INSPIRATION METROPOLITAN DISTRICT
REGULAR MEETING
November 10, 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 October 13, 2026 Special, Annual and Regular Meeting Minutes (enclosures)
b. Accept the September 15, 2026 Common Area Committee Minutes (enclosure)
c. Accept the October 5, 2026 Finance Committee Minutes (enclosure)
d. Accept the August 19, 2026 and September 16, 2026 Residential Improvement Guidelines Committee Minutes (enclosures)
e. Accept the October 13, 2026 Community Engagement Committee Minutes (enclosure)
f. Ratify Agreement for Services with Laughing Valley Ranch LLC for reindeer appearance in the amount of $2,000.00 from the Community Wide Program account (enclosure)
g. Ratify Agreement for Services with Masters Events & Gaming LLC (Casino Party

USA) for casino night event services in the amount of $2,295.00 from the Community Wide Event account (enclosure)

h. Ratify Agreement for Services with Parker Electric, Inc. for Pool Pole Light Replacement in the amount of $1,895.00 from the Lighting and Electric account (enclosure)

i. Ratify BrightView Landscape Services proposal for area "No Motorized Vehicle" signage in the amount of $2,142.40 from the Open Space Repair & Maintenance account (enclosure)

j. Ratify BrightView Landscape Services proposal for Dog Park and Dog Station path work in the amount of $856.44 from the Open Space Repair and Maintenance account (enclosure)

k. Ratify RTS Landscaping proposal for failing rip rap repair behind 8659 S. Quatar Street in the amount of $1,460.00 from the Open Space Repair and Maintenance account (enclosure)

6. Manager Updates

a. Review Manager's Report (enclosure)

b. Consider approval of RTS Landscaping proposal for West Pond service road in the amount of $4,986.00 from the Open Space Repair and Maintenance account (enclosure)

c. Consider approval of the Waste Connections rate sheet for solid waste and recycling services at $8.00 per residence per month, a three-year agreement, subject to annual budget appropriations, from the Trash Collection account (enclosure)

d. Consider approval of the 2027 Landscape Services Agreement with BrightView Landscape Services, Inc., in the amount of $481,802.06, subject to annual budget appropriations, from the Landscape Maintenance account (enclosure)

e. Consider approval of 2027 native area maintenance consulting proposal with Resilient Roots Ecology, LLC in an amount not to exceed $25,250.00, subject to annual budget appropriations, from the Open Space Repair and Maintenance account (enclosure)

f. Consider approval of 2027 Pool Management Agreement with Front Range Recreation in the amount of $85,750.00, subject to annual budget appropriations, from the Pool Management accounts (enclosure)

g. Consider approval of 2027 Service Contract with Rocky Mountain Playground Services, Ltd. for playground safety inspections in the amount of $3,900.00, subject to annual budget appropriations, from the Maintenance – General Community account (enclosure)

h. Consider approval of the BrightView Landscape Services 2026-2027 Annual Snow Service Order from the Snow Removal account (enclosure)

i. Consider approval of the BrightView Landscape Services proposal for November & December winter watering in the amount of $27,600.00 from the Winter Water account (enclosure)

7. Legal Updates

a. Consider approval of Drainage Easements with the City of Aurora for Filing 4, Tract A and Filing 15, Tract A (enclosures)
b. Ratify execution of Sidewalk Easements with the City of Aurora for Filing 4, Tracts A and B and Filing 15, Tract A (enclosures)

8. Residential Improvement Guidelines Committee

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

9. Common Area Committee

a. Common Area Committee Update
b. Other

10. Finance Committee

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

11. Community Engagement Committee

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

12. Website Ad-Hoc Committee

a. Committee Report

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 meeting is a Special Meeting and Budget Hearing scheduled for November 16, 2026 at 5:30 p.m.

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

Held: Tuesday, October 13, 2026, at 5:00 p.m. via video conference

Attendance

The Special 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
Kimberly L. Kelleher, Assistant Secretary

Directors Not in Attendance Were:
Ralph "Doug" Parris

Also present were Dominique Devaney and Karis Clark of Public Alliance LLC; Laura Heinrich, Esq., Spencer Fane LLP; Allison Williams, CliftonLarsonAllen LLP; Sharon Sulzle and Dara Watson, AMI Community Association Management; and the following members of the public: Chris and Heidi Bolz, Ellen Burns, Jesus Casillas, Paul Charnon, Teresa LeGare, John MacArthur, Allen Schubert, and Dave and Holly Svetz.

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 5:00 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 Bourcier, seconded by Director Forsman, and upon vote unanimously carried, the Board approved the agenda as presented.

ARC Appeal Hearing

Ms. Sulzle presented the materials regarding the appeal of the Residential Improvement Guidelines Committee's decision on an application for an expanded concrete patio with a three-foot stone wall and a pergola at 22505 E. Henderson Drive. The Board discussed the appeal with the resident's contractor, Mr. Casillas. Following

discussion, Director Forsman moved to grant the appeal as to the expanded concrete patio with a three-foot stone wall matching the house and to deny the appeal as to the pergola. Director Kelleher seconded the motion. Directors Forsman, Kelleher, and LeGare voted in favor and Director Bourcier voted against, and the motion carried. It was noted that the exception was granted due to the unusual characteristics of the lot at issue.

Other Business

The Board discussed whether the Residential Improvement Guidelines Committee should amend the guidelines to address similar situations. It was determined that the Committee will continue to apply the current guidelines and that appeals will be brought forward to the Board as needed.

Public Comment

No public comment was received.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 5:41 p.m. The next regular meeting was scheduled for October 13, 2026 at 5:30 p.m.

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

The foregoing minutes were approved on the 10th day of November, 2026, by the Board of Directors of the Inspiration Metropolitan District.

_____

Secretary for the Meeting

MINUTES OF AN ANNUAL MEETING
OF THE BOARD OF DIRECTORS OF
THE
INSPIRATION METROPOLITAN DISTRICT
HELD
OCTOBER 13, 2026

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

The meeting was held via teleconference.

ATTENDANCE

Directors in Attendance Were:
Bob LeGare
Rick Forsman
Kimberly Kelleher
David Bourcier

Directors Not in Attendance Were:
Ralph "Doug" Parris

Also In Attendance Were:
Dominique Devaney, District Manager; Karis Clark, Assistant District Manager; James Dugan, and Natalyn Waltz, Public Alliance LLC; Laura S. Heinrich, Esq., Spencer Fane LLP; Allison Williams, CliftonLarsonAllen LLP; Sharon Sulzle, AMI Community Association Management.

The following members of the public were present: Ken Barritt, Lacy Bolger, Chris and Heidi Bolz, Crystal Roberts Browne, Eileen Brown, Ellen Burns, Paul Charnon, Karen Chambers, Rick Coldsnow, Dennis Colwell, Rosanne Croci, Douglas Evans, Marilyn Flood, Kathy Forsman, Les Frey, Rose Mary Haney, Rea Heatherington, Karen Inman, [First Name Unknown] Kohler, Travis Krabbenhoft, TJ LeGare, John MacArthur, Rebekah McCall, Michael Miller, Lisa Morelli, Russ Paper, Rich Reini, Agnes Ryan, Allen Schubert, Candice and Manuel Soulakis, Dave and Holly Svetz, Pamela Syverson, Yolanda Treviso, Sally and Bruce Van Der Kamp, and two call-in participants.

CALL TO ORDER Called to order at 5:41 p.m.

PRESENTATION Director LeGare presented the status of public infrastructure projects.

OF STATUS OF INFRASTRUCTURE PROJECTS

PRESENTATION REGARDING OUTSTANDING BONDS

Director Bourcier presented information regarding the outstanding bonds.

REVIEW OF UNAUDITED FINANCIAL STATEMENTS

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

QUESTIONS

Ms. Syverson asked whether any of the funds collected by the District are invested so that the funds earn a return. Director Bourcier explained that District funds are held in state investment pools, yielding an average of approximately 4%.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 5:59 p.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

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

Held: Tuesday, October 13, 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
Kimberly L. Kelleher, Assistant Secretary

Directors Not in Attendance Were:
Ralph "Doug" Parris

Also present were Dominique Devaney, Karis Clark, James Dugan, and Natalyn Waltz of Public Alliance LLC; Laura Heinrich, Esq., Spencer Fane LLP; Allison Williams, CliftonLarsonAllen LLP; Sharon Sulzle, AMI Community Association Management; and the following members of the public: Ken Barritt, Lacy Bolger, Chris and Heidi Bolz, Crystal Roberts Browne, Eileen Brown, Ellen Burns, Paul Charnon, Karen Chambers, Rick Coldsnow, Dennis Colwell, Rosanne Croci, Douglas Evans, Marilyn Flood, Kathy Forsman, Les Frey, Rose Mary Haney, Rea Heatherington, Karen Inman, [First Name Unknown] Kohler, Travis Krabbenhoft, TJ LeGare, John MacArthur, Rebekah McCall, Michael Miller, Lisa Morelli, Russ Paper, Rich Reini, Agnes Ryan, Allen Schubert, Candice and Manuel Soulakis, Dave and Holly Svetz, Pamela Syverson, Yolanda Treviso, Sally and Bruce Van Der Kamp, and two call-in participants.

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 5:59 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 Bourcier,

seconded by Director Kelleher, and upon vote unanimously carried, the Board approved the agenda as presented.

Public Comment

Ms. Svetz asked whether a claim has been filed with CORE Electric regarding the fire. The Board directed staff to file a claim with CORE Electric.

Ms. McCall asked whether there is a wildfire mitigation plan for the open space. Director LeGare and Ms. Devaney addressed the questions and explained the most recent fire inspection.

Ms. Croci echoed the concerns regarding the fire and encouraged including the trees in the CORE Electric claim.

Consent Agenda

The Board considered the following items on the Consent Agenda:

a. Approval of the September 8, 2026 Regular Meeting Minutes.
b. Acceptance of the August 31, 2026 Finance Committee Minutes.
c. Acceptance of the August 18, 2026 Common Area Committee Minutes.
d. Ratification of BrightView Landscape Services proposal for monument irrigation work in the amount of $3,824.81 from the Irrigation System account.
e. Ratification of BrightView Landscape Services proposal for main monument grading in the amount of $1,855.29 from the Plants, Hardscapes and Other account.
f. Ratification of BrightView Landscape Services proposal for additional Russian olive removal in the amount of $1,272.00 from the Open Space Repair & Maintenance account.
g. Ratification of 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.
h. Ratification of BrightView Landscape Services proposal for native weed pull in the amount of $1,713.92 from the Open Space Repair & Maintenance account.
i. Ratification of BrightView Landscape Services proposal to repair drip irrigation on pines damaged by fire in the amount of $700.00 from the Irrigation System account.
j. Ratification of 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.
k. Ratification of BrightView Landscape Services proposal to build a raised stone bed in the amount of $4,814.40 from the Plants, Hardscapes and Other account.
l. Ratification of Service Agreement with Critter Control Operations, Inc. for prairie dog control in the amount of $3,248.00 from the Pest Control – Landscaping account.

m. Ratification of 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.
n. Ratification of LBJE Construction LLC proposal for replacement of ten round rails in the amount of $2,250.00 from the Fences/Walls account.
o. Ratification of LBJE Construction LLC proposal for barbed wire fence repair in the amount of $330.00 from the Fences/Walls account.
p. Ratification of LBJE Construction LLC proposal for replacement of two damaged posts in the amount of $765.00 from the Fences/Walls account.
q. Ratification of LBJE Construction LLC proposal to remove mesh from the top of two pergolas in the amount of $845.00 from the Building Maintenance & Repairs account.
r. Ratification of 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.
s. Ratification of 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.

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

Manager Updates

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

BrightView Controller 16 Replacement: Following discussion, upon motion duly made by Director Forsman, seconded by Director Kelleher, and upon vote unanimously carried, the Board approved the BrightView Landscape Services proposal to replace Controller 16 in the amount of $7,939.73 from the Irrigation Systems account.

Art Sculpture Installation: Following discussion, upon motion duly made by Director Kelleher, seconded by Director Forsman, and upon vote unanimously carried, the Board ratified the 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 and the Level Design Build proposal to install the art sculpture in the amount of $9,998.50, both from the Community Service Building Needs account.

Filing 16 Erosion Repair: Following discussion, upon motion duly made by Director Forsman, seconded by Director Bourcier, and upon vote unanimously carried, the Board approved the RTS proposal to repair erosion damage in Filing 16 in an amount not to exceed $120,000.

Legal Updates

There was no legal report.

Finance Committee

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

August 2026 Cash Flow: No cash flow report was presented.

Proposed 2027 Budget: Director Bourcier presented the draft 2027 Budget.

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

Claims: Following discussion, upon motion duly made by Director Bourcier, seconded by Director Forsman, and upon vote unanimously carried, the Board ratified and approved the payment of claims for the period ending September 30, 2026.

Community Engagement Committee

Community Engagement Committee Update: Ms. Heatherington presented the Community Engagement Committee report.

Residential Improvement Guidelines Committee

Residential Improvement Guidelines Committee Update: Mr. Schubert presented the Residential Improvement Guidelines Committee report.

AMI Update: Ms. Sulzle presented the AMI report. There was no discussion.

Website Ad-Hoc Committee

Committee Report: Director Forsman presented the report on behalf of the Committee.

Committee Appointments: Following discussion, upon motion duly made by Director Forsman, seconded by Director Kelleher, and upon vote unanimously carried, the Board ratified the appointments of Linda Arms and Pamela Syverson to the Website Ad-Hoc Committee.

Common Area Committee

Common Area Committee Update: Ms. LeGare presented the update on behalf of the Committee.

Rockinghorse and Eads Median Reduction: Ms. LeGare presented options for the proposal to reduce 100 feet of median at Rockinghorse and Eads, and the Board discussed the project. Following discussion, upon motion duly made by Director Forsman, seconded by Director Kelleher, and upon vote unanimously carried, the Board approved proceeding with BrightView Landscape Services for the median reduction.

Other Business	There was no other business to discuss.
Public Comment	Mr. Colwell asked Director Bourcier whether a portion of the excess fund balances will be used before the end of 2026. Director Bourcier confirmed that a portion of the funds will be used. Ms. McCall asked about additional fire presentations.
Adjournment	There being no further business to come before the Board, the meeting was adjourned. The next regular meeting was scheduled for November 10, 2026 at 5:30 p.m. The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting. The foregoing minutes were approved on the 10th day of November, 2026, by the Board of Directors of the Inspiration Metropolitan District. _____ Secretary for the Meeting

COMMON AREA COMMITTEE MINUTES of September 15, 2026

Meeting was called to order at 5:30 pm. Present: C Goretsky, T Norton, H Svetz, M Berkstresser, T LeGare, J Dugan. No public present. Agenda & 8.18.26 CAC Minutes were approved.

1. LeGare gave a short update from the IMD BOD Mtg of Sept 8, 2026, in Dir. Parris's absence, including approval of $25,905 for round rail fencing staining and the awarding of the 2027 landscape maintenance contract to Brightview after a competitive process, which will be finalized at the October BOD mtg.

2. Water update: City of Aurora has instructed an October 1st water shutoff date, with a ban on automated lawn irrigation until May 1, 2027.

3. Resilient Roots K for 2027 will be coming from Kristin Oles to the BOD. Expect a similar SOW to 2026 using her expertise and advice on continuing weed management, but without the community education component in the previous contract.

4. StopLight Chart was reviewed.
   -Xeric conversion opportunities discussed, with confusion over roles and responsibilities – PA and CAC from BOD directives. Holly took responsibility to arrange a meeting with Kate and Karis to get alignment.
   -Extensive discussion was focused on the RH Median project with bids due to PA by COB Tuesday, September 22nd. No contractor questions were submitted; attendees asked where excess/removed soil will go, and two locations were identified and agreed to.
   -The Gartrell Tunnel discussion focused on taking the project and dividing it into several smaller SOWs, such as refreshing landscaping at the top by the sidewalk and at the very bottom by the trail; terracing smaller sections than the entire slope; and using both xeric and cobble where it makes sense. Parts of this can happen over the winter. Jim will walk it with Jeremy from BV for input.
   -IMD Monument: members questioned the SOW and height of the planter. It was decided to meet with BV this week to make sure they fully understand what was discussed and requested.
   -Discussion of potential location of outlets at or near the dog park. Possible structure or fencing to mask porta-potty.

5. Updated project tracking sheet items - Jim discussed items in progress, including the round rail fence repairs that the summer team did, and more that Elias will do. BOD approved staining of the fence at the Sept BOD mtg. Agreed to Jim's suggested timeframe for seasonal removal of shade sail at Pathfinder Park and all-ages pool pergola covers.

6. Charlie discussed more barbed wire to be removed. This is down below the drop structure east of PFP. Removal agreed to.

Adjournment at 7:13 pm

Inspiration Metropolitan District

Finance Committee Meeting Minutes
Monday, October 5, 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. October 5, 2026, Agenda – The Agenda was presented and was unanimously approved by the Committee.

   August 31, 2026, Minutes – The Minutes from the meeting were presented and unanimously approved by the Committee.

3. Review of August 2026 Financial Statements - Chair Barritt presented the financial statements and stated the following:
   - Revenues were above budget by $28,411 or+ 0.90%.
   - Expenses were below budget by $537,124 or +17.70%
   - YTD Fund Balance is above budget by $506,695 or +459.43%

   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 Builders, and Violations and Fees were above budget, with Property Taxes and Transfer Fees below budget resulting in revenue being above budget by +0.90% for August.

   Expenses for Administrative, Contingency, Landscaping and Utilities were below budget, with Facility Maintenance and Transfer to Other Funds above budget resulting in expenses being below budget by +17.70% for August.

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

4. Status of Current Projects
   - Review of Current Draft of 2027 Budget – Adjustments were made to the proposed budget including:
     - Community Management Fees were increased by 4% over 2026 for 2027
     - Landscaping Maintenance was adjusted to $481,802 up from $450,000
     - $93,958 was added for possible replacement and addition of furniture for the pool
     - $15,000 was added to the General Fund's Communications budget for an external assessment of the District's website

5. New Business – No new business presented.

6. Community Comment and Discussion – No community residents were in attendance.

7. Adjournment of Meeting – the meeting was adjourned at 6:26 PM.

Next Regular Monthly Finance Committee is Monday, November 2nd, 2026, from 5:30 – 7:00 PM



MINUTES OF THE MEETING OF THE RESIDENTIAL IMPROVEMENT GUIDELINES COMMITTEE OF INSPIRATION METROPOLITAN DISTRICT
Held: Wednesday, August 19th, 2026, at 5:30 p.m. via videoconference and in person at the Inspiration Club.

Attendance

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

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

Rick Forsman (Board Liaison) was absent. Also present were Sharon Sulzle, Meghan Hutchins, and Dara Watson of AMI. Members of the public in attendance included Max Nottingham, TJ LeGare, Jesus Casillas and Ed Zeches were present.

Call to Order

Chair Schubert noted that a quorum of the Committee was present and called the meeting to order at 5:33 pm.

Agenda Approved

The agenda was reviewed and unanimously approved.

July Minutes

The July minutes were reviewed and unanimously approved.

Public Comment

Max Nottingham and Jesus Casillas spoke regarding a specific application.

TJ Legare emphasized the requirement that all signs be removed once work is completed, as discarded signs have contributed to ongoing litter issues.

Board Report	Sharon Sulzle gave a summary of the June Board Meeting.
Compliance Report	Ms. Sulzle presented the compliance and design request report.
Screening for Artificial Turf	Chair Schubert presented a homeowner's appeal regarding artificial turf located in a side yard that is visible from the street. The Committee reviewed the existing artificial turf requirements and discussed whether modifications may be needed. Ms. Sulzle will evaluate the City of Aurora's current regulations related to artificial turf, after which the Committee will determine whether changes to the governing standards should be considered.
Other Business	The Committee discussed the changes to the Guideline requirements for driveway extensions serving single-car garages facing the side of the driveway. Steve Powers raised the possibility of revising the Guideline requirements for heat pumps and how they are mounted. Steve Powers announced that he will be stepping down from the Committee effective immediately.
Public Comment	TJ LeGare discussed the issue of dead trees and their removal.
Adjournment	There being no further business before the Committee, the meeting was adjourned at 7:04 pm.

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

Secretary _____

MINUTES OF THE MEETING OF THE RESIDENTIAL IMPROVEMENT GUIDELINES COMMITTEE OF INSPIRATION METROPOLITAN DISTRICT
Held: Wednesday, September 16th, 2026, at 5:30 p.m. via videoconference and in person at the Inspiration Club.

Attendance

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

Allen Schubert (Chair)
Chris Bolz (Vice Chair)
Rick Forsman (Board Liaison)
William Koller
Carla Baglione
Daniel Roysden
Chuck Wagner

Jared Berge was absent. Also present were Sharon Sulzle, Meghan Hutchins, and Dara Watson of AMI. Members of the public in attendance included Majid Seraj and TJ LeGare.

Call to Order

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

Agenda Approved

The agenda was reviewed and unanimously approved.

August Minutes

The August minutes were reviewed and unanimously approved.

Public Comment

Mr. Seraj addressed the Committee regarding his application and his desire for a 5-foot side year sidewalk instead of the 3-foot maximum side yard sidewalk prescribed in the Guidelines. The Committee explained to Mr. Seraj that Committee could only approve a 3-foot maximum sidewalk and offered some suggestions about how Mr. Seraj could address the slope of his side-yard.

Board Report	Board Liaison Forsman gave a summary of the August Board Meeting.
Compliance Report	Ms. Sulzle presented the compliance and design request report.
Artificial Turf	Ms. Watson of AMI presented the City's requirements for artificial turf and compared them with the current Residential Improvement Guidelines. The Committee discussed the existing requirements and considered whether revisions are needed. Language in the Guidelines will be drafted to reflect advancements in artificial turf technology and to establish specific screening requirements for artificial turf installed in side yards. No changes to the current requirements for artificial turf installation in front yards are being proposed at this time.
Other Business	None at this time.
Public Comment	TJ LeGare commented about artificial turf and her observations of the need for regular maintenance.
Adjournment	There being no further business before the Committee, the meeting was adjourned at 6:53 pm.

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

Secretary _____

Inspiration Club Committee Minutes

October 13, 2026

Meeting called to order at 5:30pm. Present : Karis Clark, Rea Heatherington. Sheri Zarnowiec, Tom Norton, Kim Kellerher

No Sept minutes. No public comments.

Discussed September events:

Paint & Connect – Good turnout. Should do this again in 2027.
Pooch Plunge – As always – fun event that the community loves.
Aurora Fir Dept Stop the Bleed – Poor turnout.
Dumpster Day – Need to keep a limit on number of file boxes each resident household for shredding.
Fall Fest – Excellent event. Got the number of pumpkins right!

Discussed upcoming event:

Comedy night – sold out.
Caroling – now a 5:30pm start.
Casino Night

Karis presented the draft 2027 event schedule. Discussed some minor adjustments. Will have less events in 2027, but quality will be higher.

Discussed possible resident led Zumba class and having a Charity event in 2027.

Adjourned 6:30pm.

AGREEMENT FOR SERVICES

This Agreement for Services ("Agreement") is effective the 7th day of October, 2026 by and between INSPIRATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District"), and Laughing Valley Ranch 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 reindeer and qualified personnel to supervise such reindeer at the District's event, including transportation, setup, handling of the reindeer, 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 $2,000. 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 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

Karis Clark

By: Karis Clark

LAUGHING VALLEY RANCH LLC

William Lee III
William Lee III (Oct 8, 2026 20:36:47 MDT)

By: William Lee III

EXHIBIT A

- Date of Event: December 5, 2026
- Event time: 2:00-4:00 p.m.
- Location of Event: Inspiration Club Building 23396 E Glidden Dr.; Aurora, CO 80016
- Event Contact: Karis Clark; karis@publicalliance.com
- Contractor will provide reindeer and 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.
    - Feeding, watering, and care of the animals.

INVOICE

Laughing Valley Ranch
P.O. Box 1810 • Idaho Springs, Colorado 80452
email: laughingvalleyranchco@gmail.com

Invoice Date: October 2, 2026
Invoice #: 2548

BILL TO
Inspiration Metropolitan District

Description	Dates	Qty	Amount
Reindeer	Dec 5 2-4 PM	1	$2,000.00
Total Due	**$2,000.00**		

Payment Terms: [Due at event]
Make checks payable to Laughing Valley Ranch.

Thank you for your business!

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.

AGREEMENT FOR SERVICES

This Agreement for Services ("Agreement") is effective the 7th day of October, 2026 by and between INSPIRATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District"), and MASTERS EVENTS & GAMING LLC, a Colorado limited liability company doing business as Casino Party USA ("Contractor").

1. The work or services to be provided by the Contractor to the District are generally as follows: Provision of event services for a casino night 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 $2,295. 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 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

Karis Clark
_____

By: Karis Clark _____

MASTERS EVENTS & GAMING LLC

Matthew Metrailer
Matthew Metrailer (Oct 9, 2026 14:31:38 MDT)
_____

By: Matthew Metrailer _____

EXHIBIT A

www.usacasinoparty.com
2305 South Syracuse Way #5
Denver, Colorado 80231
O: 303-280-3096

Event Date:	**Friday, November 20th, 2026**
Contact:	**Karis Clark karis@publicalliancellc.com** **Inspiration Metropolitan District** **C: 720-445-9143**
Event:	**Casino Night**
Location:	**Inspiration Metropolitan District** **Clubhouse** **23396 E Glidden Dr** **Aurora, CO 80016**
Time:	**Set-up: 4:00 PM** **Guest Arrive: 6:00 PM** **Casino Event: 6:00 PM to 9:00 PM** **Load Out: 9:00 PM**

This is the contract requested by Karis Clark per the conversation with Matthew Metrailer representing Casino Party USA in Denver, CO to facilitate the event needs for the Casino Theme Party at the location listed above.

Casino Party USA will provide: Jack of Diamonds Package: Five (5) Gaming Tables

1. **One (1) "Casino Quality" Eight Foot (8') Craps Gaming Table w/ Dealers.**
   - **Each Craps Table can accommodate 10 – 12 players.**
   - **Table Dimensions 8' x 4'**
2. **One (1) "Casino Quality" Roulette Gaming Table w/ Dealer.**
   - **Each Roulette Table can accommodate 8 – 10 players.**
   - **Table Dimensions 8' x 4'**
3. **Two (2) "Casino Quality" Blackjack Gaming Tables w/ Dealers.**
   - **Each Blackjack Table can accommodate 7 players.**
   - **Table Dimensions 7' x 3'**
4. **One (1) "Casino Quality" Texas Hold'em Poker Table w/ Dealer.**
   - **Each Poker table can accommodate 10 players.**

- Table Dimensions 8' x 4'

5. Four (4) Electronic Slot Machines-Managed by Pit Boss
   - One guest per machine
   - Slot Machines sit on top of custom 3'x3'x4' boxes
   - Client will provide access to a standard electrical wall outlet-110v
6. Event Management Staffing
   - One (1) Pit Boss / Event Manager
   - Total Number of Tables: Five (5)
   - Total Number of Staffers: Six (6)
   - Casino Party USA DOES NOT supply chairs for the Gaming Tables. Total number of chairs needed: Thirty-two (32)
7. All necessary equipment including, but not limited to, Cards, Dice, Poker Timer, and other necessary gaming equipment.
8. Delivery, Set-up, Operation & Breakdown of Equipment
9. All required Dealers dress in appropriate attire. (Black / Whites)
10. Operation of the gaming portion of the event. Including disbursement of gaming chips, "casino hosting duties" and possible distribution of prizes and awards. All issues regarding the gaming portion of the event will be governed by Casino Party USA and its management in attendance.
11. On Site Event Services:
    a. Distribution of "Gaming Chips" $500 in Gaming Chips per guest.
    b. Casino Party USA staffers will collect chips from the players at the end of the event and trade them for a "Prize Drawing Ticket". The chips for the drawing ticket ratio 100 = 1.
    c. CLIENT is responsible for any Gifts, Awarded, or Prizes.
12. Proof of Liability Insurance and listing of "Additional Insured" for the Location and event.

Pricing:

Casino Entertainment for 5-table gaming package:	$1795.00
4 Slot Machines:	$ 500.00
Total Entertainment Price:	$2295.00*

*Entertainment price does not include any staff gratuity for EXCEPTIONAL service only.

This quote is valid until October 16th, 2026 at 5 PM. No offers of service, staff, or equipment is valid after that date without a signed contract and Twenty Percent (20%) Non-Refundable RETAINER. The RETAINER is to guarantee the services we provide, including but not limited to the production of the contract, meetings, event planning, additional phone calls, venue site visits, event scheduling & staffing.

Any changes to the contract must be made prior to Fourteen (14) Days of the scheduled setup of the event. All changes must be agreed upon by both the undersigned parties. Cancellation of the event outside of Fourteen (14) Days will result in forfeiture of the Non-Refundable Retainer. Cancellation of the event within Fourteen (14) Days of the scheduled time, will result in full payment required.

THE FINANCIAL BALANCE FOR THE EVENT IS DUE THE NIGHT OF THE EVENT.

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.

AGREEMENT FOR SERVICES
(Electrical Services)

THIS AGREEMENT FOR SERVICES (this "Agreement") is entered into on the 19th day of October, 2026 (the "Effective Date"), by and between **INSPIRATION METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the state of Colorado ("District"), and **PARKER ELECTRIC, INC.,** a Colorado corporation ("Contractor") (District and Contractor may be referred to herein individually as a "Party," and collectively as the "Parties"), to set forth the Parties' mutual understandings and agreements.

RECITALS

WHEREAS, District desires to engage the services of Contractor in accordance with the terms and conditions of this Agreement; and

WHEREAS, Contractor possesses certain skills, experience, and competency to perform those services as hereinafter set forth, and Contractor is able and willing to provide such services under the terms and conditions of this Agreement.

AGREEMENT

NOW THEREFORE in consideration of the compensation to be paid hereunder and the mutual agreements set forth herein, the Parties agree as follows:

1. PERFORMANCE OF SERVICES. District does hereby engage the Contractor to perform and provide the services hereinafter set forth, and Contractor does hereby agree to perform such services in accordance with the terms and conditions hereof. Contractor shall provide at its sole cost and expense all materials, equipment and personnel required to perform its services under and pursuant to this Agreement.

2. EXHIBIT TO AGREEMENT. **Exhibit A** is attached to this Agreement, and the provisions of Exhibit A are expressly incorporated into this Agreement and thus made an integral part hereof. In the event of any conflict or inconsistency between the text of this Agreement and Exhibit A, the text of this Agreement shall control.

3. SCOPE OF SERVICES. Contractor shall provide those services described and set forth on Exhibit A in the manner and to the extent described in Exhibit A and this Agreement (the "Services"). The Parties agree that to the extent Exhibit A does not contain all necessary details and information regarding the Services, Contractor will take direction from the District Representative (as defined herein) and will not perform any services contrary to or in excess of the District Representative's direction.

4. TERM OF AGREEMENT. The term of this Agreement shall begin on the Effective Date of this Agreement first set forth above and shall terminate at the completion of the services unless terminated sooner as provided for in this Agreement.

5. COMPENSATION; COMPLETION OF SERVICES. Compensation for the Services rendered will be made in accordance with the rates and fees set forth in Exhibit A. Unless otherwise agreed by the Parties, Contractor shall provide invoices to the District on a monthly basis no later than the 5th day of each month for the Services performed in the preceding month, describing the Services underlying such invoices in reasonable detail. The District will make payments or provide reasonable objection(s) to all or any portion of the Services claimed to have been provided in each invoice within thirty (30) days of receipt of such invoice. If the District objects to only a portion of the Services claimed to have been completed, the District shall pay the amount not in dispute.

In the event the District objects to payment of all or any portion of an invoice submitted by Contractor, the District shall reasonably describe the deficiency of the subject Services, and Contractor shall use its best efforts to make any changes or take any action necessary to correct any such deficiencies. In the event that material deficiencies are not corrected, the District shall be entitled to terminate this Agreement and shall be released from any further obligations to provide any additional compensation to be paid to Contractor in accordance herewith. Notwithstanding the foregoing, if the Contractor defaults or neglects to carry out the Services in accordance with the Agreement and fails within a seven (7) day period after receipt of written notice from the District to correct such default or neglect with diligence and promptness, the District may, without prejudice to other remedies, correct such deficiencies and the Contractor shall pay the costs of such correction.

When so directed by the District Representative in writing, the Contractor may perform additional services and be compensated on a time and materials basis at the applicable rates set forth in Exhibit A or as otherwise agreed upon in writing by the Parties. Upon completion of any such additional services, Contractor shall include the additional services in its monthly invoices or submit an invoice to the District detailing the additional services completed, as appropriate. Additional services performed without prior written authorization of the District Representative will not be compensated.

6. COORDINATION WITH DISTRICT. The District hereby identifies **Dominique Devaney**, District Manager, or her designee, as the District's representative for the purposes of this Agreement (the "District Representative") and authorizes the District Representative to act on behalf of the District in directing, supervising, modifying as necessary, and accepting the services to be performed by Contractor hereunder. The District Representative shall have the authority to make service- or Agreement-related decisions which do not require approval from the Board of Directors of the District.

7. LIABILITY; INSURANCE. Contractor hereby assumes the entire responsibility and liability for any and all damage and injury due to any negligent act, omission or willful misconduct of Contractor of any kind or nature whatsoever to all persons, whether employees or otherwise, and to all property growing out of or resulting from the labor or material or both or occurring in connection with Contractor's performance of this Agreement. Contractor, its successors and assigns, will indemnify and hold harmless the District, the District's directors, officers, licensees, invitees, agents, successors, and assigns from any and all loss, claims, liability, damages, and costs, including, without limiting the generality of the foregoing, court costs and

reasonable attorney's fees, caused by, resulting from, or in any way arising out of any negligent, reckless, and intentional actions or inactions of Contractor, its contractor, sub-contractors, employees, successors, and assigns related to this Agreement.

Contractor shall at all times during the term of this Agreement carry and maintain in full force at Contractor's expense insurance that meets or exceeds the insurance coverages shown below:

A. Workers' Compensation Insurance as required by State of Colorado law.

B. Comprehensive Commercial General Liability Insurance, with minimum coverage limits of liability of $2,000,000 general aggregate and $1,000,000 each occurrence

C. Motor Vehicle Liability Insurance as required by State of Colorado law.

The District shall be added as an Additional Insured to the above insurance policies with the exception of the Workers' Compensation Insurance and the Motor Vehicle Liability Insurance. The Contractor's policies shall be primary to any other insurance policies held by the District or any other additional insured, and no other insurance of the District will be called on to contribute to a loss. In the event any services are performed by a subcontractor, the Contractor shall be responsible for any liability directly or indirectly arising out of the services performed under this Agreement by the subcontractor, which liability is not covered by the subcontractor's insurance. If requested by the District, Contractor shall, prior to commencement of Services, provide the District with certificates of insurance evidencing the policies listed above, which certificates shall state that the District is named as an additional insured for all general, professional, and cybersecurity liability insurance and shall contain a statement that the policies certified shall not be cancelled nor materially modified without ten (10) days' prior written notice to the District.

8. STANDARD OF PERFORMANCE. Contractor shall perform the Services in a competent and professional manner, consistent with or in excess of generally accepted professional standards and practices, with that degree of skill and care generally observed by others performing the same or similar services, and in full compliance with all applicable laws and/or regulations, whether federal, state or local. Contractor shall not perform any Services hereunder unless all applicable regulations are met. The Services performed by Contractor shall be subject to the inspection and the review of the District at all times, but such inspection and review shall not relieve Contractor from its responsibility for the proper performance of the Services.

9. BUILDING CODES, BYLAWS, ORDINANCES, AND OTHER PUBLIC REGULATIONS. Contractor shall, to the best of its ability, interpret building codes, bylaws, and other public regulations as they apply to the project and as they are published at the time the Services commence. Furthermore, Contractor shall observe and comply with all applicable laws, ordinances, codes and regulations of government agencies, including federal, state, provincial, municipal and local governing bodies having jurisdiction over the conduct of the Services. Contractor shall continue to provide equal employment opportunity to all qualified persons and to recruit, hire, train, promote and compensate persons in all jobs without regard to race, color, religion, sex, age, disability or national origin or any other basis prohibited by applicable laws.

10. GOOD FAITH AND FAIR DEALING; DISTRICT CONDUCT. Without limiting any rights or obligations as specifically set forth herein, the Parties agree to act in good faith and deal fairly with one another pursuant to this Agreement. Further, the Parties understand that the District is a quasi-municipal entity organized and operating under Colorado law pursuant to the Special District Act, Section 32-1-101, *et seq.*, C.R.S., and as such the District has certain duties and obligations to its taxpayers and constituents, as well as to the public in general. In the event Contractor becomes concerned at any time that any director, officer, employee, contractor or other agent of the District has acted in a manner inconsistent with the District's duties and obligations to it taxpayers, constituents, and the public, including but not limited to a manner that could be considered deceptive, improper, unfair, unethical, or in violation of the public trust, the Parties acknowledge and agree that Contractor may contact the District's legal counsel directly to provide notice of and discuss such concern(s). Contact information for the District's legal counsel is provided below.

11. INDEPENDENT CONTRACTOR. It is the express intention of the District and Contractor that the relationship created between them is that of employer-independent contractor. An agent, employee, or servant of Contractor shall never be or deemed to be the employee, agent, or servant of the District. The District is interested only in the results obtained from this Agreement. The manner and means of conducting the work are under the sole control of Contractor. 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.**

12. TERMINATION. The District may, upon three (3) days' notice, terminate this Agreement for the convenience of the District. If such termination occurs, Contractor shall be entitled to be compensated for all Services performed to the date of termination.

District shall have the right to terminate this Agreement immediately upon written notice to Contractor in the event of any default by Contractor. It shall be considered a default by Contractor whenever Contractor shall disregard or violate important provisions of the Agreement or instructions of the District Representative, or fail to prosecute the Services according to the agreed-upon schedule of completion, including extensions thereof, if any.

13. NOTICE. Any notices or communications required or permitted to be given by this Agreement must be (i) given in writing and (ii) personally delivered or mailed, by prepaid, certified mail or overnight courier, or transmitted by facsimile or electronic mail transmission, to the Party to whom such notice or communication is directed, to the mailing address, facsimile number, or electronic mail address of such Party as follows:

Contractor: Parker Electric, Inc.
PO Box 3273
Parker, CO 80134
Email: info@parkerelectricinc.com
Phone: (303) 841-5448

District: c/o Public Alliance
7555 E. Hampden Avenue, Suite 501
Denver, CO 80231
Phone: (720) 213-6621

With a copy to: Spencer Fane LLP
Attn: Laura S. Heintich
1700 Lincoln Street, Suite 2000
Denver, CO 80203
Email: lheinrich@spencerfane.com
Phone: (303) 839-3800

Any such notice or communication shall be deemed to have been given on (i) the day such notice or communication is personally delivered, (ii) three (3) days after such notice or communication is mailed by prepaid certified or registered mail, (iii) one (1) working day after such notice or communication is sent by overnight courier, or (iv) the day such notice or communication is faxed or sent electronically, provided that the sender has received a confirmation of such fax or electronic transmission. A Party may, for purposes of this Agreement, change its address, fax number, email address or other contact information by giving notice of such change to the other Party pursuant to this Section.

14. DISPUTE RESOLUTION. If requested in writing by either the District or Contractor, the District and Contractor shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of thirty (30) calendar days with the mediator, if mutually agreed, the dispute shall be referred to arbitration pursuant to laws of the jurisdiction in which the majority of the Services are performed or elsewhere by mutual agreement.

15. DEFAULT/REMEDIES. In the event of a breach or default of this Agreement by either Party, the non-defaulting Party shall be entitled to exercise all remedies available at law or in equity, provided the Parties waive any claims against each other for consequential damages arising out of or relating to this Agreement, including, but not limited to, special, incidental, consequential, or punitive damages of any kind arising out of or related to the performance or non-performance of the Agreement, and regardless of whether such losses, damages or liability arises from breach of contract or warranty, tort (including negligence), strict liability or otherwise.

16. WAIVER. The waiver of any breach, or alleged breach, of this Agreement by either Party hereto shall not constitute a continuing waiver of any subsequent breach by said Party of the same or any other provision of this Agreement.

17. COLORADO OPEN RECORDS ACT. Contractor expressly recognizes that the District is a political subdivision of the State of Colorado and is subject to the provisions of the Colorado Open Records Act, Section 24-72-201, *et seq.*, C.R.S. The District agrees to protect

confidential, proprietary, trademark, copyrighted and otherwise protected materials of the Contractor, as applicable, but only to the extent such protection does not conflict with the Colorado Open Records Act and District's obligations thereunder.

18. PROTECTION OF PRIVACY LAWS. 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, 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. Contractor shall immediately notify the District if 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, Contractor shall remove such information and take such other necessary actions to insure the security of the foregoing. Contractor will refer any request for access to or correction of personal information that is made under statute to the District and will comply with any directions from the District respecting the access request, or respecting correction and annotation of personal information. Contractor will, at reasonable times and on reasonable notice, allow the District to enter its premises and inspect any personal information of the District's that is in the custody of Contractor or any of Contractor's policies or practices relevant to the management of personal information subject to this Agreement.

19. DISCLOSURE: During the performance of the Services and for all time subsequent to completion of the Services, the Contractor agrees to treat as confidential and not to use or disclose to anyone, except as required in the performance of this Agreement or by law, or as otherwise authorized in writing by the District, any and all information given to the Contractor by the District, or by the Contractor to the District, or which is developed by the Contractor as a result of the performance of this Agreement. This provision shall survive termination of the Agreement.

20. FORCE MAJEURE. Neither Party shall be liable to the other for, or be considered to be in breach of or default under this Agreement because of, any delay or failure in performance by such Party under this Agreement to the extent such delay or failure is due to any cause or condition beyond such Party's reasonable control. Each Party shall exercise reasonable diligence to overcome the cause of such delay; provided, however, that to the extent the cause of such delay arises from any breach of, or failure by the other Party to perform any of its obligations under this Agreement, the costs and expenses incurred by the Party that has delayed or failed in its performance under this Agreement to overcome the cause of such delay shall be for the account of such other Party.

21. ASSIGNMENTS. Contractor agrees that it shall not assign this Agreement, or any of the amounts due it, or to become due hereunder, nor subcontract any portion of the Services without first obtaining written consent of the District. Any such assignment or subcontract without the District's consent shall be void *ab initio*.

22. APPROPRIATION. Contractor acknowledges and agrees that District is a political subdivision of the State of Colorado and, as such, any and all financial obligations of District under and pursuant to this Agreement are subject to prior appropriations of monies expressly made by the District's Board of Directors for the purposes of the Agreement. Provided, however, the

District hereby affirms that it has appropriated sufficient funds to meet is financial obligations as set forth in this Agreement.

23. CONTRACTOR'S OBLIGATIONS. Contractor shall pay, at no expense to the District, all contributions, taxes or premiums which may be payable under Federal or State Unemployment Insurance Law or the Federal Social Security Act. The District is exempt from sales and use taxes. It is Contractor's responsibility to obtain and use the sales tax exemption number of District to the extent appropriate and applicable. District shall not reimburse Contractor for sales or use taxes erroneously paid.

24. SAFETY. Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with any Services performed hereunder and shall comply with all applicable laws, ordinances, rules and regulations and orders of any public body having jurisdiction for the safety or persons or property or to protect them from damage, injury or loss, and shall erect and maintain all necessary safeguards for such safety and protection.

25. GOVERNMENTAL IMMUNITY. No term or condition of this Agreement shall be construed or interpreted as a waiver by the District, express or implied, of any of the notice requirements, immunities, limitations to liability, rights, benefits, protections, or other provisions under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, or under any other law.

26. NO PERSONAL LIABILITY. No elected or appointed official, director, officer, agent or employee of either the District shall be charged personally or held contractually liable by or under any term or provision of this Agreement or because of any breach thereof or because of its or their execution, approval or attempted execution of this Agreement.

27. ENTIRE AGREEMENT, AMENDMENT AND BINDING EFFECT. This Agreement contains the entire agreement between the Parties regarding the Services, and supersedes and replaces any and all prior and contemporaneous written and oral agreements, promises, representations, or conditions with respect thereto. This Agreement may not be altered, changed or amended, except by instrument in writing signed by both Parties hereto. The terms and conditions contained in this Agreement shall apply to, inure to the benefit of, and be binding upon the Parties hereto, and upon their respective successors in interest and permitted assigns, except as otherwise herein expressly provided.

28. ATTORNEY FEES. In the event of any litigation, arbitration or other proceeding to enforce the terms, covenants or conditions hereof, the prevailing Party in such proceeding may obtain as part of its judgment or award its reasonable costs and attorneys' fees.

29. GOVERNING LAW. The terms and provisions contained in this Agreement shall be governed and construed in accordance with the laws of the State of Colorado.

30. COUNTERPARTS. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same

instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signatures of all Parties may be physically attached to a single document. This Agreement may be executed and delivered electronically, and execution and delivery by electronic methods will be deemed to have the same effect as if an original had been delivered to the other.

31. THIRD PARTY BENEFICIARIES. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon or to give to any person or entity other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions hereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the District and the Contractor shall be for the sole and exclusive benefit of the District or the Contractor. It is the express intention of the Parties that any person other than the Parties shall be deemed to be an incidental beneficiary only.

32. OWNERSHIP OF DOCUMENTS. All reports, data or other documents prepared by Contractor for the District pursuant to this Agreement shall, upon payment for the Services rendered, become the property of the District, and may be used by the District in its sole and absolute discretion.

33. SEVERABILITY. If any clause, provision, subparagraph, or paragraph set forth in this Agreement is illegal, invalid, or unenforceable under present or future applicable laws, then and in that event it is the intention of parties hereto that the remainder of this Agreement shall not be affected thereby.

34. HEADINGS. The headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the date first set forth above.

CONTRACTOR:
PARKER ELECTIC, INC.
a Colorado corporation

Signature: _____

Name: Neal Whittingham

Title: President

DISTRICT:
INSPIRATION METROPOLITAN DISTRICT,
a political subdivision of the State of Colorado

Signature: James Dugan

Name: James Dugan

Title: Community Facilities and Grounds Manager

EXHIBIT A
Scope of Services/Compensation

ESTIMATE

Parker Electric, Inc.
PO Box 3273
Parker, CO 80134

info@parkerelectricinc.com
+1 (303) 841-5448
parkerelectricinc.com



Public Alliance:Public Alliance - Inspiration Metro District

Bill to
Jim Dugan
Public Alliance - Inspiration Metro District
405 Urban Street, Suite 310
Lakewood, CO 80228

Ship to
Jim Dugan
Public Alliance - Inspiration Metro District
23434 E Rockinghorse Parkway
Parker, CO 80138

Replace light heads at pool

Estimate details
Estimate no.: 2633
Estimate date: 10/03/2026

#	Date	Product or service	Description	Amount
1.		**Sales**	Pool Pole Light a. Conduct one visit with the bucket truck to inspect the existing faulty pole light for matching purposes b. Provide and install 1 replacement light head to closely match the existing unit with an additional bucket truck mobilization Pool Equipment Room CO Detector a. Intercept existing 120 volt power b. Route new conduit/wire to a new box on the ceiling c. Install 1 new Carbon Monoxide detector d. Test for proper operation Electrical Permit for the CO Detector a. Provide 1 electrical permit b. Coordinate an inspection and meet the inspector on-site	$1,895.00

Total **$1,895.00**

Note to customer

Exclusions:
-Paint/patch
-After hours work

Accepted date **Accepted by**

ESTIMATE

Parker Electric, Inc.
PO Box 3273
Parker, CO 80134

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+1 (303) 841-5448
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Ship to
Jim Dugan
Public Alliance - Inspiration Metro District
23434 E Rockinghorse Parkway
Parker, CO 80138

Estimate details
Estimate no.: 2638
Estimate date: 10/13/2026

#	Date	Product or service	Description	Amount
1.		**Sales**	Gartrell and Rocking Horse a. Replace one in-use receptacle cover b. Repair/replace one damaged conduit fitting Sunset NAC and Water Feature Park a. Replace 3 2-hour timer switches with new units b. Replace one in-use cover Note: Permits are not needed for replacements or repairs of electrical equipment	$835.00

Total **$835.00**

Note to customer

Exclusions:
-Electrical permit

Accepted date **Accepted by**

ESTIMATE

Parker Electric, Inc.
PO Box 3273
Parker, CO 80134

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+1 (303) 841-5448
parkerelectricinc.com



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405 Urban Street, Suite 310
Lakewood, CO 80228

Ship to
Jim Dugan
Public Alliance - Inspiration Metro District
23434 E Rockinghorse Parkway
Parker, CO 80138

Estimate details
Estimate no.: 2639
Estimate date: 10/13/2026

#	Date	Product or service	Description	Amount
1.		**Sales**	Inspiration Monument on Gartrell a. Replace 4 existing spot lights with 4 new LED flood light fixtures with color and output adjustability http://www.kadision.com/P_view.asp?pid=254 Note: Permits are not needed for replacements or repairs of electrical equipment	$565.00

Total **$565.00**

Note to customer

Exclusions:
-Electrical permit

Accepted date **Accepted by**

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	Signage for areas market on a map from Nat.
Project Description	Place signs in the ground in concrete in dissonated areas from the map from Nat

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Not To Exceed of 30 hours

"No Motorized Vehicles" in F21 open space/along trail access

For internal use only

SO#	9032317
JOB#	400300442
Service Line	130

Total Price $2,142.40

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.

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		October 19, 2026
Printed Name	Date	

10/20/26

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	Mgr, Specialty Services
Jeremiah Congleton		October 19, 2026
Printed Name	Date	

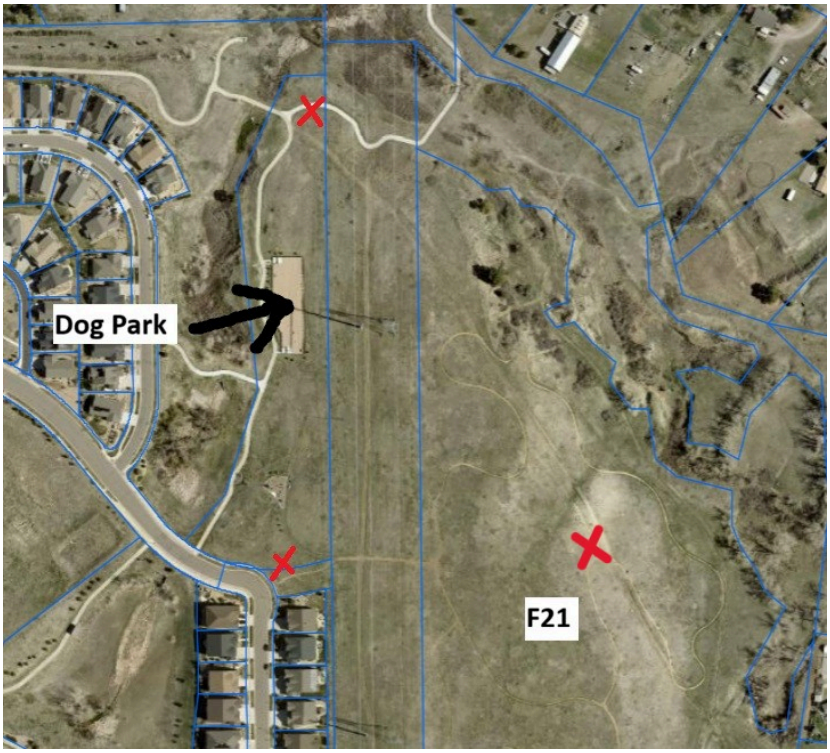
Job #:	**400300442**		
SO #:	**9032317**	**Proposed Price:**	**$2,142.40**

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

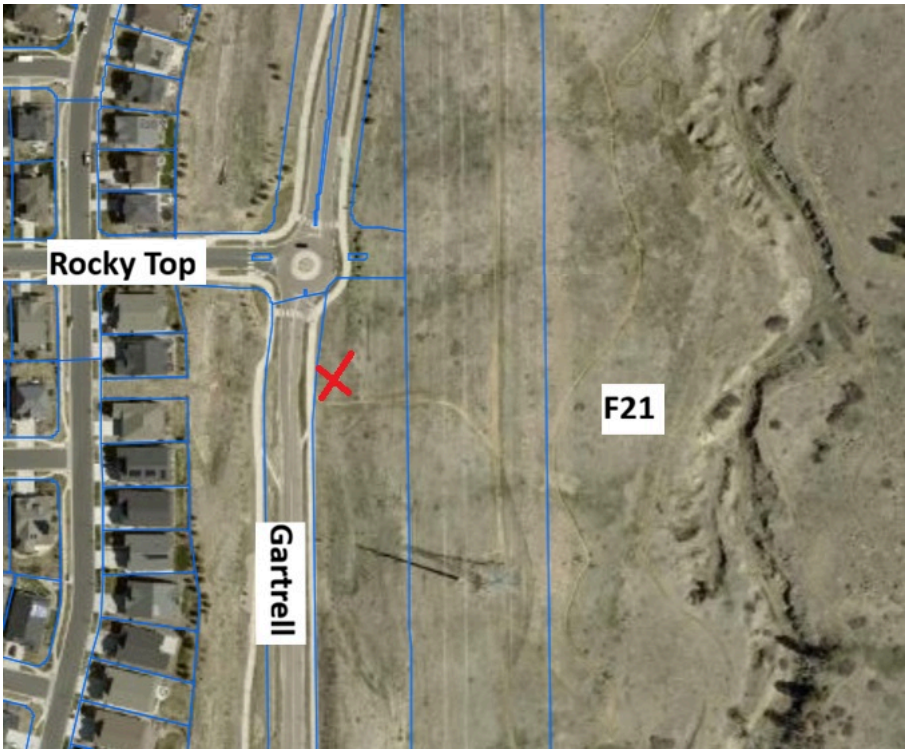
SITE SIGNAGE - LOCATION MAPS

BrightView proposal attachment | Inspiration Metropolitan District

MAP 1



MAP 2



Location markings are reproduced from the supplied site maps.

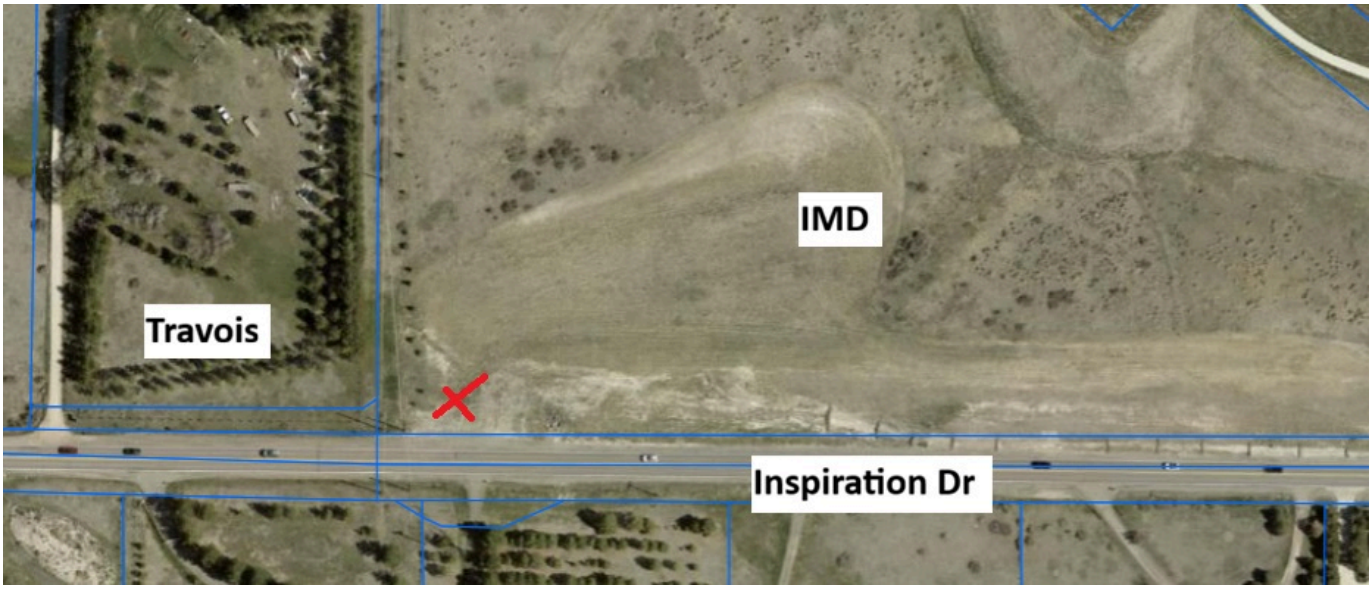
SITE SIGNAGE - LOCATION MAPS

BrightView proposal attachment | Inspiration Metropolitan District

MAP 3



MAP 4

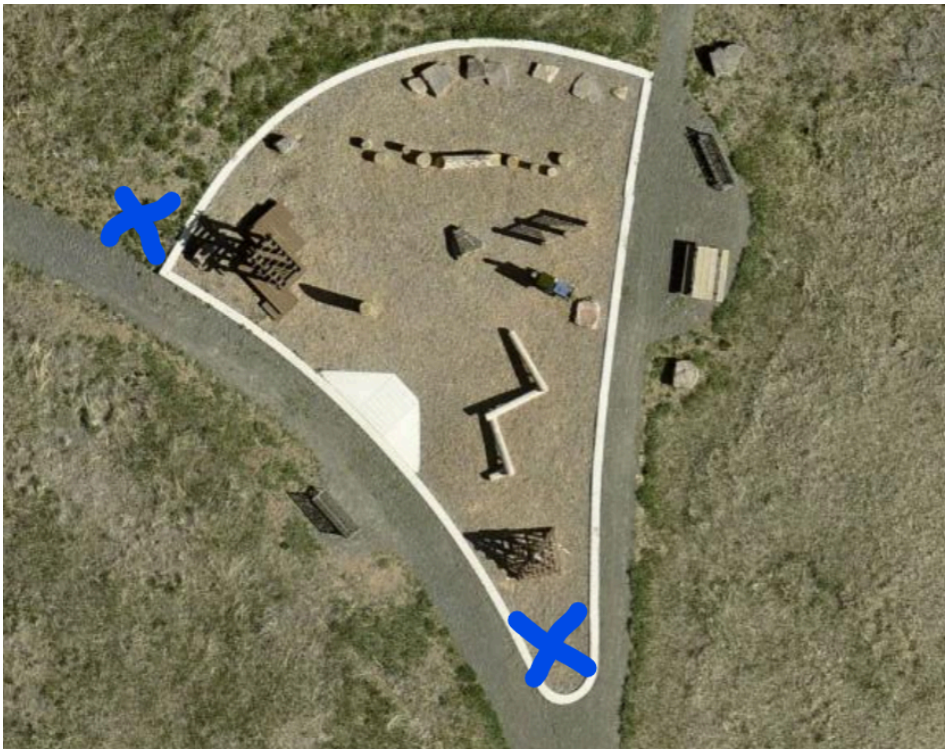


Location markings are reproduced from the supplied site maps.

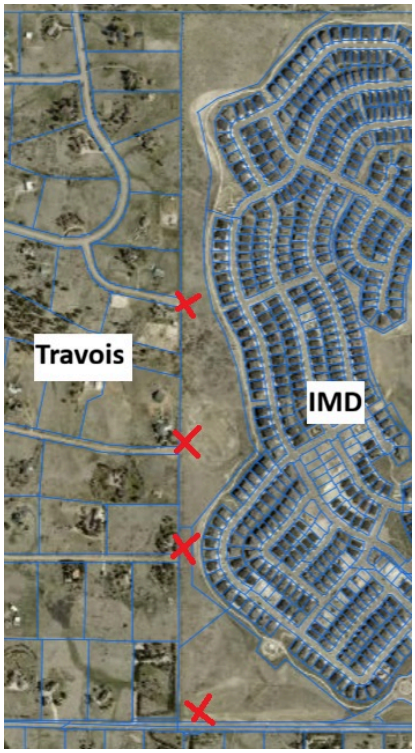
SITE SIGNAGE - LOCATION MAPS

BrightView proposal attachment | Inspiration Metropolitan District

MAP 5



MAP 6



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: Dog Park-Dog Station Path

Project Description: Level ground, place fabric, place flagstones line with bigger cobble and then samller rocks

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
11.00	MAN HOUR	Level ground, place fabric, place flagstones line with bigger cobble and then smaller rocks to make a level walking path to dog station	$71.41	$785.55
0.20	TON	Material Cobble both sizes for path	$238.71	$47.74
30.00	SQUARE FEET	Fabric - Fabric Weed Barrier	$0.77	$23.15

For internal use only

SO#	9036724
JOB#	400300442
Service Line	130

Total Price $856.44

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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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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		October 26, 2026
Printed Name	Date	

10/26/26

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	Mgr, Specialty Services
Jeremiah Congleton		October 26, 2026
Printed Name	Date	

Job #:	**400300442**		
SO #:	**9036724**	**Proposed Price:**	**$856.44**

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

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

October 19, 2026

Mr. Jim Dugan.
Public Alliance
355 S. Teller St. Suite 200
Lakewood, CO 80226

RE: Inspiration Metro District Repair Failing Rip Rap Behind 8659 S Quatar St.

Mr. Dugan:

RTS submits the following proposals to repair the failing rip rap stormwater channel behind 8659 S Quatar St. This proposal includes mixing 1 ton of new rip rap with two tons of ¾" mountain granite, two tons of crushed granite. install directly over the existing rip rap and mix with a mini ex to fill the voids.

- Install five tons of mixed rip rap, ¾ inch mountain granite and crushed granite on top of existing rip rap.
- Using a mini ex, mix the mixed rock ensuring the smaller aggregate falls between the voids.

Total Cost: $1,460.00

Price covers only the square footage indicated. Any additional square footage will incur additional cost.
Without irrigation we cannot warranty seeding.

- RTS Landscaping will require an up-dated copy of your tax exemption certificate.

We appreciate the opportunity to bid on this project. Please call if we can be of further assistance.

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

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

James Dugan

10/19/26

DISTRICT MANAGEMENT REPORT

Inspiration Metropolitan District

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

1. Updates

September 16 Wildfire – CORE Electric Damage Claim

Following the September 16 fire on the west side of the community, the District has prepared a formal damage claim to CORE Electric Cooperative totaling $14,993.80. The claim covers replacement of three damaged trees, continued monitoring of four additional trees, replacement of damaged irrigation rings, and repair of fencing cut during firefighting operations. The District has also asked CORE to consider undergrounding the electrical infrastructure in this area to reduce future wildfire risk. Staff is completing additional documentation and assessment to support the claim with CORE Electric and the Colorado Public Utilities Commission, and the claim is being submitted for review and potential reimbursement.

Inspiration Club – Warranty Repairs

Staff has been coordinating with GTC and its roofing contractor to address roof leaks at the Inspiration Club. During the inspection, an unknown wire penetrating the roof was found and identified as a likely source of water intrusion. GTC has arranged for removal of the wire, roof repairs, and replacement of four damaged interior ceiling tiles. Staff will continue coordinating with the contractor to confirm completion of the warranty work.

Inspiration Club Sculpture

The artist is completing final painting of the sculpture, with packaging and transport to follow once the finish has cured. The stone base design has been finalized, and staff is coordinating fabrication and installation scheduling with LEVEL Design Build. Updates will be provided as the installation timeline is confirmed. A photo of the sculpture is included at the end of this report.

Bird Art Signage Replacement

Replacement bird art signs for those damaged in the previous accident are scheduled for installation in the coming weeks. The replacement signage was paid for with insurance proceeds, and no additional District expense is anticipated.

Native Areas Report – October

Resilient Roots completed its October field review on October 21–22. Native grasses in the September burn area south of Sunset NAC are recovering well, and no reseeding is expected pending a spring check. Seeding projects in Filing 8 Tract E and Filing 21 north are establishing, and recent woody vegetation removals have improved access for 2027 weed control. Final 2026 herbicide treatments showed good progress on thistles, mullein, and curly dock; 2027 efforts will focus on wetland perimeters and leafy spurge, which is increasing across District native areas. The full report is attached to the Board packet as Exhibit A.

December 8 Special Meeting – Covenant Control

At the request of AMI, a special meeting will be added to the December 8 meeting schedule to address matters related to covenant control. Staff will schedule the special meeting for 5:00 p.m. unless there is objection from the Board.

2. Resident Relations – Karis Clark

Public Alliance received and addressed 55 resident contacts during October, categorized as follows:

- Amenities – 11
- Billing – 3
- Common Area – 6
- Design Review and Compliance – 17
- Events – 8
- Other – 4
- Trash – 3
- Website – 3

3. Communications – Karis Clark

Newsletters Sent: 4

- 10/05/2026 – IMD: District Text Notifications, Winter Events Launch, Fall Fest Recap, Pet of the Month Winner
- 10/12/2026 – IMD: District Annual and Regular Board Meetings Tomorrow, Holiday Lighting Installation, Upcoming Seminar
- 10/19/2026 – IMD: Common Area Dumping, Open Space Site Walk, Upcoming Events
- 10/26/2026 – IMD: Median Improvement Project, Common Area Dumping, Fiber Infrastructure Work

- **Newsletter Articles Published:** 22
- **Facebook Posts Published:** 23
- **Newsletter Engagement Stats:** Email subscribers +29%
- **Website Updates:** Updated the Board and Committee pages, added upcoming calendar events, published winter events to the Upcoming Events page, and created a dedicated Pet of the Month highlight page.

Club Building Updates

Installed the Meeting Room wall map, completed the biannual carpet cleaning, and cleaned the upholstery on the Multipurpose Room chairs.

4. Events & Social Programming – Karis Clark

- **NAC Reservations booked in October:** 2
  - Revenue from NAC reservations held in October: $50 (paid: 9/11, 9/26)

  - Revenue for NAC reservations paid in October: $0
- **Club Building Reservations**
  - Requests Submitted in October: 3
  - Reservations Held in October: 25
  - Committee: 4 | Group: 13 | Private: 2
  - Other: Tai Chi at the Inspiration Club Building x 4, Comedy Night, Be Your Own Handyman Seminar

  Revenue for reservations both paid and held in October: $185

Event Recaps

- Tai Chi at the Inspiration Club Building
- Comedy Night
- Be Your Own Handyman Seminar
- Holiday Cookie Decorating
- Yard Waste Compost Drop-Off

Upcoming Events

- Annuities Seminar – November 12
- Casino Night – November 20
- Tai Chi at the Inspiration Club Building – through November 21
- Holly Jolly – December 5

5. Irrigation Services – Brennan Ruppert

Irrigation Summary

District-wide irrigation use totaled 910 kgal in September 2026, compared to 3,927 kgal in September 2025. This represents a decrease of 3,017 kgal, or 76.8%.

Year-to-date irrigation use through September totaled 12,466 kgal in 2026, compared to 22,515 kgal in 2025. This represents a decrease of 10,049 kgal, or 44.6%.

Operational Update

The irrigation system has been shut down for the season, and system blowouts are ongoing. Winterization remains the top priority to prevent freeze damage to the irrigation system.

6. Field Services – James Dugan

Parks and Trails Maintenance

- Serviced all parks and trails for debris and trash on a regular basis.

Irrigation Maintenance and Repairs

- Upgraded Irrigation Controller 16.

Vendor and Contractor Coordination

- Met with the CAC chair on project updates.

- Ongoing fence post replacements and community bench coordination with LBJE Construction.
- Split rail fence staining scheduled with Gardner Painting.
- Parker Electric is scheduled to complete minor electrical repairs to park and parking lot lighting and the pool house.
- Potestio Brothers serviced two Gators and the tractor, including tire replacements, winter servicing, and changeover from mower blades to brush attachments.

Community and Security Projects

- Weekly onsite meetings with BrightView to maintain focus and communication.
- Placed additional trash cans at Pathfinder Park.
- Temporary hire (Ian) in place and actively working on:
  - Repaired sink and tile issues at the Inspiration Club.
  - Removed all landscape fabric from the new beds at the Inspiration Club.
  - Installing snow stakes throughout the community.
  - Cleared brush beneath evergreens throughout the community.
  - Removed small rocks from the Inspiration Monument.
  - Numerous fence repairs.
  - Reported community issues through Access Aurora.

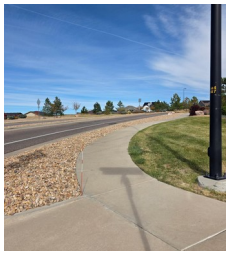
Completed Projects

- Inspiration Monument project completed.
- Large boulder placements completed.

Ongoing Projects

- Rockinghorse and Eads Median Redesign in progress.
- RTS erosion work on the service road and failing riprap along Mountain View Trail.
- Four new benches along the Inspiration Trail and E Allenspark Pl.

Field Photos – October 2026




7. Native Spaces & Trees – Natalyn Walts

Trees

- TreePlotter tracking and updates are ongoing, with additional data entry planned for the winter months.
- BrightView is expected to complete tree wrapping in November.

Completed and Ongoing Projects

- Construction on the Filing 16 washout remediation project is expected to begin in November, starting with Phase 1 near the Lower Gulch Trail.
- The final open space, waterway, and access road sprays of the season were completed this month.
- Additional mechanical weed removal in the open space has been completed.
- Playground and park signage is being installed per the playground inspector's recommendations.
- Seed has been ordered and prepared so that areas affected by illegal dumping or disturbance violations can be properly reseeded.

Upcoming Projects and Other Relevant Work

- A winter cheatgrass treatment is being planned following an end-of-season review with Resilient Roots; timing is weather dependent.
- Reinspection of common area covenant violations.
- Preparing educational materials for e-blasts and community events.

Inspiration Club Sculpture – Final Painting in Progress



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

October 13, 2026

Mr. Jim Dugan.
Public Alliance
355 S. Teller St. Suite 200
Lakewood, CO 80226

RE: Inspiration Metro District West Pond Service Road.

Mr. Dugan:

RTS submits the following proposal to improve the drainage of the West pond service road. This will include expanding the VTC where the service road meets the sidewalk and creating small crusher fine walking paths on either side. This will help alleviate future wash outs.

1. Remove and stockpile for later use, the top two inches of crusher fines at the bottom 16ft-by-16ft section of the service road.
2. Remove and dispose of four inches of soil in the 16ft-by-16ft section, creating a concave swale down the center of the service road.
3. Install heavy duty mirfi fabric to the 16 ft-by16 ft section.
4. Install 256 SF of VTC rock (7 tons) to the 16ft-by-16ft section.
5. Install one ton of the stockpiled crusher fines to each side of the new VTC, creating winged walking paths.
6. Spread the remaining stockpiled crusher fines to the service road West of the jobsite.

Total Cost: $4,986.00

- RTS Landscaping will require an up-dated copy of your tax exemption certificate.

We appreciate the opportunity to bid on this project. Please call if we can be of further assistance.

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

James Dugan

10/14/26

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

Inspiration Metro District Rate Sheet

Exhibit A

Service Description and Rates

$__8.00___/month for Solid Waste services

$__0.00____/month for Recycle services

Contractor shall provide each residence with once-a-week Solid Waste collection; provided, however, recyclables will only be collected once every other week.

Contractor shall provide each residence with two 96-gallon collection containers (one for recyclables only and the other container for other types of Solid Waste); provided, however, such containers shall remain the property of Contractor.

Collection and disposal of the following materials will be provided at an additional cost and these materials must be separated by each District Resident in accordance with Contractor's instructions:

- Construction and Demolition Debris (e.g. debris resulting from remodeling, repair and/or demolition of buildings and other structures, including, but not limited to, concrete, rock, dirt, wood, roofing, drywall, etc.);
- Bulky Waste (e.g. refrigerators, appliances, etc.).

SERVICE TYPE	SIZE	FRQ	QTY	UNIT RATE	MONTHLY RATE
RESIDENTIAL SERVICE					
Trash Service Build	**64/96**	**1x week**	**1,916**	**$8.00**	**$15,328.0**
Recycle Service	**64/96**	**EOW**	**1,916**	**$0.00**	**$0.00**
ADDITIONAL SERVICES & RATES					
Cart Delivery	**64/96-Gal**	**On call64/**	**1**	**$35**	**Per cart**
Cart Replacement	**64/96-Gal**	**On call**	**1**	**$50**	**Per cart**
Extra Garbage	**30 Gal**	**On call**	**1**	**$4.00**	**Per bag (over 3 bags)**
Extra Carts(trash/recycle	**64/96 Gal**	**Monthly**	**1**	**$4.00**	**Per Cart**
Bulk Items	**-**	**On Call**	**1**	**$15.00**	**Per Item**

- ***Pricing for residential service includes cart content only.***
- ***Cart delivery applies to additional or replacement carts only.***
- ***Cart replacement cost does not apply to normal wear and tear replacement.***
- ***Extra garbage pricing to be determined by current market rates.***
- ***Extra service charges need to be scheduled and paid in advance per resident.***

ADDITIONAL COMMENTS:
New Service Agreement - Cart content only for trash and recycle service 64/96-gal containers for both provided by Waste Connections with 3 extra bags or tied bundles of tree limbs allowed each week.
Flat rate with no administrative or fuel cost. Annual increase on the anniversary date of the service agreement in year 2 and 3.
Rate increase not to exceed 4% unless mandated by the State of Colorado, that cost will be passed to the District - State of Colorado solid waste user fee - adjusted annually by the state. A recycle rebate will not be given when the State of Colorado's EPR program is initiated, since the rate does not include any recycle fees.
1-annual cleanup events per year at no charge with at least 2 rear load trucks and 1 30-yard roll per year at not charge.
Christmas trees can be removed up to 3 weeks after the holiday. Trees must be cut and bundled into 4-foot sections before removal

LANDSCAPE SERVICES AGREEMENT

Date: October 1, 2026

BrightView: BrightView Landscape Services, Inc.

Client: Inspiration Metro District

Contract Start Date: January 1, 2027

Contract End Date: December 31, 2027

Service Fee*: $481,802.06

*Plus sales tax where applicable

THIS LANDSCAPE SERVICES AGREEMENT (this "Agreement") is entered into as of the Date above between BrightView and Client. If Client is not the record owner of each property where BrightView will deliver goods or perform services under this Agreement, then Client is executing this Agreement on its own behalf and as a duly authorized agent for the record owner(s) of each property.

NOW, THEREFORE, Client and BrightView mutually agree to the following terms and conditions:

1. Services.

(a) For purposes of this Agreement: (i) the *"Services"* consist of the landscape maintenance, construction, irrigation, and/or other general landscape services described in the *"Scope of Landscape Services"* attached hereto, together with delivery or installation of any associated goods and materials, and (ii) the *"Landscape Site(s)"* consist of the exterior landscaped areas for each of the site(s) identified in the attached Scope of Landscape Services, where Services will be furnished by BrightView in accordance with the Scope of Landscape Services. More than one Scope of Landscape Services may be attached hereto, in the event of multiple Landscape Sites.

(b) During the Term (as defined in Section 2. Term), BrightView shall furnish the Services or arrange for the Services to be furnished in accordance with applicable professional horticulture standards and any local requirements or regulations in effect, using appropriately trained, uniformed, and supervised personnel, and properly maintained equipment**.**

(c) All tools, equipment, surplus materials, landscape waste materials and rubbish will be removed from each Landscape Site after Services are completed.

(d) Any regulated substances required to be applied as part of the Services shall be applied in accordance with applicable laws and regulations by properly licensed personnel and BrightView shall not be held liable for the use of such substances if properly applied in accordance with applicable laws and regulations. Other materials shall be applied in accordance with the manufacturer's directions.

2. Term. The *"Initial Term"* of this Agreement shall begin on the Contract Start Date and conclude on the Contract End Date. Thereafter, this Agreement shall renew automatically for successive one-year periods (each, a *"Renewal Term"*) on each anniversary of the Contract Start Date of the Initial Term (each, an *"Anniversary Date"*), unless either party gives written notice to the other party of its intent not to renew at least 90 days prior to the next Anniversary Date. The Initial Term, together with any Renewal Term, comprises the *"Term."*

3. Work Orders. If Client requests services from BrightView that are not set forth on the Scope of Landscape Services or at a worksite for which there is no attached Scope of Landscape Services, then BrightView may elect in its sole discretion to furnish such additional services and any related goods and materials pursuant to a written work authorization signed by Client (each signed written work authorization, a *"Work Order"*). For services, goods, or materials furnished pursuant to a Work Order, payment shall be due from Client to BrightView as specified by such Work Order or, if unspecified in such Work Order, then upon delivery of the services, goods, and materials identified in the Work Order (the *"Work Order Charges"*).

4. Insurance. During the Term, BrightView will maintain general liability insurance, automobile liability insurance, and workers' compensation insurance covering its activities in connection with the Services and any Work Order. Such insurance shall be in commercially reasonable amounts. Evidence of such insurance will be provided to Client upon request.

5. Cooperation.

(a) Client will cooperate with BrightView to facilitate the Services, and will permit or schedule adequate access to the Landscape Site(s) as required to perform the Services safely, efficiently, and within any specified timeframes. Client will notify BrightView in writing of any limitation on access to Landscape Site(s) as soon as possible, and in any event at least 48 hours to any scheduled delivery of services, goods, or materials.

(b) If required, Client will provide water with adequate spigots or hydrants or such other items as identified on the Scope of Landscape Services.

(c) Client shall provide written notice to BrightView of any proposed change in the ownership or management of the Landscape Site(s) at least 30 days prior to the effective date of any such change. A change in the ownership or management of the Landscape Site(s) shall not relieve Client of its obligations hereunder, including but not limited to the payment of the Service Fee and any amounts due to BrightView with respect to any Work Order, unless Client shall have given proper notice of termination pursuant to this Agreement.

6. Service Fee.

(a) For Services performed pursuant to this Agreement, Client shall pay BrightView the Recurring Service Fee set forth in the below Table A plus any Per Occurrence Service Fee set forth in the below Table B (the *"Service Fee"*), subject to adjustments as described below.

(b) Overdue Service Fees or Work Order Charges shall be subject to an administrative charge equal to the lower of: (i) 1.5% per month (18% per year) and (ii) the highest rate permitted by law, in either case multiplied by the unpaid balance. In addition to this administrative charge, Client shall reimburse BrightView for all costs and expenses (including but not limited to attorneys' fees and court costs) which are reasonably incurred by BrightView in collecting an overdue Service Fee, Work Order Charges, and administrative charges.

(c) **If** tax laws change increasing applicable sales taxes, BrightView may adjust the Service Fee to reflect such increase.

(d) The parties hereby acknowledge that, notwithstanding the Service Fee, the monthly installment plan, and the types and frequency of services, goods, and materials furnished each month throughout the year may vary according to seasonal requirements and best horticultural practices. The monthly installment plan is for Client's convenience of payment only and billings do not necessarily reflect the actual cost or value of Services performed during any particular month or other billing period. If this Agreement is terminated for any reason on a date other than an Anniversary Date, then all sums paid by Client to BrightView for Services performed since the most recent Anniversary Date shall be subtracted from the time-and-materials value (as determined in good faith by BrightView) of Services performed since that date and, if the result is a positive number (a "Shortfall"), the Shortfall shall become due and payable and Client shall promptly pay such Shortfall to BrightView. A Shortfall is not liquidated or other damages arising from a termination of the Agreement but represents the portion of the charges for Services performed prior to but unpaid by Client as of the Termination Date. For the avoidance of doubt, in no event will a Shortfall invoiced to the Client exceed the total amount that would have been received by the Service Provider had the terminated Agreement continued uninterrupted until the end of its then current term.

(e) Unless specified otherwise hereunder, every 12 months the Service Fee shall be increased by an amount calculated by multiplying the Service Fee for the immediately preceding 12 months by the greater of (i) 5% or (ii) the percentage increase in the Consumer Price Index between the most recently published CPI and the CPI published for the same month for the preceding calendar year. *"Consumer Price Index"* and *"CPI*" means the Consumer Price Index for Urban Wage Earners and Clerical Workers (1982-84 = 100) released by the United States Department of Labor, Bureau of Labor Statistics, relating to Consumer Prices for All Items for All Cities.

(f) Client must provide at least 10 days' prior written notice to BrightView, Attn.: Legal Department/Contracts, 980 Jolly Road, Suite 300, Blue Bell, PA 19422 if: (i) Service Fee required to be paid pursuant to this Section 6 are subject to a bona fide dispute and (ii) Client intends to pay, in full satisfaction of such disputed Service Fee, less than the amount invoiced by BrightView.

7. Termination.

(a) Either BrightView or Client may terminate this Agreement without cause upon 90 day's prior written notice to the other party. If Client terminates this Agreement without cause prior to end of the then current term, Client will, within fifteen (15) days of the Termination Date, pay BrightView (i) all amounts owed to date for Services performed; (ii) reimbursement of any partner incentives such as, but not limited to, Enhancement Credits; discounts, rebates, etc. and (iii) to compensate BrightView for having to allocate employees and resources to the Landscapes Sites, an amount equal to what BrightView would have earned if the Agreement remained in effect through the end of the then current term (as calculated in accordance with Section 6(a)).

(b) If either party materially breaches the terms of this Agreement and fails to cure such breach within 30 days after written notice from the non-breaching party specifying such breach, then the non-breaching party may elect to immediately terminate this Agreement by written notice to the breaching party. In addition to and without limiting the foregoing, if Client fails to timely pay any Service Fee, Work Order Charges, or administrative fees due under this Agreement, then BrightView may elect, in its sole discretion, to (i) delay, withhold, suspend or cancel Services without further notice to Client, and BrightView shall have no responsibility whatsoever for any consequences thereof, in respect of which the Client hereby indemnifies BrightView, and fees (as set out hereunder) shall continue to accrue and any extra expenses resulting from such withholding shall be for the Clients' responsibility and/or (ii) immediately terminate this Agreement upon written notice to Client.

(c) Either BrightView or Client may immediately terminate this Agreement upon written notice to the other party if (i) the other party makes an assignment for the benefit of creditors, (ii) a petition of bankruptcy

is filed by or against the other party or (iii) all or substantially all of the other party's property is levied upon or scheduled to be sold in a judicial proceeding.

8. General Provisions.

(a) BrightView will at all times perform the Services and any Work Order in accordance with all applicable workplace safety requirements and standards promulgated by federal and local authorities. BrightView will not at any time provide safety evaluation, inspection, or consulting services under this Agreement or any Work Order for the benefit of Client or any third party and, consequently, Client shall not rely on BrightView to provide such safety-related services at any time. Further, BrightView does not and will not at any time provide representations, warranties, or assurances as to the safety, including as it relates to BrightView's use of chemicals during Service, (or lack of safety) of any Landscape Site(s) or Work Order site with respect to periods before, during, or after Services are performed or Work Order services are performed and, consequently, Client shall not rely on BrightView to provide any such assurances at any time. If Client desires safety evaluation, inspection, or consulting services, or safety representations, warranties, or assurances, then BrightView and Client may execute and enter into a separate written agreement whereby BrightView will assist Client for an additional fee only in identifying (without recommending) third-party service providers that Client may then, in Client's sole discretion, elect to engage independently to obtain safety services and/or assurances.

(b) During the Term of this Agreement and for a period of 12 months following this Agreement's termination, the Client shall not, without the written permission of BrightView or an affected affiliate, directly or indirectly (i) solicit, employ or retain, or have or cause any other person or entity to solicit, employ or retain, any person who is employed by BrightView and performing Services hereunder, or (ii) encourage any such person not to devote his or her full business time to the Client, or (iii) agree to hire or employ any such person. Recognizing that compensatory monetary damages resulting from a breach of this section would be difficult to prove, Client agrees that such breach will render it liable to BrightView for liquidated damages in the amount of $10,000 for each such employee.

(c) This Agreement shall be governed by the law of the state where the Services will be furnished. If the Services will be furnished in more than one state, then the law of the State of Colorado will govern this Agreement, except with regard to its conflicts of laws doctrines. Both parties expressly agree that any and all legal proceedings arising under this Agreement will be brought exclusively in the state and federal courts located where Services will be furnished.

(d) Unless otherwise specifically set forth in the Scope of Landscape Services or a Work Order, BrightView is not providing design or landscape architecture services under this Agreement and it is the Client's sole responsibility to ensure that (i) the directions provided to BrightView for Services are in compliance with all applicable laws, ordinances, rules, regulations, and orders and (ii) the height and location of the hedges, foliage, and/or other plant matter on the Landscape Sites do not obstruct a person's line of sight of proximate roadways, private or public.

(e) Neither party may assign this Agreement without the prior written consent of the other party; 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 BrightView 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. This Agreement is binding on, and inures to the benefit of, the parties hereto (including the record owner of the Landscape Site(s) if other than Client) and their respective heirs, legal representatives, successors and assigns.

(f) This Agreement, together with attached Scope of Landscaping Services, Work Order hereunder, and any other schedules and exhibits attached hereto, constitute the entire agreement of the parties with respect to the Services and Work Orders and supersedes all prior contracts or agreements with respect to the Services or Work Orders, whether oral or written.

(g) Except as otherwise provided herein, this Agreement may be amended or modified from time to time only by a written instrument executed and agreed to by both Client and BrightView.

(h) The waiver by Client or BrightView of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any other or subsequent breach by Client or BrightView of such provision or any other provision.

(i) BrightView's total liability for any losses, damages, and expenses of any type whatsoever incurred by Client or any of its affiliates, guests, tenants, invitees, and lessees (*"Losses"*), which are caused by wrongful acts or omissions of BrightView in connection with, or related to, BrightView's performance of the Services, shall be limited solely to proven direct and actual damages in an aggregate amount not to exceed the amounts actually paid to BrightView hereunder. In no event will BrightView be liable for special, indirect, incidental or consequential damages, irrespective of the form or cause of action, in contract, tort or otherwise, whether or not the possibility of such damages has been disclosed to BrightView in advance or could have been reasonably foreseen by BrightView. Further, BrightView shall not be liable for any Losses resulting from the provision of Services or performance of any Work Order hereunder, if such Losses are due to causes or conditions beyond its reasonable control, including but not limited to Losses in any way related to or associated with state or local water regulations or mandates or BrightView's compliance or good faith efforts to comply with state or local water regulations or mandates.

(j) BrightView's performance will be excused without penalty to the extent BrightView is unable to perform as a result of accidents, acts of God, extreme weather conditions, inability to secure labor and/or products, fire, earthquake 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 of the Parties, or other delays or failure of performance beyond the commercially reasonable control of BrightView. For purposes of this Agreement, the parties agree specifically that water conservation regulations or guidelines are specifically included within the above referenced regulations or restrictions, and that BrightView shall not be liable for any failure to perform as a direct or indirect result of BrightView's compliance with or good faith efforts to comply with state or local water regulations or mandates.

(k) Unless otherwise expressly provided in a provision that cross-references this Section 8(k), in the event of any conflict or inconsistency between this Agreement, any SOW and/or any exhibit to this Agreement or any SOW, the order of precedence will be: the Agreement, an exhibit to the Agreement, an SOW and an exhibit to that SOW.

Notices. Except as otherwise specified in this Agreement, all notices and other communications under this Agreement must be in writing and sent by overnight courier service such as FedEx or sent by U.S. registered or certified mail, postage prepaid, return receipt requested, and shall be deemed received the next business day following timely deposit with an overnight courier, or three (3) days after timely deposit in the U.S. mail, with the communication addressed as follows:

If to BrightView:
Attn: _____
Address: _____
_____

With a copy to:
Attn: Office of the General Counsel
980 Jolly Road, Suite 300
Blue Bell, PA 19422

If to Client:
Attn: _____
Address: _____
_____

BrightView and Client agree to all of the terms and conditions set forth in this Agreement, including any schedules and exhibits attached hereto, as of the date first set forth above.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter into this Agreement on its own behalf and on behalf of the record owner of each Landscape Site, and that this Agreement is a legally binding obligation of the undersigned and the record owner of each Landscape Site.

BRIGHTVIEW (as defined in the preamble)	**CLIENT**
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

BrightView Landscapes, LLC and each of its subsidiaries ("BrightView") is committed to taking care of each other, our clients and communities. The BrightView Code of Conduct, which is located at https://www.brightview.com/sites/default/files/bv_code_of_conduct.pdf keeps us true to our values.

If you become aware of a violation of the BrightView Code, we encourage you to report it by:

- Filing a report at www.brightviewconcerns.com; or
- Calling our 24-hour, 7-day per week compliance hotline at (800) 461-9330.

Thank you for your confidence in partnering with BrightView.

This document is incorporated into the Landscape Services Agreement by this reference upon execution by Client and Service Provider. In the event multiple Statements of Work or Work Orders are attached to this Services Agreement as provided herein, each such Statement of Work or Work Order shall be mutually exclusive of each other.

Landscape Site Name:*	Inspiration Metro District	Landscape Site Location:	233392 Glidden Dr. Aurora, Co 80016
Client Business Name:	Inspiration Metro District C/O Public Alliance	Client Contact Name:	Dominique Devaney
Client Contact Telephone:	720.213.6621	Client Contact Email:	Dominique@publicalliancellc.com
Billing Business Name:	Inspiration Metro District C/O Public Alliance	Billing Contact Name:	Allison Williams
Billing Contact Telephone:	303.779.5710	Billing Contact Address:	8390 E. Crescent Parkway Ste 300 Greenqood Village, Co 80111
BrightView Contact Name:	Sara Rutman	BrightView Contact Telephone:	303.841.3003

Note: If this Agreement applies to multiple sites, then check here and attach a list of the sites with this information and pricing.

Table A: Recurring Service Fee:

Total Recurring Service Fee
$40,150.17

Client shall pay the Recurring Service Fee to BrightView through monthly payments. Excluding Pro-rated Recurring Service Fees which will be billed monthly in accordance with above, the Recurring Service Fee shall be payable in 12 equal monthly installments, beginning in the month of (the "Monthly Installment Plan"). Monthly invoices will be dated the 1st of each month for which service is to be performed, and payments are due no later than the 15th calendar day of the month.

Description of Services :

"Service Specifications for Contract Landscape Management."

I. **Scope of Work:**

Contractor shall furnish all supervision, labor, material, equipment and transportation required to maintain the landscape throughout the contract period, as specified herein.

II. **Turf Care:**

A. *Mowing: Included Frequencies: 26*

Turf areas shall be mowed more frequently during the active growing season and as needed during other seasons. Frequencies of mowing shall vary in the Spring and Fall due to seasonal weather conditions and turf growth rates. During extended rainy or dry periods mowing will take place as conditions dictate. Mowing height will be based on what is horticulturally correct for the turf variety taking into account the season.

Clippings shall be mulched and not caught or removed from turf areas unless they are lying in swaths which may damage the lawn.

B. *String Trimming: Included Frequencies 26*

A. Vertical obstacles will be trimmed around to assure a neat and attractive appearance at the time of each mowing.

C. *Edging: Included Frequencies* :13

All turf areas adjacent to sidewalks shall be edged.

D. *Blowing: Included Frequencies: 26*

Sidewalk and curb areas adjacent to landscaped areas will be blown and kept clean with the use of power-operated blowers at the time of each mowing. This does not include the blowing of car ports and/or parking lots.

E. *Aeration: Included Frequencies:* 2

Core aeration will be performed with walk behind and/or a tow behind aerator. Aeration plugs shall be left and not caught or removed from the turf areas.

F. *Fertilization: Included Frequencies:* (4) Separate applications
(1) early spring pre-emergent with starter fertilizer (March–April); (2) late spring balanced nitrogen application (May–June); (3) mid-summer low-nitrogen or iron application to maintain color without excessive growth (July); (4) fall winterizer with high potassium to promote root development and winter hardiness (September–October)

G. *Post Emergent Broadleaf Weed Control: Included Frequencies: 2*

Turf shall be kept reasonably free of weeds by the use of chemical herbicide to promote a healthy appearance.

H. *PreEmergent Control: Included Frequencies:1*
Turf shall be kept reasonabley free of grassy weeds by the use of chemical herbidcide to promote a healthy appearance.

I. *Playground Mulch :* Play ground mulch shall be raked every Monday throughout year.

J. *Shrub Bed Mulch Beds:* Mulch beds to be fluffed annually.

III. **Shrubs and Bed Areas:**

A. *Shrub Pruning: Included Frequencies:* 2

Shrubs shall be pruned to maintain the natural form of the plant and to maintain growth within space limitations, timing of pruning may vary from plant species. This excludes pruning necessitated by storm

damage, disease, neglected overgrowth or winterkill. Industry standard pruning practices do not include hand pruning or shearing of plants into boxes, squares, balls, etc., unless required by the design.

a. Ornamental grasses will be cut one time per year, typically in late winter, to approximately ¼ of the existing height.

b. Perennial cut back will be done one time per year, typically in the fall. Perennial dead heading will be done as necessary throughout the growing season.

B. *Shrub Bed Weed Control: Included Frequencies: 26*

Beds, sidewalks and curb/gutter will be kept reasonably free or broadleaf or grassy weeds, preferably with pre-emergent and/or post-emergent/contact herbicides, or with manual removal (hand-pulling).

IV. **Native Areas:**

A. *Trail Beauty Bands (hard surface): Included Frequencies:* 5 (Along Sidewalks only)
   a. Native areas adjacent to sidewalks will be mowed at a height of 3" to 5" to create a 3 to 6 ft. buffer

B. Fire Band Mowing: Included Frequencies: 1 (15' band along all fence lines)
   a. To occur in late spring or early summer. To occur with prior authorization on timing.

C. Trail Beauty Band (soft surface): Included Frequencies : 1
   a. To occur with prior authorization on Timing.

V. **Irrigation System:**

A. Activation: Included Frequencies: 1

Seasonal activation of the irrigation system will be performed in the spring as weather conditions dictate. Contractor will be responsible for determining when to activate the system. At the time of activation, all necessary repairs will be performed to bring the system up to operating condition. Repairs will be performed at no extra cost per the contract. See section B for items included in contract.

B. *Monitoring: Included Frequencies: 26*

a. The tech is onsite 4 days a week.

All Irrigation repairs will be done in contract. No additional irrigation bills will be submitted unless it meets the below criteria.

- Any construction damage made by anyone besides Brightview will be done at Time and material rates with Pre-Approval.
- Controller replacement will be done at time and material rates with Pre-Approval.
- Stop and Waste repair or replacement will be done at time and material rates with Pre-Approval.
- Mainline repairs that are under a road will be done at time and material rates with Pre-Approval.
- Any upgrades desired by District to the irrigation system will be done at time and material rates with Pre-Approval

Brightview will do regular system checks through controllers and the Weathermatic Application. Managing and setting of controller run times will be done by the irrigation manager with Public Alliance and HydroSystems. Brightview is willing to assist with this with prior approval from designated Public Alliance or Inspiration representative.

During extended cold or rainy periods, landscape irrigation may be shut off. Occasional rainstorms or cold weather may not constitute an adequate reason for full system shut/down protection.

Monthly Written Zone by Zone Report of Irrigation checks

Unless indicated in Exhibit B, meter reading, usage tracking and reporting is not included but can be performed on a time and material basis if requested by Owner/Client

C. Deactivation / Winterization: Included Frequencies: 1

Seasonal deactivation and winterization of the irrigation system will be performed in the fall of each year, typically in October or November, depending upon weather conditions. The irrigation system will be drained of water and will have forced air injected into the lateral and pressure lines.

Exterior backflow wrapping or draining is not included but may be performed and billed at $110 per device if weather warrants. Backflow wrapping or draining prevents freeze damage when the system is pressurized.

D. Emergency Service Calls:

Emergency service calls will be made upon request of the Owner/Client. Emergencies are rare and are usually related to main line breaks or faulty valves that may cause flooding. Emergencies are defined as after-hours calls between the hours of 5:00pm and 8:00am Monday-Friday, all day Saturday and Sunday, and recognized holidays. Emergency services will be performed upon request and billed on a time and material or not to exceed basis at the expense of the Owner/Client.

E. Irrigation Repairs:

Time and material rates for irrigation repairs that are above and beyond the in contract work will be performed at a cost of $70 / hr + any needed materials. These repairs will be done with approval prior to work being performed.

VI. **Landscape Debris & Trash Cleanup:**

A. Growing Season: Included Frequencies: 26

All landscape areas shall be inspected on days of mowing service and excess landscape debris and trash removed. Unless otherwise indicated in Exhibit B, debris clean-up does not include the cleanup of pet waste or pet waste stations, trash cans, parking lots, or parking structures, nor does it include clean-up of debris and trash caused by vandalism, dumping, improperly contained dumpsters, or acts of God. These items will be billed on a time and materials basis upon approval of Owner/Client.

B. Dormant Season: Included Frequencies: 26

All landscape areas shall be inspected and excess landscape debris and trash removed. Unless otherwise indicated in Exhibit B, debris clean-up does not include the cleanup of pet waste or pet stations, trash cans, parking lots, or parking structures, nor does it include cleanup of debris and trash caused by vandalism, dumping, improperly contained dumpsters, or acts of God. These items will be billed on a time and materials basis upon approval of Owner/Client.

C. *Pet Waste Station and Trash Cans: Included Frequencies: 52*

All community pet waste stations to be checked and liners disposed of and replaced as needed. Pet Waste bags to be refilled by Contractor, with costs of bags to be paid for by Contractor. This excludes the policing of the grounds to remove pet waste from landscaped areas

VIII. Spring Cleanup: *Included Frequencies: 1*

Debris shall be picked up and disposed of from maintained turf and rock/mulch bed areas. Debris shall be managed using all means available including blowing, raking, vacuuming, and mowing/mulching to maintain a neat appearance. Weather conditions may shorten or lengthen the process of debris removal. Unless otherwise outlined in Exhibit B. debris cleanup does not include the cleanup of pet waste or pet waste stations, trash cans, parking lots, or parking structures, nor does it include clean-up of debris and trash caused by vandalism, dumping, improperly contained dumpsters, or acts of God.

Fall Cleanup: *Included Frequencies: 1*

Typically in November, fallen leaves shall be picked up and disposed of from maintained turf and rock/mulch bed areas. Leaves shall be managed using all means available including blowing, raking, vacuuming, and mowing/mulching to maintain a neat appearance. Weather conditions may shorten or lengthen the process of leaf removal. Unless indicated in Exhibit B leaves that have not fallen from trees or shrubs during contract term are not within the scope of the contract. Leaf cleanup in October will be performed during regular scheduled mowing visits. Upon request, a price will be provided for additional services.

Unless otherwise outlined in Exhibit B, debris clean-up does not include the cleanup of pet waste or pet waste stations, trash cans, parking lots, or parking structures, nor does it include cleanup of debris and trash caused by vandalism, dumping, improperly contained dumpsters, or acts of God.

XI. **Bio-Hazards**:

Contractor shall not be responsible for policing, picking up, removing or disposing of certain materials that may be bio-hazards on the Owner/Client's property. This includes, but is not limited to, items such as hypodermic needles (Sharps/needles) will not be handled by the Contractor's employees at any time), condoms, feminine hygiene products, clothing or materials used in the process of cleaning up bodily fluids. Contractor shall only be obligated to report/communicate any observations of potential bio-hazards to the Owner/Client for their appropriate removal by others, unless previously arranged by the Owner/Client and Contractor.

ADDITIONAL SERVICES AVAILABLE

Beyond those services made a part of the base contract, BrightView Landscape Services, Inc. offers a number of additional landscape management services to help beautify, protect, and keep safe your landscape. These services include:

1. Tree Trimming
2. Plant Health Care
3. Irrigation Meter Reading, Usage Tracking and Reporting
4. Winter Watering
5. Landscape enhancement and beautification services, including design and construction, turf renovation, plant replacement, and irrigation repair and upgrade/installation

Resilient Roots Ecology, LLC

Proposal Title Inspiration Maintenance Consulting - NATIVE AREAS ONLY (2027)

Client Details Inspiration Metropolitain District
c/o Public Alliance
7555 E Hampden Ave., STE 501
Denver, CO 80231

Date 11/2/2026

	Hours, ea (estimate)	Rate	No.	Total (hrs)	Total ($)
Update five-year management plan and plan for 2026	8	$125.00	1	8	$1,000.00
- Summary of current site condition, recommendations for mowing timing, weed control (chemical and mechanical), seeding, and timelines for new grass establishment and weed control.					
Full site inspection (April)	28	$125.00	1	28	$3,500.00
2-day site inspections (June, August, October)	20	$125.00	3	60	$7,500.00
Site inspection reports (April, June, August, October)	7	$125.00	4	28	$3,500.00
2027 Season planning with contractor (~Jan)	8	$125.00	1	8	$1,000.00
2028 Season planning with contractor (~Dec)	8	$125.00	1	8	$1,000.00
Additional coordination and communication with landscaper and district	6	$125.00	10	60	$7,500.00
- e.g. tracking schedule and implementation of native management tasks, check-ins with landscaper and IMD management teams, adapting management recommendations as conditions change, additional monitoring, etc.					
Virtual attendance at board and/or committee meetings	1	$125.00	2	2	$250.00
TOTAL NOT TO EXCEED					**$25,250.00**

Details

Site inspection includes visual inspection of **native areas only** to assess site condition and provide feedback and recommendations to landscaping company and the management team. The site report will include invasive species monitoring and control recommendations, mowing timing recommendations for beauty bands and weed control, tracking native grass establishment progress, and/or any other relevant observations and recommendations that arise during the inspection.

The allocation of hours in this proposal is an estimate but the total hours and cost will not exceed the listed total without prior authorization from the client.

If you have any questions about this proposal, please contact us at:
(970) 355-8928
kristin@resilientrootsecology.com

2027 Contract Price $85,750

Legal - Master Service Agreement
FRR does occasional additional work in summer season

POOL MANAGEMENT AGREEMENT

THIS POOL MANAGAGEMENT AGREEMENT (the "Agreement") is made by and between Front Range Recreation ("FRR"), a Colorado corporation, and the Inspiration Metropolitan District (the "District"), a nonprofit corporation of the State of Colorado, hereinafter referred to collectively as the "Parties":

RECITALS

WHEREAS, the District is a nonprofit corporation comprised of individual owners who own Units at the Common Interest Community administered and managed by the District, as defined in C.R.S. Section 38-33.3-101 et seq., and is empowered to provide, operate, manage and fund recreation programs; and

WHEREAS, FRR is engaged in the business of managing swimming pool operations, including season start-up and close-down of facilities and equipment, provision of lifeguard services, minor maintenance services, and coordination of instructional swim programs; and

WHEREAS, the District has constructed certain recreational facilities, including swimming pools and children's wading pools located at 23392 E. Glidden Drive, Aurora, CO 80016; and wishes to operate these recreational facilities economically and to provide a high level of safety, security and quality of service for users of its recreational facilities; and

WHEREAS, the District's swimming facilities governed by this Agreement shall include the swimming pool(s) located on the premises, including any wader pool, spray park, hot tub or spa, and the surrounding deck areas collectively referred to as the "Pool"; and

WHEREAS, the Parties deem it in their best interests to enter into this Agreement to set forth the terms and conditions regarding the management and operation of the District's swimming pool facilities;

NOW THEREFORE, in consideration of the mutual undertakings herein contained and other good and valuable consideration the parties covenant and agree as follows:

ARTICLE I
RESPONSIBILITIES OF PARTIES

1.01 FRR agrees to oversee and manage the day-to-day operations of the Pool, and to advise the District on matters relating thereto. Such oversight and management to include, but not necessarily be limited to, the following:

1.01.1 Prepare Pool and related facilities for the season, including, but not limited to, removing Pool cover, cleaning the Pool, cleaning surrounding facilities as agreed to by the Parties, draining and filling Pool, verification of proper operation of all equipment and placing same in proper operating condition; complete visual check of all plumbing; test and inspect filtration system; drain and fill pool; circulate water through filtration system; backwash and vacuum pool; mount diving board, guard chairs and ladders; and clean equipment and furniture in accordance with local health and safety standards. Additional charges will apply should the facility need to be ready before the season commencement in section 2.03.

1.01.2 Advise the District of any circumstances or conditions which require attention and direction by the District, and otherwise advise the District of all matters relating to the Pool to maximize convenience, safety, and service levels for users of the facilities, while minimizing associated costs of operation.

1.01.3 Provide supervision as agreed to by the District and FRR, during all hours of operation

and District approved events.

1.01.4 Assist the District with determining specifications for necessary equipment and supplies and assist with ordering equipment and supplies prior to the opening of the Pool, during its operation, and for closing.

1.01.5 Maintain chemical balance of Pool water, operate pumps and facilities and advise the District of necessary maintenance or repairs. FRR will make available all chemicals necessary for the Pool, and other supplies including those necessary for the cleanliness and use of the restroom facilities, first aid and office supplies at market rates to the District on a reimbursement basis to FRR. The Pool, through the District, is to provide chemical storage facilities in accordance with local health authority guidelines. Prices of chemicals and other supplies may change without notice.

1.01.6 Provide necessary maintenance and cleaning of pool, deck, locker rooms and showers, office, pool furniture and equipment, storage facility and other areas of the Pool such that the Pool and related facilities are maintained in a clean, uncluttered condition at all times, except that the District shall be responsible for irrigating and mowing all grass areas. FRR shall not be liable or responsible for incidents occurring outside of the designated Pool area, including outside landscaping grounds, club house areas not maintained by FRR, parks, and/or parking lots. FRR will be responsible for maintaining the condition of the pool in conformity with the standards, rules and regulations set by the local health authority. FRR shall maintain accurate chemical test and usage records and maintain appropriate first aid kit(s) in compliance with local health and safety standards. FRR Shall not be held liable for the condition of the Pool and equipment prior to signing of this Agreement. FRR will not be responsible for adverse property conditions at the Pool or surrounding area caused by actions of the District, acts of God, or others, including incidents involving cement heave, landscaping, or irrigation or deck drains, not under the control or supervision of FRR.

1.01.6.1 Per 2023 model health code, the use of integral vacuum systems, meaning a vacuum system that uses the main circulating pump or a dedicated vacuum pump connect to the POOL with PVC piping and terminating at the pool with a flush-mounted vacuum port are prohibited. FRR will not engage of the practice of vacuuming through the skimmer system, thus a deckside vacuum is required for maintenance of the swimming pool.

1.01.7 FRR may make available to the Pool residents private or group swimming lessons as agreed to by the Parties. Group swimming lessons and programs shall be conducted at times approved in advance by the District. Fees for such lessons and programs may be charged by FRR to the Pool residents participating in instructional programs and assessed in accordance with FRR swimming lesson program.

1.01.8 Enforce rules and regulations as established by the District. The District is responsible for developing all pool rules and regulations and providing them to FRR for implementation.

1.01.9 Provide staffing for after-hour pool parties at the rate of $50.00 per hour per lifeguard, such fees to be paid directly by the pool party sponsor, not the District. Lifeguards for private parties must be employees of FRR. All after-hours parties must have one (1) lifeguard for each 25 people in attendance, and a minimum of two (2) lifeguards on staff for all after-hours parties is required. Lifeguards for parties shall be arranged through FRR at least fourteen days in advance.

1.01.10 At the closing of the Pool for the season at the agreed upon date between the Parties, FRR shall terminate Pool operations, clean all associated facilities, and close the Pools for the season, including normal winterizing procedures such as complete visual check of all plumbing; winterize pump and motor; blow out pool lines; set all valves at appropriate settings; drain chemical feeders; drain filtration equipment; remove, clean and store skimmer baskets, vacuum equipment, diving board, guard chairs, and other removable equipment; and inspect pool and equipment and list repairs required for next season. The District acknowledges that there are inherent risks in operating and maintaining the Pool. The District agrees, to the extent allowed by law, to indemnify and hold

harmless FRR against claims of damages which may occur from the Pool operations, management, or maintenance, except for gross negligence on the part of FRR.

1.02 The District agrees to purchase through FRR for all materials, supplies and equipment necessary for the operation and use of the Pool and surrounding facilities at market rates to the District on a reimbursement basis to FRR. The District further agrees to provide oversight and direction for the operation of the Pool through an District Manager, including coordination of acquisition of supplies and equipment as requested or recommended by FRR; determination of hours of operation and operating procedures and regulations, with FRR's assistance; and coordination of communications with the Pool residents and other authorized users.

1.02.1 In the event a condition arises which halts or interferes with proper operation of the pool, FRR agrees to notify the District manager immediately. FRR shall be available to explain the condition, its probable cause, and the options available for correction or repairs, and the costs involved. Upon authorization from the District, repairs will be made as soon as possible. Labor and/or materials used to make repairs shall be charged to the District and are not considered to be included in the contract price as set forth herein. The rate for labor shall not exceed $95.00 per hour. Each service call for repair is charged a $45.00 trip charge. No repairs in excess of $1,000.00, other than emergency repairs, will be done without the prior authorization from the District.

1.02.2 The District shall be responsible for preparation and maintenance of the bathroom facilities plumbing, and the winterizing of the bathroom plumbing at the close of the pool season.

1.02.3 The District shall furnish and pay for water, electricity, gas, and telephone service. The District shall have services available no later than April 1 of each calendar. The District shall provide two (2) full set of keys for access to pool area and equipment at the signing of this Agreement.

1.03 The District agrees to purchase and provide, or pay FRR for all materials, supplies and equipment necessary for the operation and use of the Pools. Management Company further agrees to provide oversight and direction for the operation of the Pools through the Management Company, including coordination of acquisition of supplies and equipment as requested or recommended by FRR; determination of hours of operation and operating procedures and regulations, with FRR's assistance; and coordination of communications with Management Company residents and other authorized users.

1.03.1 The District shall furnish and pay for water, electricity, gas, and telephone service. Management Company shall provide two (2) full set of keys for access to the Pool at the signing of this agreement.

ARTICLE II
STAFFING

2.01 FRR shall provide general management direction and operating policy coordination and direction. Those responsibilities shall include but not necessarily be limited to:

2.01.1 Assistance with determination of equipment and supplies necessary for operations, and with identification of qualified vendors.

2.01.2 Recruiting and hiring operating personnel, subject to the approval of the District.

2.01.3 Supervision of lifeguards and other operating personnel to include periodic inspection of the Pool, and coordination meetings with pool manager and other operating personnel and the District.

2.01.4 Recommending to the District adjustments in operations in order to provide appropriate services to the Pool users in the most cost-effective manner.

2.02 The Pool staff shall include a pool manager and lifeguards, and such staff shall be assigned as hours of operation and activities require. All lifeguards on staff shall be trained in Lifeguarding which includes CPR, AED and first aid training prior to the pool opening.

2.03 On-site staff for the swimming pool will consist of:

2025 Dates	Days	Lifeguards	Times
5/24-8/12	Daily	2	10:00 A.M. - 8:00 P.M.
8/13-8/31	Monday – Friday		Maintenance Only
	Saturday/Sunday	2	11:00 A.M. - 7:00 P.M.
9/1	Monday	2	11:00 A.M. - 7:00 P.M.
9/2-9/21	Daily		Maintenance Only

2026 Dates	Days	Lifeguards	Times
5/23-8/18	Daily	2	10:00 A.M. - 8:00 P.M.
8/19-9/6	Monday – Friday		Maintenance Only
	Saturday/Sunday	2	11:00 A.M. - 7:00 P.M.
9/7	Monday	2	11:00 A.M. - 7:00 P.M.
9/8-9/27	Daily		Maintenance Only

*Note: 8/19 date modified to coincide with DCSD calendar. Additional charges may apply.

2027 Dates	Days	Lifeguards	Times
5/29-8/17	Daily	2	10:00 A.M. - 8:00 P.M.
8/18-9/5	Monday – Friday		Maintenance Only
	Saturday/Sunday	2	11:00 A.M. - 7:00 P.M.
9/6	Monday	2	11:00 A.M. - 7:00 P.M.
9/7-9/26	Daily		Maintenance Only

*Note: 8/18 date modified to coincide with DCSD calendar. Additional charges may apply.

2.04 It is FRR's policy to maintain a minimum of one (1) lifeguard stationed at the Pool for every twenty-five (25) people in the guarded water, not to exceed one (1) lifeguard to thirty-five (35) people. In the event the pool capacity reaches or exceeds the 1:35 lifeguard to swimmers in the water, FRR shall have the discretion to clear the pool water to ensure the health and safety of the facility. FRR may clear the Pool for a minimum of thirty (30) minutes, or until such time that it is safe to reopen the Pool. Additional staff brought in to open the pool back up is approved and FRR will bill the District per section 3.02.

2.06 The District shall have the right to request replacement of any employee whose conduct, character, or performance is unsatisfactory to the District. FRR will make every effort to make such replacement within ten (10) days of written notification by the District if cause is found to exist for such employee's termination.

2.07 During the periods of time Douglas County School District is in session, in section 2.03, no lifeguard will be on duty before 4:00PM on weekdays (Monday – Friday). FRR will post signage for patron notification during these times that read NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK which will placed at the sign in station for your pool and near the lifeguard stand which will be visible from the pool. FRR will ensure that the facility is open to patrons at the regular pool open hours and access to the facility will be monitored by your pool's access system. If there is not an operational access system in place, the pool will remain closed until the hours indicated in section 2.03.

ARTICLE III
COMPENSATION

3.01 The District shall compensate FRR for Pool management services in payments according to the following schedule. The schedule includes all costs to the District, except the costs of materials, supplies and

equipment purchased by FRR pursuant to Section 1.02 of this Agreement. FRR shall bill the District no later than the first day of the month for that month's regular payments and reimbursable costs incurred to date. Payments will be made no later than the fifteenth of each month.

Payment Number	2025 Date	Amount
1	April 2025	$3,862.50
2	May 2025	$15,450.00
3	June 2025	$15,450.00
4	July 2025	$15,450.00
5	August 2025	$15,450.00
6	September 2025	$7,725.00
7	October 2025	$3,862.50
	Total	$77,250.00

Payment Number	2026 Date	Amount
1	April 2026	$4,262.50
2	May 2026	$17,050.00
3	June 2026	$17,050.00
4	July 2026	$17,050.00
5	August 2026	$17,050.00
6	September 2026	$8,525.00
7	October 2026	$4,262.50
	Total	$85,250.00

*Note: Season is 1 week longer than normal due to early Memorial Day and late Labor Day

Payment Number	2027 Date	Amount
1	April 2027	$4,287.50
2	May 2027	$17,150.00
3	June 2027	$17,150.00
4	July 2027	$17,150.00
5	August 2027	$17,150.00
6	September 2027	$8,575.00
7	October 2027	$4,287.50
	Total	$85,750.00

3.02 The adopted payment schedule includes compensation for lifeguards daily. Any additional lifeguard services shall be subject to approval by the District, the requirements set forth in Section IV of this Agreement, and adjustments to the above schedule shall be made at the rate of $35.00 per lifeguard hour.

3.03 The above schedule of compensation also includes opening Pool and facilities, cleaning Pool, daily maintenance, all salaries, employee taxes, and workman's compensation insurance, general liability insurance, and closing of Pool and facilities.

ARTICLE IV
DAYS AND HOURS OF OPERATION OF SWIMMING POOL

4.01 FRR will have the Pool water circulating for use at least seven (7) days prior to opening.

4.02 FRR agrees to operate the Pools in accordance with the schedule set forth in Section III of this Agreement. Regularly scheduled hours of operation may be adjusted periodically by the District, with FRR's assistance to meet the requirements of the Pool users. Should it become necessary where this Agreement provides insufficient lifeguard coverage ratios to meet the demands for the pool usage, FRR reserves the right to bring additional lifeguards on duty to meet the guarding requirements set forth in Section 2.05 of this Agreement. The District shall be billed and shall pay for the additional staffing hours, and in no instance shall additional staffing exceed twenty (20) hours per week at the established rate, without prior notice to the District.

4.03 The Pool season may be extended for up to 2 weeks past Labor Day. Contact FRR at least six (6) weeks prior for availability and pricing.

4.04 FRR reserves the right to close the pool during inclement weather at the discretion of the lifeguards on duty. Conditions warranting closure include lightning, thunder (even if no lightning has been seen), extreme wind, rain, threatening clouds, tornado warnings and/or the temperature drops below 65 degrees. In the case of lightning within an 8-mile radius, the pool will close for 20 minutes from the of the last lightning strike. Every subsequent lightning strike within the 8-mile radius will restart the 20-minute clock. The pool will reopen when the lifeguards on duty deem it safe to return to the water. On days when weather does not meet the minimum air temperature, FRR will keep the pool closed. If the weather is still unsuitable for swimming at 6:00 p.m. or if is determined the weather forecast for the day will prevent the opening of the pool, the pool will be closed for the day. Lightning is monitored through a mutually agreed upon weather application.

4.05 In the event the pool is closed during the season without the fault, negligence or control of FRR, this agreement shall remain in force and effect provided, however, that if the pool is closed because of equipment breakdown and/or necessity of repairs, and/or by order of public authority, and such closing shall continue for a period of seven (7) days or longer, the District shall pay FRR fifty percent (50%) of the remaining contract provided for herein until the pool is restored to operation and use. Should the pool not reopen during the duration of this agreement, the District agrees to pay FRR thirty percent (30%) of the balance remaining of this agreement.

ARTICLE V
UNAUTHORIZED WORKERS

5.01 FRR shall not knowingly employ or contract with an Unauthorized Worker to perform work under this Agreement or contract with a sub-contractor who knowingly employs or contracts with an Unauthorized Worker to perform work under this Agreement. Execution of this Agreement by FRR shall constitute a certification by FRR that it does not knowingly employ or contract with an Unauthorized Worker.

5.02 FRR shall require each subcontractor to certify that the subcontractor will not knowingly employ or contract with an Unauthorized Worker to perform work under this Agreement. If FRR obtains actual knowledge that a subcontractor performing work under this Agreement knowingly employs or contracts with an Unauthorized Worker, FRR shall terminate said employee and report to the Department of Labor and Employment ("Department") and comply with reasonable requests made in the course of an investigation by the Department.

ARTICLE VI
INSURANCE

6.01 Insurance. The Parties shall maintain insurance as follows:

6.01.1 FRR. FRR shall maintain commercial liability insurance, including insurance covering the professional liability of its manager and lifeguards, with companies rated "A" or better by Best Insurance Guide, to protect against any liability arising out of the performance of its obligations under this Agreement. Such insurance shall be in amounts at least equal to the limits of liability of $1,000,000 each occurrence, $2,000,000 aggregate, and the District shall be named as an additional named insured on all such policies. FRR shall also maintain such workmen's compensation insurance as is required by Colorado law, covering its employees and agents. Five days prior to the opening date of the Pool, FRR shall deliver to the District certificates of insurance evidencing compliance with this Section 6.01.1.

6.01.2 The District. The District shall maintain commercial liability insurance with companies rated "A" or better by Best Insurance Guide to protect against liability for existence hazards of the facilities and premises. FRR shall be named as an additional insured on all such policies. Five days prior to the opening date of the Pool, the District, shall deliver to FRR certificate (s) of insurance evidencing compliance with this Section 6.01.2.

6.02 Relationship. The parties agree that FRR is an independent contractor, with full authority and control within the constraints of this Agreement to manage and operate the Pool, and that neither FRR nor any employee or agent of FRR is an employee of the District.

ARTICLE VII
MISCELLANEOUS PROVISIONS

7.01 Term of Agreement. This Agreement shall remain in force from the last date this Agreement is signed until December 31, 2027.

7.02 Multiple Year Contract. The parties anticipate this Agreement to last 3 seasons, however either party may terminate this Agreement on 30 days written notice prior to the second and third seasons by December 1st prior to the beginning of each calendar year.

7.03 Contract Price Adjustments. If the Colorado minimum wage increases more than three percent (3%) from the current rate upon the signing of this agreement at any time before the terms of the agreement expires, the contract amount will be increased one percent for each percent of the minimum wage increase over five percent. FRR reserves the right ninety (90) days prior to start of seasons to increase its applicable fees by up to 15% to reflect the changes in rates paid to its employees and other cost increases not known upon the signing of this agreement.

7.04 Amendments. This Agreement may be amended from time to time by mutual, written agreement of the Parties.

7.05 Severability. Invalidation of any of the provisions of this Agreement or of any paragraph, sentence, clause, phrase, or word herein, or the application thereof in any given circumstance, shall not affect the validity of the remainder of this Agreement.

7.06 Waiver. No waiver by either of the Parties of any covenant, term, condition, or agreement contained herein shall be deemed or construed as a waiver of any other covenant, term, condition, or agreement, nor shall a waiver of any breach hereof be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different provision of this Agreement.

7.07 Binding Effect. The covenants, obligations, terms, conditions and provisions contained herein, and all amendments hereto shall inure to the benefit of and be binding upon the heirs, personal representatives and successors of the Parties.

7.08 Assignment. Neither this Agreement, nor any of the rights, obligations, duties or authority hereunder may be assigned in whole or in part by either of the Parties. Any such attempt of assignment shall be

deemed void and of no force and effect.

7.09 Enforcement of Agreement and Arbitration. The Parties agree and acknowledge that any dispute arising out of, or relating to this Agreement, or the interpretation or breach hereof, shall be settled by binding arbitration in accordance with the laws of the State of Colorado.

7.10 Governing Law. This Agreement shall be construed in accordance with the laws of the State of Colorado.

THIS AGREEMENT HEREBY CONSENTED TO AND SIGNED:

FRONT RANGE RECREATION, INC.

By:  Dated this: 9/16/24
President

CANTERBERRY CROSSING MASTER ASSOCIATION

By: _____ Dated this: _____
President

Rocky Mountain Playground Services

Keeping Kids Safe Since 2017

SERVICE CONTRACT

Legal - Master Service Agreement;
Agency does repairs throught the year as well

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	4 Parks: - 23493 E. Minnow Dr. Pathfinder Park - 23392 E. Glidden Dr. Pool Playground - 8600 S. De Gaulle Ct. Bike Park/Sensory Station - 22995 E. Rockinghorse Pkw Climbing Structure/Bears Lair				
City	Aurora	**State**	CO	**Zip**	80016

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

DATE FOR SERVICES TO BEGIN: Spring/Fall LFI's - Winter/Summer HFI's

Service Package

- 2 "Low Frequency" Inspections at **$1,100.00** Per Inspection (Spring/Fall) & 2 "High Frequency" Inspections at **$850.00** Per Inspection (Winter/Summer) at three Playgrounds Listed Above (**$3,900.00** Per Year)

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: 9/28/2026

Inspiration Metro District:

By:_____ Title:_____

Date:_____

CLIENT PRICING AGREEMENT

2026.16749622

Annual Snow Service Order

BrightView Landscape Services, Inc. (BrightView) 10/5/2026 15:00

40030_BVLS Denver South 8888 N Motsenbocker Rd Ste A Suite A Parker CO 80134-7523 Ph: (303) 841-3003 400300442

• SERVICE LOCATION (Location)

Loc ID	Location Name	Estimate
16749622	INSPIRATION METRO DISTRICT	400300442

Location Address
23396 E GLIDDEN DR, AURORA, CO 80016

• CLIENT INFORMATION (Client)

Client ID	Company Name
	INSPIRATION METROPOLITAN DISTRICT

Billing Address
C/O PUBLIC ALLIANCE, 7555 E HAMPDEN AVE STE 501, DENVER, CO 80231

• SCOPE OF SERVICES

Service Start: 10/01/2026 **Service End:** 05/31/2027 **Start Season:** 2026

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

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

- ~~BrightView will stake curbs and obstacles in the indicated site areas by 01/01 of each season and will invoice Client $10.00 per stake~~.
- Speed bumps/humps/tables shall not be repaired/replaced regardless of staking conditions.
- Bulk de-icing material will be purchased (Supplied) by BrightView and applied by BrightView.
- Bagged de-icing material will be purchased (Supplied) by BrightView and applied by BrightView.
- All Time & Material Rates are Port-to-Port, and are subject to minimum fees as noted in the Price Schedule
- ~~If marking stakes are needed onsite then it is done at Time and material rates.~~
- All prices exclude any applicable sales tax, should client request tax to be included BrightView may automatically adjust the price if tax laws change to reflect such increase.

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

CLIENT PRICING AGREEMENT

2026.16749622

Annual Snow Service Order

BrightView Landscape Services, Inc. (BrightView) 10/5/2026 15:00

40030_BVLS Denver South 8888 N Motsenbocker Rd Ste A Suite A Parker CO 80134-7523 Ph: (303) 841-3003 400300442

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

Category	Area	Service/Unit Description	Unit	Min. Chg.	Price	Price	Price	Price	2026 Price
TM	ALL AREAS	Truck with Plow	Hr	1 Hr					$133.90
TM	ALL AREAS	Truck with Spreader/Sprayer	Hr	1 Hr					$140.08
TM	ALL AREAS	Skid Steer	Hr	4 Hrs					$166.86
TM	ALL AREAS	Back Hoe /Loader less than 3CY	Hr	4 Hr					$248.23
TM	ALL AREAS	Hauling/Relocating Snow (note)	Hr	1 Hr					$156.56
TM	ALL AREAS	Crew Member	Hr	1 Hr					$69.01
TM	ALL AREAS	Supervisor	Hr	1 Hr					$75.19
TM	ALL AREAS	Bag Ice Melt	50 Lbs	1 Bag					$61.80
TM	ALL AREAS	Ice Slicer	Ton	1 Ton					$313.12
TM	ALL AREAS	Front End Loader	Hr	4 Hr					$324.45
TM	ALL AREAS	Utility Vehicle	Hr	1 Hr					$131.84
TM	ALL AREAS	ATV	Hr	1 Hr					$118.45
~~SI~~	~~ALL AREAS~~	~~Snow Stake (Installed)~~	~~EA~~						~~$10.30~~

• ORDER EFFECTIVE DATE: 10/01/2026 This Service Order is accepted by BrightView and Client and forms part of the Master Snow Management Agreement signed by the parties and restates and replaces any Service Order previously agreed to for the above Location.

For BrightView: _____

Printed: 10/01/2026

Email:

Title:

For Client: _____

Printed: Dominique Devaney 10/01/2026

Email: dominique@publicalliancellc.com

Title:

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 2026-2027 Monthly Winter Watering November & December 2026

Project Description 2026-2027 Monthly Winter Watering

Scope of Work

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

For internal use only

SO#	9036760
JOB#	400300442
Service Line	130

$27,600.00

Total Price ~~$69,000.00~~

THIS IS NOT AN INVOICE

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

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.

2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.

3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.

4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.

5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with $1,000,000 limit of liability.

6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.

7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.

8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.

10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.

11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.

12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.

13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.

14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.

17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

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

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

Customer

Signature	Title	Property Manager
Dominique Devaney		**October 30, 2026**
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	Mgr, Specialty Services
Jeremiah D. Congleton		**October 30, 2026**
Printed Name	Date	

Job #: **400300442**

SO #: **9036760** **Proposed Price:** **$69,000.00**

Pursuant to Sec. 39-13-104, C.R.S. as amended, consideration paid for this conveyance is $1.00

DRAINAGE EASEMENT

The undersigned owner(s), hereinafter referred to as “Grantor(s)”, hereby acknowledge(s) receipt from THE CITY OF AURORA, COLORADO, a municipal corporation of the Counties of Adams, Arapahoe, and Douglas, State of Colorado, hereinafter referred to as "Grantee", the sum of one and no/100 dollar(s) ($1.00) and other good and valuable consideration, in consideration, of which Grantor(s) hereby grant(s) unto said Grantee, its successors and assigns, a drainage easement together with the right, privilege and authority, but not the obligation, to access, construct, remove, reconstruct, operate and use storm drainage facilities, including but not limited to channels, drop structures, trickle channels, outlet structures, forebay, weir sections, storm collection mains including all fixtures, devices, structures, grading, and any and all other appurtenances thereto whatsoever necessary or useful in the operation of the storm drainage facilities and all other items located below grade level, at grade level and above grade level within the easement area (collectively and individually hereinafter referred to as “Drainage Facilities”), in, over, through, along and across the following lots or parcels situated in the County of Douglas, State of Colorado, and more particularly described as follows:

See Exhibit A wherein the description is more fully set forth (“Premises”). Said Exhibit A is attached hereto and incorporated herein by reference.

Together with the right of ingress and egress over said Premises, to survey, construct, reconstruct, operate, and use the Drainage Facilities and to remove objects or structures therefrom, except Grantee shall not interfere with any structures existing in any previously dedicated portion of the Premises. The Premises together with any and all Drainage Facilities located within the Premises are to be constructed and continuously maintained by Grantor(s) and its successors and assigns. Grantee, in Grantee’s sole discretion, may enter the Premises for the purposes of cleaning, maintaining, repairing or improving the Drainage Facilities, without the obligation to reconstruct or replace any or all of the Drainage Facilities, at the expense of Grantor(s), its successors and assigns. Grantor(s) shall not remove any dirt from the surface of the easement or stockpile dirt on the Premises herein granted, except for necessary grading to ensure adequate operation of the Drainage Facilities.

Grantor(s) reserve(s) the right to cultivate and use the Premises for any purpose consistent with the rights and privileges herein granted and which will not interfere with or endanger the Drainage Facilities. Such reservation by Grantor(s) shall include the right to dedicate and use the Premises for cultivation or other agricultural purposes, and as yard area for structures, and any other lawful use which will not interfere with or endanger the Drainage Facilities or interfere with use of any of the rights herein granted.

In the case of permanent abandonment of said easement by Grantee, Grantee shall give written notice to Grantor(s) of its intent to abandon said easement, and Grantee shall have six (6) months thereafter in which to remove all facilities, pipes, structures and all other property placed on the Premises; and for these purposes, all property placed by Grantee within said Premises shall be deemed to have remained personal property. Upon the failure

of Grantee to remove all of said personal property within the six month period, then all of personal property shall become the sole and separate property of the Grantor(s), its heirs, successors and assigns, and Grantor(s), its heirs, successors and assigns, shall thereupon be restored to first and former estate, free and clear of any grant of easement herein contained or any right or privilege attaching to the herein described grant of easement.

Grantor covenants and warrants that they are the owner of the above-described Premises. Rights herein granted are subject to such defects, outstanding interests, liens, or encumbrances as may now appear of record.

Signed and delivered this _____ day of _____, A.D. 2026.

INSPIRATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

_____
Bob LeGare
President

STATE OF _____)
) §
COUNTY OF _____)

The above and foregoing instrument was subscribed and sworn to before me this day of _____, A.D. 2026, by Bob LeGare as President of INSPIRATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado.

My Commission expires:

Witness my hand and official seal.

_____

_____
NOTARY PUBLIC

REVIEWED BY:

_____
Land Review Services

_____
Aurora Water Department

VICINITY MAP

SHEET 1 OF 4



0' 750' 1500' 3000'

SCALE: 1" = 1500'

NOTE:
This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

OWNER:
INSPIRATION METRO DISTRICT
C/O PUBLIC ALLIANCE 7555 E HAMPDEN AVE STE
DENVER, CO 80231

CITY OF AURORA, COLORADO

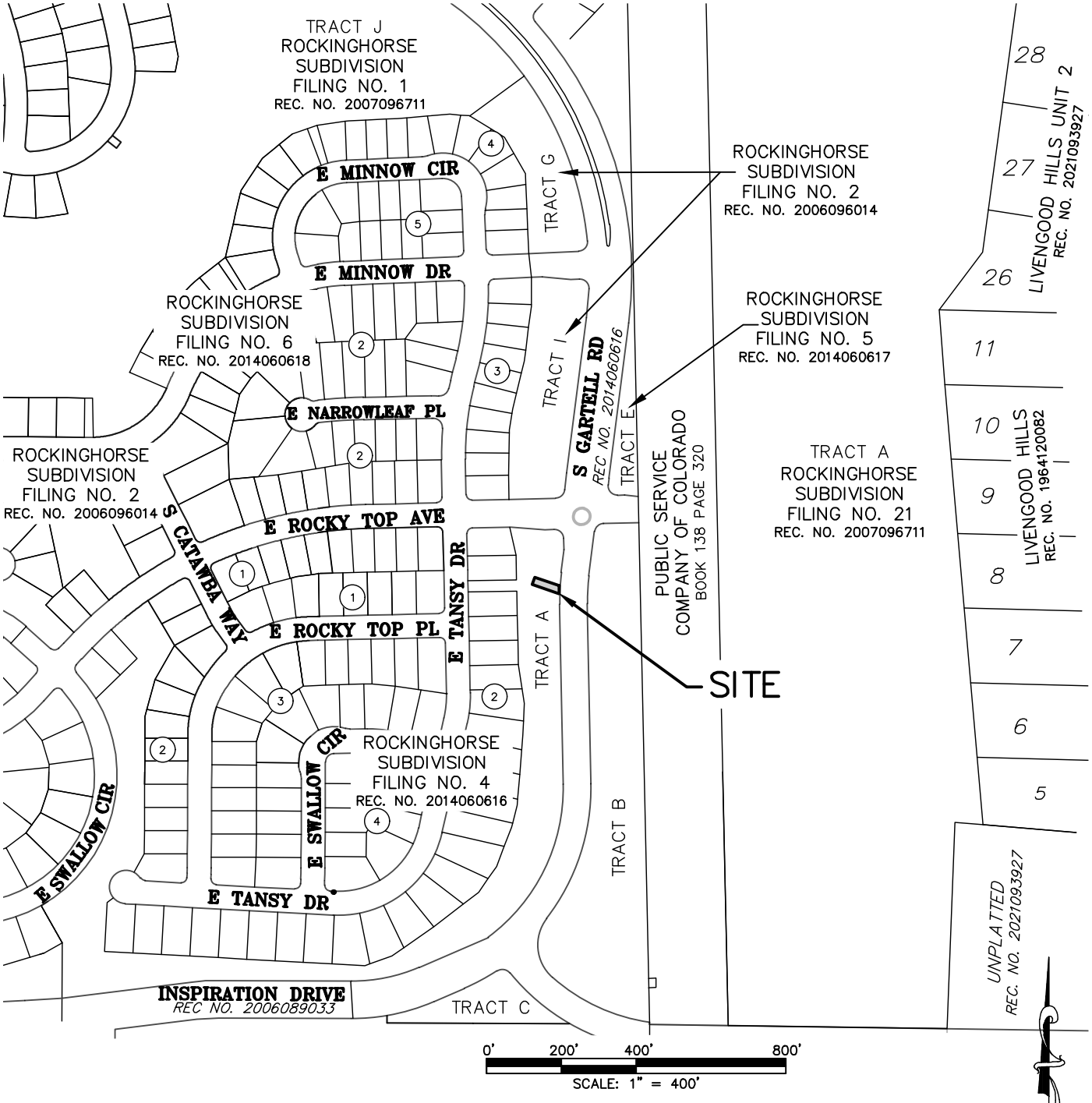
DRAWN BY: ACK	SCALE: 1"=1500'	R-O-W FILE NO.
CHECKED BY: KDS	DATE: 09/16/2026	JOB NO. 69726-06

DEDICATION OF A DRAINAGE EASEMENT LOCATED IN A PORTION OF TRACT A, ROCKINGHORSE SUBDIVISION FILING NO. 4, SITUATED IN THE SW 1/4 OF SEC. 6, T.6S., R.65W., SIXTH P.M. DOUGLAS COUNTY, COLORADO

Q:\69726-06 - Inspiration and Gartrell Easements\Dwg\EXHIBITS\2026-09-15 - easements\13 - TRACT A DRAINAGE AND UTILITY EASEMENT.dwg, 9/16/2026 9:24:15 AM, akortum, 1:1

SITE MAP

SHEET 2 OF 4



NOTE:
This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

OWNER:
INSPIRATION METRO DISTRICT
C/O PUBLIC ALLIANCE 7555 E HAMPDEN AVE STE
DENVER, CO 80231

CITY OF AURORA, COLORADO

DRAWN BY: ACK	SCALE: 1"=400'	R-O-W FILE NO.
CHECKED BY: KDS	DATE: 09/16/2026	JOB NO. 69726-06

DEDICATION OF A DRAINAGE EASEMENT LOCATED IN A PORTION OF TRACT A, ROCKINGHORSE SUBDIVISION FILING NO. 4, SITUATED IN THE SW 1/4 OF SEC. 6, T.6S., R.65W., SIXTH P.M. DOUGLAS COUNTY, COLORADO

Q:\69726-06 - Inspiration and Gartrell Easements\Dwg\EXHIBITS\2026-09-15 - easements\13 - TRACT A DRAINAGE AND UTILITY EASEMENT.dwg, 9/16/2026 9:24:16 AM, akortum, 1:1

EXHIBIT A
PAGE 3 OF 4
LEGAL DESCRIPTION

DEDICATION OF A DRAINAGE EASEMENT, 20.00 FEET WIDE, LOCATED IN A PORTION OF TRACT A, ROCKINGHORSE SUBDIVISION FILING NO. 4, RECORDED AT RECEPTION NO. 2014060616, IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 6, BEARS NORTH 89°40’52” WEST WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE NORTH 11°34’37” WEST, A DISTANCE OF 1205.58 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 71°19'21" WEST, A DISTANCE OF 76.00 FEET;

THENCE NORTH 18°40'39" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 71°19'21" EAST, A DISTANCE OF 68.75 FEET;

THENCE SOUTH 01°14'07" EAST, A DISTANCE OF 21.27 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.033 ACRES, (1,448 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

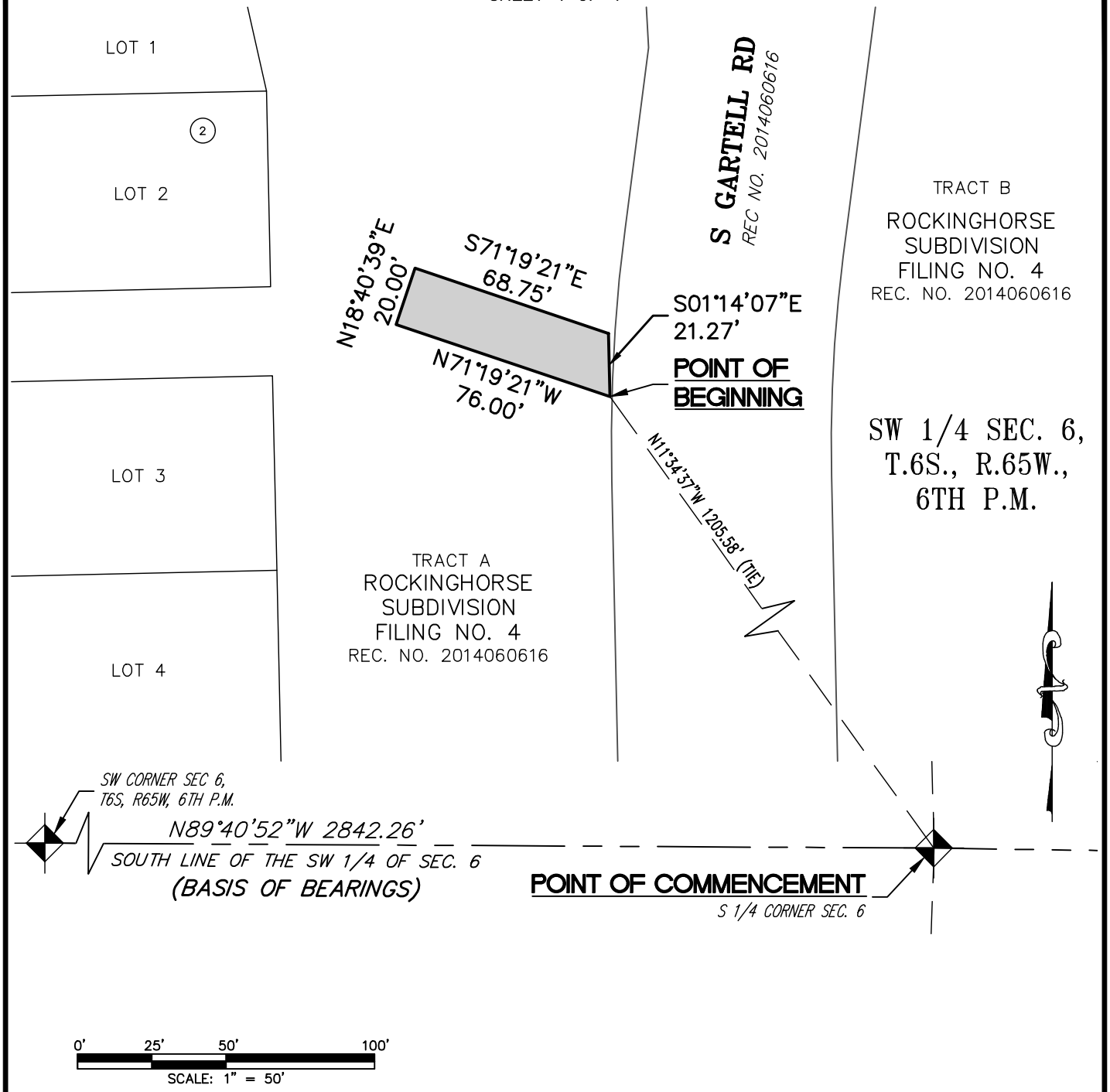
EXHIBIT ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

ILLUSTRATION FOR EXHIBIT A

SHEET 4 OF 4



NOTE:
This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

OWNER:
INSPIRATION METRO DISTRICT
C/O PUBLIC ALLIANCE 7555 E HAMPDEN AVE STE
DENVER, CO 80231

PARCEL CONTAINS 1,448 SQ. FT. (0.033 ACRES) MORE OR LESS

CITY OF AURORA, COLORADO

DRAWN BY: ACK	SCALE: 1"=50'	R-O-W FILE NO.
CHECKED BY: KDS	DATE: 9/16/2026	JOB NO. 69726-06

DEDICATION OF A DRAINAGE EASEMENT
LOCATED IN A PORTION OF TRACT A,
ROCKINGHORSE SUBDIVISION FILING NO. 4,
SITUATED IN THE SW 1/4 OF SEC. 6,
T.6S., R.65W., SIXTH P.M.
DOUGLAS COUNTY, COLORADO

Q:\69726-06 - Inspiration and Gartrell Easements\Dwg\EXHIBITS\2026-09-15 - easements\13 - TRACT A DRAINAGE AND UTILITY EASEMENT.dwg, 9/16/2026 9:24:18 AM, akortum, 1:1

Pursuant to Sec. 39-13-104, C.R.S. as amended, consideration paid for this conveyance is $1.00

DRAINAGE EASEMENT

The undersigned owner(s), hereinafter referred to as “Grantor(s)”, hereby acknowledge(s) receipt from THE CITY OF AURORA, COLORADO, a municipal corporation of the Counties of Adams, Arapahoe, and Douglas, State of Colorado, hereinafter referred to as "Grantee", the sum of one and no/100 dollar(s) ($1.00) and other good and valuable consideration, in consideration, of which Grantor(s) hereby grant(s) unto said Grantee, its successors and assigns, a drainage easement together with the right, privilege and authority, but not the obligation, to access, construct, remove, reconstruct, operate and use storm drainage facilities, including but not limited to channels, drop structures, trickle channels, outlet structures, forebay, weir sections, storm collection mains including all fixtures, devices, structures, grading, and any and all other appurtenances thereto whatsoever necessary or useful in the operation of the storm drainage facilities and all other items located below grade level, at grade level and above grade level within the easement area (collectively and individually hereinafter referred to as “Drainage Facilities”), in, over, through, along and across the following lots or parcels situated in the County of Douglas, State of Colorado, and more particularly described as follows:

See Exhibit A and B wherein the description is more fully set forth (“Premises”). Said Exhibit A and B is attached hereto and incorporated herein by reference.

Together with the right of ingress and egress over said Premises, to survey, construct, reconstruct, operate, and use the Drainage Facilities and to remove objects or structures therefrom, except Grantee shall not interfere with any structures existing in any previously dedicated portion of the Premises. The Premises together with any and all Drainage Facilities located within the Premises are to be constructed and continuously maintained by Grantor(s) and its successors and assigns. Grantee, in Grantee’s sole discretion, may enter the Premises for the purposes of cleaning, maintaining, repairing or improving the Drainage Facilities, without the obligation to reconstruct or replace any or all of the Drainage Facilities, at the expense of Grantor(s), its successors and assigns. Grantor(s) shall not remove any dirt from the surface of the easement or stockpile dirt on the Premises herein granted, except for necessary grading to ensure adequate operation of the Drainage Facilities.

Grantor(s) reserve(s) the right to cultivate and use the Premises for any purpose consistent with the rights and privileges herein granted and which will not interfere with or endanger the Drainage Facilities. Such reservation by Grantor(s) shall include the right to dedicate and use the Premises for cultivation or other agricultural purposes, and as yard area for structures, and any other lawful use which will not interfere with or endanger the Drainage Facilities or interfere with use of any of the rights herein granted.

In the case of permanent abandonment of said easement by Grantee, Grantee shall give written notice to Grantor(s) of its intent to abandon said easement, and Grantee shall have six (6) months thereafter in which to remove all facilities, pipes, structures and all other property placed on the Premises; and for these purposes, all property placed by Grantee within said Premises shall be deemed to have remained personal property. Upon the failure

of Grantee to remove all of said personal property within the six month period, then all of personal property shall become the sole and separate property of the Grantor(s), its heirs, successors and assigns, and Grantor(s), its heirs, successors and assigns, shall thereupon be restored to first and former estate, free and clear of any grant of easement herein contained or any right or privilege attaching to the herein described grant of easement.

Grantor covenants and warrants that they are the owner of the above-described Premises. Rights herein granted are subject to such defects, outstanding interests, liens, or encumbrances as may now appear of record.

Signed and delivered this _____ day of _____, A.D. 2026.

INSPIRATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

_____
Bob LeGare
President

STATE OF _____)
) §
COUNTY OF _____)

The above and foregoing instrument was subscribed and sworn to before me this day of _____, A.D. 2026, by Bob LeGare as President of INSPIRATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado.

My Commission expires:

Witness my hand and official seal.

_____

_____
NOTARY PUBLIC

REVIEWED BY:

_____
Land Review Services

_____
Aurora Water Department

VICINITY MAP

SHEET 1 OF 4



0' 750' 1500' 3000'

SCALE: 1" = 1500'

NOTE:
This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

OWNER:
INSPIRATION METRO DISTRICT
C/O PUBLIC ALLIANCE 7555 E HAMPDEN AVE STE
DENVER, CO 80231

CITY OF AURORA, COLORADO

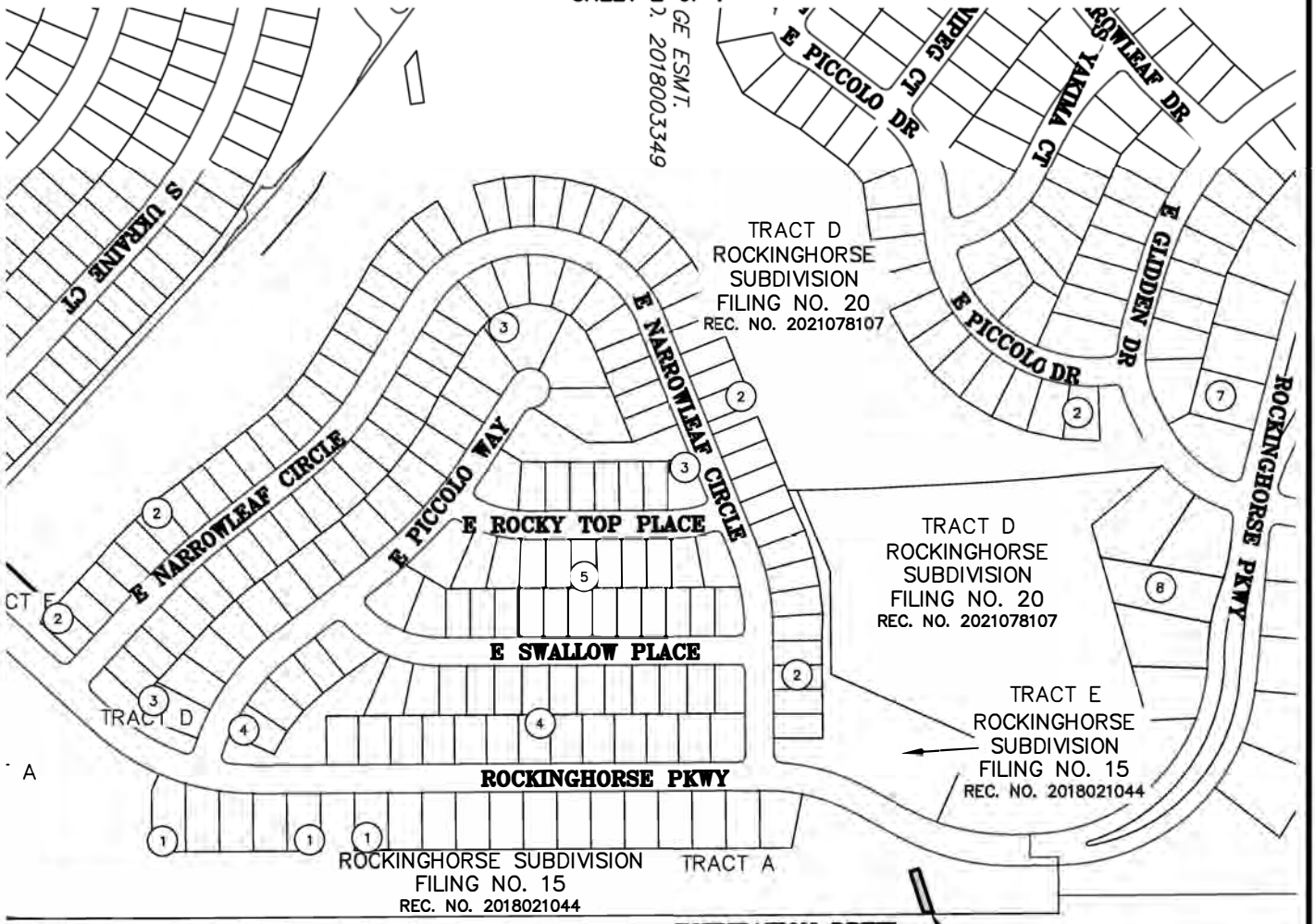
DRAWN BY: ACK	SCALE: 1"=1500'	R-O-W FILE NO.
CHECKED BY: KDS	DATE: 09/16/2026	JOB NO. 69726-06

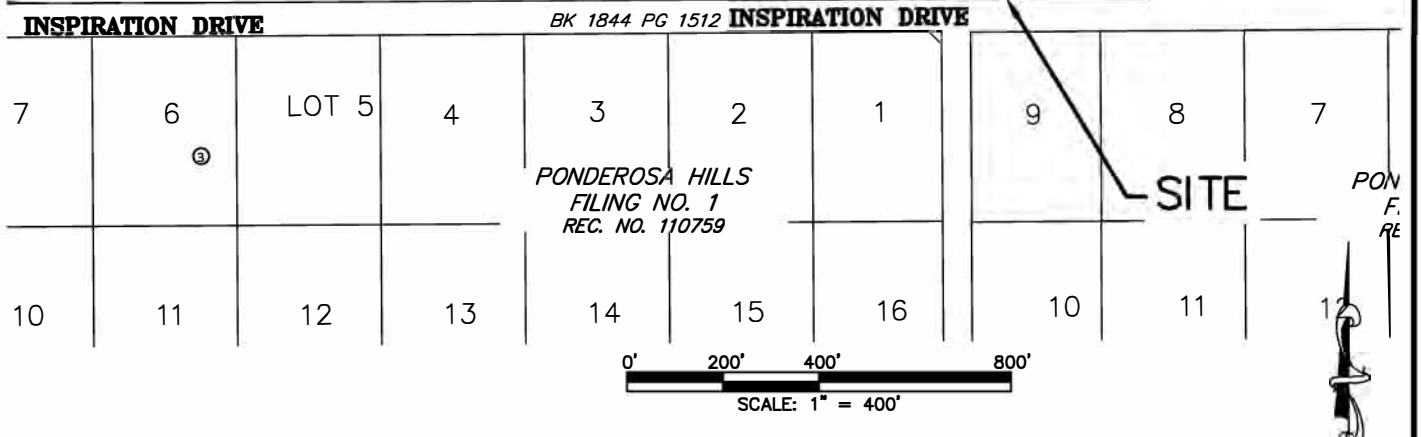
DEDICATION OF A DRAINAGE EASEMENT LOCATED IN A PORTION OF TRACT A, ROCKINGHORSE SUBDIVISION FILING NO. 15, SITUATED IN THE SE 1/4 OF SEC. 1, T.6S., R.66W., SIXTH P.M. DOUGLAS COUNTY, COLORADO

Q:\69726-06 - Inspiration and Gartrell Easements\Dwg\EXHIBITS\2026-09-15 - easements\3 - TRACT A DRAINAGE AND UTILITY EASEMENT.dwg, 9/16/2026 8:22:14 AM, dmartinez, 1:1

SITE MAP

SHEET 2 OF 4





NOTE:
This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

OWNER:
INSPIRATION METRO DISTRICT
C/O PUBLIC ALLIANCE 7555 E HAMPDEN AVE STE
DENVER, CO 80231

CITY OF AURORA, COLORADO

DRAWN BY: ACK	SCALE: 1"=400'	R-O-W FILE NO.
CHECKED BY: KDS	DATE: 09/16/2026	JOB NO. 69726-06

DEDICATION OF A DRAINAGE EASEMENT LOCATED IN A PORTION OF TRACT A, ROCKINGHORSE SUBDIVISION FILING NO. 15, SITUATED IN THE SE 1/4 OF SEC. 1, T.6S., R.66W., SIXTH P.M. DOUGLAS COUNTY, COLORADO

Q:\69726-06 - Inspiration and Carmel Easements\Dwg\EXHIBITS\2026-09-15 - easements\3 - TRACT A DRAINAGE AND UTILITY EASEMENT.dwg, 9/16/2026 8:22:15 AM, Antonio, 1:1

EXHIBIT A
SHEET **3 OF 4**
LEGAL DESCRIPTION

DEDICATION OF A DRAINAGE EASEMENT, 20.00 FEET WIDE, LOCATED IN A PORTION OF TRACT A, ROCKINGHORSE SUBDIVISION FILING NO. 15 RECORDED AT RECEPTION NO. 2018021044 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER SITUATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 1, BEARS NORTH 89°39’13” EAST WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE NORTH 85°16’59” EAST, A DISTANCE OF 1651.68 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 71°58'03" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 18°01'57" EAST, A DISTANCE OF 103.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,970.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 03°40'26" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°36'05", AN ARC LENGTH OF 20.67 FEET;

THENCE NORTH 18°01'57" WEST, A DISTANCE OF 98.28 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.046 ACRES, (2,018 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

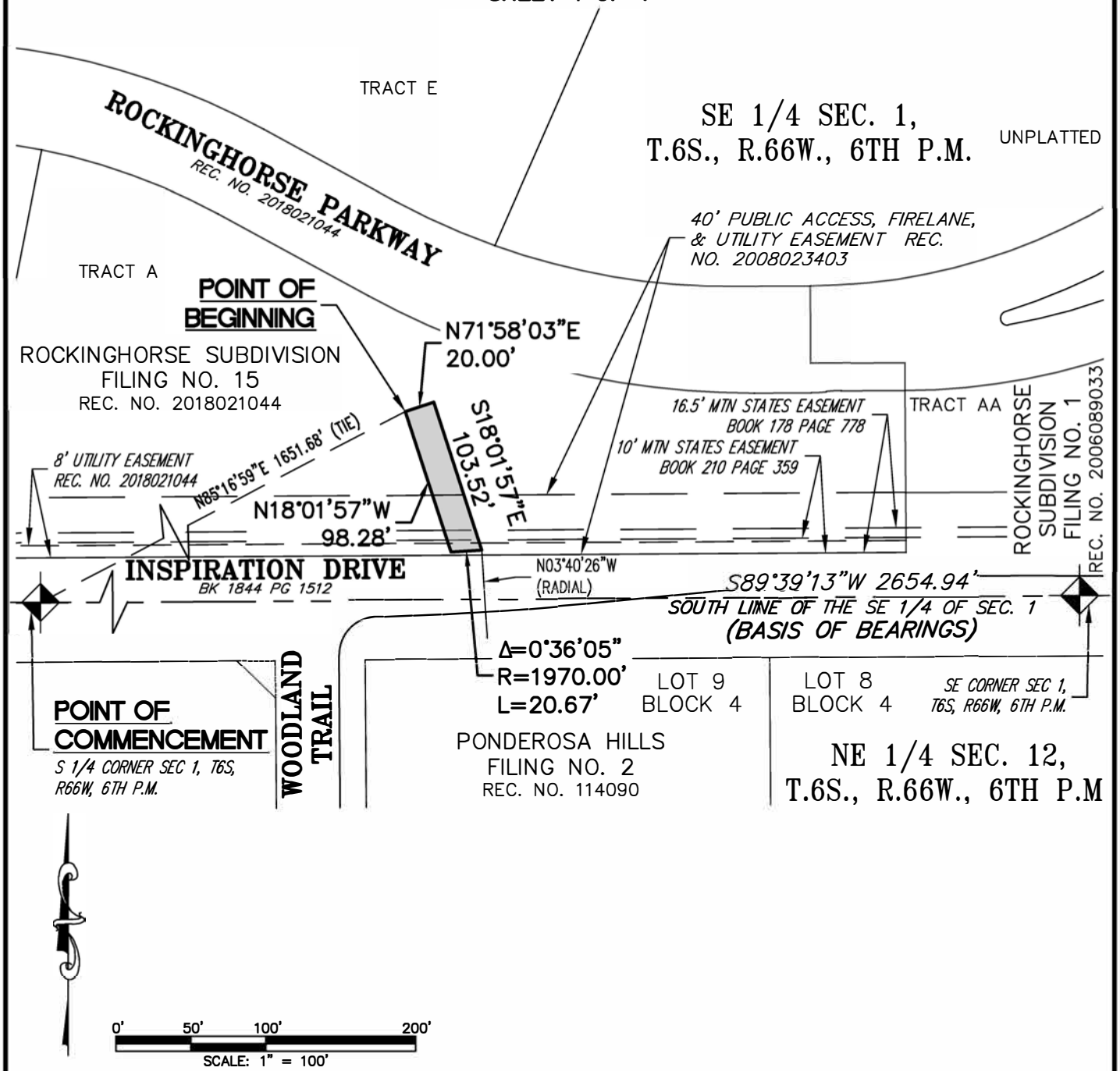
EXHIBIT ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

ILLUSTRATION FOR EXHIBIT A

SHEET 4 OF 4



NOTE:
This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

OWNER:
INSPIRATION METRO DISTRICT
C/O PUBLIC ALLIANCE 7555 E HAMPDEN AVE STE
DENVER, CO 80231

PARCEL CONTAINS 2,018 SQ. FT. (0.046 ACRES) MORE OR LESS

CITY OF AURORA, COLORADO

DRAWN BY: ACK	SCALE: 1"=100'	R-O-W FILE NO.
CHECKED BY: KDS	DATE: 9/16/2026	JOB NO. 69726-06

DEDICATION OF A DRAINAGE EASEMENT LOCATED IN A PORTION OF TRACT A, ROCKINGHORSE SUBDIVISION FILING NO. 15, SITUATED IN THE SE 1/4 OF SEC. 1, T.6S., R.66W., SIXTH P.M. DOUGLAS COUNTY, COLORADO

Q:\69726-06 - Inspiration and Cantrell Easements\Dwg\EXHIBITS\2026-09-15 - easements\3 - TRACT A DRAINAGE AND UTILITY EASEMENT.dwg, 9/16/2026 8:22:16 AM, akortum, 1:1

Pursuant to Sec. 39-13-104, C.R.S. as amended, consideration paid for this conveyance is $1.00

EASEMENT FOR SIDEWALK PURPOSES

The undersigned owner(s), hereinafter referred to as “Grantor(s)”, hereby acknowledge(s) receipt from **THE CITY OF AURORA, COLORADO**, a municipal corporation of the Counties of Adams, Arapahoe, and Douglas, State of Colorado, hereinafter referred to as "Grantee", the sum of one dollar(s) ($1.00) and other good and valuable consideration, and in consideration of which said Grantors hereby grant unto said Grantee, its successors and assigns, a non-exclusive easement for sidewalk purposes to be used as a public thoroughfare, together with the right, privilege, and authority to control, construct, reconstruct, and maintain its sidewalks, and all fixtures, devices and structures whatsoever necessary or useful in the operation of said sidewalks, in, over, on, through, along and across the following parcel(s) of land situated in the County of Douglas, State of Colorado, to wit:

See Exhibit A, B, C and D wherein the description is more fully set forth. Said Exhibit A, B, C and D is attached hereto and incorporated herein by reference (“Premises”)**.**

Grantor together confers the right of ingress and egress to access up to three (3) feet beyond the Premises onto adjacent property for the purpose of exercising the rights granted herein and to perform any maintenance or service required or ordinarily performed by Grantee and to survey, construct, reconstruct, maintain, control, and use said sidewalks and to remove objects or structures therefrom as long as Grantee does not interfere with any existing structures that do not encroach on the Premises and Grantee restores or repairs the three (3) feet to its original condition or as close thereto as is reasonably practical and Grantee shall have a reasonable amount of time to make any restorations or repairs required under this paragraph. Nothing in this section shall be deemed to allow the City to install any permanent or temporary improvements within such three (3) feet.

Grantor remains responsible for the maintenance of all areas of the easement, to include but not limited to landscaping, irrigation, snow removal and sweeping. Grantor shall maintain any retaining walls adjacent to and extending into the easement.

It is understood and agreed that the easement and rights herein granted are nonexclusive and are subject to existing easements and rights-of-way previously granted.

Signed and delivered this ___ day of _____, A.D. 2026.

INSPIRATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

_____
Bob LeGare
President

STATE OF _____)
) §
COUNTY OF _____)

The above and foregoing instrument was subscribed and sworn to before me this day of _____, A.D. 2026, by Bob LeGare as President of INSPIRATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado.

My Commission expires: Witness my hand and official seal.

_____ _____
NOTARY PUBLIC

REVIEWED BY:

_____

Land Review Services

VICINITY MAP

SHEET 1 of 10



0' 750' 1500' 3000'

SCALE: 1" = 1500'

NOTE:
This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

OWNER:
INSPIRATION METRO DISTRICT
C/O PUBLIC ALLIANCE 7555 E HAMPDEN AVE STE
DENVER, CO 80231

CITY OF AURORA, COLORADO

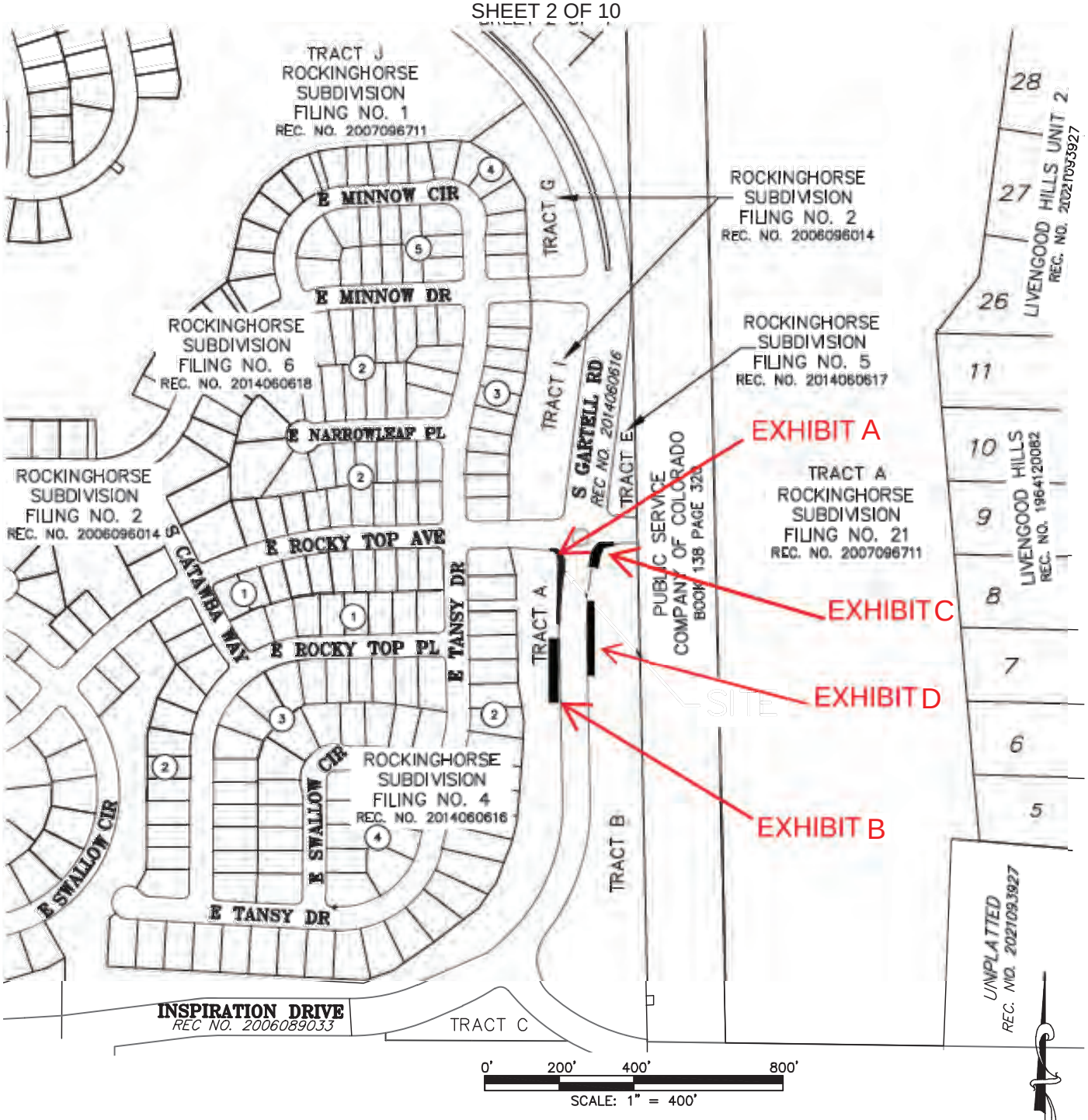
DRAWN BY: ACK	SCALE: 1"=1500'	R-O-W FILE NO.
CHECKED BY: KDS	DATE: 09/03/2026	JOB NO. 69726-06

DEDICATION OF A SIDEWALK EASEMENTS LOCATED IN A PORTION OF TRACT A, & B ROCKINGHORSE SUBDIVISION FILING NO. 4, SITUATED IN THE SW 1/4 OF SEC. 6, T.6S., R.66W., SIXTH P.M. DOUGLAS COUNTY, COLORADO

Q:\69726-06 - Inspiration and Gartrell Easements\Dwg\EXHIBITS\11 - TRACT A ROW.dwg, 9/14/2026 8:51:28 AM, akortum, 1:1

SITE MAP

SHEET 2 OF 10



NOTE:
This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

OWNER:
INSPIRATION METRO DISTRICT
C/O PUBLIC ALLIANCE 7555 E HAMPDEN AVE STE
DENVER, CO 80231

CITY OF AURORA, COLORADO

DRAWN BY: ACK	SCALE: 1"=400'	R-O-W FILE NO.
CHECKED BY: KDS	DATE: 09/03/2026	JOB NO. 69726-06

DEDICATION OF A SIDEWALK EASEMENTS
LOCATED IN A PORTION OF TRACT A,& B
ROCKINGHORSE SUBDIVISION FILING NO. 4,
SITUATED IN THE SW 1/4
OF SEC. 6, T.6S., R.66W., SIXTH P.M.
DOUGLAS COUNTY, COLORADO

Q:\69726-06 - Inspiration and Gartrell Easements\Dwg\EXHIBITS\11 - TRACT A ROW.dwg, 9/14/2026 8:51:29 AM, akortum, 1:1

EXHIBIT A
LEGAL DESCRIPTION
SHEET 3 of 10

DEDICATION OF A SIDEWALK EASEMENT LOCATED IN A PORTION OF TRACT A, ROCKINGHORSE SUBDIVISION FILING NO. 4, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, RECORDED AT RECEPTION NO. 2014060616, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 6, BEARS NORTH 89°40'52" WEST WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE NORTH 11°49'33" WEST, A DISTANCE OF 1177.55 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT A, AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 01°14'07" WEST, A DISTANCE OF 104.18 FEET;

THENCE NORTH 03°31'29" EAST, A DISTANCE OF 52.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 126.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°39'08", AN ARC LENGTH OF 25.62 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°06'27", AN ARC LENGTH OF 29.01 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID TRACT A THE FOLLOWING FIVE (5) COURSES;

1) NORTH 88°45'53" EAST, A DISTANCE OF 5.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 24.78 FEET;

2) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 38.93 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,057.00 FEET;

3) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°36'26", AN ARC LENGTH OF 29.65 FEET;

4) SOUTH 07°20'20" WEST, A DISTANCE OF 61.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 570.00 FEET;

5) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°34'26", AN ARC LENGTH OF 85.30 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.030 ACRES, (1,297 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

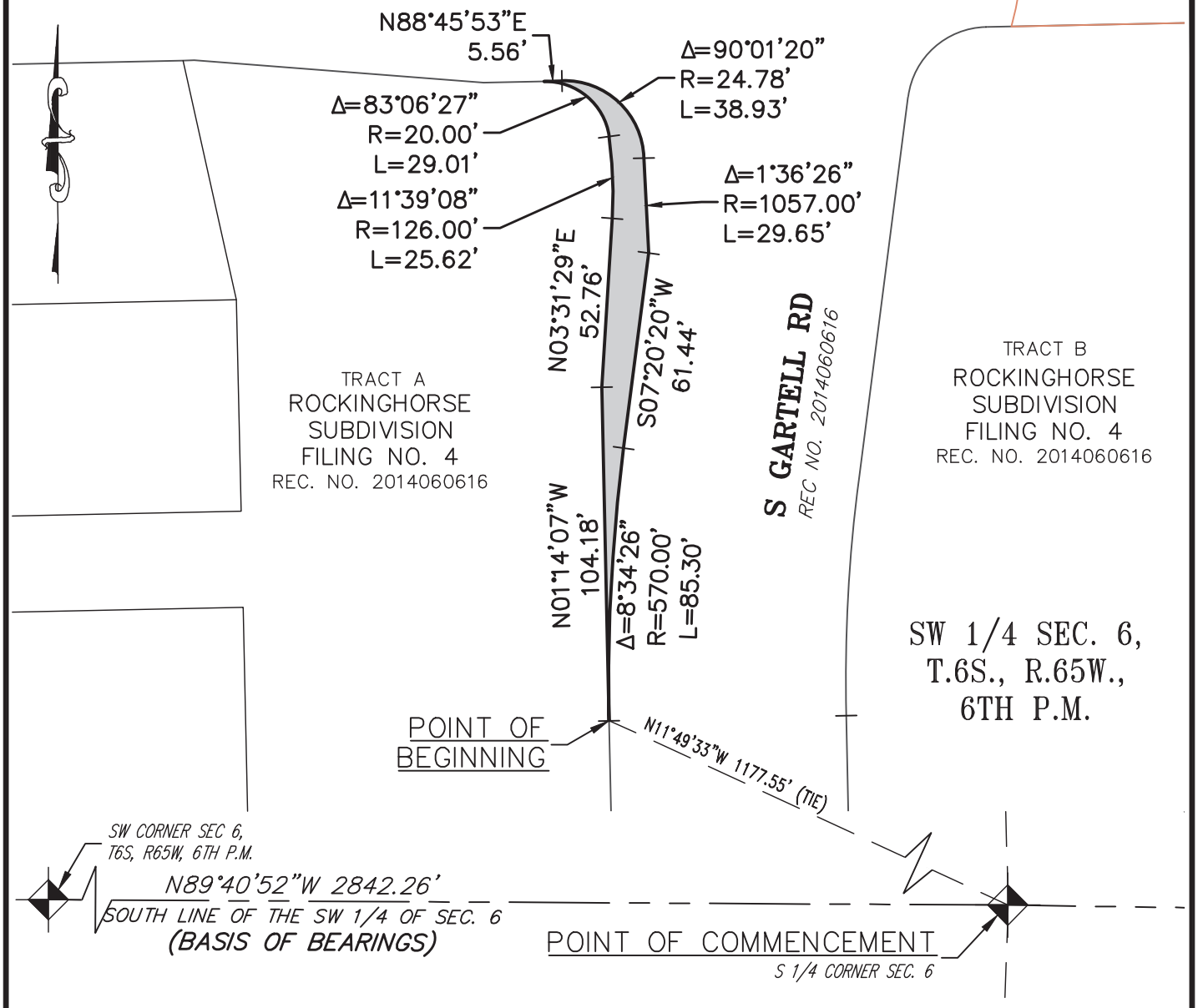
EXHIBIT ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

ILLUSTRATION FOR EXHIBIT A

SHEET 4 OF 10



0' 25' 50' 100'

SCALE: 1" = 50'

NOTE:
This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

OWNER:
INSPIRATION METRO DISTRICT
C/O PUBLIC ALLIANCE 7555 E HAMPDEN AVE STE
DENVER, CO 80231

PARCEL CONTAINS 1,297 SQ. FT. (0.030 ACRES) MORE OR LESS

CITY OF AURORA, COLORADO

DRAWN BY: ACK	SCALE: 1"=50'	R-O-W FILE NO.
CHECKED BY: KDS	DATE: 9/3/2026	JOB NO. 69726-06

DEDICATION OF A SIDEWALK EASEMENT LOCATED IN A PORTION OF TRACT A, ROCKINGHORSE SUBDIVISION FILING NO. 4, SITUATED IN THE SW 1/4 OF SEC. 6, T.6S., R.66W., SIXTH P.M. DOUGLAS COUNTY, COLORADO

Q:\69726-06 - Inspiration and Gartrell Easements\Dwg\EXHIBITS\11 - TRACT A ROW.dwg, 9/14/2026 8:51:31 AM, akortum, 1:1

EXHIBIT B
LEGAL DESCRIPTION
SHEET 5 of 10

DEDICATION OF A SIDEWALK EASEMENT LOCATED IN A PORTION OF TRACT A, ROCKINGHORSE SUBDIVISION FILING NO. 4, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, RECORDED AT RECEPTION NO. 2014060616, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 6, BEARS NORTH 89°40'52" WEST WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE NORTH 12°22'05" WEST, A DISTANCE OF 1120.88 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT A, AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY BOUNDARY, SOUTH 87°42'24" WEST, A DISTANCE OF 18.07 FEET;

THENCE NORTH 02°17'36" WEST, A DISTANCE OF 11.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,992.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 87°28'42" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°25'11", AN ARC LENGTH OF 14.59 FEET;

THENCE NORTH 02°56'29" WEST, A DISTANCE OF 17.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 508.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°16'41", AN ARC LENGTH OF 64.53 FEET;

THENCE NORTH 04°20'13" EAST, A DISTANCE OF 24.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 33.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°48'51", AN ARC LENGTH OF 17.75 FEET;

THENCE NORTH 35°09'04" EAST, A DISTANCE OF 8.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 17.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°37'35", AN ARC LENGTH OF 9.38 FEET;

THENCE SOUTH 03°31'29" WEST, A DISTANCE OF 2.26 FEET;

THENCE SOUTH 01°14'07" EAST, A DISTANCE OF 104.18 FEET TO SAID EASTERLY BOUNDARY;

THENCE ALONG SAID EASTERLY BOUNDARY, CONTINUING SOUTH 01°14'07" EAST, A DISTANCE OF 57.70 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.061 ACRES, (2,648 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

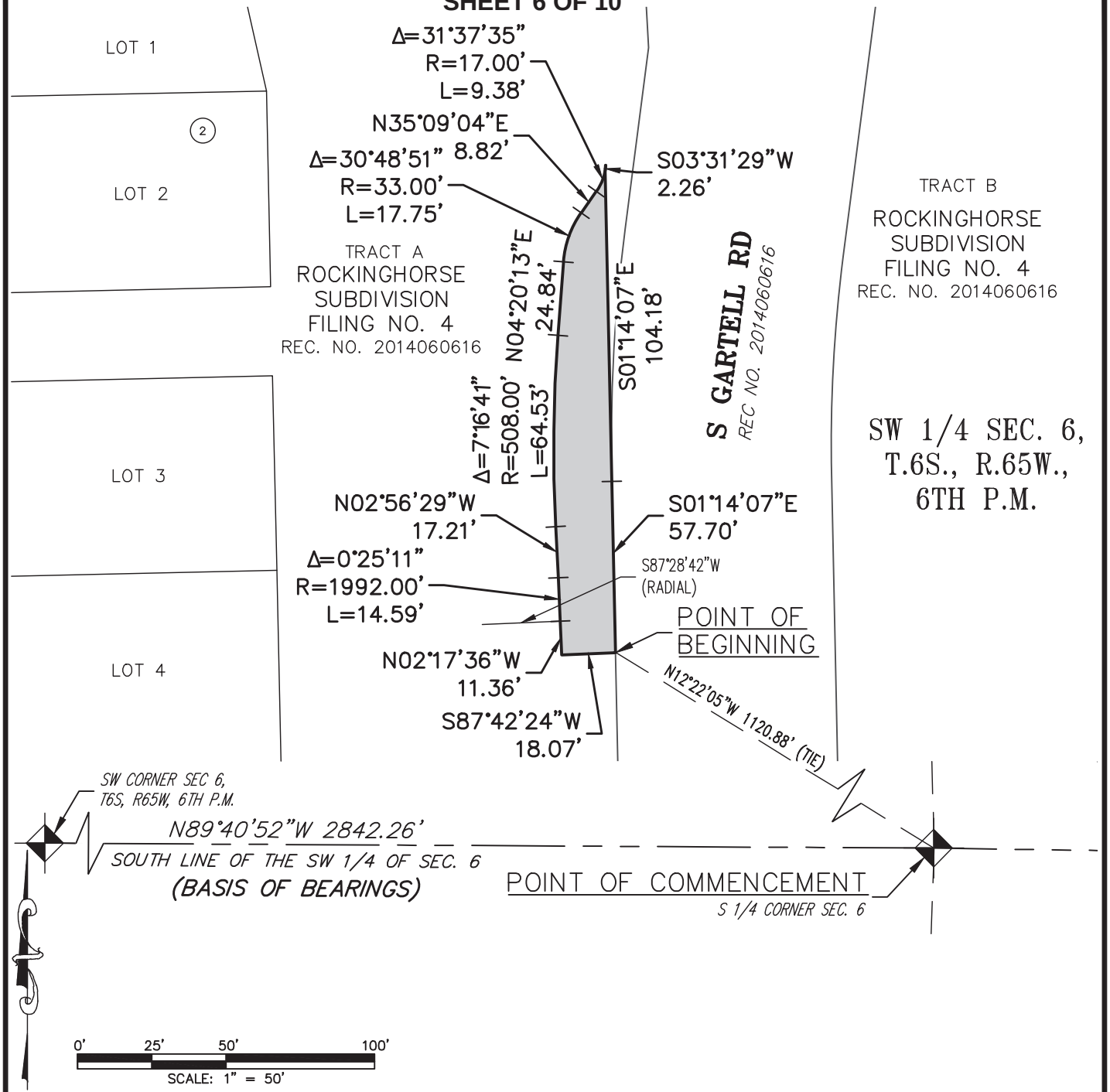
EXHIBIT ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

ILLUSTRATION FOR EXHIBIT B

SHEET 6 OF 10



NOTE:
This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

OWNER:
INSPIRATION METRO DISTRICT
C/O PUBLIC ALLIANCE 7555 E HAMPDEN AVE STE
DENVER, CO 80231

PARCEL CONTAINS 2,648 SQ. FT. (0.061 ACRES) MORE OR LESS

CITY OF AURORA, COLORADO

DRAWN BY: ACK	SCALE: 1"=50'	R-O-W FILE NO.
CHECKED BY: KDS	DATE: 9/3/2026	JOB NO. 69726-06

DEDICATION OF A SIDEWALK EASEMENT LOCATED IN A PORTION OF TRACT A, ROCKINGHORSE SUBDIVISION FILING NO. 4, SITUATED IN THE SW 1/4 OF SEC. 6, T.6S., R.66W., SIXTH P.M. DOUGLAS COUNTY, COLORADO

Q:\69726-06 - Inspiration and Gartrell Easements\Dwg\EXHIBITS\12 - TRACT A SIDEWALK EASEMENT.dwg, 9/14/2026 8:56:21 AM, akortum, 1:1

EXHIBIT C
LEGAL DESCRIPTION
SHEET 7 of 10

DEDICATION OF A SIDEWALK EASEMENT LOCATED IN A PORTION OF TRACT B, ROCKINGHORSE SUBDIVISION FILING NO. 4, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, RECORDED AT RECEPTION NO. 2014060616, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 6, BEARS NORTH 89°40'52" WEST WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE NORTH 06°42'17" WEST, A DISTANCE OF 1314.36 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT B, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID TRACT B THE FOLLOWING THREE (3) COURSES;

1) NORTH 07°20'20" EAST, A DISTANCE OF 42.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;

2) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°25'34", AN ARC LENGTH OF 35.53 FEET;

3) NORTH 88°45'53" EAST, A DISTANCE OF 7.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 67.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 73°40'05" WEST;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°26'10", AN ARC LENGTH OF 13.37 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 71.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°58'53", AN ARC LENGTH OF 26.00 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°24'39", AN ARC LENGTH OF 36.14 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.018 ACRES, (775 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

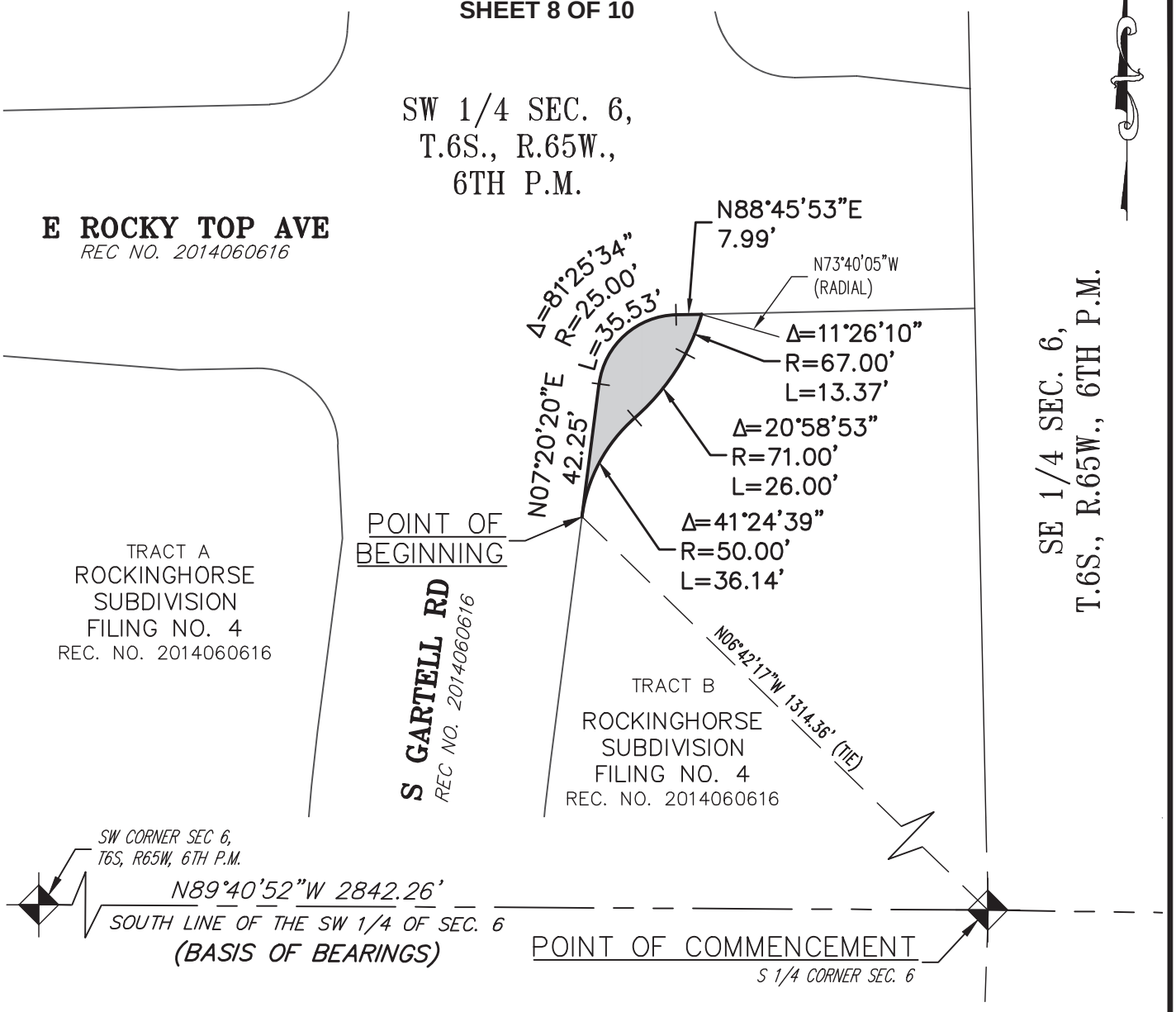
EXHIBIT ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

ILLUSTRATION FOR EXHIBIT C

SHEET 8 OF 10



NOTE:
This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

OWNER:
INSPIRATION METRO DISTRICT
C/O PUBLIC ALLIANCE 7555 E HAMPDEN AVE STE
DENVER, CO 80231

PARCEL CONTAINS 775 SQ. FT. (0.018 ACRES) MORE OR LESS

CITY OF AURORA, COLORADO

DRAWN BY: ACK	SCALE: 1"=50'	R-O-W FILE NO.
CHECKED BY: KDS	DATE: 9/3/2026	JOB NO. 69726-06

DEDICATION OF A SIDEWALK EASEMENT LOCATED IN A PORTION OF TRACT B, ROCKINGHORSE SUBDIVISION FILING NO. 4, SITUATED IN THE SW 1/4 OF SEC. 6, T.6S., R.66W., SIXTH P.M. DOUGLAS COUNTY, COLORADO

Q:\69726-06 - Inspiration and Gartrell Easements\Dwg\EXHIBITS\10 - TRACT B SIDEWALK EASEMENT NORTH.dwg, 9/14/2026 8:47:40 AM, akortum, 1:1

EXHIBIT D
LEGAL DESCRIPTION
SHEET 9 of 10

DEDICATION OF A SIDEWALK EASEMENT LOCATED IN A PORTION OF TRACT B, ROCKINGHORSE SUBDIVISION FILING NO. 4, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, RECORDED AT RECEPTION NO. 2014060616, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 6, BEARS NORTH 89°40'52" WEST WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE NORTH 08°28'45" WEST, A DISTANCE OF 1129.49 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT B, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES;

1) NORTH 01°14'07" WEST, A DISTANCE OF 37.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 496.00 FEET;

2) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°08'49", AN ARC LENGTH OF 44.56 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, SOUTH 01°14'07" EAST, A DISTANCE OF 65.51 FEET;

THENCE SOUTH 05°53'23" WEST, A DISTANCE OF 16.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.003 ACRES, (117 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

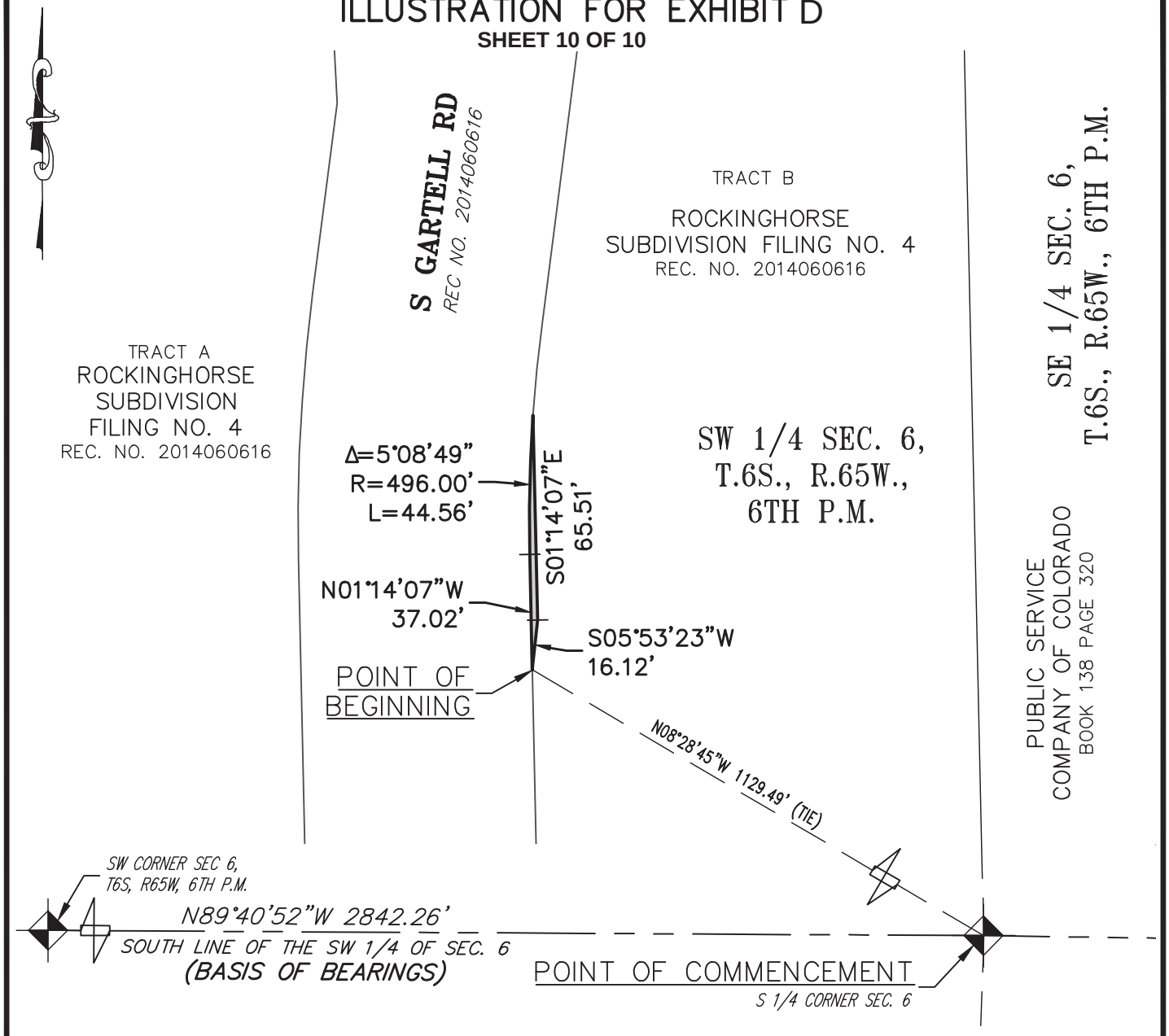
EXHIBIT ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

ILLUSTRATION FOR EXHIBIT D

SHEET 10 OF 10



NOTE:
This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

OWNER:
INSPIRATION METRO DISTRICT
C/O PUBLIC ALLIANCE 7555 E HAMPDEN AVE STE
DENVER, CO 80231

PARCEL CONTAINS 117 SQ. FT. (0.003 ACRES) MORE OR LESS

CITY OF AURORA, COLORADO

DRAWN BY: ACK	SCALE: 1"=400'	R-O-W FILE NO.
CHECKED BY: KDS	DATE: 2/19/2020	JOB NO. 69726-06

DEDICATION OF A SIDEWALK EASEMENT LOCATED IN A PORTION OF TRACT B, ROCKINGHORSE SUBDIVISION FILING NO. 4, SITUATED IN THE SW 1/4 OF SEC. 6, T.6S., R.66W., SIXTH P.M. DOUGLAS COUNTY, COLORADO

Q:\69726-06 - Inspiration and Gartrell Easements\Dwg\EXHIBITS\9 - TRACT B SIDEWALK EASEMENT.dwg, 9/14/2026 8:44:13 AM, akortum, 1:1

Pursuant to Sec. 39-13-104, C.R.S. as amended, consideration paid for this conveyance is $1.00

EASEMENT FOR SIDEWALK PURPOSES

The undersigned owner(s), hereinafter referred to as "Grantor(s)", hereby acknowledge(s) receipt from **THE CITY OF AURORA, COLORADO**, a municipal corporation of the Counties of Adams, Arapahoe, and Douglas, State of Colorado, hereinafter referred to as "Grantee", the sum of one dollar(s) ($1.00) and other good and valuable consideration, and in consideration of which said Grantors hereby grant unto said Grantee, its successors and assigns, a non-exclusive easement for sidewalk purposes to be used as a public thoroughfare, together with the right, privilege, and authority to control, construct, reconstruct, and maintain its sidewalks, and all fixtures, devices and structures whatsoever necessary or useful in the operation of said sidewalks, in, over, on, through, along and across the following parcel(s) of land situated in the County of Douglas, State of Colorado, to wit:

See Exhibit A wherein the description is more fully set forth. Said Exhibit A is attached hereto and incorporated herein by reference ("Premises").

Grantor together confers the right of ingress and egress to access up to three (3) feet beyond the Premises onto adjacent property for the purpose of exercising the rights granted herein and to perform any maintenance or service required or ordinarily performed by Grantee and to survey, construct, reconstruct, maintain, control, and use said sidewalks and to remove objects or structures therefrom as long as Grantee does not interfere with any existing structures that do not encroach on the Premises and Grantee restores or repairs the three (3) feet to its original condition or as close thereto as is reasonably practical and Grantee shall have a reasonable amount of time to make any restorations or repairs required under this paragraph. Nothing in this section shall be deemed to allow the City to install any permanent or temporary improvements within such three (3) feet.

Grantor remains responsible for the maintenance of all areas of the easement, to include but not limited to landscaping, irrigation, snow removal and sweeping. Grantor shall maintain any retaining walls adjacent to and extending into the easement.

It is understood and agreed that the easement and rights herein granted are nonexclusive and are subject to existing easements and rights-of-way previously granted.

Signed and delivered this ___ day of _____, A.D. 2026.

INSPIRATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

_____
Bob LeGare
President

STATE OF _____)
) §
COUNTY OF _____)

The above and foregoing instrument was subscribed and sworn to before me this day of _____, A.D. 2026, by Bob LeGare as President of INSPIRATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado.

My Commission expires: Witness my hand and official seal.

_____ _____
NOTARY PUBLIC

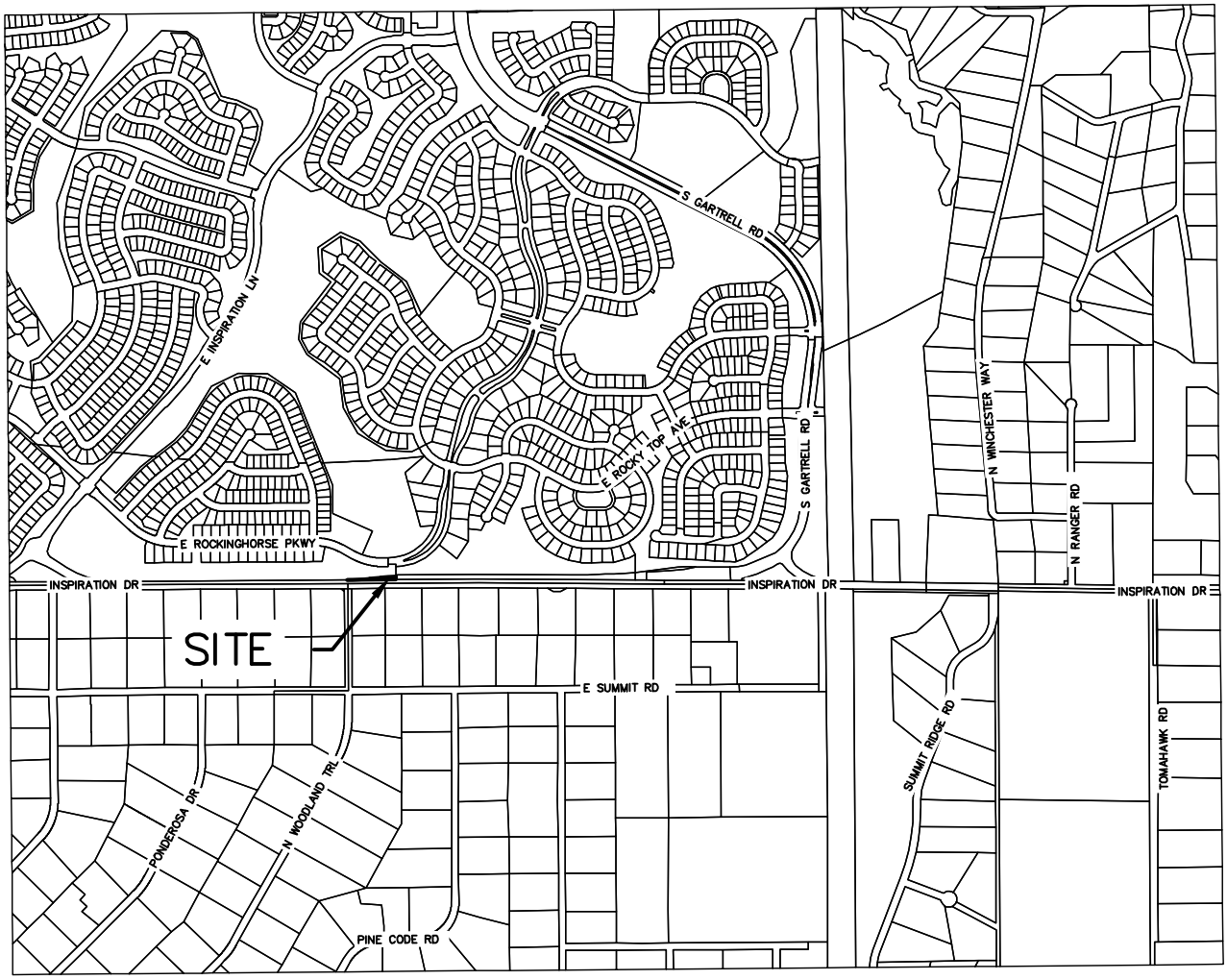
REVIEWED BY:

_____

Land Review Services

VICINITY MAP

SHEET 1 OF 4



0' 750' 1500' 3000'

SCALE: 1" = 1500'

NOTE:
This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

OWNER:
INSPIRATION METRO DISTRICT
C/O PUBLIC ALLIANCE 7555 E HAMPDEN AVE STE
DENVER, CO 80231

PARCEL CONTAINS 4,322 SQ. FT. (0.099 ACRES) MORE OR LESS

CITY OF AURORA, COLORADO

DRAWN BY: ACK	SCALE: 1"=1500'	R-O-W FILE NO.
CHECKED BY: KDS	DATE: 09/03/2026	JOB NO. 69726-06

DEDICATION OF A SIDEWALK EASEMENT LOCATED IN A PORTION OF TRACT A, ROCKINGHORSE SUBDIVISION FILING NO. 15, SITUATED IN THE SE 1/4 OF SEC. 1, T.6S., R.66W., SIXTH P.M. DOUGLAS COUNTY, COLORADO

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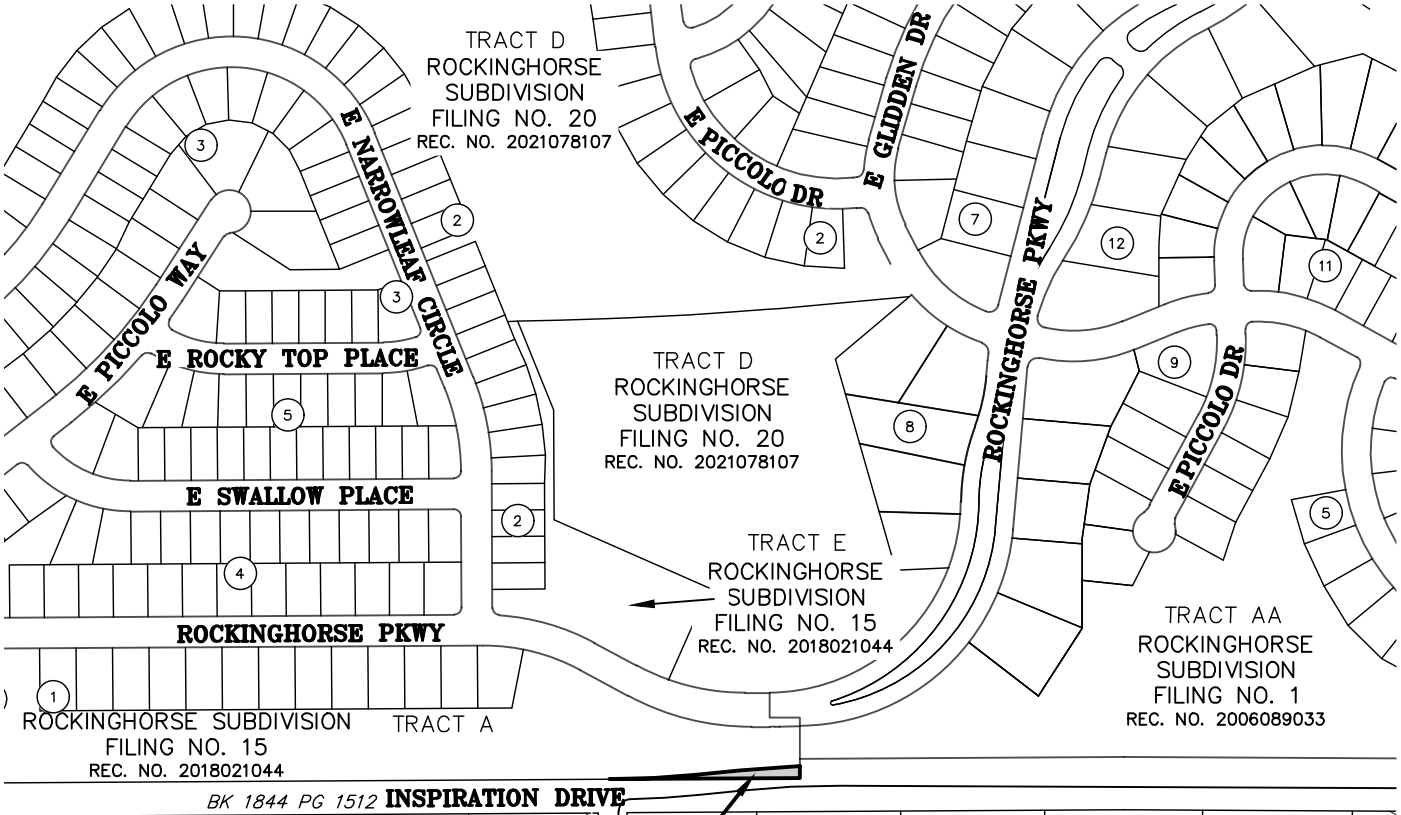
SITE MAP

SHEET 2 OF 4



NOTE:
This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

OWNER:
INSPIRATION METRO DISTRICT
C/O PUBLIC ALLIANCE 7555 E HAMPDEN AVE STE
DENVER, CO 80231

PARCEL CONTAINS 4,322 SQ. FT. (0.099 ACRES) MORE OR LESS

CITY OF AURORA, COLORADO

DRAWN BY: ACK	SCALE: 1"=400'	R-O-W FILE NO.
CHECKED BY: KDS	DATE: 09/03/2026	JOB NO. 69726-06

DEDICATION OF A SIDEWALK EASEMENT LOCATED IN A PORTION OF TRACT A, ROCKINGHORSE SUBDIVISION FILING NO. 15, SITUATED IN THE SE 1/4 OF SEC. 1, T.6S., R.66W., SIXTH P.M. DOUGLAS COUNTY, COLORADO

Q:\69726-06 - Inspiration and Gartrell Easements\Dwg\EXHIBITS\4 - TRACT A ROW.dwg, 9/14/2026 8:35:02 AM, akortum, 1:1

EXHIBIT A
PAGE 3 OF 4
LEGAL DESCRIPTION

DEDICATION OF A SIDEWALK EASEMENT LOCATED IN A PORTION OF TRACT A, ROCKINGHORSE SUBDIVISION FILING NO. 15, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, RECORDED AT RECEPTION NO. 2018021044, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 1, BEARS NORTH 89°39'13" EAST WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE NORTH 88°47'08" EAST, A DISTANCE OF 1,980.56 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT A, SOUTH 89°39'13" WEST, A DISTANCE OF 397.28 FEET TO A POINT OF CUSP, CONCAVE NORTHERLY HAVING A RADIUS OF 1,970.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°20'50" WEST;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°18'49", AN ARC LENGTH OF 182.70 FEET;

THENCE NORTH 84°20'21" EAST, A DISTANCE OF 91.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,030.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°30'46", AN ARC LENGTH OF 124.46 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 00°20'47" EAST, A DISTANCE OF 24.62 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.099 ACRES, (4,322 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

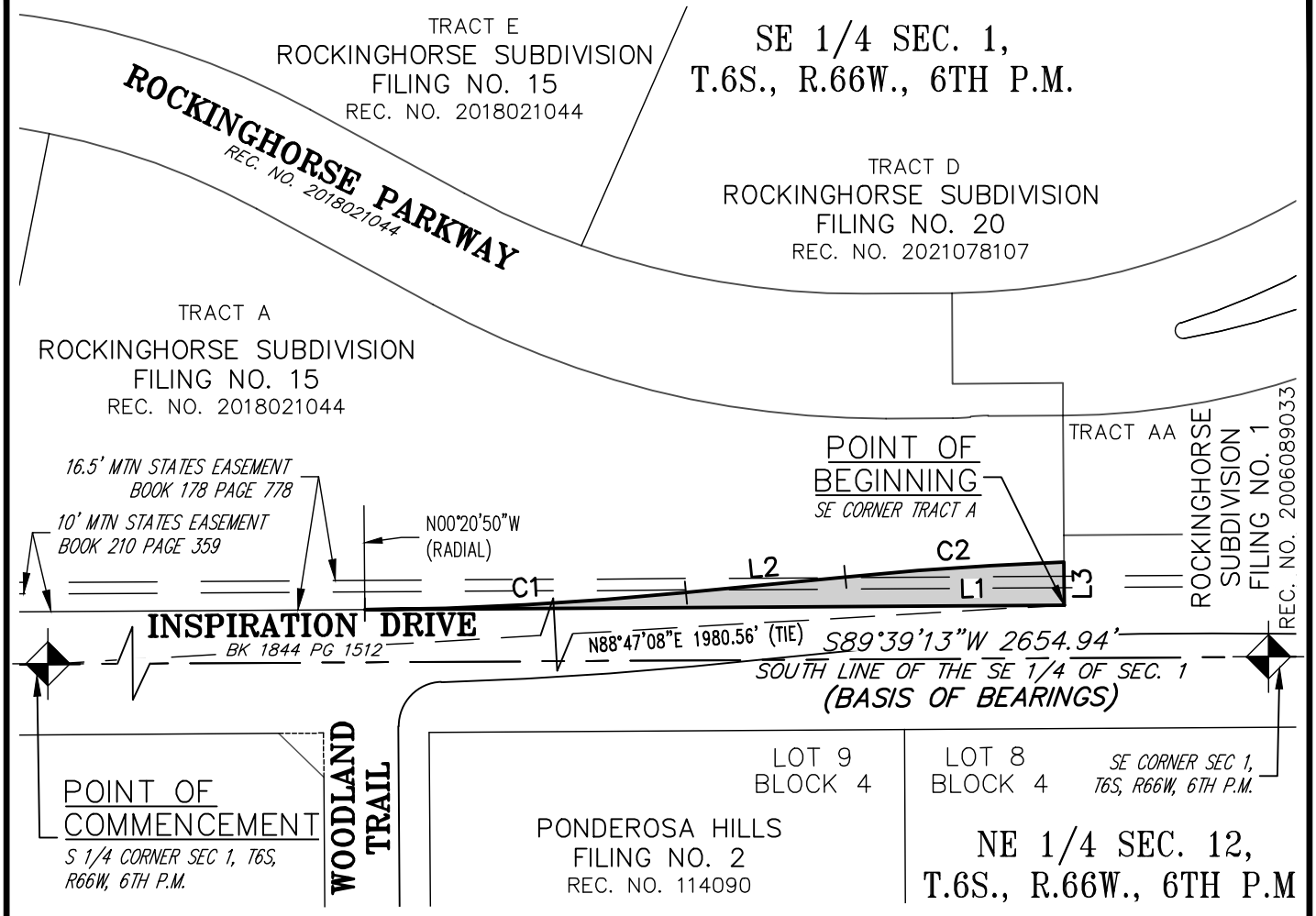
EXHIBIT ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

ILLUSTRATION FOR EXHIBIT A

SHEET 4 OF 4



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°39'13"W	397.28'
L2	N84°20'21"E	91.02'
L3	S00°20'47"E	24.62'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	5°18'49"	1970.00'	182.70'
C2	3°30'46"	2030.00'	124.46'

0' 50' 100' 200'

SCALE: 1" = 100'

NOTE:
This exhibit does not represent a monumented survey. It is intended only to depict the attached description.

OWNER:
INSPIRATION METRO DISTRICT
C/O PUBLIC ALLIANCE 7555 E HAMPDEN AVE STE
DENVER, CO 80231

PARCEL CONTAINS 4,322 SQ. FT. (0.099 ACRES) MORE OR LESS

CITY OF AURORA, COLORADO

DRAWN BY: ACK	SCALE: 1"=100'	R-O-W FILE NO.
CHECKED BY: KDS	DATE: 09/03/2026	JOB NO. 69726-06

DEDICATION OF A SIDEWALK EASEMENT LOCATED IN A PORTION OF TRACT A, ROCKINGHORSE SUBDIVISION FILING NO. 15, SITUATED IN THE SE 1/4 OF SEC. 1, T.6S., R.66W., SIXTH P.M. DOUGLAS COUNTY, COLORADO

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INSPIRATION™

Monthly Report
10/13/2026

Number of open violations: 150

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

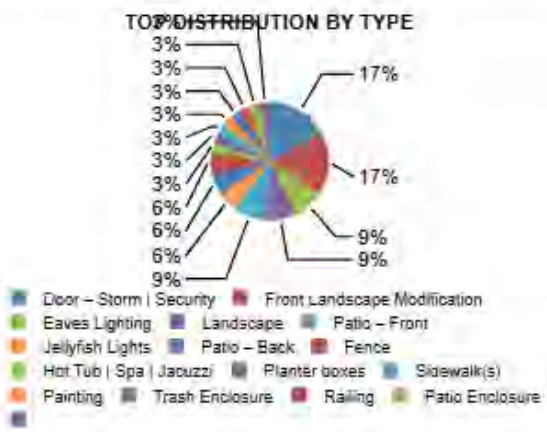
Next Inspection dates: November 6, 13, 19, 23 and 30, 2026

ARC Report: Of the 35 reviewed applications, Management reviewed 18 of them.

Inspiration Metropolitan District

ARC Report - Detail for 10/1/2026 - 10/31/2026

SUMMARY	
Approved	**17**
Door – Storm | Security	4
Front Landscape Modification	2
Landscape	2
Painting	1
Patio – Back	1
Patio – Front	2
Patio Enclosure	1
Planter boxes	1
Railing	1
Sidewalk(s)	1
Trash Enclosure	1
Approved with Conditions	**11**
	1
Door – Storm | Security	1
Eaves Lighting	2
Fence	1
Front Landscape Modification	2
Jellyfish Lights	2
Patio – Back	1
Patio – Front	1
Denied Application	**1**
Hot Tub | Spa | Jacuzzi	1
Request More Information	**6**
Door – Storm | Security	1
Eaves Lighting	1
Fence	1
Front Landscape Modification	2
Landscape	1
Total	**35**



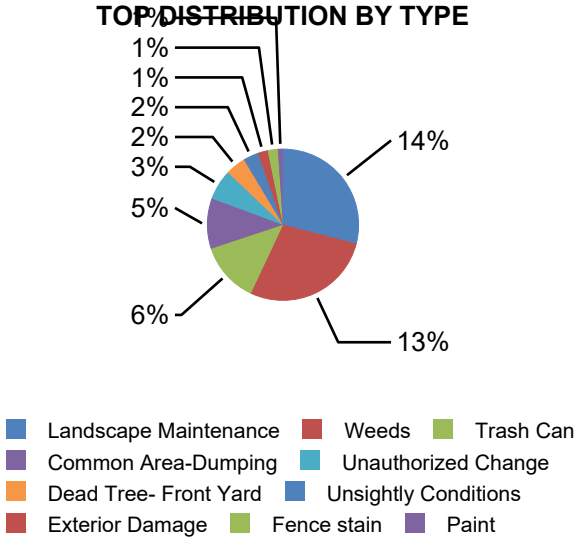
Inspiration Metropolitan District

Violation Report - Detail for 10/1/2026 - 10/31/2026

SUMMARY

Closed	**97**
Backyard Landscape	1
Common Area-Dumping	7
Dead Tree- Front Yard	3
Dead Tree- Tree Lawn	4
District Fence	1
Landscape Maintenance	18
Lighting- Colored/ moving lighting	15
Lighting- eaves or soffit lighting	6
Lighting- Exterior Lighting on Patios, Decks, Pergolas, and in Rear Yards	11
Trash Can	7
Unauthorized Change	2
Vendor Sign	8
Weeds	10
Weeds and non-ornamental grasses in rock beds	3
Work Involving District Property	1
Fine Limit Reached	**4**
Fence stain	1
Landscape Maintenance	2
Weeds	1
First Notice/Courtesy	**29**
Common Area-Damage	1
Landscape Maintenance	1
Lighting- Colored/ moving lighting	1
Trash Can	4
Unsightly Conditions	2
Vendor Sign	10
Weeds	3
Weeds and non-ornamental grasses in rock beds	6
Wind Chimes	1
Fourth Notice	**2**
Exterior Damage	1
Landscape Maintenance	1
Resolved	**18**
Backyard Landscape	2
Exterior Damage	1
Fence stain	1
Items Stored	1
Landscape Maintenance	3
Lighting- eaves or soffit lighting	2
Paint	1

TOP DISTRIBUTION BY TYPE



Inspiration Metropolitan District

Violation Report - Detail for 10/1/2026 - 10/31/2026

Unauthorized Change	1
Weeds	6
Second Notice	**37**
Backyard Landscape	6
Common Area-Dumping	3
Dead Tree- Backyard	1
Dead Tree- Front Yard	1
Dead Tree- Tree Lawn	3
District Fence	2
Fence	1
Items Stored	1
Landscape Maintenance	1
Lighting- Colored/ moving lighting	3
Lighting- eaves or soffit lighting	1
Lighting- Exterior Lighting on Patios, Decks, Pergolas, and in Rear Yards	1
Trash Can	1
Unauthorized Change	2
Weeds	3
Weeds and non-ornamental grasses in rock beds	7
Third Notice	**9**
Dead Tree- Tree Lawn	3
Landscape Maintenance	1
Unauthorized Change	1
Unsightly Conditions	1
Weeds	3
	196

IMD Violation Summary Report Violation Categories

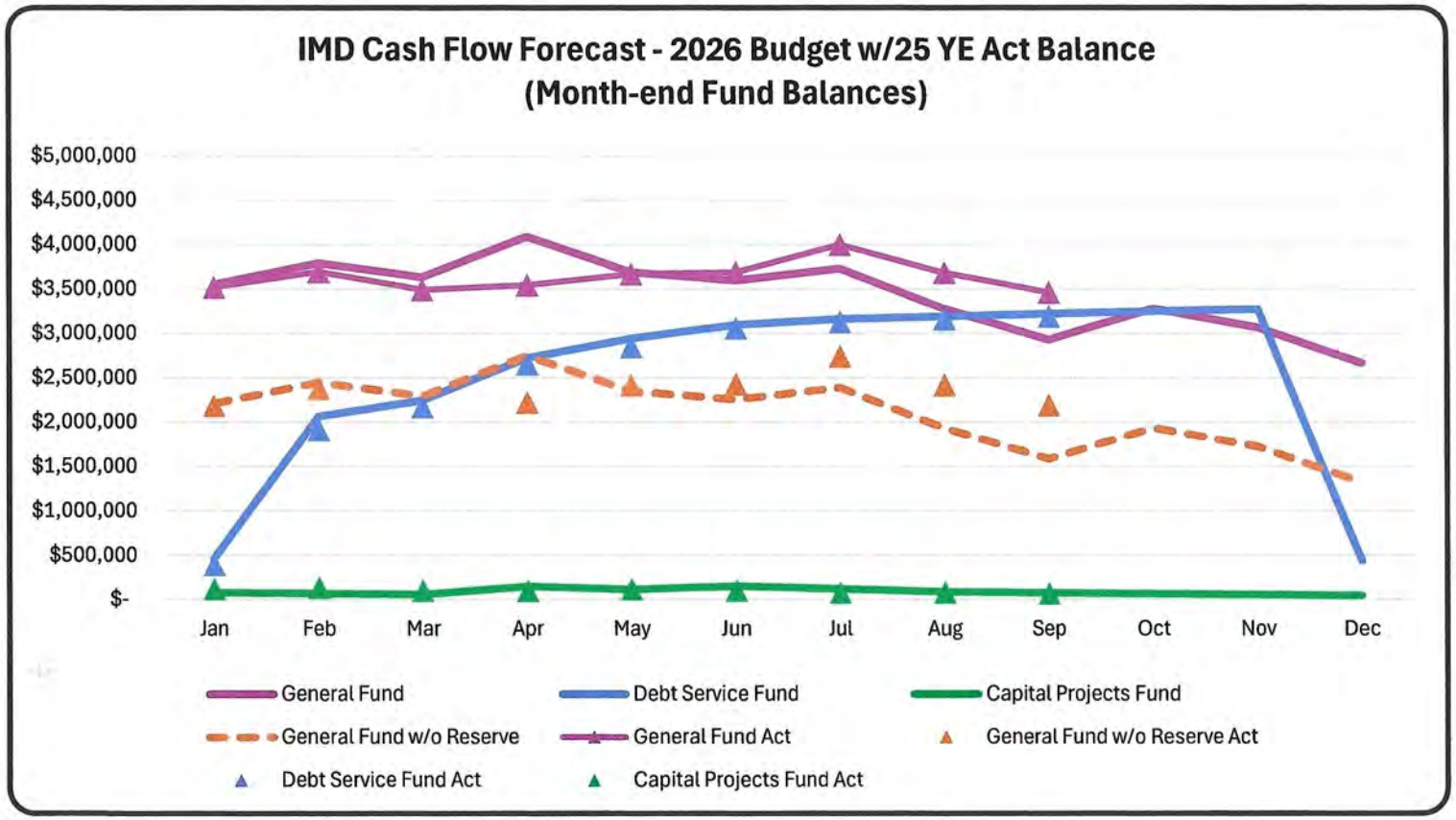
Category	Count
Dead Tree	24
Weeds	22
Trash Can	15
Weeds and non	14
Landscape Maintenance	13
Vendor Sign	10
Backyard Landscape	10
Unauthorized Change	9
Lighting	6
Common Area	4
Exterior Damage	4
Missing Tree	3
Unsightly Conditions	3
Items Stored	2
Radon Mitigation	2
District Fence	2
Fence stain	2
Fence	1
Unknown	1
Tree Under Required Caliper	1
Common area	1
Wind Chimes	1
TOTAL	150

Step Types

Step Type	Count
First Notice/Courtesy	67
Second Notice	44
Third Notice	12
Fourth Notice	3
Fine Limit Reached	11
Send to Attorney	1
With Attorney	12
TOTAL	150

Age Buckets

Age Bucket	Count
Less than 30 days	29
31-60 days	48
61-90 days	29
Over 90 days	44
TOTAL	150


IMD Cash Flow Forecast - 2026 Budget w/25 YE Act Balance
(Month-end Fund Balances)
$5,000,000
$4,500,000
$4,000,000
$3,500,000
$3,000,000
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$-
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
General Fund
Debt Service Fund
Capital Projects Fund
General Fund w/o Reserve
General Fund Act
General Fund w/o Reserve Act
Debt Service Fund Act
Capital Projects Fund Act

INSPIRATION METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

SEPTEMBER 30, 2026

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

	General	Debt Service	Capital Projects	Total
Assets				
Checking Account	$ 204,682.13	$ -	$ -	$ 204,682.13
Xpress Bill Pay	130,350.16	-	-	130,350.16
Colotrust	2,223,781.74	-	73,877.71	2,297,659.45
Colotrust Reserve	1,270,337.56	-	-	1,270,337.56
2021B Bond Fund	-	4,363.55	-	4,363.55
2021B Reserve Fund	-	154,931.23	-	154,931.23
2021A-1 Note Fund	-	3,002,981.42	-	3,002,981.42
Accounts Receivable	476,751.10	-	-	476,751.10
Receivable from County Treasurer	7,092.38	22,107.18	19.56	29,219.12
Prepaid Insurance	950.00	-	-	950.00
Total Assets	$ 4,313,945.07	$ 3,184,383.38	$ 73,897.27	$ 7,572,225.72
Liabilities				
Accounts Payable	$ 195,244.03	$ -	$ -	$ 195,244.03
Unearned Assessments	24,570.91	-	-	24,570.91
Deferred Assessments	633,496.50	-	-	633,496.50
Sign Removal Deposit	-	-	5,500.00	5,500.00
Due to SARIA	-	-	19.56	19.56
Total Liabilities	853,311.44	-	5,519.56	858,831.00
Fund Balances	3,460,633.63	3,184,383.38	68,377.71	6,713,394.72
Liabilities and Fund Balances	$ 4,313,945.07	$ 3,184,383.38	$ 73,897.27	$ 7,572,225.72

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 September 30, 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	$ 2,159.98	$ 171.93	$ 1,988.05	$ 1,079,992.00	$ 1,070,427.44	$ 9,564.56	(0.88) %	$ 1,079,992.00
Specific ownership taxes	6,749.92	6,916.94	(167.02)	60,749.28	63,114.17	(2,364.89)	3.89 %	80,999.00
Interest Income	8,333.33	11,559.45	(3,226.12)	74,999.97	102,991.93	(27,991.96)	37.32 %	100,000.00
Other Revenue	83.33	-	83.33	749.97	2,513.77	(1,763.80)	235.18 %	1,000.00
Park/NAC Revenue	-	75.03	(75.03)	-	2,955.75	(2,955.75)	100.00 %	-
Late Fees & Interest	833.33	409.73	423.60	7,499.97	6,551.09	948.88	(12.65) %	10,000.00
Violations and Fees	416.67	5,100.00	(4,683.33)	3,750.03	17,071.50	(13,321.47)	355.23 %	5,000.00
Legal - Collections Fees	-	420.00	(420.00)	-	2,100.00	(2,100.00)	100.00 %	-
Billing Adjustments	416.67	-	416.67	3,750.03	-	3,750.03	(100.00) %	5,000.00
Operating Fees - Residents	-	1,629.02	(1,629.02)	1,887,561.00	1,885,707.51	1,853.49	(0.09) %	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	5,500.00	(1,000.00)	40,500.00	37,000.00	3,500.00	(8.64) %	54,000.00
Total Revenue	23,493.23	31,782.10	(8,288.87)	3,167,490.25	3,204,190.41	(36,700.16)	1.15 %	3,866,644.00
EXPENDITURES								
Administrative								
Accounting	11,545.00	11,141.06	403.94	103,905.00	100,728.81	3,176.19	(3.05) %	138,540.00
Auditing	-	-	-	7,524.00	7,800.00	(276.00)	3.66 %	7,524.00
County Treasurer's Fee	32.40	2.66	29.74	16,200.00	16,059.28	140.72	(0.86) %	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	4,319.00	4,014.33	74,999.97	65,087.00	9,912.97	(13.21) %	100,000.00
Miscellaneous	83.33	2,578.23	(2,494.90)	749.97	3,184.73	(2,434.76)	324.64 %	1,000.00
Billing	8,783.58	6,533.56	2,250.02	79,052.22	78,465.17	587.05	(0.74) %	105,403.00
Bad Debt Expense	83.33	-	83.33	749.97	-	749.97	(100.00) %	1,000.00
Office Supplies	41.67	447.28	(405.61)	375.03	2,106.03	(1,731.00)	461.56 %	500.00
Legal - Liens & Collections	833.33	4,940.00	(4,106.67)	7,499.97	21,327.50	(13,827.53)	184.36 %	10,000.00
Property Management Covenant Enforcement	5,500.00	5,500.00	-	49,500.00	56,070.05	(6,570.05)	13.27 %	66,000.00
Management Fee	58,500.00	59,746.86	(1,246.86)	526,500.00	480,950.68	45,549.32	(8.65) %	702,000.00
Storage	166.67	-	166.67	1,500.03	-	1,500.03	(100.00) %	2,000.00
Lockbox Services	313.08	1,203.75	(890.67)	2,817.72	9,356.89	(6,539.17)	232.07 %	3,757.00
Billing Statements Postage/Mailing	416.67	-	416.67	3,750.03	-	3,750.03	(100.00) %	5,000.00
Uniforms	-	-	-	500.00	-	500.00	(100.00) %	500.00
Strategic Planning	-	-	-	90,000.00	38,033.81	51,966.19	(57.74) %	90,000.00
Total Administrative	94,632.39	96,412.40	(1,780.01)	1,038,724.91	939,061.45	99,663.46	(9.59) %	1,322,525.00
Utilities								
Trash collection	27,552.00	27,405.00	147.00	245,639.00	246,007.00	(368.00)	0.14 %	328,295.00
Water and Sewer	39,600.00	12,353.20	27,246.80	217,200.00	165,562.14	51,637.86	(23.77) %	240,000.00
Gas	900.00	1,257.69	(357.69)	5,125.00	8,028.37	(2,903.37)	56.65 %	5,500.00
Electric - Landscape and Facilities	3,500.00	1,626.54	1,873.46	31,500.00	11,336.35	20,163.65	(64.01) %	42,000.00
Total Utilities	71,552.00	42,642.43	28,909.57	499,464.00	430,933.86	68,530.14	(13.72) %	615,795.00
Landscaping								
Open Space Repair & Maintenance	46,600.00	8,560.56	38,039.44	419,400.00	298,323.51	121,076.49	(28.86) %	466,000.00
Plants, Hardscapes, Other	20,833.33	-	20,833.33	104,166.65	3,319.00	100,847.65	(96.81) %	125,000.00
Irrigation System	10,714.28	14,194.67	(3,480.39)	58,928.40	65,838.35	(6,909.95)	11.72 %	75,000.00
Landscape Maintenance	42,500.00	45,487.73	(2,987.73)	382,500.00	473,319.38	(90,819.38)	23.74 %	510,000.00
Pond Maintenance and Certification	1,244.00	1,244.00	-	28,268.00	26,278.33	1,989.67	(7.03) %	40,000.00
Tract turnover	-	-	-	350,000.00	45,994.74	304,005.26	(86.85) %	350,000.00
Tree Maintenance	18,696.00	1,972.00	16,724.00	65,436.00	58,982.54	6,453.46	(9.86) %	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 September 30, 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	51,428.52	25.81	51,402.71	(99.94) %	60,000.00
Winter Water	-	-	-	41,400.00	41,399.97	0.03	-	69,000.00
Landscaping	149,159.03	71,458.96	77,700.07	1,501,527.57	1,013,481.63	488,045.94	(32.50) %	1,788,480.00
Community Engagement								
Community Wide Program	10,000.00	8,048.24	1,951.76	62,500.00	58,849.66	3,650.34	(5.84) %	70,000.00
Holiday Lights	-	-	-	-	-	-	-	7,500.00
Total Community Engagement	10,000.00	8,048.24	1,951.76	62,500.00	58,849.66	3,650.34	(5.84) %	77,500.00
Facility Maintenance								
Building Maintenance and Repairs	5,083.33	4,351.48	731.85	45,749.97	43,200.11	2,549.86	(5.57) %	61,000.00
Facility security systems/internet	350.00	-	350.00	3,150.00	18,082.49	(14,932.49)	474.04 %	4,200.00
Fence/walls	10,750.00	4,190.00	6,560.00	53,750.00	72,975.98	(19,225.98)	35.76 %	64,500.00
Maintenance - General Community	1,558.00	3,899.09	(2,341.09)	14,022.00	14,534.06	(512.06)	3.65 %	18,696.00
Pool Repairs	-	1,007.67	(1,007.67)	-	27,988.34	(27,988.34)	100.00 %	-
Pool Supplies	-	-	-	-	7,388.46	(7,388.46)	100.00 %	-
Pool Maintenance	2,550.00	-	2,550.00	12,750.00	4,800.00	7,950.00	(62.35) %	12,750.00
Pool Staff Lifeguards/Monitors	14,500.00	8,525.00	5,975.00	72,500.00	81,227.50	(8,727.50)	12.03 %	72,500.00
Snow removal	-	-	-	27,037.50	8,134.94	18,902.56	(69.91) %	36,050.00
Waste Services	566.67	260.27	306.40	5,100.03	5,793.24	(693.21)	13.59 %	6,800.00
Telephone	-	175.10	(175.10)	-	1,575.90	(1,575.90)	100.00 %	-
Street and Parking Lot Repair	-	-	-	-	10,830.00	(10,830.00)	100.00 %	-
Total Facility Maintenance	35,358.00	22,408.61	12,949.39	234,059.50	296,531.02	(62,471.52)	26.69 %	276,496.00
Communications								
Digital Tools & Support	416.67	1,315.59	(898.92)	3,750.03	7,523.74	(3,773.71)	100.63 %	5,000.00
Total Communications	416.67	1,315.59	(898.92)	3,750.03	7,523.74	(3,773.71)	100.63 %	5,000.00
Other Expense								
Contingency	6,850.33	-	6,850.33	61,652.97	-	61,652.97	(100.00) %	82,204.00
Total Other Expense	6,850.33	-	6,850.33	61,652.97	-	61,652.97	(100.00) %	82,204.00
TOTAL EXPENDITURES	367,968.42	242,286.23	125,682.19	3,401,678.98	2,746,381.36	655,297.62	(19.26) %	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	(344,475.19)	(210,504.13)	(133,971.06)	(234,188.73)	398,967.92	(633,156.65)	(270.36) %	(501,356.00)
Fund Balance - Beginning			210,504.13	3,163,530.00	3,061,665.71	101,864.29	(3.22) %	3,163,530.00
Fund Balance - Ending			$ 76,533.07	$ 2,929,341.27	$ 3,460,633.63	$ (531,292.36)	18.14%	$ 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 September 30, 2026

	Annual Budget	Actual	Variance
Revenues			
System Development Fees	$ -	$ 33,660.00	$ (33,660.00)
Property taxes	3,745,862.00	3,711,665.43	34,196.57
Specific ownership taxes	280,940.00	196,188.11	84,751.89
Interest Income	80,000.00	40,010.51	39,989.49
Total Revenue	4,106,802.00	3,981,524.05	125,277.95
Expenditures			
Accounting	3,000.00	-	3,000.00
County Treasurer's Fee	56,188.00	55,684.95	503.05
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	1,137,491.21	2,945,508.79
Net Change in Fund Balances	23,802.00	2,844,032.84	(2,820,230.84)
Fund Balance - Beginning	356,056.00	340,350.54	15,705.46
Fund Balance - Ending	$ 379,858.00	$ 3,184,383.38	$ (2,804,525.38)

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 September 30, 2026

	Annual Budget	Actual	Variance
Revenues			
Property Taxes - Regional ARI	$ 124,599.00	$ 123,624.07	$ 974.93
Interest Income	-	3,814.56	(3,814.56)
Total Revenue	124,599.00	127,438.63	(2,839.63)
Expenditures			
County Treasurer's Fee - Regional ARI	1,869.00	1,854.68	14.32
Equipment	-	16,412.77	(16,412.77)
Regional ARI Expense	122,730.00	121,769.39	960.61
Community Service Building Needs	60,000.00	35,422.00	24,578.00
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	259,364.97	125,635.03
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)	(73,085.21)	12,684.21
Fund Balance - Beginning	85,554.00	141,462.92	(55,908.92)
Fund Balance - Ending	$ 25,153.00	$ 68,377.71	$ (43,224.71)

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
Schedule of Cash Position
September 30, 2026
Updated as of October 14, 2026

		General Fund	Debt Service Fund	Capital Projects Fund	Total
ColoTrust Plus (XX8001)					
Balance as of 09/30/26		$ 2,223,781.74	$ -	$ 73,877.71	$ 2,297,659.45
Subsequent activities:					
10/10/2026	September Property Tax	7,092.38	22,107.18	19.56	29,219.12
	Anticipated Transfer from/to PNC Bank	*308,600.00*	-	*(19.56)*	*308,580.44*
	Anticipated Transfer to Zions Note Fund	-	*(22,107.18)*	-	*(22,107.18)*
	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	*2,492,791.52*	-	*73,877.71*	*2,566,669.23*
ColoTrust Plus Reserve (XX8002)					
Balance as of 09/30/26		1,270,337.56	-	-	1,270,337.56
Subsequent activities:					
	Board discretionary Reserve	*(1,270,337.56)*	-	-	*(1,270,337.56)*
	Anticipated Balance	-	-	-	-
Xpress Bill Pay					
Balance as of 09/30/26		130,350.16	-	-	130,350.16
Subsequent activities:					
10/9/2026	Transfer to PNC	(167,870.63)	-	-	(167,870.63)
10/14/2026	Deposits to Date	60,358.55	-	-	60,358.55
10/14/2026	Deposits Returned to Date	(625.50)	-	-	(625.50)
	Anticipated Transfer to PNC Bank	*(22,212.58)*	-	-	*(22,212.58)*
	Anticipated Balance	-	-	-	-
PNC Bank Checking (XX4178)					
Balance as of 09/30/26		204,682.13	-	-	204,682.13
Subsequent activities:					
10/1/2026	Bill Credit Card Payment	(17,910.94)	-	-	(17,910.94)
10/6/2026	Transfer from CT	50,000.00	-	-	50,000.00
10/6/2026	Waste Connection	(27,405.00)	-	-	(27,405.00)
10/7/2026	Xpress Bill Pay	(1,203.75)	-	-	(1,203.75)
10/9/2026	Transfer from Xpress Bill Pay	167,870.63	-	-	167,870.63
10/13/2026	Verizon	(175.10)	-	-	(175.10)
10/13/2026	Bill.com Payment	(46,457.22)	-	-	(46,457.22)
10/14/2026	PNP Deposits to Date	345,491.23	-	-	345,491.23
10/14/2026	PNP Deposits Returned	(6,307.00)	-	-	(6,307.00)
10/14/2026	Operating Deposits to Date	5,182.60	-	-	5,182.60
	Anticipated Vouchers Payable	*(185,129.39)*	-	*(19.56)*	*(185,148.95)*
	Anticipated Transfer from/to Colotrust	*(308,600.00)*	-	*19.56*	*(308,580.44)*
	Anticipated Transfer from Xpress Bill Pay	*22,212.58*	-	-	*22,212.58*
	Anticipated Balance	*202,250.77*	-	-	*202,250.77*
Zions Bank 2021A Note Fund					
Balance as of 09/30/26		-	3,002,981.42	-	3,002,981.42
Subsequent activities:					
	Anticipated Transfer from Colotrust	-	*22,107.18*	-	*22,107.18*
	Anticipated Transfer to 2021B Bond Surplus Fund	-	*(162,500.00)*	-	*(162,500.00)*
	Anticipated Balance	-	*2,862,588.60*	-	*2,862,588.60*

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
Schedule of Cash Position
September 30, 2026
Updated as of October 14, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Zions Bank 2021B Bond Fund				
Balance as of 09/30/26	-	4,363.55	-	4,363.55
Subsequent activities:				
Anticipated Transfer from Reserve Fund	-	*431.23*	-	*431.23*
Anticipated Balance	-	*4,794.78*	-	*4,794.78*
Zions Bank 2021B Bond Surplus Fund				
Balance as of 09/30/26	-	-	-	-
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 09/30/26	-	154,931.23	-	154,931.23
Subsequent activities:				
Anticipated Transfer to Bond Fund	-	*(431.23)*	-	*(431.23)*
Anticipated Balance	-	*154,500.00*	-	*154,500.00*
Anticipated Balances	$ 2,695,042.29	$ 3,184,383.38	$ 73,877.71	$ 5,953,303.38

Yield information (as of 09/30/26):
Colotrust Plus - 3.8908%
Zions Bank - 3.46%

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	787.95	-	-	28,418.03	25.34	(12.20)	29,219.12	0.02%	99.10%	34,271.13	0.19%	99.93%
October	-	-	-	-	-	-	-	0.00%	99.10%	31,076.58	0.06%	99.98%
November	-	-	-	-	-	-	-	0.00%	99.10%	23,361.32	0.00%	99.98%
December	-	-	-	-	-	-	-	0.00%	99.10%	25,743.41	0.00%	99.98%
	$ 4,904,902.49	$ -	$ 814.45	$ 259,302.28	$ 867.94	$ (73,598.91)	$ 5,092,288.25	99.10%	99.10%	$ 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%	$ 1,070,427.44
Debt Service Fund	38.000	3,745,862.00	75.66%	3,711,665.43
ARI - CPF	1.264	124,599.00	2.52%	123,624.07
	50.220	$ 4,950,453.00	100.00%	$ 4,905,716.94
Specific Ownership Tax				
General Fund		$ 80,999.00	24.34%	$ 63,114.17
Debt Service Fund		280,940.00	75.66%	196,188.11
ARI - GF		-	0.00%	-
		$ 361,939.00	100.00%	$ 259,302.28
Treasurer's Fees				
General Fund		$ 16,200.00	21.82%	$ 16,059.28
Debt Service Fund		56,188.00	75.66%	55,684.95
ARI - CPF		1,869.00	2.52%	1,854.68
		$ 74,257.00	100.00%	$ 73,598.91

	Revenue from ARI
Beg . Balance	$ -
Current Year	121,769.39
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	(125.64)
Transfer	
Transfer	
Transfer	
Due to SARIA	$ 19.56

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
Fund Balances
September 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Ending fund balances 09/30/26	$ 3,459,390	$ 3,184,383	$ 68,378	$ 6,712,151
Nonspendable				
Prepaid expenses	950	-	-	950
Restricted				
Estimated Tabor Emergency Reserve	96,100	-	-	96,100
Debt - Reserve Fund Requirement	-	154,500	-	154,500
Debt - Surplus Fund Maximum	-	162,500	-	162,500
Debt - Available for Bond Payment	-	2,867,383	-	2,867,383
Committed				
Public Art R&M	23,838	-	-	23,838
Pond 2A Wall and Access Road Repair	22,845	-	-	22,845
Committed by Board Resolution	1,270,338	-	-	1,270,338
Capital Projects				
Colotrust & Cash (net of AP)	-	-	68,378	68,378
Unassigned				
Available for operations	$ 2,045,319	$ -	$ -	$ 2,045,319

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
SELECTED INFORMATION
FOR THE PERIOD ENDED SEPTEMBER 30, 2026

Notes to the Reader:

The financial statements of the District have been prepared in accordance with the criteria established by the Governmental Accounting Standards 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, 2026

$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, 2026

$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

See selected information and the summary of significant assumptions.

INSPIRATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2026

	$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, 2026

	Total		
Year Ending December 31,	Principal	Interest	Total
2026	$ 1,715,000	$ 2,295,613	$ 4,010,613
2027	1,770,000	2,238,661	4,008,661
2028	1,890,000	2,179,800	4,069,800
2029	1,945,000	2,116,997	4,061,997
2030	2,070,000	2,052,378	4,122,378
2031	2,145,000	1,983,660	4,128,660
2032	2,275,000	1,912,314	4,187,314
2033	2,345,000	1,836,712	4,181,712
2034	2,490,000	1,758,732	4,248,732
2035	2,570,000	1,675,933	4,245,933
2036	3,045,000	1,590,443	4,635,443
2037	2,035,000	2,137,725	4,172,725
2038	2,200,000	2,046,150	4,246,150
2039	2,300,000	1,947,150	4,247,150
2040	2,475,000	1,843,650	4,318,650
2041	2,590,000	1,732,275	4,322,275
2042	2,780,000	1,615,725	4,395,725
2043	2,905,000	1,490,625	4,395,625
2044	3,110,000	1,359,900	4,469,900
2045	3,250,000	1,219,950	4,469,950
2046	3,475,000	1,073,700	4,548,700
2047	3,635,000	917,325	4,552,325
2048	3,875,000	753,750	4,628,750
2049	4,050,000	579,375	4,629,375
2050	4,315,000	397,125	4,712,125
2051	4,510,000	202,950	4,712,950
	$ 71,765,000	$ 40,958,617	$ 112,723,617

See selected information and the summary of significant assumptions.

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

Txn Date	Vendor	Reference	Account Number	Account Name	Amount
General Fund					
10/06/26	Waste Connections of Colorado	9531994V311	7720	Trash collection	$ 27,405.00
10/07/26	Xpress Bill Pay	INV-XPR040674	7750-45111-10000	Lockbox Services	1,203.75
10/13/26	AMI- Advanced Management, LLC	3321	7451-45111-10001	Property Management Covenant Enforcement	5,500.00
10/13/26	Altitude Community Law P.C.	991171	7460-45111-10001	Legal - Liens & Collections	4,940.00
10/13/26	BrightView Landscape Service, Inc	9930069	7582-45111-10005	Irrigation System	2,496.86
10/13/26	BrightView Landscape Service, Inc	9952456	7582-45111-10005	Irrigation System	2,496.86
10/13/26	BrightView Landscape Service, Inc	9952457	7585-45111-10003	Tree Maintenance	700.00
10/13/26	BrightView Landscape Service, Inc	9955467	7582-45111-10013	Open Space Repair & Maintenance	856.96
10/13/26	BrightView Landscape Service, Inc	9957071	7582-45111-10005	Irrigation System	3,824.81
10/13/26	Charles Taylor Engineering Technical Services, LLC	41258	7585-45111-10002	Tract turnover	240.00
10/13/26	CliftonLarsonAllen LLP	L261596789	7450	Billing	9,158.74
10/13/26	CliftonLarsonAllen LLP	L261596789	7000	Accounting	11,258.00
10/13/26	Critter Control Operations, Inc.	4802312	7589-45111-10001	Pest Control - Landscaping	159.00
10/13/26	Critter Control Operations, Inc.	4802509	7589-45111-10001	Pest Control - Landscaping	179.00
10/13/26	Michael Fleetwood	Refund9282026	7480	Miscellaneous	2,155.45
10/13/26	Pbc Professional Building Cleaning	5238	7582-45111-10001	Building Maintenance and Repairs	2,341.54
10/13/26	Rocky Mountain Playground Services	1975	7582-45111-10002	Maintenance - General Community	150.00
10/20/26	Waste Connections of Colorado	9531116V311	7721-45111-10001	Waste Services	260.27
10/26/26	AMI- Advanced Management, LLC	3352	7451-45111-10001	Property Management Covenant Enforcement	5,500.00
10/26/26	BrightView Landscape Service, Inc	9823817-1	7585-45111-10003	Tree Maintenance	27.00
10/26/26	BrightView Landscape Service, Inc	9949453	7582-45111-10003	Landscape Maintenance	45,428.00
10/26/26	BrightView Landscape Service, Inc	9964482	7582-45111-10013	Open Space Repair & Maintenance	21,896.00
10/26/26	Colorado Special Districts Property and Liability Pool	27WC-60302-0092	1280	Prepaid Insurance	950.00
10/26/26	Consolidated Divisions Inc.	6137	7582-45111-10013	Open Space Repair & Maintenance	614.06
10/26/26	Consolidated Divisions Inc.	6316	7582-45111-10013	Open Space Repair & Maintenance	813.60
10/26/26	Front Range Recreation, Inc	16577	7582-45111-10009	Pool Repairs	1,007.67
10/26/26	Front Range Recreation, Inc	16614	7582-45111-10006	Pool Staff Lifeguards/Monitors	4,262.50
10/26/26	Hydro Systems	26339	7582-45111-10005	Irrigation System	4,500.00
10/26/26	Mile High Lights	INV-1387	7582-45111-10004	Holiday Lights	4,174.42
10/26/26	Mile High Lights	INV-1388	7582-45111-10004	Holiday Lights	2,467.50
10/26/26	Public Alliance LLC	2859	7706-45111-10001	Office Supplies	230.26
10/26/26	Public Alliance LLC	2859	7480	Miscellaneous	415.00
10/26/26	Public Alliance LLC	2859	7440-45111-10001	Management Fee	578.36
10/26/26	Public Alliance LLC	2859	7440-45111-10001	Management Fee	59,168.50
10/26/26	RTS Landscaping	8301	7585-45111-10005	Pond Maintenance and Certification	1,244.00
10/26/26	RTS Landscaping	8310	7582-45111-10013	Open Space Repair & Maintenance	2,500.00
10/26/26	RTS Landscaping	8311	7582-45111-10013	Open Space Repair & Maintenance	6,850.00
10/26/26	Resilient Roots Ecology LLC	1062	7582-45111-10013	Open Space Repair & Maintenance	1,937.50
10/26/26	Spencer Fane LLP	1596179	7460	Legal	4,319.00
10/26/26	United Site Services	INV-6374865	7582-45111-10001	Building Maintenance and Repairs	450.00
10/26/26	xcel energy	53-0015163563-2Oct26	7703-45111-10001	Electric - Landscape and Facilities	241.42
10/26/26	xcel energy	53-0015208765-2Oct26	7703-45111-10001	Electric - Landscape and Facilities	32.40
10/30/26	xcel energy	53-0011419037-4Oct26	7703-45111-10001	Electric - Landscape and Facilities	682.41
10/30/26	xcel energy	53-0011419037-4Oct26	7704	Gas	1,523.22
10/29/26	City of Aurora Water Department	A144387Sep26	7702-45111-10001	Water and Sewer	12,112.82
				Total General Fund	**$ 259,251.88**

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

Txn Date	Vendor	Reference	Account Number	Account Name	Amount
Debt Service Fund					
				Total Debt Service Fund	**$ -**
Capital Projects Fund					
10/26/2026	South Aurora Regional Improvement Authority	46266	7750-45111-10002	Regional ARI Expense	19.56
				Total Capital Projects Fund	**$ 19.56**
Transfers					
10/01/26	Transfer from PNC Bank Checking to Bill Credit Card	Credit Card Payment			$ 17,910.94
10/06/26	Transfer from ColoTrust to PNC Bank Checking	Cover Payables			50,000.00
10/09/26	Transfer from Xpress Bill Pay to PNC Bank	Billing Revenues			167,870.63
10/25/26	Transfer from Xpress Bill Pay to PNC Bank	Billing Revenues			33,018.93
10/26/26	Transfer from ColoTrust to Zions Note Fund	Pledged Revenues			22,107.18
				Total Transfers	**$ 290,907.68**

Inspiration Community Engagement Committee Input
November 2026 Inspiration Board Meeting

1. District Events since last report

Comedy Night – Oct 16

Be Your Own Handyman – Oct 22

2. Upcoming District Events

* Cookie Decorating – Nov 6.
* Composting – Nov 7.
* Finance Seminar – Nov 12.
* Casino Night – Nov 20
* Holly Jolly – Dec 5

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 October.

5. Other

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

Rea Heatherington
Inspiration Club Committee Co-Chair

Nov 1, 2026