,570.00)	$34,651.00
Phase 2	RTS provided soil 14CY= $924.00		$2,903.00 ($3,827.00)	$3,484.00
Phase 3	RTS provided soil 3CY= $198.00		$1,470.00 ($1,668.00	$1,446.00

TOTAL BASE BID: $ 88,528.00

RTS provided soil approximently 123CY Total Base Bid= $96,646.00

2. UNIT PRICING (FOR ADDITIONS / DEDUCTIONS)

Provide unit pricing for potential quantity adjustments or additional work.

Mixing and placing void filled rip rap - $19 per sf

TRM Pyramat installed with seeded amended soil on top covered in ECB - $10.75 sf

TRM PP5-10 installed over seeded amended soil $4.25 sf

Bio degradable straw blankets installed over seeded amended soil - $.75

3. PROJECT SCHEDULE COMMITMENT

Approximate Construction Start Date: November 1st, 2026
Substantial Completion: May 1st , 2027
Dates open to reasonable adjustment based on weather or other unexpected delays.

4. EXPERIENCE & QUALIFICATIONS

Provide references for **three (3) projects of similar size and scope**,
Client Project Contact Phone / Email

5. SUBMITTALS ATTACHED

Check all items included:

☑ Detailed Project Schedule

☑ Company Qualifications

☑ Relevant Project References

☑ Certificate of Insurance

☑ W-9 Form

☑ Addenda Acknowledgement

6. CERTIFICATIONS

By signing below, the Bidder certifies:

This proposal is made without collusion, fraud, or improper influence.

Bidder has carefully examined the RFP documents, Exhibits, and site conditions.

Bidder agrees to execute a contract consistent with District terms if selected.

Bidder is properly licensed, insured, and authorized to perform the work.

Authorized Representative: Cole Mansanares. Roberts Treescapping LLC

Signature: Date: Cole Mansanares 9-15-2026

Title: Project Manager

7. DESIGN

Please attach the requested design below as a PDF of standard printing size (8.5”x11” or 11”x17”).

Design and notes are attached on email.


Phase 3 repair and strengthen riprap check dams.
Install TRM PP5-10 to areas with deep erosion.


Create a three foot berm to protect the outer curve of the bank
Entire area to be covered in TRM Pyramat
Phase 2
Void filled riprap

Inspiration Metropolitan District

DRAFT 2027 Budget

Board of Directors Review – October 13, 2026

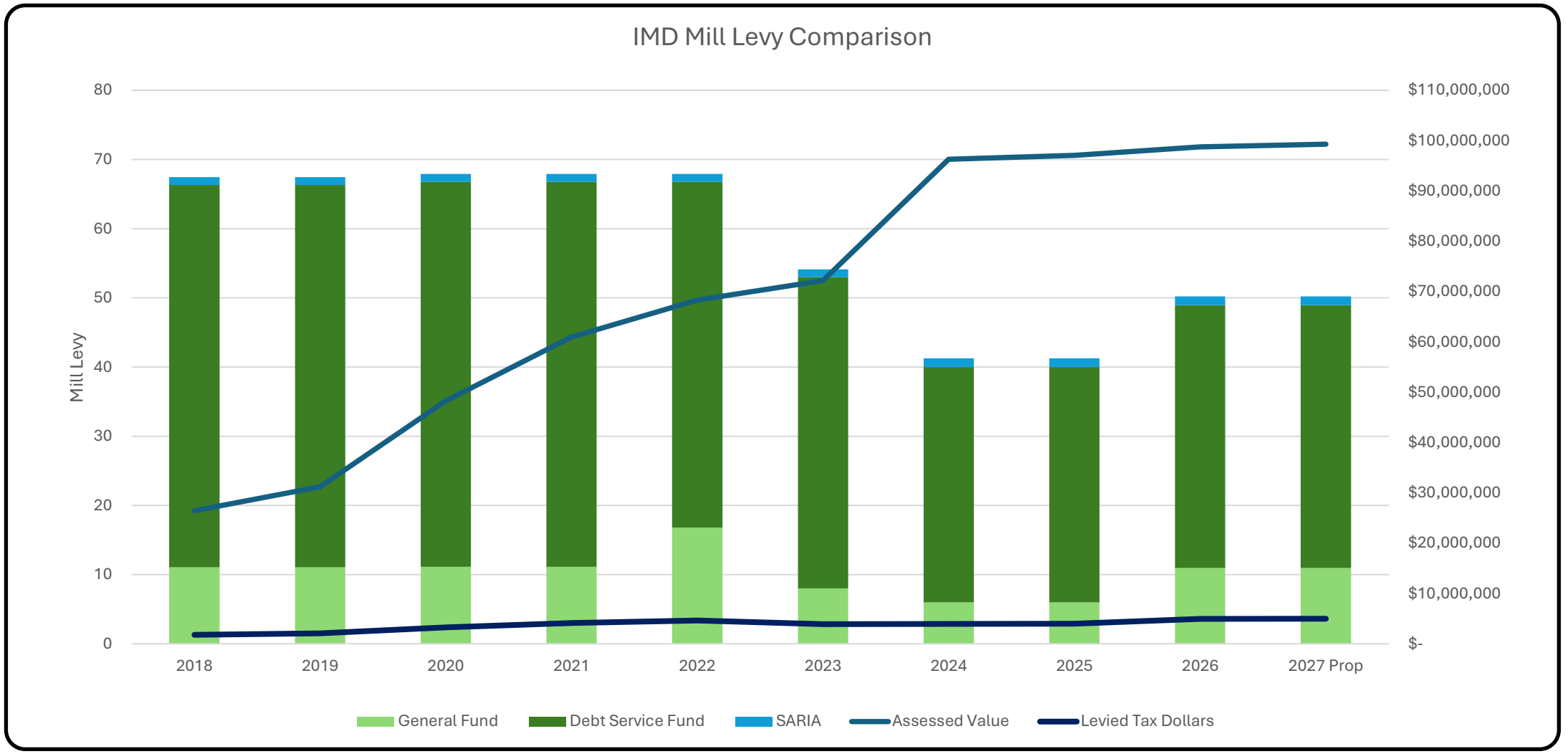
Objectives

- Establish a Recommended Operating Budget for each District Fund:
  - General Fund, Capital Projects Fund, Debt Service Fund
- Establish Recommended Mill Levies and Resident Fees
- Maintain Adequate Fund Balances to Meet Current and Future District Needs
- Ensure adequate resources are available to provide residents with the best possible amenities and services at reasonable cost

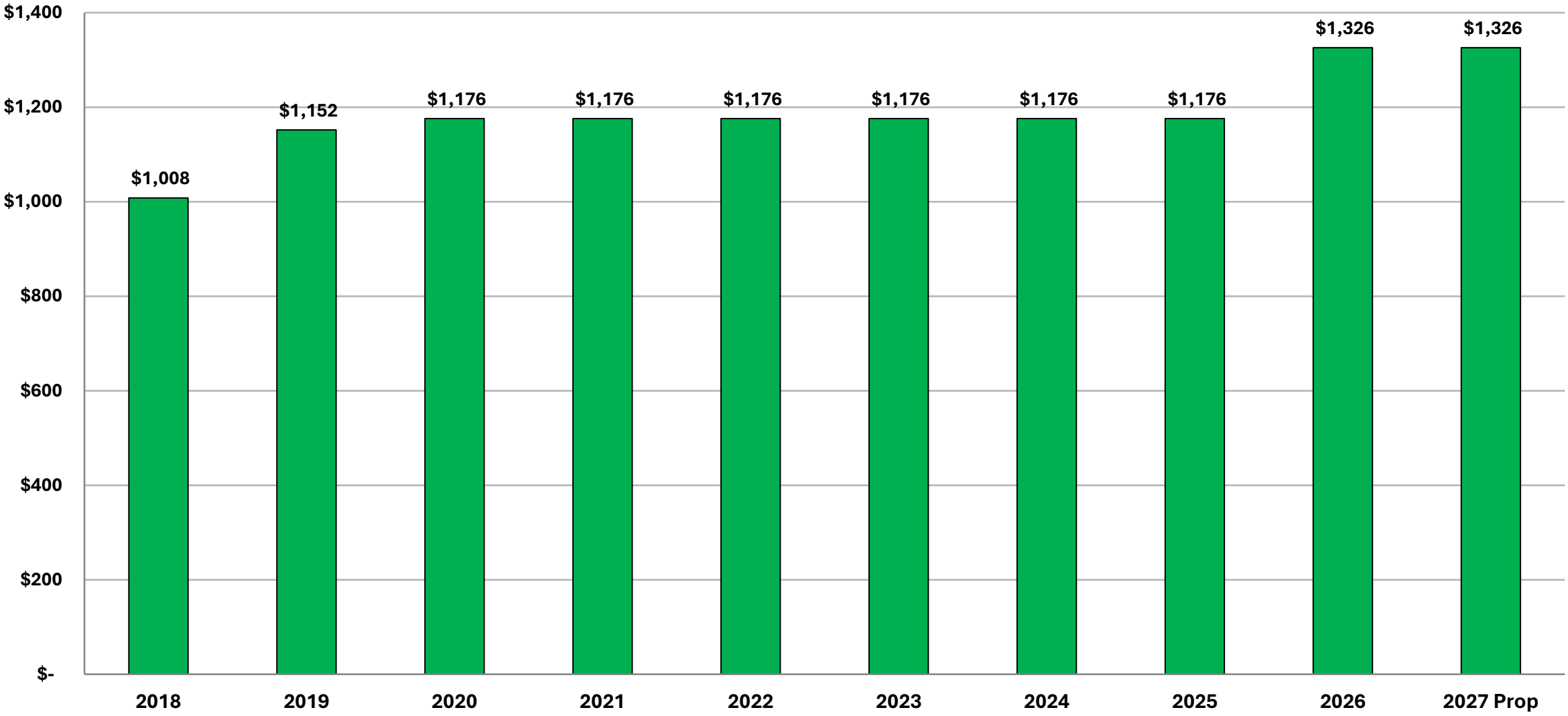
Assumptions

- Full build out in 2026
- Retained the CAC top level budget to provide flexibility (no specific line items budgeted)
- No Specific Strategic Plan Implementation Budget
- Debt Expenses from Schedule of Debt Service Requirements
- Mill Levy for Debt remains at 38 Mills to match Debt Service costs
- Douglas County Assessor update in 2026 effective for 2027 (minimal change)
- No System Development Fee Revenue
- General Fund Contingency remains at 2%
- Continue Funding the Reserve Account (~$225K/yr in 2027)
- General Fund Mill Levies remain at 10.956 Mills
- Resident Fees remain at $331.50/quarter for 2027

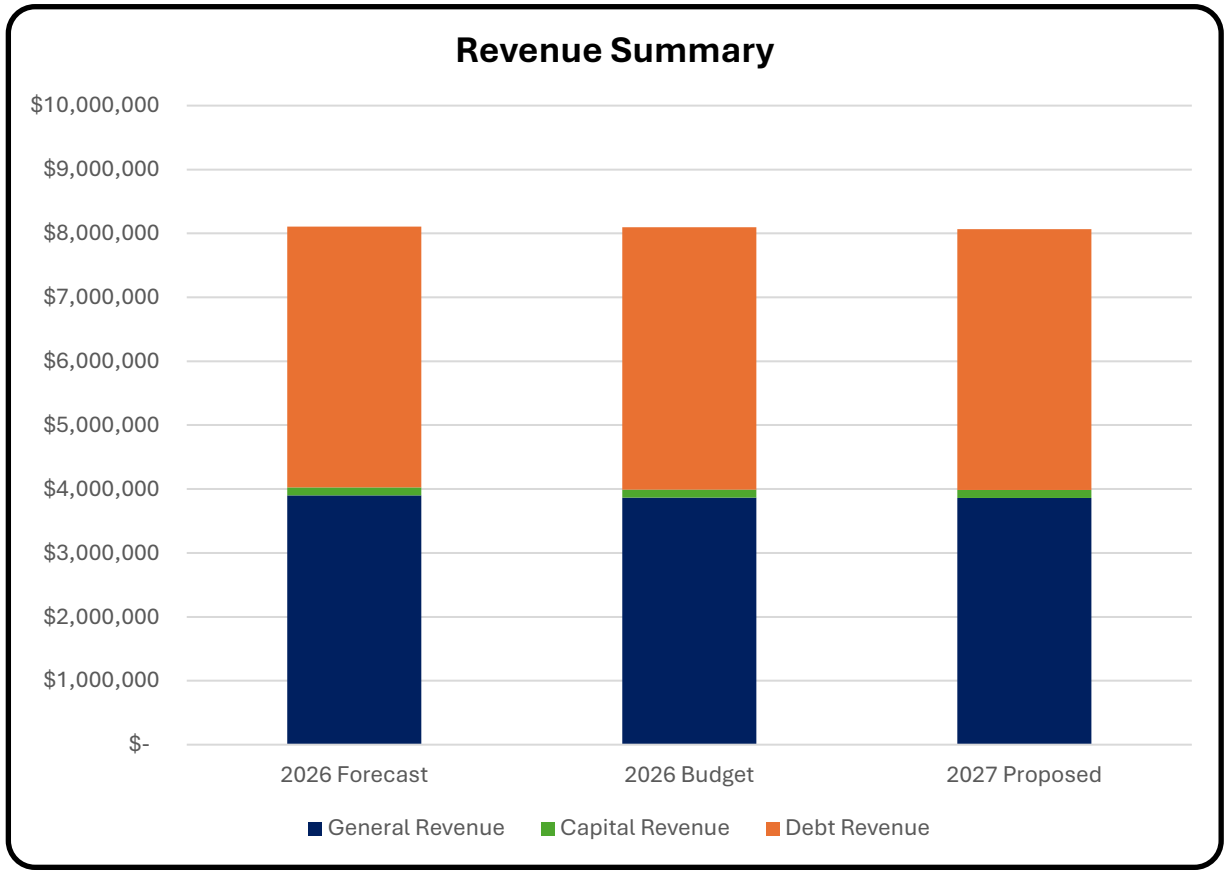
Mill Levy Summary Comparison

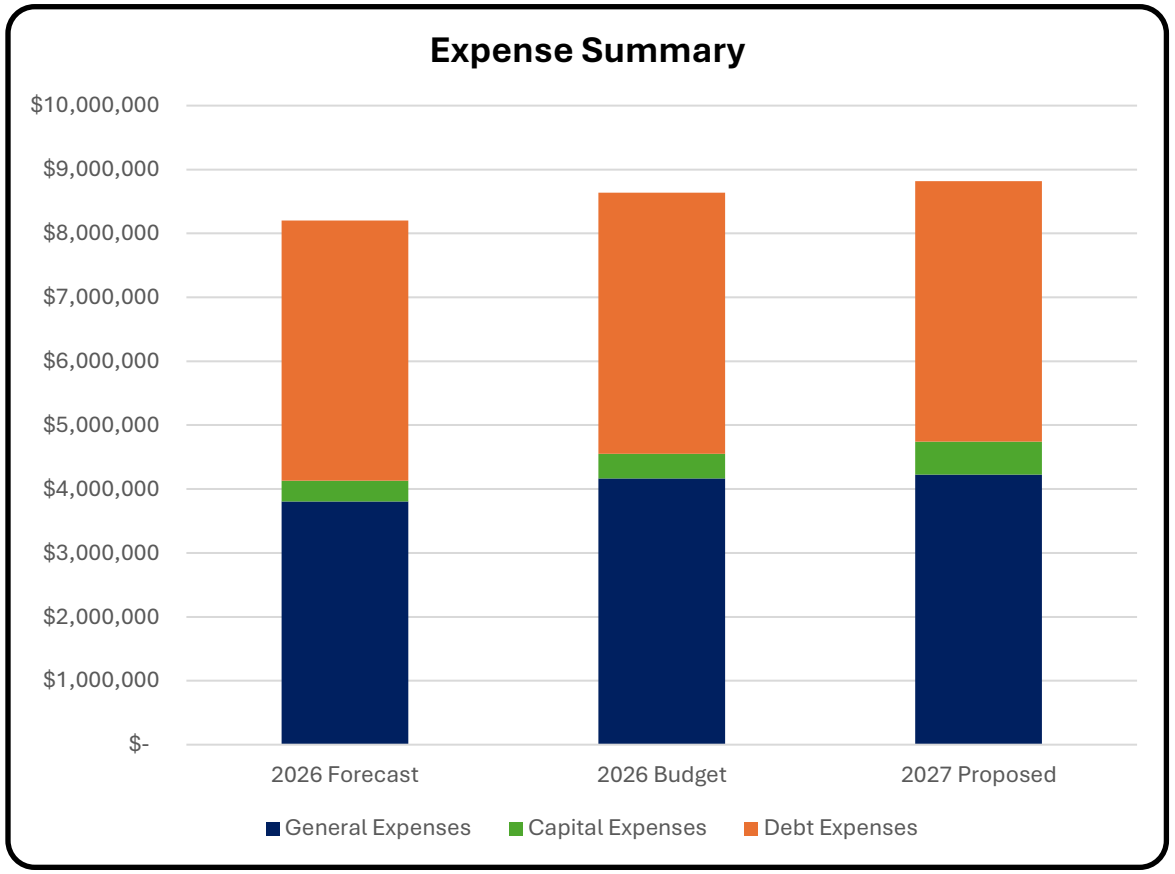


Annual Resident Fee Comparison

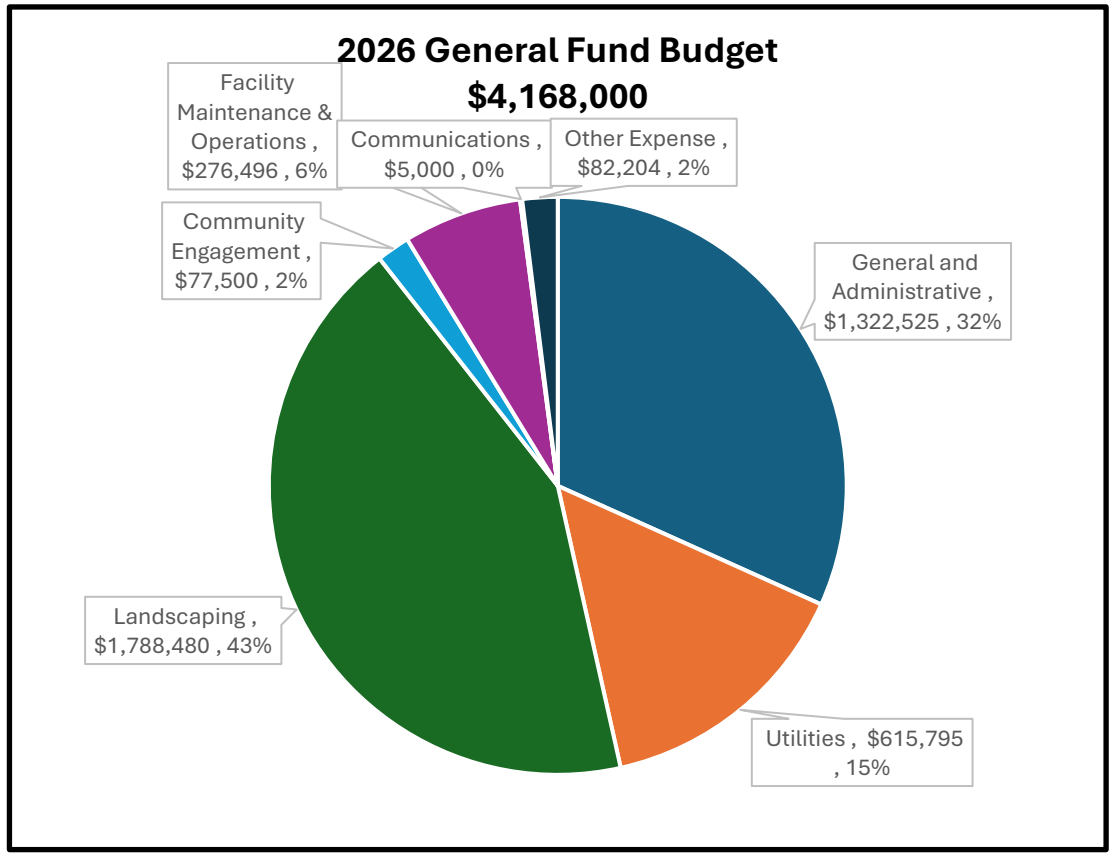


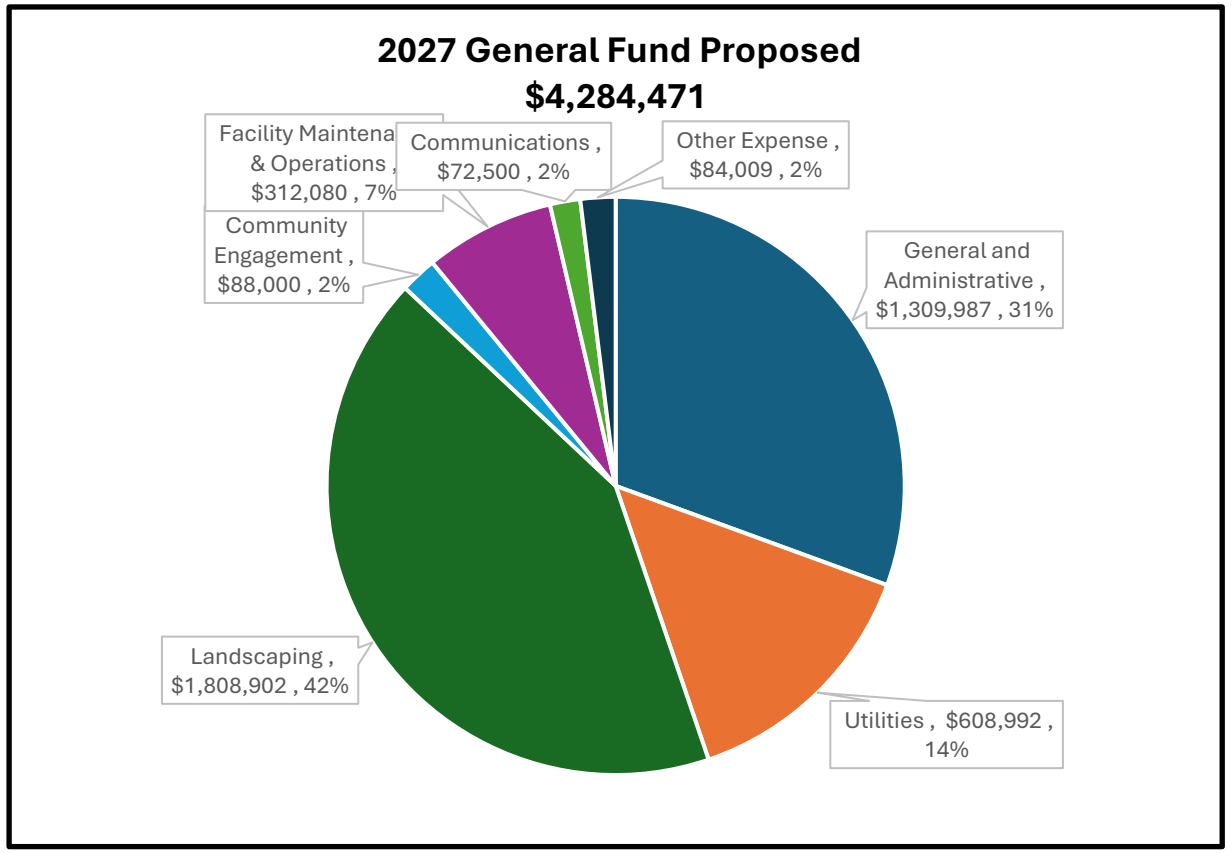
2027 Budget Summary



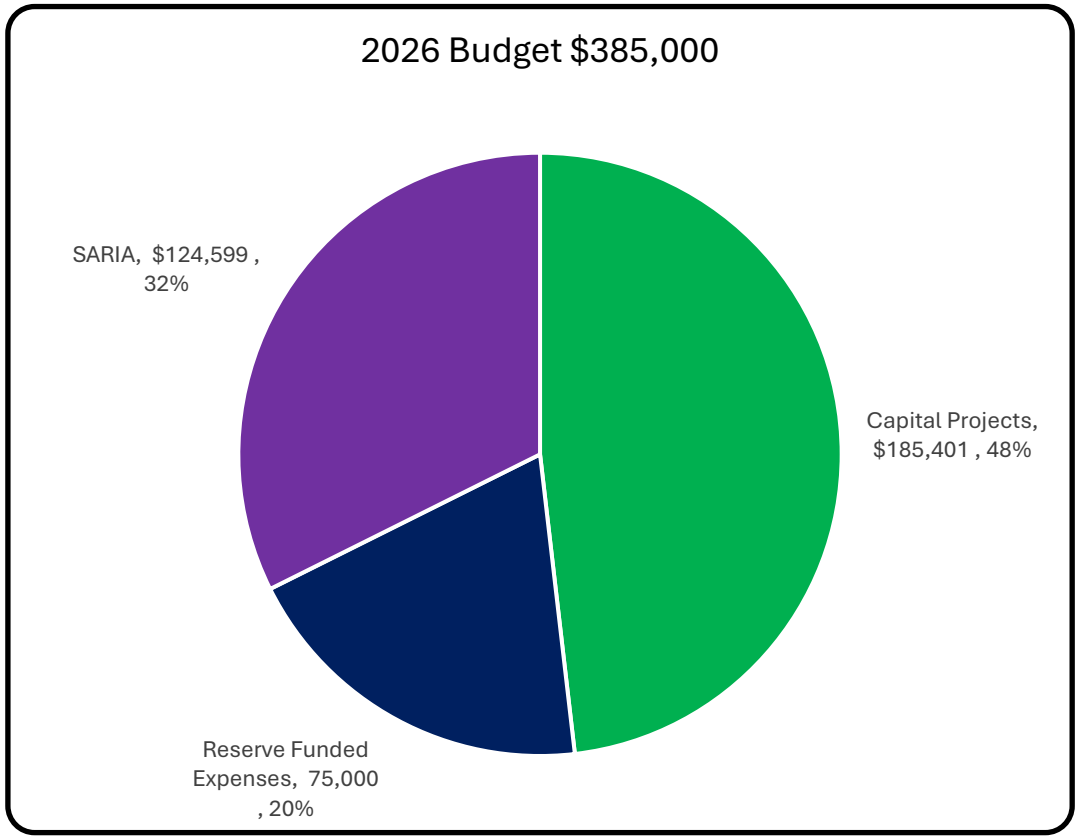


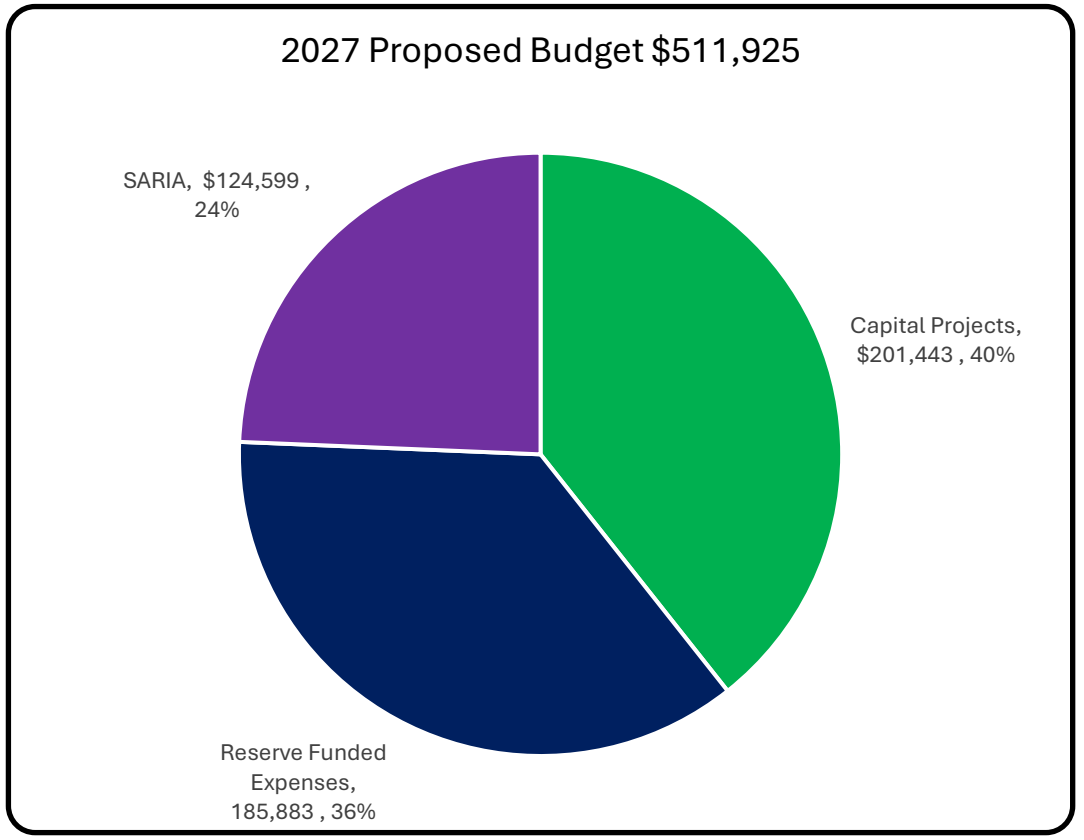
General Fund DRAFT 2027 Budget



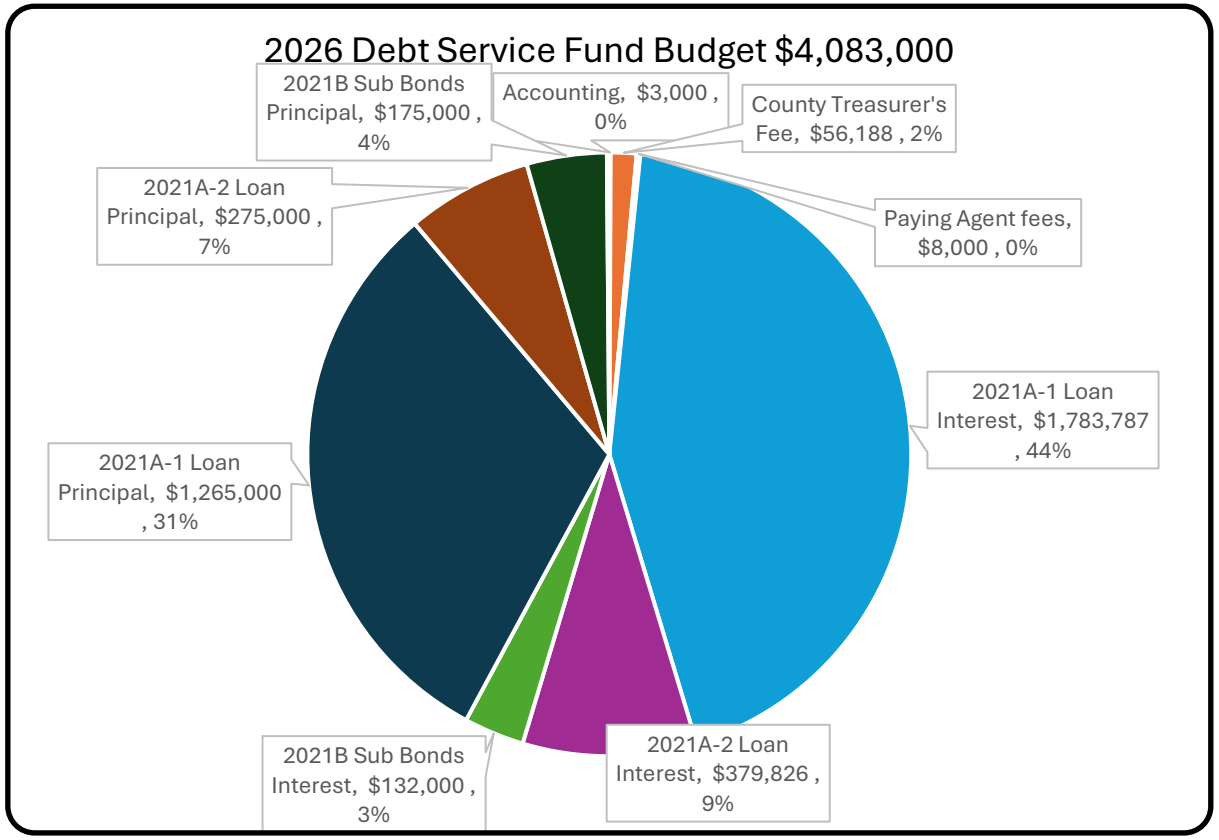


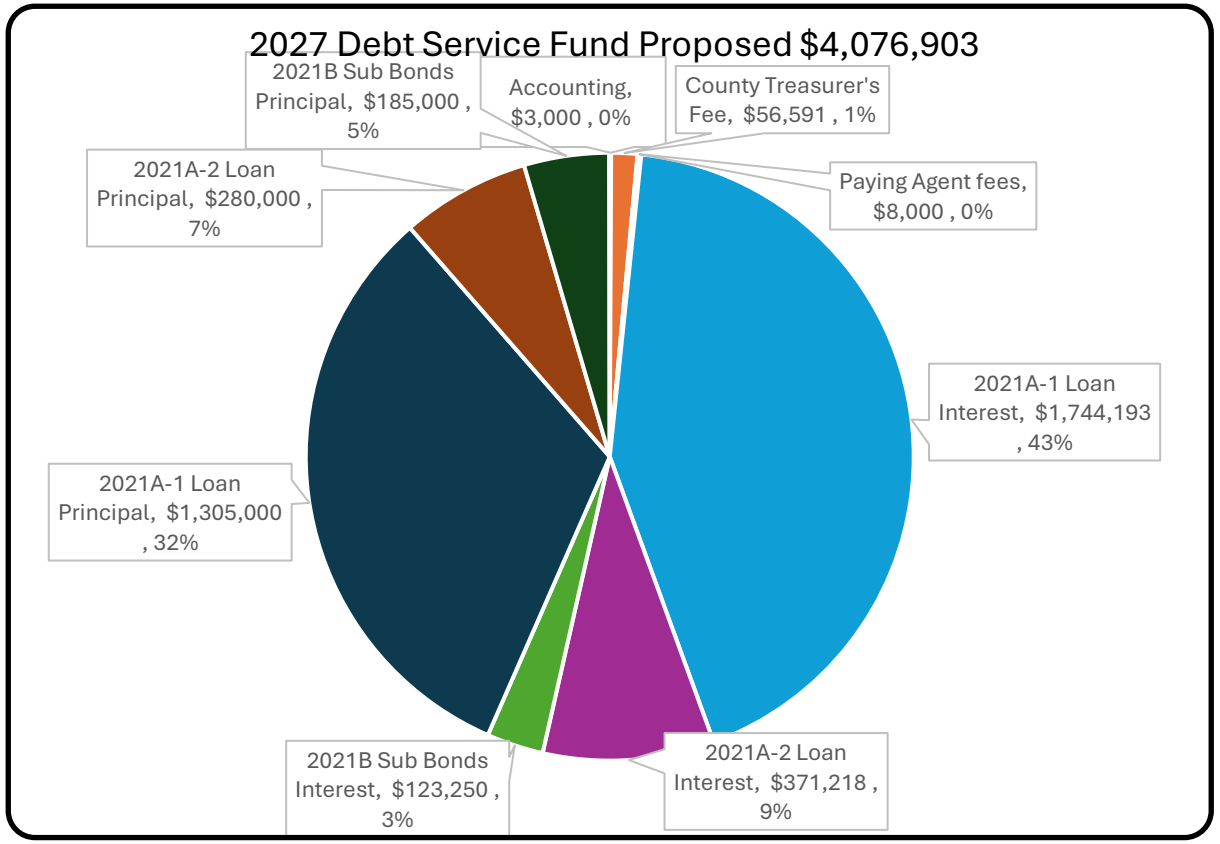
Capital Projects Fund DRAFT 2027 Budget





Debt Service Fund 2027 DRAFT Budget





Next Steps

- District Public Budget Hearing 5:30pm Monday Nov 16th
- E-blast notifications to residents
- December 8th Board Meeting – Board to approve Budget, Resident Fees and Mill Levies

INSPIRATION METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

AUGUST 31, 2026

INSPIRATION METRO DISTRICT
Balance Sheet - Governmental Funds
August 31, 2026

	General	Debt Service	Capital Projects	Total
Assets				
Checking Account	$ 169,487.32	$ -	$ -	$ 169,487.32
Xpress Bill Pay	110.50	-	-	110.50
Colotrust	2,499,492.65	-	89,940.91	2,589,433.56
Colotrust Reserve	1,266,282.06	-	-	1,266,282.06
2021B Bond Fund	-	4,352.87	-	4,352.87
2021B Reserve Fund	-	154,500.00	-	154,500.00
2021A-1 Note Fund	-	2,969,825.47	-	2,969,825.47
Accounts Receivable	44,845.02	-	-	44,845.02
Receivable from County Treasurer	7,932.67	25,048.96	125.64	33,107.27
Total Assets	$ 3,988,150.22	$ 3,153,727.30	$ 90,066.55	$ 7,231,944.07
Liabilities				
Accounts Payable	$ 266,722.34	$ -	$ 8,750.00	$ 275,472.34
Unearned Assessments	42,781.00	-	-	42,781.00
Sign Removal Deposit	-	-	5,500.00	5,500.00
Due to SARIA	-	-	125.64	125.64
Total Liabilities	309,503.34	-	14,375.64	323,878.98
Fund Balances	3,678,646.88	3,153,727.30	75,690.91	6,908,065.09
Liabilities and Fund Balances	$ 3,988,150.22	$ 3,153,727.30	$ 90,066.55	$ 7,231,944.07

See selected information and the summary of significant assumptions.

INSPIRATION METRO DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2026
General Fund

	Monthly Budget	Monthly Actual	Monthly Variance	Year to Date Budget	Year to Date Actual	Year to Date Variance	Year to Date Variance %	Annual Budget
Revenues								
Property taxes	$ 1,079.99	$ 1,105.01	$ (25.02)	$ 1,077,832.02	$ 1,070,255.51	$ 7,576.51	(0.70) %	$ 1,079,992.00
Specific ownership taxes	6,749.92	6,800.02	(50.10)	53,999.36	56,197.23	(2,197.87)	4.07 %	80,999.00
Interest Income	8,333.33	12,757.98	(4,424.65)	66,666.64	91,432.48	(24,765.84)	37.14 %	100,000.00
Other Revenue	83.33	-	83.33	666.64	2,513.77	(1,847.13)	277.08 %	1,000.00
Park/NAC Revenue	-	225.03	(225.03)	-	2,880.72	(2,880.72)	100.00 %	-
Late Fees & Interest	833.33	477.61	355.72	6,666.64	6,141.36	525.28	(7.87) %	10,000.00
Violations and Fees	416.67	(160.00)	576.67	3,333.36	11,971.50	(8,638.14)	259.14 %	5,000.00
Legal - Collections Fees	-	-	-	-	1,680.00	(1,680.00)	100.00 %	-
Billing Adjustments	416.67	-	416.67	3,333.36	-	3,333.36	(100.00) %	5,000.00
Operating Fees - Residents	-	(1,440.68)	1,440.68	1,887,561.00	1,884,078.49	3,482.51	(0.18) %	2,522,715.00
Operating Fees - Builders	-	-	-	7,938.00	13,757.25	(5,819.25)	73.30 %	7,938.00
Transfer Fees	4,500.00	4,500.00	-	36,000.00	31,500.00	4,500.00	(12.50) %	54,000.00
Total Revenue	22,413.24	24,264.97	(1,851.73)	3,143,997.02	3,172,408.31	(28,411.29)	0.90 %	3,866,644.00
EXPENDITURES								
Administrative								
Accounting	11,545.00	11,141.06	403.94	92,360.00	89,470.81	2,889.19	(3.12) %	138,540.00
Auditing	-	-	-	7,524.00	7,800.00	(276.00)	3.66 %	7,524.00
County Treasurer's Fee	16.20	17.18	(0.98)	16,167.60	16,056.62	110.98	(0.68) %	16,200.00
Dues and Membership	-	-	-	2,027.00	1,237.50	789.50	(38.94) %	2,027.00
Insurance	-	-	-	71,074.00	58,654.00	12,420.00	(17.47) %	71,074.00
Legal	8,333.33	12,321.00	(3,987.67)	66,666.64	60,768.00	5,898.64	(8.84) %	100,000.00
Miscellaneous	83.33	-	83.33	666.64	606.50	60.14	(9.02) %	1,000.00
Billing	8,783.58	6,533.56	2,250.02	70,268.64	69,306.43	962.21	(1.36) %	105,403.00
Bad Debt Expense	83.33	-	83.33	666.64	-	666.64	(100.00) %	1,000.00
Office Supplies	41.67	96.42	(54.75)	333.36	1,658.75	(1,325.39)	397.58 %	500.00
Legal - Liens & Collections	833.33	2,713.00	(1,879.67)	6,666.64	16,387.50	(9,720.86)	145.81 %	10,000.00
Property Management Covenant Enforcement	5,500.00	5,500.00	-	44,000.00	50,570.05	(6,570.05)	14.93 %	66,000.00
Management Fee	58,500.00	57,129.36	1,370.64	468,000.00	421,203.82	46,796.18	(9.99) %	702,000.00
Storage	166.67	-	166.67	1,333.36	-	1,333.36	(100.00) %	2,000.00
Lockbox Services	313.08	890.08	(577.00)	2,504.64	8,153.14	(5,648.50)	225.52 %	3,757.00
Billing Statements Postage/Mailing	416.67	-	416.67	3,333.36	-	3,333.36	(100.00) %	5,000.00
Uniforms	-	-	-	500.00	-	500.00	(100.00) %	500.00
Strategic Planning	-	2,458.45	(2,458.45)	90,000.00	38,033.81	51,966.19	(57.74) %	90,000.00
Total Administrative	94,616.19	98,800.11	(4,183.92)	944,092.52	839,906.93	104,185.59	(11.03) %	1,322,525.00
Utilities								
Trash collection	27,552.00	27,405.00	147.00	218,087.00	218,602.00	(515.00)	0.23 %	328,295.00
Water and Sewer	51,360.00	29,908.79	21,451.21	177,600.00	153,208.94	24,391.06	(13.73) %	240,000.00
Gas	1,200.00	1,904.47	(704.47)	4,225.00	6,770.68	(2,545.68)	60.25 %	5,500.00
Electric - Landscape and Facilities	3,500.00	1,085.55	2,414.45	28,000.00	9,709.81	18,290.19	(65.32) %	42,000.00
Total Utilities	83,612.00	60,303.81	23,308.19	427,912.00	388,291.43	39,620.57	(9.25) %	615,795.00
Landscaping								
Open Space Repair & Maintenance	93,200.00	73,480.06	19,719.94	372,800.00	289,762.95	83,037.05	(22.27) %	466,000.00
Plants, Hardscapes, Other	20,833.33	-	20,833.33	83,333.32	3,319.00	80,014.32	(96.01) %	125,000.00
Irrigation System	10,714.28	3,686.56	7,027.72	48,214.12	47,143.68	1,070.44	(2.22) %	75,000.00
Landscape Maintenance	42,500.00	45,539.16	(3,039.16)	340,000.00	427,831.65	(87,831.65)	25.83 %	510,000.00
Pond Maintenance and Certification	1,244.00	1,244.00	-	27,024.00	25,034.33	1,989.67	(7.36) %	40,000.00
Tract turnover	70,000.00	-	70,000.00	350,000.00	45,754.74	304,245.26	(86.92) %	350,000.00
Tree Maintenance	-	4,984.16	(4,984.16)	46,740.00	56,983.54	(10,243.54)	21.91 %	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 August 31, 2026
General Fund

	Monthly Budget	Monthly Actual	Monthly Variance	Year to Date Budget	Year to Date Actual	Year to Date Variance	Year to Date Variance %	Annual Budget
Tree Removal and Replacement	8,571.42	-	8,571.42	42,857.10	25.81	42,831.29	(99.93) %	60,000.00
Winter Water	-	-	-	41,400.00	41,399.97	0.03	-	69,000.00
Landscaping	247,063.03	128,933.94	118,129.09	1,352,368.54	937,255.67	415,112.87	(30.69) %	1,788,480.00
Community Engagement								
Community Wide Program	10,000.00	5,291.52	4,708.48	52,500.00	50,801.42	1,698.58	(3.23) %	70,000.00
Holiday Lights	-	-	-	-	-	-	-	7,500.00
Total Community Engagement	10,000.00	5,291.52	4,708.48	52,500.00	50,801.42	1,698.58	(3.23) %	77,500.00
Facility Maintenance								
Building Maintenance and Repairs	5,083.33	3,062.94	2,020.39	40,666.64	38,848.63	1,818.01	(4.47) %	61,000.00
Facility security systems/internet	350.00	4,400.00	(4,050.00)	2,800.00	17,752.49	(14,952.49)	534.01 %	4,200.00
Internet	-	330.00	(330.00)	-	330.00	(330.00)	100.00 %	-
Fence/walls	10,750.00	-	10,750.00	43,000.00	68,785.98	(25,785.98)	59.96 %	64,500.00
Maintenance - General Community	1,558.00	3,171.22	(1,613.22)	12,464.00	10,634.97	1,829.03	(14.67) %	18,696.00
Pool Repairs	-	1,254.63	(1,254.63)	-	26,980.67	(26,980.67)	100.00 %	-
Pool Supplies	-	998.33	(998.33)	-	7,388.46	(7,388.46)	100.00 %	-
Pool Maintenance	2,550.00	-	2,550.00	10,200.00	4,800.00	5,400.00	(52.94) %	12,750.00
Pool Staff Lifeguards/Monitors	14,500.00	17,050.00	(2,550.00)	58,000.00	72,702.50	(14,702.50)	25.34 %	72,500.00
Snow removal	-	-	-	27,037.50	8,134.94	18,902.56	(69.91) %	36,050.00
Waste Services	566.67	(92.50)	659.17	4,533.36	5,532.97	(999.61)	22.05 %	6,800.00
Telephone	-	175.10	(175.10)	-	1,400.80	(1,400.80)	100.00 %	-
Street and Parking Lot Repair	-	-	-	-	10,830.00	(10,830.00)	100.00 %	-
Total Facility Maintenance	35,358.00	30,349.72	5,008.28	198,701.50	274,122.41	(75,420.91)	37.95 %	276,496.00
Communications								
Digital Tools & Support	416.67	584.56	(167.89)	3,333.36	6,208.15	(2,874.79)	86.24 %	5,000.00
Total Communications	416.67	584.56	(167.89)	3,333.36	6,208.15	(2,874.79)	86.24 %	5,000.00
Other Expense								
Contingency	6,850.33	-	6,850.33	54,802.64	-	54,802.64	(100.00) %	82,204.00
Total Other Expense	6,850.33	-	6,850.33	54,802.64	-	54,802.64	(100.00) %	82,204.00
TOTAL EXPENDITURES	477,916.22	324,263.66	153,652.56	3,033,710.56	2,496,586.01	537,124.55	(17.70) %	4,168,000.00
Other Financing Sources (Uses)								
Transfers to other fund	-	-	-	-	(58,841.13)	58,841.13	100.00 %	(200,000.00)
Total Other Financing Sources (Uses)	-	-	-	-	(58,841.13)	58,841.13	100.00 %	(200,000.00)
Net Change in Fund Balances	(455,502.98)	(299,998.69)	(155,504.29)	110,286.46	616,981.17	(506,694.71)	459.43 %	(501,356.00)
Fund Balance - Beginning			299,998.69	3,163,530.00	3,061,665.71	101,864.29	(3.22) %	3,163,530.00
Fund Balance - Ending			$ 144,494.40	$ 3,273,816.46	$ 3,678,646.88	$ (404,830.42)	12.37 %	$ 2,662,174.00

See selected information and the summary of significant assumptions.

SUPPLEMENTARY INFORMATION

INSPIRATION METRO DISTRICT
Debt Service Fund Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending August 31, 2026

	Annual Budget	Actual	Variance
Revenues			
System Development Fees	$ -	$ 33,660.00	$ (33,660.00)
Property taxes	3,745,862.00	3,711,069.27	34,792.73
Specific ownership taxes	280,940.00	174,687.02	106,252.98
Interest Income	80,000.00	31,442.44	48,557.56
Total Revenue	4,106,802.00	3,950,858.73	155,943.27
Expenditures			
Accounting	3,000.00	-	3,000.00
County Treasurer's Fee	56,188.00	55,675.71	512.29
Paying agent fees	8,000.00	-	8,000.00
2021A-1 Loan Interest	1,783,787.00	891,893.51	891,893.49
2021A-2 Loan Interest	379,826.00	189,912.75	189,913.25
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	4,083,000.00	1,137,481.97	2,945,518.03
Net Change in Fund Balances	23,802.00	2,813,376.76	(2,789,574.76)
Fund Balance - Beginning	356,056.00	340,350.54	15,705.46
Fund Balance - Ending	$ 379,858.00	$ 3,153,727.30	$ (2,773,869.30)

See selected information and the summary of significant assumptions.

INSPIRATION METRO DISTRICT
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending August 31, 2026

	Annual Budget	Actual	Variance
Revenues			
Property Taxes - Regional ARI	$ 124,599.00	$ 123,604.21	$ 994.79
Interest Income	-	3,544.76	(3,544.76)
Total Revenue	124,599.00	127,148.97	(2,549.97)
Expenditures			
County Treasurer's Fee - Regional ARI	1,869.00	1,854.38	14.62
Equipment	-	16,412.77	(16,412.77)
Regional ARI Expense	122,730.00	121,749.83	980.17
Community Service Building Needs	60,000.00	27,839.00	32,161.00
Capital outlay	-	7,715.00	(7,715.00)
Reserve Fund Expenses	75,000.00	58,841.13	16,158.87
Plants, Hardscapes, Other - Capital	100,000.00	17,350.00	82,650.00
Contingency	25,401.00	-	25,401.00
Total Expenditures	385,000.00	251,762.11	133,237.89
Other Financing Sources (Uses)			
Transfers from other funds	200,000.00	58,841.13	141,158.87
Total Other Financing Sources (Uses)	200,000.00	58,841.13	141,158.87
Net Change in Fund Balances	(60,401.00)	(65,772.01)	5,371.01
Fund Balance - Beginning	85,554.00	141,462.92	(55,908.92)
Fund Balance - Ending	$ 25,153.00	$ 75,690.91	$ (50,537.91)

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
Schedule of Cash Position
August 31, 2026
Updated as of September 17, 2026

		General Fund	Debt Service Fund	Capital Projects Fund	Total
ColoTrust Plus (XX8001)					
Balance as of 08/31/26		$ 2,499,492.65	$ -	$ 89,940.91	$ 2,589,433.56
Subsequent activities:					
9/3/2026	Transfer to PNC	(101,600.00)	-	-	(101,600.00)
9/10/2026	August Property Tax	7,932.67	25,048.96	125.64	33,107.27
	Anticipated Transfer from/to PNC Bank	*(198,291.36)*	-	*(7,708.64)*	*(206,000.00)*
	Anticipated Transfer to Zions Note Fund	-	*(25,048.96)*	-	*(25,048.96)*
	Restricted for Pond 2A Wall and Access Road Repair	*(22,845.00)*	-	-	*(22,845.00)*
	Restricted for Public Art R&M	*(23,837.60)*	-	-	*(23,837.60)*
	Anticipated Balance	*2,160,851.36*	-	*82,357.91*	*2,243,209.27*
ColoTrust Plus Reserve (XX8002)					
Balance as of 08/31/26		1,266,282.06	-	-	1,266,282.06
Subsequent activities:					
	Anticipated Balance	*1,266,282.06*	-	-	*1,266,282.06*
Xpress Bill Pay					
Balance as of 08/31/26		110.50	-	-	110.50
Subsequent activities:					
9/14/2026	Deposits to Date	2,860.61	-	-	2,860.61
	Anticipated Transfer to PNC Bank	*(2,860.61)*	-	-	*(2,860.61)*
	Anticipated Balance	*110.50*	-	-	*110.50*
PNC Bank Checking (XX4178)					
Balance as of 08/31/26		169,487.32	-	-	169,487.32
Subsequent activities:					
9/1/2026	Bill Credit Card Payment	(21,038.75)	-	-	(21,038.75)
9/3/2026	Bill.com Void Check	1,532.60	-	-	1,532.60
9/3/2026	Transfer from CT	101,600.00	-	-	101,600.00
9/4/2026	Waste Connection	(27,405.00)	-	-	(27,405.00)
9/10/2026	Xpress Bill Pay	(890.08)	-	-	(890.08)
9/11/2026	Verizon	(175.10)	-	-	(175.10)
9/15/2026	Legal Collection	420.00	-	-	420.00
9/15/2026	Operating Deposits to Date	6,678.48	-	-	6,678.48
9/15/2026	PNP Deposits to Date	2,337.41	-	-	2,337.41
9/16/2026	Bill.com Payment	(79,959.90)	-	-	(79,959.90)
	Anticipated Vouchers Payable	*(203,194.17)*	-	*(7,708.64)*	*(210,902.81)*
	Anticipated Transfer from/to Colotrust	*198,291.36*	-	*7,708.64*	*206,000.00*
	Anticipated Transfer from Xpress Bill Pay	*2,860.61*	-	-	*2,860.61*
	Anticipated Balance	*150,544.78*	-	-	*150,544.78*
Zions Bank 2021A Note Fund					
Balance as of 08/31/26		-	2,969,825.47	-	2,969,825.47
Subsequent activities:					
	Anticipated Transfer from Colotrust	-	*25,048.96*	-	*25,048.96*
	Anticipated Transfer to 2021B Bond Surplus Fund	-	*(162,500.00)*	-	*(162,500.00)*
	Anticipated Balance	-	*2,832,374.43*	-	*2,832,374.43*

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
Schedule of Cash Position
August 31, 2026
Updated as of September 17, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Zions Bank 2021B Bond Fund				
Balance as of 08/31/26	-	4,352.87	-	4,352.87
Subsequent activities:				
Anticipated Balance	-	*4,352.87*	-	*4,352.87*
Zions Bank 2021B Bond Surplus Fund				
Balance as of 08/31/26	-	-	-	-
Subsequent activities:				
Anticipated Transfer from 2021A Note Fund	-	*162,500.00*	-	*162,500.00*
Anticipated Balance	-	*162,500.00*	-	*162,500.00*
Zions Bank 2021B Bonds Reserve Fund				
Balance as of 08/31/26	-	154,500.00	-	154,500.00
Subsequent activities:				
Anticipated Balance	-	*154,500.00*	-	*154,500.00*
Anticipated Balances	$ 3,577,788.70	$ 3,153,727.30	$ 82,357.91	$ 6,813,873.91

Yield information (as of 08/31/26):
Colotrust Plus - 3.8172%
Zions Bank - 3.31%

See selected information and the summary of significant assumptions.

Inspiration Metropolitan District
Property Taxes Reconciliation
2026

	Property Taxes	Senior/Veteran Exemptions	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Prior Year Net Amount Received	Prior Year % of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	Y-T-D
January	$ 34,677.97	$ -	$ -	$ 31,014.22	$ -	$ (520.17)	$ 65,172.02	0.70%	0.70%	$ 113,688.80	2.22%	2.22%
February	2,009,532.82	-	-	27,204.12	-	(30,143.01)	2,006,593.93	40.59%	41.29%	1,663,087.81	41.50%	43.72%
March	288,809.55	-	-	28,888.48	86.12	(4,333.47)	313,450.68	5.83%	47.13%	193,349.33	4.25%	47.97%
April	594,546.43	-	-	27,118.10	80.20	(8,919.44)	612,825.29	12.01%	59.14%	493,562.92	11.91%	59.89%
May	226,445.29	-	-	27,701.94	237.47	(3,400.26)	250,984.44	4.57%	63.71%	206,991.08	4.61%	64.49%
June	1,690,856.58	-	-	30,450.50	254.66	(25,366.70)	1,696,195.04	34.16%	97.87%	1,374,540.12	34.17%	98.66%
July	54,181.69	-	814.45	30,569.25	-	(824.93)	84,740.46	1.11%	98.98%	65,247.86	0.96%	99.62%
August	5,064.21	-	-	27,937.64	184.15	(78.73)	33,107.27	0.10%	99.08%	29,526.88	0.11%	99.74%
September	-	-	-	-	-	-	-	0.00%	99.08%	34,271.13	0.19%	99.93%
October	-	-	-	-	-	-	-	0.00%	99.08%	31,076.58	0.06%	99.98%
November	-	-	-	-	-	-	-	0.00%	99.08%	23,361.32	0.00%	99.98%
December	-	-	-	-	-	-	-	0.00%	99.08%	25,743.41	0.00%	99.98%
	$ 4,904,114.54	$ -	$ 814.45	$ 230,884.25	$ 842.60	$ (73,586.71)	$ 5,063,069.13	99.08%	99.08%	$ 4,254,447.24	99.98%	99.98%

	Mill Levy	Taxes Levied	% of Levied	Property Taxes Collected
Property Tax				
General Fund	10.956	$ 1,079,992.00	21.82%	$ 1,070,255.51
Debt Service Fund	38.000	3,745,862.00	75.66%	3,711,069.27
ARI - CPF	1.264	124,599.00	2.52%	123,604.21
	50.220	$ 4,950,453.00	100.00%	$ 4,904,928.99
Specific Ownership Tax				
General Fund		$ 80,999.00	24.34%	$ 56,197.23
Debt Service Fund		280,940.00	75.66%	174,687.02
ARI - GF		-	0.00%	-
		$ 361,939.00	100.00%	$ 230,884.25
Treasurer's Fees				
General Fund		$ 16,200.00	21.82%	$ 16,056.62
Debt Service Fund		56,188.00	75.66%	55,675.71
ARI - CPF		1,869.00	2.52%	1,854.38
		$ 74,257.00	100.00%	$ 73,586.71

	Revenue from ARI
Beg . Balance	$ -
Current Year	121,749.83
Transfer	(860.77)
Transfer	(49,880.63)
Transfer	(7,168.80)
Transfer	(14,757.80)
Transfer	(5,620.73)
Transfer	(41,970.35)
Tranfser	(1,365.11)
Transfer	
Transfer	
Transfer	
Transfer	
Transfer	
Due to SARIA	$ 125.64

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
Fund Balances
August 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Ending fund balances 08/31/26	$ 3,678,647	$ 3,153,727	$ 75,691	$ 6,908,065
Nonspendable				
Prepaid expenses	-	-	-	-
Restricted				
Estimated Tabor Emergency Reserve	95,200	-	-	95,200
Debt - Reserve Fund Requirement	-	154,500	-	154,500
Debt - Surplus Fund Maximum	-	162,500	-	162,500
Debt - Available for Bond Payment	-	2,836,727	-	2,836,727
Committed				
Public Art R&M	23,838	-	-	23,838
Pond 2A Wall and Access Road Repair	22,845	-	-	22,845
Committed by Board Resolution	1,266,282	-	-	1,266,282
Capital Projects				
Colotrust & Cash (net of AP)	-	-	75,691	75,691
Unassigned				
Available for operations	$ 2,270,482	$ -	$ -	$ 2,270,482

See selected information and the summary of significant assumptions.

Notes to the Reader:

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

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

The financial forecasts present, to the best of management's knowledge and belief, the District's expected results of operations and cash flows for the forecast periods. Accordingly, the forecasts reflects its judgment as of December 9, 2025, the date these forecasts were prepared, of the expected conditions and its expected course of action. The assumptions disclosed herein are those that management believes are significant to the forecasts. There will usually be differences between the forecast and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

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

INSPIRATION METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

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

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

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

Revenues

Property Taxes

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

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

For property tax collection year 2026, HB24B-1001 set the assessment rates and actual value reductions as follows:

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

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.

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:

Date of Redemption	Redemption Premium
November 4, 2025, and thereafter	0.00

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.

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:

Date of Redemption	Redemption Premium
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;

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	73,365,000	-	1,600,000	71,765,000
Total Long-Term Obligations	$ 73,365,000	$ -	$ 1,600,000	$ 71,765,000

	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	71,765,000	-	1,715,000	70,050,000
Total Long-Term Obligations	$ 71,765,000	$ -	$ 1,715,000	$ 70,050,000

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
	$ 56,990,000	$ 33,053,312	$ 90,043,312

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
	$ 12,135,000	$ 7,014,555	$ 19,149,555

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	Total 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
	$ 71,765,000	$ 40,958,617	$ 112,723,617

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
CLAIMS LISTING
September 1, 2026 - September 30, 2026

Txn Date	Vendor	Reference	Account Number	Account Name	Amount
General Fund					
09/04/26	Waste Connections of Colorado	9455363V311	7720	Trash collection	$ 27,405.00
09/05/26	Waste Connections of Colorado	9454348V311	7721-45111-10001	Waste Services	260.27
09/08/26	Level Engineering LLC	22799-1	7582-45111-10013	Open Space Repair & Maintenance	1,600.00
09/09/26	AMI- Advanced Management, LLC	3168	7451-45111-10001	Property Management Covenant Enforcement	5,500.00
09/09/26	CliftonLarsonAllen LLP	L261524290	7450	Billing	8,283.56
09/09/26	CliftonLarsonAllen LLP	L261524290	7000	Accounting	11,257.00
09/09/26	Critter Control Operations, Inc.	4742279	7589-45111-10001	Pest Control - Landscaping	159.00
09/09/26	Critter Control Operations, Inc.	4788449	7589-45111-10001	Pest Control - Landscaping	179.00
09/09/26	Front Range Recreation, Inc	16131	7582-45111-10009	Pool Repairs	11,427.09
09/09/26	Front Range Recreation, Inc	16168	7582-45111-10009	Pool Repairs	1,521.18
09/09/26	Front Range Recreation, Inc	16463	7582-45111-10009	Pool Repairs	1,254.63
09/09/26	Hydro Systems	26191	7582-45111-10005	Irrigation System	4,500.00
09/09/26	Hydro Systems	26273	7582-45111-10005	Irrigation System	4,500.00
09/09/26	Pbc Professional Building Cleaning	4970	7582-45111-10001	Building Maintenance and Repairs	1,532.60
09/09/26	Tree Ring Digital	16464	7803-45111-10002	Website Communication Tools and Development	135.00
09/10/26	Xpress Bill Pay	INV-XPR039611	7750-45111-10000	Lockbox Services	890.08
09/11/26	BrightView Landscape Service, Inc	9895127	7585-45111-10003	Tree Maintenance	1,060.99
09/15/26	BrightView Landscape Service, Inc	9896886	7585-45111-10003	Tree Maintenance	4,453.85
09/15/26	BrightView Landscape Service, Inc	9897072	7582-45111-10013	Open Space Repair & Maintenance	21,896.00
09/16/26	BrightView Landscape Service, Inc	6680585	7582-45111-10005	Irrigation System	420.00
09/16/26	BrightView Landscape Service, Inc	6680586	7582-45111-10005	Irrigation System	280.00
09/18/26	BrightView Landscape Service, Inc	6684614	7582-45111-10005	Irrigation System	140.00
09/22/26	Altitude Community Law P.C.	989288	7460-45111-10001	Legal - Liens & Collections	2,713.00
09/22/26	Resilient Roots Ecology LLC	1058	7582-45111-10013	Open Space Repair & Maintenance	3,375.00
09/23/26	Pbc Professional Building Cleaning	5186	7582-45111-10001	Building Maintenance and Repairs	1,936.63
09/24/26	City of Aurora Water Department	A108155Aug26	7702-45111-10001	Water and Sewer	29,548.03
09/25/26	xcel energy	53-0015163563-2Sep26	7703-45111-10001	Electric - Landscape and Facilities	316.81
09/25/26	xcel energy	53-0015208765-2Sep26	7703-45111-10001	Electric - Landscape and Facilities	32.30
09/29/26	Alex Ferreira	9142026	7750-45111-10005	Community Wide Program	250.00
09/29/26	BrightView Landscape Service, Inc	6694060	7582-45111-10005	Irrigation System	444.62
09/29/26	BrightView Landscape Service, Inc	9914523	7582-45111-10003	Landscape Maintenance	45,428.00
09/29/26	BrightView Landscape Service, Inc	9926575	7585-45111-10003	Tree Maintenance	1,272.00
09/29/26	BrightView Landscape Service, Inc	9927608	7582-45111-10005	Irrigation System	2,496.86
09/29/26	BrightView Landscape Service, Inc	9928921	7585-45111-10003	Tree Maintenance	2,750.00
09/29/26	BrightView Landscape Service, Inc	9928922	7585-45111-10003	Tree Maintenance	2,750.00
09/29/26	BrightView Landscape Service, Inc	9928925	7585-45111-10003	Tree Maintenance	2,750.00
09/29/26	BrightView Landscape Service, Inc	9928926	7585-45111-10003	Tree Maintenance	2,750.00
09/29/26	BrightView Landscape Service, Inc	9928927	7585-45111-10003	Tree Maintenance	2,750.00
09/29/26	Consolidated Divisions Inc.	5895	7582-45111-10013	Open Space Repair & Maintenance	614.06
09/29/26	Critter Control Operations, Inc.	4942232	7589-45111-10001	Pest Control - Landscaping	3,248.00

INSPIRATION METROPOLITAN DISTRICT
CLAIMS LISTING
September 1, 2026 - September 30, 2026

Txn Date	Vendor	Reference	Account Number	Account Name	Amount
09/29/26	DAN & LISA SMITH	Refund731373	1250	Accounts Receivable	331.50
09/29/26	FITZGERALD FAMILY TRUST	Refund730193	1250	Accounts Receivable	331.50
09/29/26	Front Range Recreation, Inc	16502	7582-45111-10010	Pool Supplies	998.33
09/29/26	Front Range Recreation, Inc	16539	7582-45111-10006	Pool Staff Lifeguards/Monitors	8,525.00
09/29/26	Joanne Polley	Refund731790	1250	Accounts Receivable	331.50
09/29/26	Kirt D & Carol M Kranker	Refund732018	1250	Accounts Receivable	331.50
09/29/26	LAUREN AMBER WHITE	Refund730977	1250	Accounts Receivable	19.97
09/29/26	LBJE Construction LLC	Wood Post Replacing	7582-45111-10014	Fence/walls	2,960.00
09/29/26	LBJE Construction LLC	Wood Round Post Replacing	7582-45111-10014	Fence/walls	1,230.00
09/29/26	Public Alliance LLC	2833	7440-45111-10001	Management Fee	414.36
09/29/26	Public Alliance LLC	2833	1015	Utilities	4,400.00
09/29/26	Public Alliance LLC	2833	7440-45111-10001	Management Fee	56,715.00
09/29/26	RTS Landscaping	8276	7585-45111-10005	Pond Maintenance and Certification	1,244.00
09/29/26	Rocky Mountain Playground Services	1944	7582-45111-10002	Maintenance - General Community	950.00
09/29/26	Spencer Fane LLP	1584131	7460	Legal	12,321.00
09/29/26	United Site Services	INV-6314380	7582-45111-10001	Building Maintenance and Repairs	450.00
				Total General Fund	**$ 305,634.22**
Debt Service Fund					
				Total Debt Service Fund	**$ -**
Capital Projects Fund					
9/29/2026	GEBAU inc	42144	7862-45111-10030	Plants, Hardscapes, Other - Capital	2,900.00
9/29/2026	Nine Dot Arts	INV-00003380	7750-45111-11010	Community Service Building Needs	7,583.00
9/29/2026	South Aurora Regional Improvement Authority	46265	7750-45111-10002	Regional ARI Expense	125.64
				Total Capital Projects Fund	**$ 10,608.64**
Transfers					
09/01/26	Transfer from PNC Bank Checking to Bill Credit Card	Credit Card Payment			$ 21,038.75
09/03/26	Transfer from ColoTrust to PNC Bank Checking	Cover Payables			101,600.00
09/18/26	Transfer from ColoTrust to PNC Bank Checking	Cover Payables			206,000.00
09/29/26	Transfer from ColoTrust to Zions Note Fund	Pledged Revenues			25,048.96
				Total Transfers	**$ 353,687.71**

Inspiration Club Committee Input
October 2026 Inspiration Board Meeting

1. District Events since last report

Paint & Connect – September 18

Pooch Plunge – September 20

Aurora Fire stop the bleed – September 23

Dumpster Day – September 26

Fall Fest – October 3

Hay ride. Petting Zoo. Pumpkin decorating. Chili cook off. Bubble machine.







2. Upcoming District Events

* Financial Seminar – Oct 8.
* Comedy Night – Oct 16.
* Be Your Own Handyman – Oct 22.

3. Group Events

Fitness Classes

Continuing with morning classes on Tuesdays and Fridays (9am).
Mindful Movement Tai Chi Saturday (9am)

4. Private Events

2 private events in September.

5. Other

* Progress being made on our Girl/Hawks outdoor sculpture.

Rea Heatherington
Inspiration Club Committee Co-Chair
Oct 3, 2026

INSPIRATION™

Monthly Report
10/13/2026

Number of open violations: 216

Last Inspection dates: September 10, 14, 21, and 30(night inspection), 2026

Next Inspection dates: October 12, 22 and 29, 2026

ARC Report: Of the 66 reviewed applications, Management reviewed 33 of them.

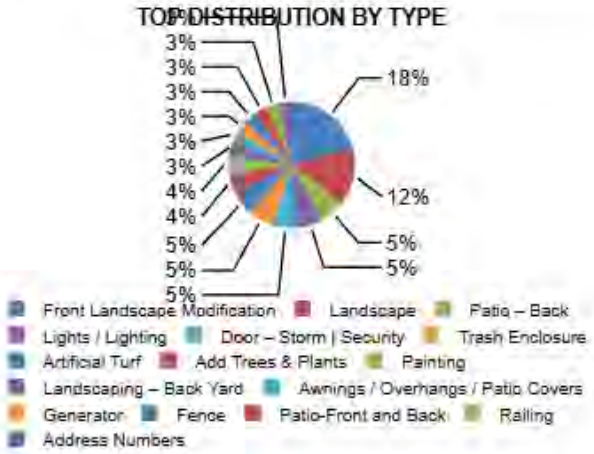
INSPIRATION™

Inspiration Metropolitan District

ARC Report - Detail for 9/1/2026 - 9/30/2026

SUMMARY

Approved	**42**
Add Plants	1
Add Trees & Plants	3
Address Numbers	2
Artificial Turf	1
Awnings / Overhangs / Patio Covers	2
Deck / Balcony	1
Deck Modification	1
Door – Storm | Security	3
Eaves Lighting	1
Fence	1
Front Landscape Modification	3
Generator	1
Landscape	2
Landscaping – Back Yard	2
Lights / Lighting	2
Painting	3
Patio – Back	3
Patio-Front and Back	2
Planter boxes	1
Privacy Screen	1
Railing	2
Storage Containers	1
Trash Enclosure	3
Approved with Conditions	**21**
Artificial Turf	2
Door – Storm | Security	1
Fence	1
Front Landscape Modification	7
Generator	1
Landscape	4
Landscape - Tree Lawn	1
Landscape Front Yard	1
Lights / Lighting	2
Trash Enclosure	1
Denied Application	**1**
Patio – Front	1
Request More Information	**9**
Artificial Turf	1
Front Landscape Modification	3
Landscape	3
Patio – Back	1
Total	**73**



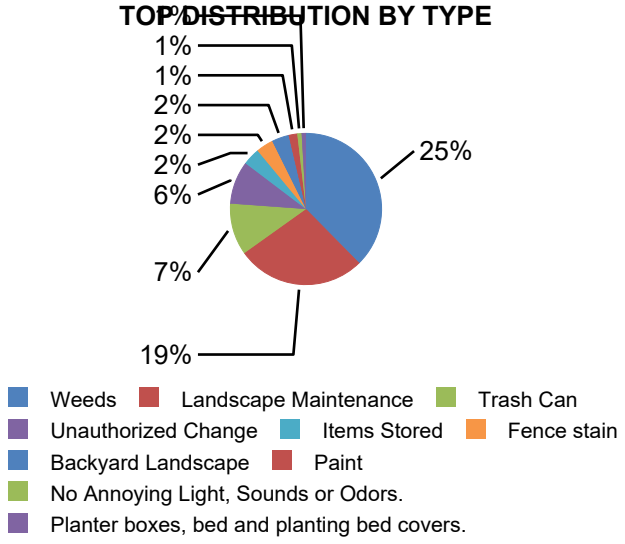
Inspiration Metropolitan District

Violation Report - Detail for 9/1/2026 - 9/30/2026

SUMMARY

Closed	**52**
Backyard Landscape	2
Dead Tree- Front Yard	3
Dead Tree- Tree Lawn	1
Fence stain	1
Items Stored	1
Landscape Maintenance	11
Lighting- Colored/ moving lighting	3
Lighting- eaves or soffit lighting	1
No Annoying Light, Sounds or Odors.	1
Paint	1
Planter boxes, bed and planting bed covers.	1
RV/Camper	1
Trailer	1
Trash Can	2
Unauthorized Change	4
Vendor Sign	2
Weeds	16
Fine Limit Reached	**2**
Weeds	2
First Notice/Courtesy	**59**
Backyard Landscape	1
Common area	1
Common Area-Damage	1
Common Area-Dumping	3
Dead Tree- Backyard	1
Dead Tree- Front Yard	1
Dead Tree- Tree Lawn	8
District Fence	1
Exterior Damage	1
Fence	1
Fence stain	1
Landscape Maintenance	9
Trash Can	8
Tree Under Required Caliper	1
Unauthorized Change	3
Vendor Sign	5
Weeds	3
Weeds and non-ornamental grasses in rock beds	10
Fourth Notice	**4**
Fence stain	1
Landscape Maintenance	1

TOP DISTRIBUTION BY TYPE



Inspiration Metropolitan District

Violation Report - Detail for 9/1/2026 - 9/30/2026

Weeds	2
Resolved	**20**
Fence stain	1
Items Stored	2
Landscape Maintenance	3
Paint	1
Trash Can	2
Unauthorized Change	1
Weeds	10
Second Notice	**17**
Backyard Landscape	1
Dead Tree- Front Yard	1
Dead Tree- Tree Lawn	4
Items Stored	1
Landscape Maintenance	3
Unauthorized Change	1
Weeds	6
Third Notice	**8**
Dead Tree- Tree Lawn	1
Exterior Damage	1
Landscape Maintenance	3
Unauthorized Change	1
Weeds	2
	162

INSP Violation Summary Report

Violation Categories

Category	Count
Dead Tree	24
Lighting	35
Weeds	32
Landscape Maintenance	31
Trash Can	16
Unauthorized Change	14
Backyard Landscape	13
Common Area	11
Weeds and non	10
Vendor Sign	8
Exterior Damage	4
District Fence	3
Items Stored	3
Missing Tree	3
Fence stain	2
Radon Mitigation	2
Common area	1
Fence	1
Tree Under Required Caliper	1
Unsightly Conditions	1
Work Involving District Property	1
TOTAL	**216**

Step Types

Step Type	Count
First Notice/Courtesy	157
Second Notice	23
Third Notice	11
Fourth Notice	4
Fine Limit Reached	8
Send to Attorney	1
With Attorney	12

TOTAL	**216**

Age Buckets

Age Bucket	Count
Less than 30 days	93
31-60 days	43
61-90 days	41
Over 90 days	39
TOTAL	**216**

Outlook

A new Committee Member Application has been received

From Inspiration Metro District website <staff@inspirationmetro.org>
Date Mon 7/6/2026 3:04 PM
To staff@inspirationmetro.org <staff@inspirationmetro.org>; Karis Clark <karis@publicalliancellc.com>

CAUTION EXTERNAL EMAIL: This email originated from outside your organization. Please use caution when clicking links or opening attachments.

Name

Linda Arms

Address

8645 S ZANTE CT
United States
Map It

Email

armslindaw@gmail.com

Phone

(720) 318-1829

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

- Ad Hoc Committee (Please indicate which Ad Hoc Committee below)

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

Yes

If selecting an Ad Hoc Committee, please specify which:

District Website

If Yes, please summarize your prior committee experience:

Served on and chaired numerous committees in municipal finance and information technology. Experienced in facilitating collaboration among diverse stakeholders, building consensus, improving organizational processes, and guiding committees toward practical, sustainable solutions.

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

My experience extends beyond governmental finance and website technology to include business process analysis, organizational governance, content management, IT service delivery, communication strategy, and systems analysis. Throughout my career, I developed governance frameworks, defined roles and responsibilities, improved business processes, and collaborated with technical staff, business stakeholders, and leadership to implement practical,

sustainable solutions. I believe an effective website is more than a collection of pages—it is a communication tool that requires clear ownership, accountability, accurate and timely content, and an understanding of the information residents need. My focus has always been on improving communication, establishing sustainable processes, and using technology to better serve the needs of the organization and its stakeholders.

Why are you interested in serving on the committee?

I am passionate about helping organizations communicate information in ways that people can easily find, understand, and use. An effective website should do more than provide information—it should make it easy for residents to locate answers, understand District services, and stay informed.
Our community includes many older adults as well as busy working families, each with different information needs and varying levels of technical ability. Following a traumatic brain injury 20 years ago, I also gained a personal appreciation for how difficult poorly designed websites and confusing information can be for people with cognitive or other accessibility challenges. That experience reinforced my belief that good communication should be clear, organized, accessible, and designed with the needs of all users in mind.
I also believe the District's website should serve as a professional representation of the District as a quasi-governmental entity. For both current and prospective residents, the quality of the website reflects the quality, professionalism, and transparency of the organization it represents.

What current community projects should be at the top of the Board’s list?

In general , the Board should continue focusing on projects that enhance the quality of life and long-term value of our community.

Areas that I believe deserve particular attention include:

* Working with homeowners to address the gradual decline of properties affected by deferred maintenance and neglect, while encouraging pride of ownership and preserving neighborhood appearance.

* Strengthening the District's relationship with the City of Aurora to improve responsiveness and ensure our community receives the level of services and attention it deserves.

* Continuing to improve communication with residents through multiple channels, including an enhanced website, so information is timely, accessible, transparent, and easy to find.

Consent

I agree

Consent

I agree

Outlook

A new Committee Member Application has been received

From Inspiration Metro District website <staff@inspirationmetro.org>
Date Wed 7/1/2026 12:43 PM
To staff@inspirationmetro.org <staff@inspirationmetro.org>; Karis Clark <karis@publicalliancellc.com>

CAUTION EXTERNAL EMAIL: This email originated from outside your organization. Please use caution when clicking links or opening attachments.

Name

Pamela Syverson

Address

8603 S. ZANTE STREET
United States
Map It

Email

pjsyvers@gmail.com

Phone

(720) 371-9638

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

- Ad Hoc Committee (Please indicate which Ad Hoc Committee below)

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

Yes

If selecting an Ad Hoc Committee, please specify which:

Website

If Yes, please summarize your prior committee experience:

I try to attend all of the meetings as a community member and have been part of the INSP committee for many years.

Why are you interested in serving on the committee?

My technical background and website design background may be helpful.

What current community projects should be at the top of the Board's list?

Ease of community use. Finding specific information relevant to the community…

Consent

I agree

Consent

I agree

Common Area Committee - Proposal to Board
Oct 2026 IMD BOD Mtg



1. Project Scope: Reduce 100' of median to improve line of sight for traffic, bikes & peds

2. BOD Action: Approve Rockinghorse Parkway (RHP) at Eads Drive (ED) Median project in amount NTE $93,000 split between 2026 and 2027 allocated CAC funds to Brightview.

3. Estimate/Cost: NTE $93,000 from CAC Capital GF. It is anticipated the contractor will complete the demotion and construction portions totaling $79,000 by December 31, 2026 and are required to finish vegetation/xeric finishes in spring 2027 when irrigation is turned on in May, for approximately $14,000.

4. Problem/area marked on a map: attached

5. Maintenance or Ongoing cost: None beyond normal median maintenance for drip line irrigation, weed control and vegetation trimming to maintain line of sight distance.

6. Timeline required: Removal of the irrigation, median dirt, vegetation, and upper wall, with wall rebuild (moved back 100-110') by end of CY 2026. Irrigation and plantings in spring 2027.

7. Considerations: Cost, Safety, Turf reduction

8. Background/Summary

In 2025 based on citizen inquiry and CAC concerns, City of Aurora (CoA) traffic was contacted. CoA staff concluded since no reported accidents, injuries or fatalities had occurred, no changes such as flashing stop signs, or crosswalk indicator was warranted. CoA said line of sight was IMD problem due to vegetation growth such as rabbit brush on the top of the median. Field services staff cut all the vegetation down on the median which was marginally helpful. This intersection is only 225 feet from the larger intersection of RHP and Gartrell Road and in CoA's view not ideal for a secondary stop sign on northbound RHP (to check for traffic off Eads Dr) at this time based on volume.

Therefore RHP and Eads intersection take-down was included on 2026 CAC slate of projects based on safety concerns with line of sight for lower profile vehicles turning left from Eads Dr (Eastbound) to RHP (northbound) due to the height of the median, a retaining wall and vegetation.

After the RFP was sent to 7 contractors, three companies submitted bids: Brightview, RTS, and Sustainable Roots (bids enclosed). Sustainable Roots, the lowest bidder was eliminated because: 1. The drawing, design and materials do not mirror the RFP SOW and drawing does not reflect a scale for 100' median takedown; 2. traffic control while mandatory is quoted at a cost leaving only $41k for their labor, materials and profit which seems inadequate; 3. Eight total days using a skid steer to complete the project appears unrealistic. 4. Projects listed as similar jobs are not demolition and construction SOW which involves utility locating, grading, wall construction.

RTS and BV designs offer enhanced landscape that is xeric based but not desolate desert-scape. Beyond their visual appeal these designs enhance safety, contain low-growth variety preserving driver sightlines, while managing stormwater runoff keeping landscape materials in place. Timelines, equipment and similar jobs were important in CAC discussions.

10. Selected Contractor:

RTS and BV bids were close in price, design, materials, and completion timeline. CAC liked something about both and per the submittals both contractors are willing to make adjustments within the scope of work on the xeric materials and plant selection within budget. CAC

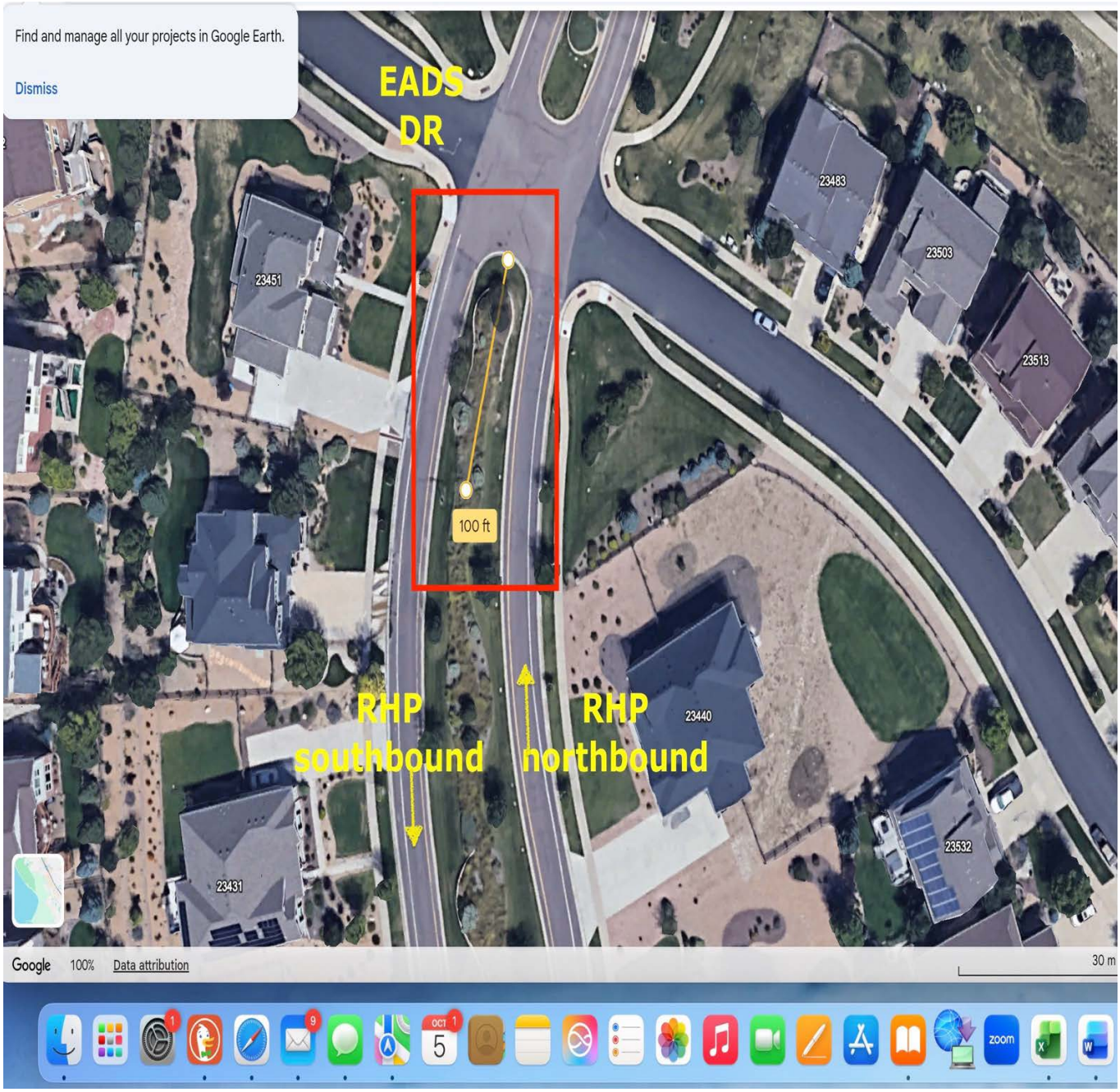
11. Related Information:

a. To date the only cobble and concrete for $52k split appropriately based on projects into Capital, Reserves, and Plants, Hardscapes Other. Therefore, there remains funds in capital.

b. There are 21 homes facing RHP from the intersection of Eads Drive to the intersection with Minnow Place. While many residents will be impacted by traffic control five on the west and 3 on the east are within the affected work section and hampered by living on one way sections of RHP with no other ingress/egress. After these homes, there is a break across the median allowing vehicles to turn or navigate. IMD will do outreach to the 21 homeowners to minimize impact on them during the days that traffic control is needed for the dirt removal. It is anticipated that once the dirt and vegetation are removed, the irrigation work and xeric can be done without flaggers.

12. Bids are attached.

Project location



Inspiration

2026 Closing Report

This is a preliminary closing report. The final report will be issued once all winterization actions, Service Department evaluations, final walkthroughs, and facility closure tasks have been fully completed.

End of Season Closure: Pool equipment winterization has been completed. A final walkthrough of the facility, along with all facility closure tasks, is scheduled to take place in the coming weeks. Once all closure tasks are complete, the FRR lockbox combination will change to the seasonal lockout code 8920.

Contract: FRR truly enjoys working with Inspiration and greatly values the long-standing relationship we have built over the years. Attached is your current contract, which goes through the Summer 2027 season. A new contract will be issued at this time next year.

Repairs:

Necessary/required repairs to continue having your equipment run efficiently:

- Main drain suction valve (assessment at winterization) – *$500 / 4" valve (hardware not included, labor included)*

Routine maintenance and items needed for code compliance:

- Expansion joint repair / replacement (mastic) – *$12 / ft*
- FRP backing board to protect structure – *NTE $1,000*
- Install Carbon Monoxide Detector in pump room (per Colorado Division of Oil and Public Safety code) - *NTE $800 *excludes necessary modifications to electrical panel*

Additional recommended repairs for your facility:

- Evaluation of the pool cover for repair of numerous holes upon its removal in the spring

Attached is a capital planning guide for help with planning for future expenses.

Pool Usage: The attached 2026 pool usage numbers are provided for your review. These figures represent the number of swimmers in the pool only and do not include those individuals on the pool deck or in the wading pool. Please note that one lifeguard is required for every 25 swimmers.

Furniture Inventory: The following is an approximate breakdown of the pool furniture at the facility:

Furniture	Quantity	Broken	Notes
Chaise Lounge Chair	33	4	
Dining Table	5		
Dining Chair	28		
Child Lounge Chair	5		
Child Side Table	2		
Water Chairs	5		
Umbrella	3		
Umbrella Base	5		

Furniture Recommendations:

- Most of the orange loungers have significant fading and the seams are starting to stretch and fray. Further exposure to the sun and resident use is going to accelerate the need to replace them.
- The paint on the children's lounge chairs and side tables has started to crack and fade. Additionally, the wooden portions have started to weather and warp.

Commercial Pool Capital Planning Guide

Expected Service Life & Replacement Planning

How to Use This Guide

Concrete pools are durable and routinely last more than 50 years. The equipment, finishes, and safety systems attached to them do not. This guide outlines how long each component should be expected to last so your board can plan and fund replacements before they become emergencies.

Every item in this guide falls into one of three categories:

Category	What it means	Where it belongs in your budget
Operating	Recurring, predictable, happens every year or every few years	Annual operating budget
Capital	Large, infrequent replacement of a major component	Reserve fund
Compliance	Required by code or federal law, not optional	Reserve fund — fund first

The single most common budgeting mistake we see is treating an operating expense as a surprise, or discovering a compliance item only after an inspection failure. Both are avoidable.

A note on ranges. The lifespans below are planning ranges, not guarantees. A pool that receives consistent chemistry management and preventive maintenance will land at the long end of every range in this document. A pool that does not will land at the short end, and often below it. See *What Shortens Equipment Life* for the specific factors that move the needle.

Quick Reference: Expected Service Life

Component	Expected Life	Category
Circulation		
Pump (wet end)	10–12 years	Capital
Pump motor	3–5 years	Capital
Variable frequency drive (VFD)	7–10 years	Capital
Filter tank (commercial sand)	~20 years	Capital
Filter sand media	3–7 years	Operating
Filter laterals	Replace with media	Operating
Multiport / backwash valves	5–7 years	Operating

Component	Expected Life	Category
PVC plumbing (not sun-exposed)	20+ years	Capital
Plumbing valves	5–7 years	Operating
Safety & Compliance		
VGB main drain covers	5–7 years (manufacturer-dated)	Compliance
ADA pool lift — unit	7–10 years	Compliance
ADA pool lift — battery	2–3 years	Compliance
Handrails, ladders, grab rails	10–15 years	Compliance
Fence, gates, self-closing latches	Latches 3–5 yrs / fence 15–20 yrs	Compliance
Safety equipment & signage	3–5 years	Compliance
Heating		
Gas heater	8–12 years	Capital
Igniters, thermostats, switches, fuses	2–5 years	Operating
Water Treatment		
Chemical controller (main unit)	5–8 years	Capital
Sensors / probes	2–3 years	Operating
Chemical feed pumps	2–3 years	Operating
Feed tubing, gaskets, injectors	Annually or as needed	Operating
Autofill system	5–10 years	Capital
Finishes		
Plaster — standard pool	10–15 years	Capital
Plaster — beach entry / shallow water	5–10 years	Capital
Waterline & lane line tile	10 years	Capital
Coping stone	10–20 years	Capital
Cast-in-place concrete coping	20+ years	Capital
Deck concrete	20–30 years	Capital
Deck caulking & expansion joints	5–7 years	Operating
Electrical		
LED pool lights	~15 years	Capital
Incandescent pool lights	~5 years	Operating
GFCI breakers	5–10 years	Operating
Panel, bonding, conduit	20–30 years	Capital
Other		

Component	Expected Life	Category
Duramesh winter cover — fabric	10–12 years	Capital
Winter cover anchors & hardware	5–7 years	Operating
Deckside pool vacuum	3–5 years	Capital
Automatic / robotic pool cleaner	2-4 years	Capital
Deck furniture	5-8 years	Capital
Umbrellas	1-2 years	Operating

What Shortens Equipment Life

The ranges above vary widely, and the variation is largely within your control. The factors that push equipment toward the short end:

- **Water chemistry.** Improperly balanced water is the leading cause of premature failure across nearly every wetted component — heat exchangers, plaster, seals, probes, and tile grout all degrade faster in aggressive or scaling water.
- **Bather load.** A commercial pool serving a 400-home community works substantially harder than one serving 60 homes. High load means more filtration hours, more chemical demand, and faster wear.
- **Runtime.** Commercial pumps that run continuously will reach motor replacement faster than the same motor on a residential duty cycle.
- **Freeze-thaw.** Colorado's freeze-thaw cycles are hard on plaster, tile, coping, deck concrete, and any plumbing that isn't fully winterized.
- **UV and altitude.** Sun exposure degrades exposed PVC, covers, and furniture faster at elevation. Altitude also affects heater performance and sizing.
- **Deferred maintenance.** A seal replaced on schedule prevents a motor replacement. This is the most common and most expensive pattern we see on boards that defer.

Funding preventive maintenance is not separate from capital planning. It is what makes the capital plan accurate.

Circulation System

Pumps and Motors

The **pump** is the wet end of the assembly — it houses the pump basket and moves water through the system. Expect **10–12 years**.

The **motor** attaches to the back of the pump and drives it. Expect **3–5 years** under commercial duty. Motors on continuous runtime land at the short end of that range.

The key budgeting point: the motor will be replaced two to three times over the life of the pump. Boards frequently budget for "the pump" as a single event every decade and are then caught off guard by motor replacements in between. Treat them as separate line items.

Variable frequency drives (VFDs) control motor speed and are increasingly required under energy codes for commercial pools. They reduce energy consumption substantially, but they are a separate component with a separate lifespan of **7–10 years**, and they are not inexpensive. If your facility has VFDs, they belong in the reserve study. If it does not, a future pump replacement may trigger the requirement to add them.

Signs it's time: unusual noise, water leaking from the seal area between pump and motor, motor tripping breakers, reduced flow, or motor running hot.

Filters

Three filter types are in common use — **sand**, **cartridge**, and **Diatomaceous Earth (DE)**. Commercial sand filters are the most common installation in Colorado.

Filter type	Tank life	Media life
Sand	~20 years	Sand: 3–7 years
Cartridge	10–15 years	Cartridges: 2–4 years
DE	15–20 years	Grids: 5–8 years; powder: each backwash

How a sand filter works, briefly: water flows into the tank and down through a bed of sand. The sand traps particles, debris, and contaminants. Clean water is collected at the bottom by the **laterals** and channeled back to the pool. Over time the sand grains wear smooth and stop trapping particles effectively, which is why media replacement is on a 3–7 year cycle even though the tank lasts 20.

Backwashing reverses the flow to flush accumulated debris out of the sand bed and to waste. This is routine, necessary, and worth noting in your budget for a reason boards often miss: **backwashing consumes water and generates sewer discharge**, and at commercial volumes those utility costs are not trivial. If your water and sewer rates have increased, your backwash cost has increased with them.

Two items to bundle with every media change:

1. **Laterals.** These are fragile plastic components at the bottom of the tank. They become brittle with age and chemical exposure and crack — at which point sand ends up in the pool. The tank is already open during a media change, so inspecting and replacing laterals at that time avoids a second labor charge later.
2. **Tank interior inspection.** Check the internal coating and welds while access is available.

Multiport and backwash valves have internal gaskets and spiders that wear out on a **5–7 year** cycle, independent of the tank.

Signs it's time: sand appearing in the pool, short filter runs between backwashes, pressure gauge readings climbing faster than usual, cloudy water that won't clear, or channeling visible in the sand bed.

Plumbing and Valves

Pool plumbing is PVC and should be **schedule 40**, with **schedule 80** in the higher-temperature areas near the heater. Buried and shaded PVC lasts **20+ years**. Sun-exposed PVC degrades considerably faster and should be inspected regularly or sleeved.

Valves are the wear item, not the pipe. Expect **5–7 years** before internal components stop directing water reliably. Common failure modes: leaking at the stem, debris blockage, handles seizing, corrosion at the fasteners, and worn O-rings and gaskets.

If your facility has **gutters and a surge tank**, these should be inspected on the same cycle as the plumbing. Surge tank interiors, level sensors, and gutter grating all wear and are easy to overlook because they are out of sight.

Safety and Compliance Items

These are not discretionary and are required for safety.

VGB Main Drain Covers

Federal law under the **Virginia Graeme Baker Pool and Spa Safety Act (VGBA)** requires that all commercial pool main drain covers be compliant and in good condition. Critically, **these covers carry a manufacturer's expiration date, typically five to seven years from installation.** An expired cover is a code violation regardless of its physical condition, and it is a standard inspection item.

This is the most frequently overlooked line in commercial pool budgeting. Boards discover it during a pre-season inspection, and correcting it can require draining the pool — turning a modest parts cost into a significant one with a delayed opening attached.

Integral Vacuum Systems — Prohibited

Built-in vacuum systems — meaning a flush-mounted vacuum port plumbed into the pool and connected to the main circulating pump or a dedicated vacuum pump — are **prohibited** under current model health code (2024 Model Aquatic Health Code, §4.8.7.3) and are not permitted in commercial venues. These systems create powerful localized suction that presents an entrapment hazard.

If your pool has one of these ports, it must be abandoned and capped. This is a one-time cost, but it must be done correctly and documented, and it may be flagged at your next inspection if it hasn't been.

ADA Accessibility Equipment

Commercial pools serving the public are required to provide accessible means of entry. For most HOA and Metro District facilities this is a **pool lift**.

- **Lift unit:** 7–10 years
- **Battery:** 2–3 years — a recurring operating expense, and the most common reason a lift is found non-functional during inspection

- Lifts must be operational, on-site, and available during all operating hours. A lift in the storage room does not satisfy the requirement.

Handrails, Ladders, and Grab Rails

7–10 years. Watch for loosening at the anchor sockets, which is usually an anchor and wedge problem rather than a rail problem, and is far cheaper to address early. Escutcheon plates and bumpers wear faster than the rails themselves.

Diving Boards, Slides, and Features

If your facility has them: **boards and stands 8–12 years**, **slides 15–20 years**. Both carry specific code requirements for water depth and clearance envelope. If your pool was built before current standards, verify compliance before budgeting a like-for-like replacement — a replacement may not be permitted in the same configuration.

Safety Equipment and Signage

3–5 years. Ring buoys, reaching poles, backboards, first aid supplies, and required signage all degrade in sun and need periodic replacement. Signage requirements change as code is updated, so verify current wording rather than replacing in kind.

Heating

Gas heaters typically last **8–12 years** depending on build quality and how well water chemistry has been maintained.

Efficiency declines with age, which shows up as rising gas bills and inadequate heating before it shows up as an outright failure. That decline is the signal to begin planning replacement rather than waiting for a breakdown.

Heaters are the most common source of unplanned, mid-season emergency expense. A heater that fails in June is a rush order, premium labor, and a pool that is open but cold while your community complains. Replacing a heater at year 11 on your schedule is meaningfully cheaper and less disruptive than replacing it at year 13 on the heater's schedule.

Component-level replacements throughout the heater's life — expect these as operating costs, not capital:

- Igniters and burner assemblies
- Thermostats, high-limit switches, pressure switches, fuses
- Gaskets and headers

The heat exchanger is usually the first major component to fail, and the usual cause is water chemistry. Aggressive or scaling water attacks the exchanger from the inside. When the exchanger fails on an older unit, replacement of the whole heater is often the better value.

Altitude matters in Colorado. Gas heaters must be derated for elevation, and a unit sized correctly at sea level will underperform here. If your heater has always struggled to hold temperature, sizing or derating may be the reason rather than age.

Signs it's time: rising gas costs at the same usage, longer heat-up times, inability to hold set temperature, rust or scale at the exchanger, or repeated component failures within a single season.

Water Treatment and Automation

Chemical Automation

A chemical automation system continuously monitors water chemistry and doses chemicals to maintain balance. Most Colorado health departments **require** automated chemical controllers on commercial venues — this is generally a compliance item, not an upgrade.

The system is not a single purchase. It has three tiers with very different replacement cycles:

Component	Life	Category
Main controller unit	5–8 years	Capital
Sensors / probes (pH, ORP)	2–3 years	Operating
Chemical feed pumps	2–3 years	Operating
Tubing, gaskets, injection fittings	Annual / as needed	Operating

Probes and feed pumps are the items boards forget. They fail on a predictable two-to-three year cycle and they should be a standing annual line rather than a surprise.

Signs it's time: controller readings drifting from hand-test results, slow probe response, chemical usage climbing without a corresponding change in bather load, or repeated manual overrides.

Autofill Systems

An autofill maintains consistent water level automatically, adding only what evaporation and splash-out remove. Expect **5–10 years** for the valve assembly and sensor.

The benefit is not primarily convenience. **Proper water level is what allows skimmers to function**, and skimmer performance directly drives pool cleanliness and chemical efficiency. A pool running low sits with skimmers pulling air rather than surface debris.

An autofill also removes the constraint of manual filling, which can only safely be done during daytime hours when someone is present to monitor and shut it off. Unattended manual filling is a common cause of overflow and of large, unexplained water bills.

Chemical Storage and Feed

Storage rooms, containment, day tanks, and feed lines require periodic replacement and inspection. Secondary containment and chemical separation are inspection items. Tanks generally run **5–10 years,** feed lines are consumable.

Finishes

Plaster and Interior Surface

Pool plaster in Colorado typically lasts **10–15 years**, driven by water chemistry, maintenance consistency, and freeze-thaw exposure.

Shallow water and beach-style entries wear faster — as little as 5–10 years. These areas see the most foot traffic, the most sun, and the most temperature swing. If your pool has a beach entry, plan for it separately rather than assuming a uniform surface life.

Plan re-plaster as a single bundled event, not five separate projects. When the pool is drained and staged for re-plaster, the following work is dramatically cheaper to perform at the same time:

- Waterline and lane line tile
- Coping
- Light niche and fixture work
- VGB drain cover replacement
- Main drain and sump work
- Deck caulking at the pool edge

Each of these items would otherwise require its own drain-and-refill, its own mobilization, and its own closure period. **Reserve for one large event roughly every 10–15 years rather than for several small ones.** This is usually the largest single line in a pool reserve study, and it is the one most often underestimated.

Signs it's time: rough or chalky texture underfoot, spot etching, staining that no longer responds to treatment, visible aggregate, hollow-sounding areas, or repeated patch work.

Tile, Coping, and Deck

Component	Expected Life
Porcelain or ceramic tile (waterline, lane line)	~20 years
Coping stone	10-20 years
Cast-in-place (CIP) concrete coping	20+ years
Deck concrete	20-30 years
Deck caulking and expansion joints	5-7 years

Caulking and expansion joints are the highest-value maintenance item on this list. They are inexpensive and they are what keeps water from getting under the deck and behind the coping. In a freeze-thaw climate,

failed caulking leads directly to deck heaving, coping displacement, and shell damage — all of which are expensive. A modest caulking cycle every six years prevents deck work that costs many multiples of that.

Do not defer caulking. It is the clearest example in this document of small preventive spending protecting large capital assets.

Electrical

Component	Expected Life
LED pool lights	~15 years
Incandescent pool lights	~5 years
GFCI breakers	5–10 years
Panel, bonding, conduit	20–30 years

LED conversion. If your pool still runs incandescent fixtures, converting to LED replaces a five-year cycle with a fifteen-year one and uses a fraction of the wattage. For most commercial facilities this pays back within a few seasons and then continues returning. Worth evaluating as a budgeted improvement rather than waiting for the next bulb failure.

Light replacement often triggers additional work. Before budgeting a simple fixture swap, verify:

- **Niche condition.** Corroded niches must be replaced, which is a substantially larger job.
- **Conduit and wiring.** Older runs may not meet current code.
- **GFCI protection and bonding.** Current code requirements are stricter than those in force when many existing pools were built. Replacing a fixture can trigger the requirement to bring the circuit up to current standard.
- **Whether the pool must be drained.** Some fixtures can be serviced from the deck; others cannot. This single factor can change the cost of the job by an order of magnitude and is the first question to ask a contractor.

Because of the last point, light work is another strong candidate for bundling into a re-plaster year.

Winter Covers

Duramesh mesh winter covers: 10–12 years for the fabric. Mesh covers let water and snow pass through, allowing snow to melt naturally rather than loading and tearing the fabric.

Anchors and hardware: 5–7 years. Brass anchors seize, springs lose tension, and straps fray. These fail well before the fabric and are frequently the actual reason a cover is replaced. Budget hardware separately.

Storage matters. A cover put away wet or stored in direct sun will not reach the ten-year mark. Clean, dry, off-ground storage is the difference between the short and long end of the range.

Mesh vs. solid safety covers. Mesh covers allow some fine debris and sunlight through, meaning more spring cleanup. Solid covers block everything but require a cover pump and active winter monitoring to prevent standing water. Mesh is the more common commercial choice in Colorado for maintenance reasons.

Pool Cleaners

First, a compliance check: if your pool has a flush-mounted vacuum port in the wall, see *Integral Vacuum Systems* above. These are prohibited and must be abandoned.

For cleaning equipment, expect **3–5 years** depending on the quality of the model.

Deckside vacuum systems are portable units that operate independently of the pool's filtration system. Benefits: cost-effective, straightforward to operate, effective on floor debris, and they don't load the main filter with vacuumed material.

Automatic and robotic cleaners operate autonomously on walls and floors, providing consistent coverage without staff time. They capture leaves, hair, dirt, and fine particles that would otherwise reach the filter, which extends media life. Limited capacity, not a good fit for larger facilities.

Budgeting note: cleaner life correlates strongly with build quality. Entry-level commercial units land near three years; higher-grade units reach five. Given the labor cost of manual vacuuming at a commercial facility, the higher-grade unit is frequently the better long-run value. Also budget for consumables — brushes, tracks, filter bags, and power supplies wear on their own schedule.

Glossary

Backwashing — Reversing water flow through a filter to flush trapped debris out to waste.

Bonding — The electrical connection of all metal components around a pool into a single system, so no dangerous voltage difference can exist between them. A code requirement and a life-safety issue.

Coping — The capped edge around the pool perimeter where the deck meets the pool shell.

GFCI — Ground Fault Circuit Interrupter. A breaker that cuts power on detecting a fault. Required on pool electrical circuits.

Impeller — The rotating component inside the pump that moves water.

Laterals — Slotted plastic fittings at the bottom of a sand filter that collect filtered water while keeping sand in the tank.

Niche — The recessed housing in the pool wall that holds a light fixture.

ORP — Oxidation Reduction Potential. A measurement of sanitizer effectiveness, monitored by automation systems.

Schedule 40 / Schedule 80 — PVC pipe wall thickness ratings. Schedule 80 is thicker and used in higher-temperature or higher-pressure applications, such as near the heater.

Surge tank — A reservoir that accepts overflow water from gutters during heavy bather load and returns it to circulation.

VFD — Variable Frequency Drive. A controller that varies pump motor speed to match demand, reducing energy use.

VGBA — Virginia Graeme Baker Pool and Spa Safety Act. Federal law governing drain cover and entrapment safety at commercial pools.

Wet end — The portion of the pump assembly that contains water, including the pump basket and impeller housing.

Lifespan figures in this guide are general planning ranges based on commercial installations in Colorado and are intended to support reserve planning. Actual service life varies by manufacturer, installation, usage, and maintenance history. Code requirements are adopted and enforced at the state and county level — verify current requirements with your local health department. Cost figures are provided separately.

Inspiration Pool Usage 2026

Day	Date	10:30	11:30	12:30	1:30	2:30	3:30	4:30	5:30	6:30	7:30	Weather
Saturday	5/23/2026	0	2	3	5	8	1	2	2	3	2	Sunny
Sunday	5/24/2026	0	7	22	30	21	19	15	0	6	0	Hot AM, Cloudy PM
Monday	5/25/2026	19	28	35	17	19	17	15	32	16	2	Hot and Sunny
Tuesday	5/26/2026	2	4	0	3	7	4	1	1	3	0	Cloudy and Windy
Wednesday	5/27/2026	0	0	0	0	3	3	0	0	0	0	Cloudy and Cool
Thursday	5/28/2026	0	2	2	4	8	6	2	3	1	0	Mostly Cloudy
Friday	5/29/2026	0	3	8	21	0	0	5	10	7	4	Sunny and Windy
Saturday	5/30/2026	6	14	11	19	18	0	0	0	0	0	Sunny AM, Storms PM
Sunday	5/31/2026	3	13	32	27	47	43	31	20	3	0	Hot and Sunny
Monday	6/1/2026	6	17	28	0	0	0	0	0	4	0	Hot AM, Storms PM
Tuesday	6/2/2026	0	2	0	0	4	5	4	0	2	2	Cloudy and Cool
Wednesday	6/3/2026	5	15	25	21	24	0	0	0	0	0	Warm AM, Storms PM
Thursday	6/4/2026	18	35	22	25	16	17	10	8	8	0	Hot and Sunny
Friday	6/5/2026	23	32	18	24	29	35	19	18	2	4	Hot and Sunny
Saturday	6/6/2026	9	40	41	20	25	37	29	16	7	0	Hot AM, Storms PM
Sunday	6/7/2026	5	12	28	39	42	30	30	23	11	4	Hot and Sunny
Monday	6/8/2026	7	20	9	22	19	0	0	0	3	0	Sunny AM, Storms PM
Tuesday	6/9/2026	5	20	15	31	12	10	9	10	4	2	Sunny and Warm
Wednesday	6/10/2026	3	24	7	24	41	42	23	15	16	14	Hot and Sunny
Thursday	6/11/2026	14	10	10	22	23	21	7	8	2	0	Warm and Sunny
Friday	6/12/2026	14	28	42	21	29	28	17	11	12	0	Hot and Sunny
Saturday	6/13/2026	0	6	14	12	20	28	27	16	7	4	Warm and Windy
Sunday	6/14/2026	1	2	4	5	6	0	0	4	0	0	Cool and Cloudy
Monday	6/15/2026	10	7	2	14	12	6	5	7	5	0	Sunny and Cool
Tuesday	6/16/2026	6	24	15	27	24	22	16	10	12	5	Warm and Sunny
Wednesday	6/17/2026	9	13	28	39	22	24	11	10	15	14	Warm and Sunny
Thursday	6/18/2026	0	0	6	8	28	22	14	10	3	12	Warm and Sunny
Friday	6/19/2026	3	5	9	3	4	4	6	5	3	4	Cooler
Saturday	6/20/2026	12	14	15	19	11	20	18	21	20	9	Warm and Sunny
Sunday	6/21/2026	7	18	9	16	0	2	4	4	0	0	Warm AM, Storms PM
Monday	6/22/2026	3	8	2	11	0	12	6	7	2	0	Partly Cloudy
Tuesday	6/23/2026	3	16	8	32	33	23	8	4	10	0	Warm and Sunny
Wednesday	6/24/2026	5	8	16	30	16	17	0	0	1	0	Warm AM, Storms PM
Thursday	6/25/2026	0	0	0	2	3	0	0	1	0	0	Cool and Cloudy
Friday	6/26/2026	4	21	16	0	0	0	3	0	6	4	Warm AM, Storms PM
Saturday	6/27/2026	4	17	9	22	24	20	10	5	2	3	Sunny AM, Cloudy PM
Sunday	6/28/2026	2	9	9	4	9	14	22	18	2	4	Warm and Sunny
Monday	6/29/2026	23	22	20	38	21	21	21	14	5	0	Hot and Sunny
Tuesday	6/30/2026	11	25	19	20	15	10	11	0	0	1	Warm AM, Storms PM
Wednesday	7/1/2026	9	25	28	40	39	18	6	10	12	0	Warm and Sunny
Thursday	7/2/2026	19	24	19	22	17	18	13	7	2	3	Warm AM, Cloudy PM
Friday	7/3/2026	15	28	39	19	21	23	15	0	5	7	Hot AM, Cloudy PM
Saturday	7/4/2026	14	19	28	24	22	18	17	5			Hot and Sunny
Sunday	7/5/2026	11	20	11	23	27	31	17	17	8	2	Warm and Sunny
Monday	7/6/2026	10	21	19	24	20	0	0	5	3	0	Hot AM, Storms PM
Tuesday	7/7/2026	22	29	16	43	3	0	0	0	0	0	Hot AM, Storms PM
Wednesday	7/8/2026	7	17	13	21	17	12	0	0	0	2	Warm AM, Storms PM
Thursday	7/9/2026	13	25	7	16	18	0	0	0	0	0	Hot AM, Storms PM
Friday	7/10/2026	18	25	19	23	27	23	0	0	0	0	Hot AM, Storms PM
Saturday	7/11/2026	16	18	9	22	16	16	27	17	11	1	Hot and Sunny
Sunday	7/12/2026	18	33	27	31	31	23	13	19	16	1	Hot and Sunny
Monday	7/13/2026	11	17	24	31	12	13	8	4	21	12	Hot and Sunny
Tuesday	7/14/2026	21	47	28	40	28	16	7	10	13	5	Hot and Sunny
Wednesday	7/15/2026	7	14	10	16	9	9	5	5	4	3	Cooler

Thursday	7/16/2026	12	20	13	20	20	2	14	9	11	10	Warm and Sunny
Friday	7/17/2026	12	12	4	16	27	8	10	4	2	4	Warm
Saturday	7/18/2026	11	17	14	10	5	5	20	7	14	10	Hot and Sunny
Sunday	7/19/2026	20	26	14	18	19	25	30	13	16	12	Hot and Sunny
Monday	7/20/2026	2	16	15	5	16	6	14	7	15	9	Hot and Sunny
Tuesday	7/21/2026	19	27	11	24	23	12	5	0	0	2	Hot AM, Storms PM
Wednesday	7/22/2026	13	23	6	14	17	0	0	0	0	0	Warm AM, Storms PM
Thursday	7/23/2026	8	6	11	15	9	14	0	2	0	2	Warm AM, Cloudy PM
Friday	7/24/2026	13	22	23	35	45	36	18	12	0	0	Hot AM, Cloudy PM
Saturday	7/25/2026	20	39	27	15	0	0	0	11	16	5	Hot AM, Midday Storms
Sunday	7/26/2026	9	18	9	9	27	20	12	5	13	3	Warm and Sunny
Monday	7/27/2026	4	13	16	8	12	0	13	4	5	0	Cool
Tuesday	7/28/2026	6	31	24	16	0	0	0	0	0	0	Warm AM, Storms PM
Wednesday	7/29/2026	7	12	23	30	32	0	0	0	0	0	Warm AM, Storms PM
Thursday	7/30/2026	20	27	15	7	7	6	5	0	9	4	Hot AM, Storms PM
Friday	7/31/2026	6	14	17	25	27	16	13	15	0	0	Warm AM, Storms PM
Saturday	8/1/2026	3	7	8	23	21	20	21	7	4	2	Sunny
Sunday	8/2/2026	12	22	19	23	30	28	18	15	2	0	Hot AM, Cloudy PM
Monday	8/3/2026	12	8	33	29	24	0	5	0	0	1	Warm AM, Storms PM
Tuesday	8/4/2026	3	1	0	0	5	3	0	3	0	0	Cool and Cloudy
Wednesday	8/5/2026	5	8	13	11	11	6	2	7	2	0	Warm and Sunny
Thursday	8/6/2026	14	29	17	25	16	9	19	15	12	1	Hot and Sunny
Friday	8/7/2026	10	13	24	18	28	17	7	4	14	14	Hot and Sunny
Saturday	8/8/2026	15	8	1	8	7	5	3	5	12	7	Warm and Sunny
Sunday	8/9/2026	4	11	15	10	12	10	6	4	4	0	Warm and Sunny
Monday	8/10/2026	14	17	20	14	11	7	12	4	0	0	Warm AM, Cloudy PM
Tuesday	8/11/2026	21	28	26	38	15	14	9	2	0	0	Warm AM, Cloudy PM
Wednesday	8/12/2026											
Thursday	8/13/2026											
Friday	8/14/2026											
Saturday	8/15/2026		0	5	0	0	2	3	5	0		Cloudy
Sunday	8/16/2026		0	17	16	0	1	4	1	1		Warm AM, Cloudy PM
Monday	8/17/2026											
Tuesday	8/18/2026											
Wednesday	8/19/2026											
Thursday	8/20/2026											
Friday	8/21/2026											
Saturday	8/22/2026		15	14	17	12	0	0	0	1		Warm AM, Cloudy PM
Sunday	8/23/2026		10	15	12	5	7	3	0	0		Sunny and Warm
Monday	8/24/2026											
Tuesday	8/25/2026											
Wednesday	8/26/2026											
Thursday	8/27/2026											
Friday	8/28/2026											
Saturday	8/29/2026		12	22	23	27	10	0	0	0		Hot AM, Storms PM
Sunday	8/30/2026		6	2	4	2	0	0	0	0		Cloudy AM, Storms PM
Monday	8/31/2026											
Tuesday	9/1/2026											
Wednesday	9/2/2026											
Thursday	9/3/2026											
Friday	9/4/2026											
Saturday	9/5/2026		5	5	6	10	17	9	10	14		Warm and Sunny
Sunday	9/6/2026		15	27	24	24	26	0	0	0		Hot AM, Storms PM
Monday	9/7/2026		17	20	21	15	20	0	0	0		Hot AM, Storms PM

Exhibit B

Native Areas Notes

September 2026

Inspiration Metropolitan District

Prepared by: Kristin Oles

Owner and Principal Consultant

Resilient Roots Ecology

9/30/26

General notes from 9/24/26

- Trial Clethodim spray for cheatgrass
  - Difficult to locate small, unmarked treatment areas
  - In most locations, no live cheatgrass observed but also no indications of previous cheatgrass infestations in most locations (dead cheatgrass plants)
    - "Before" photos or notes on previous cheatgrass amounts?
    - Full coverage of mature native grasses at treatment areas indicates previous levels of cheatgrass were not high enough to disrupt the existing native grass
  - One location (field at NE corner of Inspiration Dr. and Ln.) did have some green cheatgrass coming in, which is expected because clethodim does not have soil residual activity. Previous photos or notes would be helpful to determine whether treatment led to an overall reduction in cheatgrass.
- Filing 19 cheatgrass control (below Mountain View NAC)
  - Cheatgrass definitely coming back up, but it is too early to know if there is less than last year. Will reevaluate in October to check for additional growth.
  - Was this treated with Clethodim or another herbicide and when was the treatment applied? I can't find it in my notes.
- Potential native seeding areas
  - Those observed on the south side would likely NOT benefit from additional seeding
    - Particularly sandy patches will never have dense vegetation, so focus should be on erosion control on steep slopes
    - Seeding hill behind Rockinghorse Pkwy just needs more time. Grasses are growing well in drill rows and will continue to fill in. Consider erosion control measures uphill (straw wattles, etc.)
- Douglas County School parcel weeds
  - Still quite weedy and showing no signs of herbicide damage
  - Has this been treated by Brightview yet?
- Filing 6 seeding off of Caleb Pl. near dog park (map point)
  - Lots of grass coming in
  - Still early to ID, but currently the grasses do not seem like native species. What mix was used for this seeding project?
- Woody plant removal
  - Drainages near dog park have much better access for weed control and very little water was observed.
  - Did not see any removal work in the drainage north of Pathfinder Park. What areas were designated for this project?

1.) Clethodim test area fully vegetated with mature native grasses (blue grama most dominant species) – map point



2.) Clethodim test area at Inspiration Dr. and Ln. with some cheatgrass regrowth – map point



3.) Cheatgrass below Mountain View NAC – map point



4.) Grass establishment in potential seeding area behind Rockinghorse Pkwy. – map point

