

BLACKSTONE METROPOLITAN DISTRICT

www.blackstonemetro.org

NOTICE OF REGULAR MEETING AND AGENDA

Lisa Monahan, President	Term to May 2027
Kathy Morgan, Vice President	Term to May 2029
Brent Johnston, Treasurer	Term to May 2029
Melanie Torno, Assistant Secretary	Term to May 2027
April Wertheimer, Secretary	Term to May 2029

DATE: August 18th, 2026 (Tuesday)
TIME: 6:00 P.M.
LOCATION: Blackstone County Club
7777 S County Club Parkway
Aurora, Colorado 80016

VIA ZOOM

<https://brightstarcolorado.zoom.us/j/81090519887>

Meeting ID: 810 9051 9887

Dial-In: (719) 359-4580

I. CALL TO ORDER AND DISCLOSURES OF POTENTIAL CONFLICTS OF INTEREST

II. CONFIRM POSTING OF MEETING NOTICE AND APPROVE AGENDA

III. SOCIAL COMMITTEE UPDATE

- a. Discuss Oktoberfest Contribution and Budget
 - i. Discuss and Consider Approval of Oktoberfest Contribution Agreement with Invited Clubs **(Enclosure)**

IV. LANDSCAPING UPDATE

- a. Landscape Maintenance Report **(Enclosure)**
- b. Review Water Usage Tracking Report
- c. Discuss Tree Mapping and Removal Project

V. PUBLIC COMMENT

Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather than the items for follow up. Please click on raise hand during the time of Public Comment.

VI. FINANCIAL MATTERS

- a. Review unaudited financial statements for the period ending July 31st, 2026 **(Enclosure)**

VII. MANAGEMENT REPORT

- a. District ARC/Violation Report **(Enclosure)**
- b. Mailbox Lighting Update
- c. Mailbox Painting Proposal **(Enclosure)**
- d. Fencing Update

VIII. CONSENT AGENDA

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

- a. Approve July 21st, 2026 Regular Meeting Minutes **(Enclosure)**
- b. Approve July 21st, 2026 Annual Meeting Minutes **(Enclosure)**
- c. Approve and Ratify of Claims paid from 07/17/2026-08/11/2026 in the amount of \$194,832.29 **(Enclosure)**
- d. Ratify Independent Contractor Agreement with Republic Services, Inc. for Waste Management Services **(Enclosure)**

IX. COMMITTEE REPORTS

- a. Landscape Committee
 - i. Pre-approved Xeriscaping Architectural Options
 - ii. Update On Monument Project
- b. Architectural/Design Review
- c. Technology Committee
 - i. Consider Approval of Updated District Website and Community Message

X. LEGAL MATTERS

- a. Discuss and Consider Field Rental Policy and Application **(Enclosure)**

XI. DIRECTOR'S ITEMS

- a. Neighborhood Asset Mapping Project

XII. OTHER BUSINESS

XIII. PUBLIC COMMENT (if time allows)

Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather than the items for follow up. Please click on the raise hand during the time of Public Comment.

XIV. ADJOURNMENT

CONTRIBUTION AGREEMENT (2026 Oktoberfest Event)

This CONTRIBUTION AGREEMENT (the “Agreement”) is entered into as of August 18, 2026 (the “Effective Date”), by and between BLACKSTONE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and CLUBCORP USA, INC. d/b/a INVITED CLUBS, a Delaware corporation (the “Club”). The District and the Club are referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS

WHEREAS, the Club owns and operates a country club facility located within the boundaries of the District; and

WHEREAS, the Club will host a fall festival event known as “Oktoberfest” on September 19, 2026 (the “Event”) at the Club’s facility, for the benefit of District residents and the surrounding community; and

WHEREAS, the District desires to contribute toward the costs of the Event on the terms set forth herein; and

WHEREAS, the Parties desire to memorialize the terms of the District’s contribution to the Event.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

TERMS AND CONDITIONS

1. **CONTRIBUTION.** The District shall contribute up to Fifteen Thousand Dollars (\$15,000.00) (the “Contribution”) toward the costs of the Event. The Contribution is a flat, capped sum. If the total costs of the Event exceed \$30,000.00, the Club shall be solely responsible for all costs in excess of the Contribution, and the District shall have no obligation to contribute any amount beyond the Contribution.
2. **PAYMENT.** Following the Event, the Club shall deliver to the District a written invoice setting forth the actual costs incurred in connection with the Event. The amount invoiced to the District shall not exceed \$15,000.00. The District shall remit payment to the Club within thirty (30) days of receipt of such invoice.
3. **TERM; TERMINATION.** This Agreement shall be effective as of the Effective Date and shall terminate automatically upon the District’s payment of the Contribution in accordance with Section 2.

4. NOTICES. All notices under this Agreement shall be in writing and delivered by hand, overnight courier, or certified mail, return receipt requested, to the addresses set forth below, or to such other address as a Party may designate by written notice.

District: Blackstone Metropolitan District
c/o Brightstar District Management LLC
9351 Grant Street, Suite 500
Thornton, CO 80229
Attention: Lucas Nishimoto
Phone: (303) 551-8890
Email: lnishimoto@brightstarcolorado.com

With a Copy to: WBA, P.C.
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122
Attention: Clint C. Waldron
Phone: (303) 858-1800
Email: cwaldron@wbapc.com

Club: ClubCorp USA, Inc. d/b/a Invited Clubs
7777 South Country Club Parkway
Aurora, CO 80016
Attention: Heath Robberson
Phone: (303) 680-0245 Ext. 7126
Email: heath.robberson@invitedclubs.com

5. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for any dispute arising hereunder shall be in the District Court in and for the county in which the District is located.

6. ENTIRE AGREEMENT; AMENDMENT. This Agreement constitutes the entire agreement of the Parties with respect to the subject matter hereof and supersedes all prior negotiations, representations, and agreements relating thereto. This Agreement may not be amended except by a written instrument signed by both Parties.

7. COUNTERPARTS. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Executed copies delivered by email in PDF format shall be deemed originals.

8. SUBJECT TO ANNUAL APPROPRIATION. The District's obligations under this Agreement are subject to annual appropriation by the District's Board of Directors and shall not constitute a multiple-fiscal year financial obligation of the District. Nothing herein shall be construed to create a pledge or lien on any class or source of District funds.

[Signature pages follow.]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first above written. By the signature of its representative below, each Party affirms that it has taken all necessary action to authorize such representative to execute this Agreement.

DISTRICT:

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

By: _____
Officer of the District

ATTEST:

By: _____

CLUB:

CLUBCORP USA, INC. d/b/a INVITED CLUBS,
a Delaware corporation

By: _____
Printed Name:

Title:

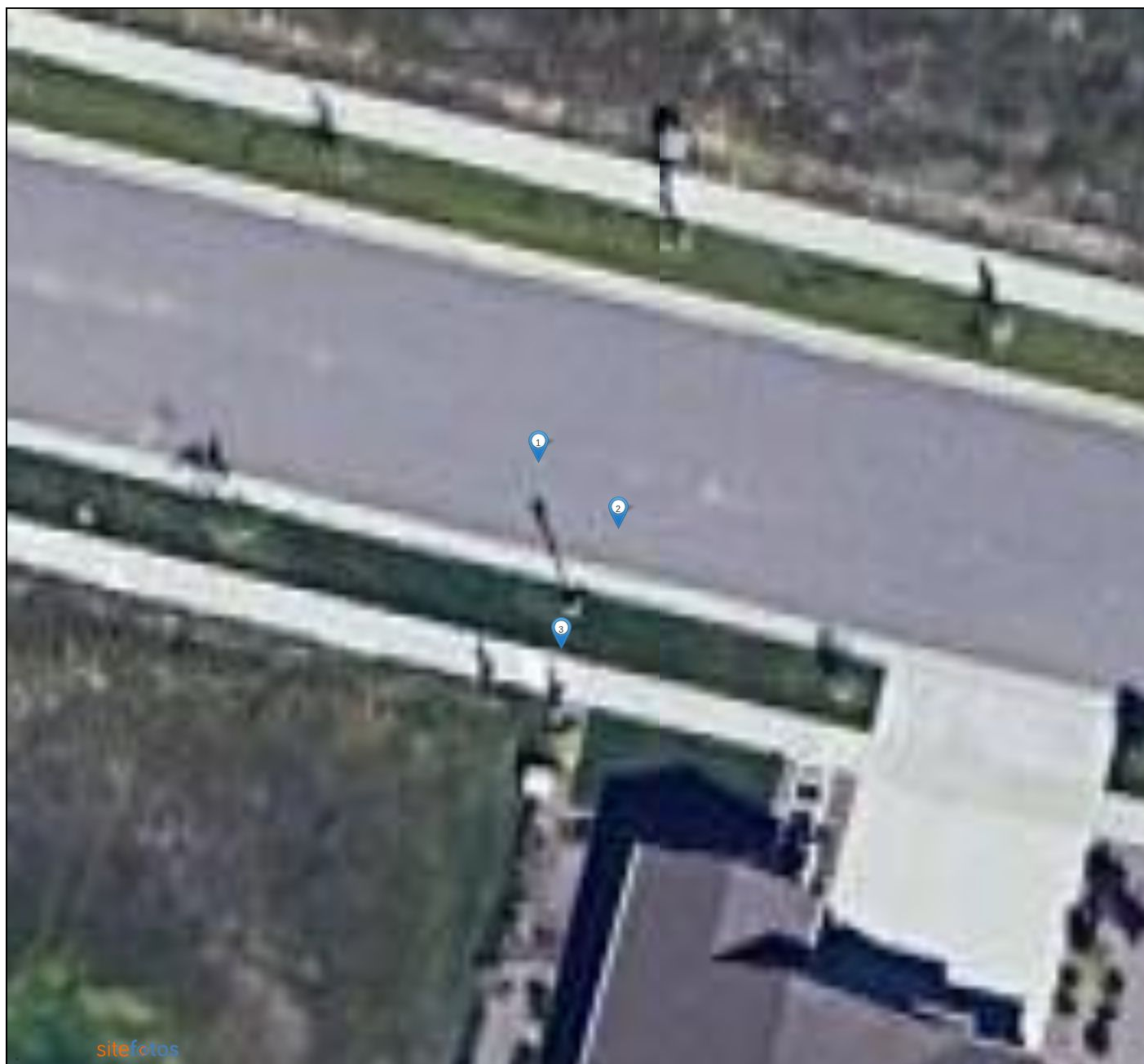
*[Signature Page to Contribution Agreement (2026 Oktoberfest Event) between Blackstone
Metropolitan District and Invited Clubs, dated August 18, 2026]*











1



2

Z#8 Lateral and pp fix



3	Z#7 damage pvc pipe front house #27596 e alder dr	
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BLACKSTONE METROPOLITAN DISTRICT
FINANCIAL STATEMENTS
JULY 31, 2026

Blackstone Metro District
Balance Sheet - Governmental Funds
July 31, 2026

	General	Special Revenue	Debt Service	Capital Projects	Capital Projects - Regional Improvement	Total
Assets						
Checking Account	\$ 203,834.26	\$ 48,153.49	\$ -	\$ -	\$ -	\$ 251,987.75
Western Alliance Checking	-	209,146.30	-	-	-	209,146.30
Colotrust	4,352,222.04	-	2,278,742.24	1,000,265.16	126,294.80	7,757,524.24
Accounts Receivable	-	70,478.97	-	-	-	70,478.97
Receivable from County Treasurer	26,773.47	-	24,000.66	-	4,536.50	55,310.63
Total Assets	<u>\$ 4,582,829.77</u>	<u>\$ 327,778.76</u>	<u>\$ 2,302,742.90</u>	<u>\$ 1,000,265.16</u>	<u>\$ 130,831.30</u>	<u>\$ 8,344,447.89</u>
Liabilities						
Accounts Payable	\$ 38,883.15	\$ 71,356.12	\$ -	\$ 2,307.00	\$ 126,294.80	\$ 238,841.07
Prepaid assessments	-	38,776.54	-	-	-	38,776.54
Total Liabilities	<u>38,883.15</u>	<u>110,132.66</u>	<u>-</u>	<u>2,307.00</u>	<u>126,294.80</u>	<u>277,617.61</u>
Fund Balances	<u>4,543,946.62</u>	<u>217,646.10</u>	<u>2,302,742.90</u>	<u>997,958.16</u>	<u>4,536.50</u>	<u>8,066,830.28</u>
Liabilities and Fund Balances	<u>\$ 4,582,829.77</u>	<u>\$ 327,778.76</u>	<u>\$ 2,302,742.90</u>	<u>\$ 1,000,265.16</u>	<u>\$ 130,831.30</u>	<u>\$ 8,344,447.89</u>

See selected information and the summary of significant assumptions.

Blackstone Metro District
General Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending July 31, 2026

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Prior YTD</u>
Revenues				
Property taxes	\$ 1,382,495.00	\$ 1,371,003.92	\$ 11,491.08	\$ 1,541,143.38
Specific ownership taxes	76,037.00	49,147.71	26,889.29	59,084.71
Interest Income	100,000.00	86,340.67	13,659.33	82,244.47
Other Revenue	-	516.14	(516.14)	625.47
Total Revenue	<u>1,558,532.00</u>	<u>1,507,008.44</u>	<u>51,523.56</u>	<u>1,683,098.03</u>
Expenditures				
Accounting	70,000.00	43,264.91	26,735.09	40,079.33
Auditing	7,500.00	-	7,500.00	-
County Treasurer's Fee	20,737.00	20,577.72	159.28	23,128.90
Directors' fees	6,000.00	3,300.00	2,700.00	2,300.00
Director and meeting expense	2,000.00	2,390.40	(390.40)	210.00
Insurance	40,000.00	40,685.00	(685.00)	36,837.00
Legal	110,000.00	78,692.86	31,307.14	90,236.86
Miscellaneous	2,000.00	689.43	1,310.57	1,731.56
Payroll taxes	459.00	252.45	206.55	175.95
Election	-	79.95	(79.95)	28,804.79
Website	5,000.00	1,956.00	3,044.00	1,500.00
Contingency	29,304.00	-	29,304.00	-
Total Expenditures	<u>293,000.00</u>	<u>191,888.72</u>	<u>101,111.28</u>	<u>225,004.39</u>
Other Financing Sources (Uses)				
Transfers to other fund	(1,807,301.00)	(356,427.52)	(1,450,873.48)	(292,993.64)
Total Other Financing Sources (Uses)	<u>(1,807,301.00)</u>	<u>(356,427.52)</u>	<u>(1,450,873.48)</u>	<u>(292,993.64)</u>
Net Change in Fund Balances	(541,769.00)	958,692.20	(1,500,461.20)	1,165,100.00
Fund Balance - Beginning	3,373,763.00	3,585,254.42	(211,491.42)	2,752,776.59
Fund Balance - Ending	<u>\$ 2,831,994.00</u>	<u>\$ 4,543,946.62</u>	<u>\$ (1,711,952.62)</u>	<u>\$ 3,917,876.59</u>

See selected information and the summary of significant assumptions.

Blackstone Metro District
Special Revenue Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending July 31, 2026

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Prior YTD</u>
Revenues				
Operations fee (homeowners)	\$ 608,304.00	\$ 448,015.16	\$ 160,288.84	\$ 342,891.52
Working capital	-	21,452.21	(21,452.21)	-
Design review fees	2,000.00	2,390.00	(390.00)	210.00
Legal collection fees	30,000.00	18,867.23	11,132.77	24,818.00
Violations and late fees	10,000.00	5,364.80	4,635.20	6,002.52
Interest Income	800.00	387.26	412.74	707.49
Other Revenue	10,000.00	16,543.49	(6,543.49)	5,522.09
Total Revenue	<u>661,104.00</u>	<u>513,020.15</u>	<u>148,083.85</u>	<u>380,151.62</u>
Expenditures				
Facilities management - contract	58,800.00	35,157.50	23,642.50	33,100.00
Facilities management - costs	30,000.00	10,458.04	19,541.96	26,939.61
Miscellaneous	5,000.00	60.00	4,940.00	50.00
Security	24,000.00	1,302.21	22,697.79	11,250.00
Irrigation repairs and improvements	60,000.00	26,760.17	33,239.83	36,659.79
Landscape improvements	50,000.00	70,917.12	(20,917.12)	-
Landscape maintenance - contract	408,000.00	178,596.68	229,403.32	234,550.00
Tree and shrub maintenance	25,000.00	20,495.00	4,505.00	-
Snow removal	35,000.00	-	35,000.00	-
Grounds maintenance	25,000.00	4,980.71	20,019.29	5,427.56
Holiday lighting	25,000.00	1,046.50	23,953.50	336.50
Lighting	10,000.00	8,929.38	1,070.62	40,335.52
Playground inspection and repairs	10,000.00	13,590.39	(3,590.39)	-
Water	180,000.00	47,310.62	132,689.38	44,039.74
Gas and electric	22,000.00	7,215.41	14,784.59	8,329.04
Community activities	60,000.00	11,396.92	48,603.08	15,526.90
Design review	10,000.00	7,145.00	2,855.00	-
Legal - collections	30,000.00	14,616.34	15,383.66	25,863.70
Trash collection	180,000.00	98,821.82	81,178.18	123,768.51
Contingency	33,200.00	-	33,200.00	-
Total Expenditures	<u>1,281,000.00</u>	<u>558,799.81</u>	<u>722,200.19</u>	<u>606,176.87</u>
Other Financing Sources (Uses)				
Transfers from other funds	620,096.00	158,537.65	461,558.35	141,332.75
Total Other Financing Sources (Uses)	<u>620,096.00</u>	<u>158,537.65</u>	<u>461,558.35</u>	<u>141,332.75</u>
Net Change in Fund Balances	200.00	112,757.99	(112,557.99)	(84,692.50)
Fund Balance - Beginning	19,700.00	104,888.11	(93,057.99)	28,848.85
Fund Balance - Ending	<u>\$ 19,900.00</u>	<u>\$ 217,646.10</u>	<u>\$ (205,615.98)</u>	<u>\$ (55,843.65)</u>

See selected information and the summary of significant assumptions.

SUPPLEMENTARY INFORMATION

Blackstone Metro District
Debt Service Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending July 31, 2026

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Prior TYD</u>
Revenues				
Property taxes	\$ 1,327,195.00	\$ 1,316,161.44	\$ 11,033.56	\$ 1,255,745.93
Specific ownership taxes	72,996.00	37,674.27	35,321.73	39,103.03
Interest Income	50,000.00	39,554.05	10,445.95	50,926.24
Total Revenue	<u>1,450,191.00</u>	<u>1,393,389.76</u>	<u>56,801.24</u>	<u>1,345,775.20</u>
Expenditures				
County Treasurer's Fee	19,908.00	19,754.55	153.45	18,845.77
Paying agent fees	450.00	-	450.00	-
Bond interest	1,035,775.00	517,887.50	517,887.50	524,062.50
Bond principal	565,000.00	-	565,000.00	-
Contingency	14,867.00	-	14,867.00	-
Total Expenditures	<u>1,636,000.00</u>	<u>537,642.05</u>	<u>1,098,357.95</u>	<u>542,908.27</u>
Net Change in Fund Balances	(185,809.00)	855,747.71	(1,041,556.71)	802,866.93
Fund Balance - Beginning	1,442,698.00	1,446,995.19	(4,297.19)	1,617,840.88
Fund Balance - Ending	<u>\$ 1,256,889.00</u>	<u>\$ 2,302,742.90</u>	<u>\$ (1,045,853.90)</u>	<u>\$ 2,420,707.81</u>

See selected information and the summary of significant assumptions.

Blackstone Metro District
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending July 31, 2026

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Prior YTD</u>
Revenues				
Interest Income	\$ 30,000.00	\$ 22,927.94	\$ 7,072.06	\$ 19,746.29
Total Revenue	<u>30,000.00</u>	<u>22,927.94</u>	<u>7,072.06</u>	<u>19,746.29</u>
Expenditures				
Legal	5,000.00	4,435.70	564.30	-
Capital outlay	365,000.00	-	365,000.00	-
Entryways/roundabouts	-	3,325.39	(3,325.39)	1,706.46
Pavilion	500,000.00	8,484.88	491,515.12	-
Monument	130,000.00	40,077.81	89,922.19	-
Total Expenditures	<u>1,000,000.00</u>	<u>56,323.78</u>	<u>943,676.22</u>	<u>1,706.46</u>
Other Financing Sources (Uses)				
Transfers from other funds	1,187,205.00	197,889.87	989,315.13	151,660.89
Total Other Financing Sources (Uses)	<u>1,187,205.00</u>	<u>197,889.87</u>	<u>989,315.13</u>	<u>151,660.89</u>
Net Change in Fund Balances	217,205.00	164,494.03	52,710.97	169,700.72
Fund Balance - Beginning	814,149.00	833,464.13	(19,315.13)	656,089.00
Fund Balance - Ending	<u>\$ 1,031,354.00</u>	<u>\$ 997,958.16</u>	<u>\$ 33,395.84</u>	<u>\$ 825,789.72</u>

See selected information and the summary of significant assumptions.

Blackstone Metro District
Regional Improvement Fund Schedule of Revenues, Expenditures and
Changes in Fund Balances - Budget and Actual
For the Period Ending July 31, 2026

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>	<u>Prior YTD</u>
Revenues				
ARI - Aurora Regional Improvement Tax	\$ 348,887.00	\$ 345,985.99	\$ 2,901.01	\$ 356,289.27
Other Revenue	5.00	-	5.00	-
Total Revenue	<u>348,892.00</u>	<u>345,985.99</u>	<u>2,906.01</u>	<u>356,289.27</u>
Expenditures				
County Treasurer's Fee	5,233.00	5,192.95	40.05	5,347.06
Regional mill levy - Payment to SARIA	343,659.00	336,256.54	7,402.46	350,942.21
Total Expenditures	<u>348,892.00</u>	<u>341,449.49</u>	<u>7,442.51</u>	<u>356,289.27</u>
Net Change in Fund Balances	-	4,536.50	(4,536.50)	-
Fund Balance - Beginning	-	-	(4,536.50)	-
Fund Balance - Ending	<u>\$ -</u>	<u>\$ 4,536.50</u>	<u>\$ (9,073.00)</u>	<u>\$ -</u>

See selected information and the summary of significant assumptions.

Blackstone Metropolitan District
Schedule of Cash Position
July 31, 2026
Updated as of August 12, 2026

	General Fund	Special Revenue Fee Fund	Debt Service Fund GO Bonds	Capital Projects Fund	Capital Projects Regional Imprvmt	Total
<u>PNC Bank - Checking</u>						
Balance as of 07/31/2026	\$ 203,834.26	\$ 48,153.49	\$ -	\$ -	\$ -	\$ 251,987.75
Subsequent activity:						
08/04/26 - Public Storage Payment	-	(299.00)	-	-	-	(299.00)
08/04/26 - Bill.com Payment	(14,153.70)	(22,858.79)	-	(2,307.00)	(126,294.80)	(165,614.29)
08/05/26 - Xcel Autopay	-	(633.55)	-	-	-	(633.55)
08/07/26 - Transfer from HOA	-	100,000.00	-	-	-	100,000.00
Anticipated Activity:						
<i>Anticipated Bill.com Payment</i>	<i>(6,529.45)</i>	<i>(67,200.45)</i>	-	-	-	<i>(73,729.90)</i>
<i>Anticipated Transfer from Colotrust</i>	<i>398.20</i>	-	-	<i>2,307.00</i>	<i>126,294.80</i>	<i>129,000.00</i>
<i>Anticipated Balance</i>	<u>183,549.31</u>	<u>57,161.70</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>240,711.01</u>
<u>Western Alliance - Checking</u>						
Balance as of 07/31/2026	-	209,146.30	-	-	-	209,146.30
Subsequent activity:						
08/07/26 - Transfer to 1st Bank	-	(100,000.00)	-	-	-	(100,000.00)
<i>Anticipated Deposits</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Anticipated Balance</i>	<u>-</u>	<u>109,146.30</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>109,146.30</u>
<u>Colotrust - Savings Account</u>						
Balance as of 07/31/2026	4,352,222.04	-	2,278,742.24	1,000,265.16	126,294.80	7,757,524.24
Subsequent activity:						
08/10/26 - Property Taxes	25,968.13	-	24,806.00	-	4,536.50	55,310.63
Surplus fund	-	-	(1,000,000.00)	-	-	(1,000,000.00)
Anticipated Activity:						
<i>Anticipated Transfer to Checking</i>	<i>(398.20)</i>	-	-	<i>(2,307.00)</i>	<i>(126,294.80)</i>	<i>(129,000.00)</i>
<i>Anticipated Transfer to SARIA</i>	<i>-</i>	-	-	-	<i>(4,536.50)</i>	<i>(4,536.50)</i>
<i>Anticipated Balance</i>	<u>4,377,791.97</u>	<u>-</u>	<u>1,303,548.24</u>	<u>997,958.16</u>	<u>-</u>	<u>6,679,298.37</u>
<i>Total by fund</i>	<u>\$ 4,561,341.28</u>	<u>\$ 166,308.00</u>	<u>\$ 1,303,548.24</u>	<u>\$ 997,958.16</u>	<u>\$ -</u>	<u>\$ 7,029,155.68</u>

Yield Information:

Colotrust Prime (July 2026) - 3.5318%
Colotrust Plus (July 2026) - 3.7658%

See selected information and the summary of significant assumptions.

BLACKSTONE METROPOLITAN DISTRICT
Property Taxes Reconciliation
2026

	Current Year										Prior Year				
	Property Taxes	Delinquent Taxes, Rebates & Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	Senate Backfill	Net Amount	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received			
												Monthly	Y-T-D	Monthly	YTD
January	\$ 13,103.43	\$ -	\$ 13,226.24	\$ -	\$ (196.55)	\$ -	\$ -	\$ 26,133.12	0.43%	0.43%	\$ 20,578.69	0.24%	0.24%		
February	1,208,470.45	-	10,678.03	-	(18,127.06)	-	-	1,201,021.42	39.51%	39.94%	1,307,678.55	41.61%	41.85%		
March	193,075.75	-	14,234.38	124.05	(2,898.00)	-	-	204,536.18	6.31%	46.25%	161,632.69	4.71%	46.56%		
April	241,865.74	-	11,754.04	75.26	(3,629.11)	-	516.14	250,582.07	7.91%	54.16%	325,935.60	9.97%	56.53%		
May	212,189.66	-	11,785.09	201.93	(3,185.87)	-	-	220,990.81	6.94%	61.10%	159,261.62	4.69%	61.22%		
June	1,124,053.51	-	10,730.98	334.94	(16,865.83)	-	-	1,118,253.60	36.75%	97.85%	1,164,972.35	37.05%	98.27%		
July	40,392.81	-	14,413.22	1,127.40	(622.80)	-	-	55,310.63	1.32%	99.17%	66,214.60	1.64%	99.91%		
August	-	-	-	-	-	-	-	-	0.00%	99.17%	14,842.43	0.00%	99.91%		
September	-	-	-	-	-	-	-	-	0.00%	99.17%	18,402.79	0.10%	100.01%		
October	-	-	-	-	-	-	-	-	0.00%	99.17%	14,002.17	0.00%	100.01%		
November	-	-	-	-	-	-	-	-	0.00%	99.17%	17,591.98	0.09%	100.10%		
December	-	-	-	-	-	-	-	-	0.00%	99.17%	14,842.10	0.00%	100.10%		
	\$ 3,033,151.35	\$ -	\$ 86,821.98	\$ 1,863.58	\$ (45,525.22)	\$ -	\$ 516.14	\$ 3,076,827.83	99.17%	99.17%	\$ 3,285,955.57	100.10%	100.10%		

	Taxes Levied	% of Levied	Property Tax Collected	% Collected to Amount Levied
Property Tax				
General Fund	\$ 1,382,495.00	45.20%	\$ 1,371,003.90	99.17%
Debt Service Fund	1,327,195.00	43.39%	1,316,161.46	99.17%
Regional	348,887.00	11.41%	345,985.99	99.17%
	\$ 3,058,577.00	100.00%	\$ 3,033,151.35	
Specific Ownership Tax				
General Fund	\$ 76,037.00	51.02%	\$ 48,342.41	63.58%
Debt Service Fund	72,996.00	48.98%	38,479.57	52.71%
	\$ 149,033.00	100.00%	\$ 86,821.98	
Treasurer's Fees				
General Fund	\$ 20,737.00	45.20%	\$ 20,577.72	99.23%
Debt Service Fund	19,908.00	43.39%	19,754.55	99.23%
Regional	5,233.00	11.41%	5,192.95	99.23%
	\$ 45,878.00	100.00%	\$ 45,525.22	

Due To SARIA From 2025	\$ -
Pledged Ptax Collected	340,793.04
Payments to SARIA	336,256.54
Due To SARIA	\$ 4,536.50

See selected information and the summary of significant assumptions.

**BLACKSTONE METROPOLITAN DISTRICT
SELECTED INFORMATION
FOR THE PERIOD ENDED JULY 31, 2026**

Notes to the Reader:

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

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

The financial forecasts present, to the best of management's knowledge and belief, the District's expected results of operations and cash flows for the forecast periods. Accordingly, the forecasts reflects its judgment as of November 18, 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.

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

Services Provided

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 Arapahoe County on November 27, 2002, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Second Amended and Restated Service Plan approved on July 26, 2010.

The District was established to provide sanitation, water, streets, traffic and safety controls, parks and recreation, and other related improvements for the benefit of the taxpayers and service users within the Districts' boundaries.

As of December 31, 2015, the District had remaining voted debt authorization of approximately \$1,981,510,000. The District has not budgeted to issue any new debt during 2026. Per the District's Service Plan, the District cannot issue debt in excess of \$100,000,000.

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 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.

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

Revenues (continued)

Property Taxes (continued)

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%

Aurora Regional Improvements Mill Levy

Pursuant to the Service Plan, which is dated August 6, 2004, the District is required to impose a 1.000 mill levy for payment of the planning, designing, permitting, construction, acquisition and financing of the regional improvements described in the ARI Master Plan. The ARI Master Plan is one or more master plans adopted by an ARI Authority establishing Regional Improvements which will benefit the taxpayers and service users of the districts which constitute such ARI Authority, which master plan will change from time to time. The District is a participant in the South Aurora Regional Improvement Authority. Revenues collected and held under the ARI mill levy will be held in a segregated account for the benefit of the Authority. The required mill levy after the twentieth year is 5.000 as adjusted. The adjusted mill levy for 2026 is 6.309.

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 5.5% of the property taxes collected.

Operations Fee

The District imposes a monthly operations fee on homeowners and vacant lot owners. The fee varies between the two types of owners based on applicable costs to operate the landscape and maintenance of the District property. The fees and associated expenditures are tracked in the Operations Fee fund.

Interest Income

Interest earned on the District's available funds has been estimated based on historical earnings.

See selected information and the summary of significant assumptions.

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

Expenditures

General, Administrative, and Operations Expenditures

Administrative expenditures include the services necessary to maintain the District's administrative viability such as legal, accounting, audit, managerial, insurance, banking, meeting expense and other administrative expenses. Additionally, the operations expenditures to maintain District property are detailed in the Operations Fee fund.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Capital Outlay

The District anticipates infrastructure improvements as displayed on page 6 of the Budget.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2017 General Obligation Refunding Bonds. The District's current debt service schedule is attached.

See related notes below under Debt and Leases.

Debt and Leases

On June 6, 2017 the District issued General Obligation Refunding Bonds Series 2017 in the amount of \$27,415,000. The proceeds from the sale of the 2017 Bonds were used to (i) refund the District's outstanding Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2005A, (ii) fund an initial deposit of \$1,000,000 to the Surplus Account, and (iii) pay certain costs of issuance of the Bonds.

The Series 2017 Bonds bear interest at rates ranging from 2.375% to 5.000%, payable semi-annually on June 1 and December 1, beginning on December 1, 2017. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2019. The Series 2017 Bonds mature on December 1, 2047. The Series 2017 Bonds are subject to optional and mandatory sinking fund redemption prior to maturity.

The Series 2017 Bonds are a general obligation of the District. The full faith and credit of the District are pledged for the payment of the principal of, premium, if any and interest on the Bonds. Without limiting the foregoing, the Pledged Revenue is pledged to the payment of the Bonds, on a parity with Parity Bonds, if any. "Pledged Revenue" is defined in the Bond Resolution to mean: (i) all amounts derived by the District from imposition of the Required Mill Levy and, to the extent not applied to the payment or refunding of the Series 2005A Bonds, the debt service mill levy imposed by the District in 2016 (less costs of collection and any tax refunds or abatements authorized by or on behalf of the County); and (ii) Specific Ownership Taxes. The Series 2017 Bonds are secured by amounts held by the District in the Surplus Account, if any. All of the Series 2017 Bonds shall be additionally secured by a Bond Insurance Policy issued by National Public Finance Guarantee Corp, rated A by Standard & Poor's.

The District has no operating or capital leases.

See selected information and the summary of significant assumptions.

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

Reserves

Emergency Reserves

The District has provided an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2026, as defined under TABOR.

See selected information and the summary of significant assumptions.

BLACKSTONE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

\$27,415,000 General Obligation Refunding Bonds Series 2017, Dated June 6, 2017 Interest Rate Varying from 2.375% to 5.00% Interest Payable June 1 and December 1, Principal Due December 1			
Bonds and Interest Maturing in the Year <u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 565,000	\$ 1,035,775	\$ 1,600,775
2027	595,000	1,007,525	1,602,525
2028	655,000	977,775	1,632,775
2029	685,000	945,025	1,630,025
2030	755,000	910,775	1,665,775
2031	780,000	886,237	1,666,237
2032	835,000	860,888	1,695,888
2033	865,000	833,750	1,698,750
2034	940,000	790,500	1,730,500
2035	990,000	743,500	1,733,500
2036	1,070,000	694,000	1,764,000
2037	1,115,000	651,200	1,766,200
2038	1,195,000	606,600	1,801,600
2039	1,245,000	558,800	1,803,800
2040	1,330,000	509,000	1,839,000
2041	1,380,000	455,800	1,835,800
2042	1,475,000	400,600	1,875,600
2043	1,535,000	341,600	1,876,600
2044	1,630,000	280,200	1,910,200
2045	1,695,000	215,000	1,910,000
2046	1,805,000	147,200	1,952,200
2047	1,875,000	75,000	1,950,000
Total	<u>\$ 25,015,000</u>	<u>\$ 13,926,750</u>	<u>\$ 38,941,750</u>

See selected information and the summary of significant assumptions.

Architectural Review Detail

Portfolios: Blackstone Metropolitan District

Date Received Range: 07/22/2026 to 08/12/2026

Status: Received, More Info Needed, Under Review, Approved, Approved with Conditions, Denied, and Archived

Request ID	Received Date	Association	Description	Status	Status Updated	Days Open	Last Activity
84264866	07/22/2026	Blackstone Metropolitan District	Owner requests painting their home in Scheme 16 from the pre-approved list.	Approved with Conditions	07/22/2026		07/22/2026
84275457	07/23/2026	Blackstone Metropolitan District	backyard artificial turf with concrete pad for gazebo and outside seating.	Approved with Conditions	07/27/2026		07/27/2026
84309872	07/26/2026	Blackstone Metropolitan District	Change All Front Yard Grass areas to Xeriscape, using plans from City of Aurora Water.	Approved with Conditions	08/11/2026		08/11/2026
84321352	07/27/2026	Blackstone Metropolitan District	New basement egress window	Approved with Conditions	08/07/2026		08/07/2026
84395915	08/02/2026	Blackstone Metropolitan District	I am working with Envy Design and Landscape to add a pergola and xeriscaping to part of my backyard. Design attached.	Approved with Conditions	08/12/2026		08/12/2026
84434994	08/05/2026	Blackstone Metropolitan District	Repainting the exterior of the home using Blackstone Metropolitan District's pre-approved. Repainting the exterior of the home using Blackstone Metropolitan District's pre-approved stone veneer, roof, windows will remain unchanged.	Approved with Conditions	08/05/2026		08/05/2026
84500464	08/11/2026	Blackstone Metropolitan District	Replace back yard lawn with artificial turf and putting green. Add shrubs near utility boxes.	Approved with Conditions	08/12/2026		08/12/2026
84500598	08/11/2026	Blackstone Metropolitan District	Complete Re-Roof project, replacing with GAF Timberline Armoshield 2 shingles colored barkwood. The color of the roof is like for like.	Received		1	08/11/2026

Violation Detail

Portfolios: Blackstone Metropolitan District

Homeowners: Active

Date Range: 07/22/2026 to 08/12/2026

Violation Status: In Progress, In Dispute, Corrected, and On Hold

Violation ID	Inspection Date	Rule	Violation Description	Status	History
10,832	08/11/2026	Vehicular Parking, Storage, and Repairs	It has come to our attention that you have a boat on the driveway. Please remove and store out of sight.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,831	08/11/2026	Dead/Dying Shrub(s)	It has come to our attention that the shrub is starting to die. Please follow all necessary steps to have this taken care of.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,834	08/06/2026	Dead/Dying Shrub(s)	It has come to our attention that you have a dead shrub in the rock bed. Please remove.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,840	08/11/2026	Weeds in Rock Bed	It has come to our attention that the rock bed has weeds. Please remove.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,839	08/11/2026	Dead/Dying Shrub(s)	It has come to our attention that you have a dead shrub in the rock bed. Please remove.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,841	08/11/2026	Dead/Dying Tree(s)	It has come to our attention that you have a dead tree that needs to be removed and replaced. The tree will need to be replaced by June 1, 2027.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,825	08/11/2026	Unightly Conditions	It has come to our attention that you have pallets on the side of the house. Please remove and store out of sight.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,662	07/27/2026	Hazardous Activities or Materials	It has been brought to our attention that a fire torch is being used to remove weeds on your property. For the safety of the community, this practice is not permitted. Due to the current drought conditions and the increased risk of fire, the use of an ope	Corrected	07/27/2026, Violation Created; 07/27/2026, Violation Submitted to Mailing Partner; 08/05/2026, Status Updated to Corrected; 08/05/2026, Unmarked for Escalation
10,842	08/11/2026	Weeds in Rock Bed	It has come to our attention that you have weeds in the rock bed. Please remove.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,899	08/11/2026	Dead/Dying Tree(s)	It has come to our attention that the tree in the front yard is dead. Please follow all necessary steps to have this taken care of by June 1st, 2027.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,843	08/11/2026	Weeds in Rock Bed	It has come to our attention that you have weeds in the rock bed. Please remove.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone -

Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History
					Courtesy Advisory Notice Letter Emailed
10,571	07/22/2026	Dead/Dying Shrub(s)	It has come to our attention that you have dead shrubs on the property. Please remove.	Corrected	07/15/2026, Violation Created; 07/22/2026, Violation Submitted to Mailing Partner; 07/22/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 08/06/2026, Status Updated to Corrected
10,820	08/11/2026	Weeds in Rock Bed	It has come to our attention that the rock bed has weeds. Please remove.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,823	08/11/2026	Dead/Dying Shrub(s)	It has come to our attention that you have a dead shrub in the rock bed. Please remove.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,572	07/22/2026	Dead/Dying Shrub(s)	It has come to our attention that you have dead shrubs in the rock bed. Please remove.	Corrected	07/15/2026, Violation Created; 07/22/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 08/06/2026, Status Updated to Corrected
10,824	08/11/2026	Dead/Dying Shrub(s)	It has come to our attention that you have a dead shrub in the rock bed. Please remove.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,845	08/11/2026	Dead/Dying Shrub(s)	It has come to our attention that you have dead shrubs in the rock bed. Please remove.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,582	07/22/2026	Lots to be Maintained	It has come to our attention that the lot is full of weeds and needs to be mowed. Please take care of this as soon as possible.	Corrected	07/15/2026, Violation Created; 07/22/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 07/30/2026, Status Updated to Corrected
10,574	07/22/2026	Dead/Dying Shrub(s)	It has come to our attention that the shrub in the rock bed is dead. Please remove.	Corrected	07/15/2026, Violation Created; 07/22/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 08/05/2026, Status Updated to Corrected
10,846	08/11/2026	Dead/Dying Tree(s)	It has come to our attention that you have a dead tree that needs to be removed and replaced. The tree will need to be replaced by June 1, 2027.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed

Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History
10,577	07/22/2026	Dead/Dying Shrub(s)	It has come to our attention the shrub in the rock bed is dead. Please remove.	Corrected	07/15/2026, Violation Created; 07/22/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 08/06/2026, Status Updated to Corrected
10,856	08/11/2026	Dead/Dying Tree(s)	It has come to our attention that you have a dying tree that needs to be removed and replaced. The tree will need to be replaced by June 1, 2027.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,584	07/22/2026	Dead/Dying Tree(s)	It has come to our attention that you have a dead tree in the yard. Please follow all necessary steps to have this taken care of by June 1st, 2027.	Corrected	07/15/2026, Violation Created; 07/22/2026, Unmarked for Escalation; 07/22/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 08/06/2026, Status Updated to Corrected
10,585	07/22/2026	Dead/Dying Tree(s)	It has come to our attention that the tree in the front yard is dead. Please follow all necessary steps to have this taken care of by June 1st, 2027.	Corrected	07/15/2026, Violation Created; 07/22/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 08/06/2026, Status Updated to Corrected
10,848	08/11/2026	Dead/Dying Tree(s)	It has come to our attention that you have a dead tree that needs to be removed and replaced. The tree will need to be replaced by June 1, 2027.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,849	08/11/2026	Dead/Dying Tree(s)	It has come to our attention that you have a dead tree that needs to be removed and replaced. The tree will need to be replaced by June 1, 2027.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,822	08/11/2026	Dead/Dying Tree(s)	It has come to our attention that you have a dead tree that needs to be removed and replaced. The tree will need to be replaced by June 1, 2027.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,821	08/11/2026	Dead/Dying Shrub(s)	It has come to our attention that you have a dead shrub in the rock bed. Please remove.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,829	08/06/2026	Dead/Dying Tree(s)	It has come to our attention that you have a dead tree that needs to be removed and replaced. The tree will need to be replaced by June 1, 2027.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,828	08/11/2026	Dead/Dying Tree(s)	It has come to our attention that you have a dead tree that needs to be removed and replaced. The tree will need to be replaced by June 1, 2027.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,827	08/11/2026	Dead/Dying Tree(s)	It has come to our attention	In Progress	08/06/2026, Violation

Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History
			that you have a dead tree that needs to be removed and replaced. The tree will need to be replaced by June 1, 2027.		Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,573	07/22/2026	Dead/Dying Tree(s)	It has come to our attention that the trees in the front yard are dead. Please follow all necessary steps to have this taken care of.	Corrected	07/15/2026, Violation Created; 07/22/2026, Violation Submitted to Mailing Partner; 08/06/2026, Status Updated to Corrected
10,830	08/11/2026	Paint Refresh Needed	It has come to our attention that house needs to be painted due to fading. Please follow all necessary steps to have this taken care of.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,826	08/11/2026	Dead/Dying Shrub(s)	It has come to our attention that the shrub is dead. Please remove.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,580	07/22/2026	Weeds in Rock Bed	It has come to our attention that the rock bed has weeds in the back yard. Please remove.	Corrected	07/15/2026, Violation Created; 07/22/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 08/06/2026, Status Updated to Corrected
10,854	08/11/2026	Weeds in Rock Bed	It has come to our attention that you have weeds in the rock bed. Please remove.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,851	08/11/2026	Dead/Dying Tree(s)	It has come to our attention that you have a dying tree that needs to be removed and replaced. The tree will need to be replaced by June 1, 2027.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,852	08/11/2026	Dead/Dying Shrub(s)	It has come to our attention that you have a dead shrub on the property. Please remove.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,833	08/11/2026	Dead/Dying Shrub(s)	It has come to our attention that the shrubs in the rock bed are dead. Please remove.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,579	07/22/2026	Dead/Dying Tree(s)	It has come to our attention that the front lawn has a dead tree that will need to be removed and replaced by June 1, 2027. Please take care of this as soon as possible.	Corrected	07/15/2026, Violation Created; 07/22/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 08/06/2026, Status Updated to Corrected
10,853	08/11/2026	Dead/Dying Tree(s)	It has come to our attention that you have a dead tree that needs to be removed and replaced. The tree will need to be replaced by June	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed

Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History
			1, 2027.		
10,900	08/11/2026	Dead/Dying Tree(s)	It has come to our attention that the shrubs in the front and back yard are dead. Please follow all necessary steps to have this taken care of.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,836	08/11/2026	Dead/Dying Tree(s)	It has come to our attention that you have a dead tree that needs to be removed and replaced. The tree will need to be replaced by June 1, 2027.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,835	08/11/2026	Dead/Dying Tree(s)	It has come to our attention that you have a dead tree that needs to be removed and replaced. The tree will need to be replaced by June 1, 2027.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,844	08/11/2026	Dead/Dying Tree(s)	It has come to our attention that you have a dead tree that needs to be removed and replaced. The tree will need to be replaced by June 1, 2027.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,847	08/11/2026	Dead/Dying Shrub(s)	It has come to our attention that the shrubs in the rock bed are dead. Please remove.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,837	08/11/2026	Dead/Dying Shrub(s)	It has come to our attention that you have dead shrubs on the side of the house in the rock bed. Please remove.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed
10,838	08/11/2026	Weeds on Lot	It has come our attention that you have weeds on the lot. Please remove.	In Progress	08/06/2026, Violation Created; 08/11/2026, Blackstone - Courtesy Advisory Notice Letter Emailed



Sticks handyman services llc

688 Skeel Street | Brighton, Colorado 80601
303-618-7101 | Yeww19@outlook.com

RECIPIENT:

Blackstone Metropolitan District
7777 South Country Club Parkway
Aurora, Colorado 80016

Quote #281	
Sent on	Aug 03, 2026
Total	\$5,314.24

Product/Service	Description	Qty.	Unit Price	Total
Labor		48	\$100.00	\$4,800.00
Material	Sanding panes, trash bags, numbers, letters, tape, plastic, PPE	1	\$300.00	\$300.00
Paint	Sandstone paint, white primer	1	\$214.24	\$214.24

			Total	\$5,314.24
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This is a quote to clean, paint and apply new stickers to the mailboxes throughout the subdivision.

This quote is valid for the next 30 days, after which values may be subject to change. All work comes with a 1-year workmanship warranty.

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BLACKSTONE METROPOLITAN DISTRICT**

HELD TUESDAY, JULY 21st 2026 AT 6:00 P.M.

*Blackstone Country Club
7777 Country Club Pkwy.
Aurora, CO 80016*

The regular meeting of the Board of Directors of Blackstone Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Lisa Monahan, President
Kathy Morgan, Vice President
Brent Johnston, Treasurer
Melanie Torno, Director
April Wertheimer, Director

Also present were Clint C. Waldron, Esq. and Darah D. Fuller, Esq., WBA, PC, Attorneys at Law, District General Counsel; Curtis Bourgouin, CliftonLarsonAllen, LLP, District Accountant; Lucas Nishimoto, Brightstar District Management, District Manager; and Members of the Public.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and the meeting was called to order at 6:08PM.

Conflict of Interest Disclosures

Mr. Nishimoto reported that disclosures for those directors that provided WBA, PC, with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Nishimoto inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Confirmation of Posting of Meeting Notice

Mr. Nishimoto confirmed the meeting notice was posted by Brightstar District Management, as required by law.

Approval of Agenda

The Board reviewed the proposed agenda. Upon a motion duly made by Director Johnston and seconded by Director Morgan, the Board unanimously approved the agenda.

Consider Appointment of Officers

Upon a motion duly made by Director Johnston and seconded by Director Morgan, the Board unanimously approved the appointment of Director Wertheimer to the position of Secretary. Upon a motion duly made by Director Monahan and seconded by Director Morgan, the Board unanimously approved the appointment of Director Torno to the position of Assistant Secretary.

Social Committee Update

Bliss Coleman and Giselle Williams from the Social Committee reviewed the budget spent for the July 4th event. Ms. Coleman and Williams discussed meal logistics, QR code effectiveness, and feedback on the event from the community. Ms. Coleman reviewed a proposed budget for the upcoming Oktoberfest event to be done in cooperation with the Blackstone Country Club. Director Monahan motioned to have the district contribute \$15,000.00 to this event which was seconded by Director Johnston. The motion was approved unanimously. Director Monahan motioned to appoint Director Morgan as chair for the Social Committee which was seconded by Director Johnston. The motion was unanimously approved. Director Morgan will attend the upcoming meeting between the Social Committee and Blackstone Country Club to discuss financing for the Oktoberfest event.

Public Comment

No members of the public wished to comment.

Financial Matters

Unaudited Financial Statements for the Period Ending June 30th, 2026 – Mr. Bourgouin had previously reviewed the financial statements for the period ending June 30th, 2026.

Consider Acceptance of 2025 Audit – Mr. Bourgouin reviewed the audit ending December 31st, 2025. The Board discussed physical assets, collection of taxes, budgeting stratagem for 2025, and future negotiation for oil and gas lease. Director Monahan motioned to accept the 2025 audit which was seconded by Director Johnston. The motion was unanimously approved.

Management Report

District ARC/Violation Report – Mr. Nishimoto reported that, as of July 21st, 2026, there were thirteen (13) architectural requests and forty seven (47) active violations. The Board instructed Mr. Nishimoto to send a communication to owners outlining tree compliance to consist of removal of any dead trees by homeowners with replacement to occur no later than June 1st, 2027 to give

ample time for replacement. Additionally, covenant enforcement for lawn or turf areas is to be discontinued per the drought measures set forth by the City of Aurora.

Review Irrigation ET System Proposals – Mr. Crick from Environmental Designs, Inc. (EDI) reviewed the phased proposal for installation. The Board tasked EDI with researching any potential rebates from the City of Aurora and the ongoing issue with temporary meters in Hilltop Park. Mr. Crick agreed to research these issues and installation of a new tap. An RFP will be published for the ET System.

Mailbox Lighting Update – Mr. Nishimoto discussed a recent proposal from Radiant Lighting for installation of lighting at all mailbox kiosks in the district. Mr. Waldron discussed permitting through the City of Aurora and the original construction encroachment built in 2005 that went unnoticed. Additionally, the builder of the district never permitted for construction of the mailboxes. Director Monahan motioned to approve the proposal in sandstone finish which was seconded by Director Morgan. The proposal was unanimously approved. Mr. Nishimoto was tasked with obtaining a proposal from Sticks Handyman Services for repainting peeling kiosks.

Fencing RFP Update – Mr. Nishimoto discussed current strategy to begin assessing the entire perimeter fence for any needed repairs. The Board asked for a complete mapping of all columns including numbering for future tracking. Director Morgan motioned for Mr. Nishimoto to continue repairs not to exceed \$10,000.00 which was seconded by Director Monahan. The motion was unanimously approved.

Landscaping Report – Mr. Crick discussed all operational efforts performed by EDI over the past month. Upon a motion duly made by Director Monahan and seconded by Director Johnston, the Board unanimously approved a proposal from EDI for mulch topdressing. Upon a motion duly made by Director Morgan and seconded by Director Johnston, the Board unanimously approved a proposal from EDI for rocking and breezeway refreshing. Upon a motion duly made by Director Johnston and seconded by Director Morgan, the Board unanimously approved a proposal from EDI for Country Club entrance island shrub installation. Upon a motion duly made by Director Johnston and seconded by Director Monahan, the Board unanimously approved a proposal from EDI for T&M efforts for pea gravel raking. Upon a motion duly made by Director Monahan and seconded by Director Morgan, the Board unanimously approved a proposal from EDI for planting installation in a roundabout. Upon a motion duly made by Director Johnston and seconded by Director Morgan, the Board unanimously approved a proposal from EDI for summer turf product application pending revision to add aeration.

Mr. Masnata from EDI Monarch reviewed several proposals for long term tree care in the district. Upon a motion duly made by Director Johnston and seconded by Director Morgan, the Board unanimously approved proposals for 3-year pruning efforts, 3-year treatment efforts, and tree removals.

Consent Agenda

Mr. Nishimoto reviewed the items on the consent agenda with the Board. Upon a motion duly made by Director Monahan and seconded by Director Morgan, the following items on the consent agenda were unanimously approved, ratified, and adopted:

1. Approval June 16th, 2026, Regular Meeting Minutes;
2. Approval and Ratification of Claims paid from June 16th, 2026 through July 16th, 2026 in the amount of \$206,603.67;
3. Approval of 2026 Annual Report to the City of Aurora;
4. Ratification of Work Order No. 3 with EDI;
5. Ratification of ICA with Sticks Handyman Services LLC for Repainting and Repairing of Pet Waste Stations;
6. Ratification of ICA with Citadel Security Group LLC for Security Patrol Services;
7. Ratification of ICA with Ground Engineering Consultants for Soil Testing Services.

Committee Reports

Landscape Committee – Committee business was previously discussed.

Architectural/Design Review – No committee business to discuss.

Technology Committee – Director Morgan discussed the coming of a new district website that will be precluded by a communication from the district to owners when live.

Social Committee – Potential Fall cleanup event was discussed by the Board.

Legal Matters

Discuss and Consider Field Rental Policy and Application – Director Monahan motioned to table this item which was seconded by Director Morgan. The motion was unanimously approved.

Discuss 2026 SDA Annual Conference – Ms. Fuller informed the Board that this event would be taking place in Keystone on September 15th through the 17th.

Director's Items

Neighborhood Asset Mapping Project – Directors Johnston and Torno volunteered to begin mapping all physical assets owned by the district.

Other Business

No other business was discussed.

Public Comment

A homeowner discussed efforts to aid the district in landscaping.

A homeowner asked about soil testing carried out by Ground Engineering Consultants.

A homeowner discussed fire mitigation fencing installation and country club landscaping in need of attention.

Adjournment

There being no further business to come before the Board, following discussion and upon a motion duly made by Director Johnston and seconded by Director Morgan, the Board unanimously adjourned the meeting at 8:35PM.

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

Secretary for the Meeting

**MINUTES OF AN ANNUAL MEETING OF
THE MEMBERSHIP OF THE
BLACKSTONE METROPOLITAN DISTRICT**

HELD TUESDAY, JULY 21ST, 2026 AT 6:00PM

VIA TELECONFERENCE

The annual meeting of the membership of Blackstone Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Lisa Monahan, President
Kathy Morgan, Vice President
Brent Johnston, Treasurer
Melanie Torno, Director
April Wertheimer, Director

Also present were Darah D. Fuller, Esq., WBA, PC, Attorneys at Law, District General Counsel; Curtis Bourgouin, CliftonLarsonAllen, LLP, District Accountant; Lucas Nishimoto, Brightstar District Management, District Manager; and Members of the Public.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and the meeting was called to order at 6:02PM.

Presentation Regarding the Status of Public Infrastructure Projects within the District

Mr. Nishimoto reported that the district had approved an illuminated monument sign to be constructed at the corner of Powhaton and County Line Road. The design package was submitted to the City of Aurora who then requested a minor amendment to the site plan showing the new monument's location and the trees to be removed due to obstruction of the sign itself. Yesco, the vendor contracted with the district, is currently working on these revisions for resubmittal in the next 2 weeks. Following this and pending any further requests from the city, the minor amendment will be approved and filed with permit planning review to follow. Upon granting of the permit, the installation of the monument will tentatively take place in mid-October 2026.

Presentation Regarding Outstanding Bonds

Mr. Bourgouin reviewed the singular bond outstanding.

Review of Unaudited Financial Statements.

Mr. Bourgouin reviewed the district's financials ending in June 30th, 2026.

Open Floor for Questions

No members in attendance wished to comment.

Adjournment

There being no further business to come before the Board, following discussion and upon a motion duly made by Director Monahan, seconded by Director Morgan, and unanimously carried, the Board determined to adjourn the meeting at 6:07PM.

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

Secretary for the Meeting

Blackstone Metro District
Paid Claims
July 17, 2026 - August 11, 2026

Vendor	Ref #	Account Name	Account Number	General Fund	Special Revenue Fund	Capital Projects - Regional Improvement Fund	Capital Projects Fund	Date Paid	Total
Aurora Water	A116529 Jul26	Water	7702	-	1,388.20	-	-	7/30/2026	1,388.20
Aurora Water	A116531 Jul26	Water	7702	-	3,290.41	-	-	7/30/2026	3,290.41
Aurora Water	A116533 Jul26	Water	7702	-	125.15	-	-	7/30/2026	125.15
Aurora Water	A116534 Jul26	Water	7702	-	726.55	-	-	7/30/2026	726.55
Aurora Water	A116535 Jul26	Water	7702	-	1,345.06	-	-	7/30/2026	1,345.06
Aurora Water	A116537 Jul26	Water	7702	-	723.01	-	-	7/30/2026	723.01
Aurora Water	A116539 Jul26	Water	7702	-	271.42	-	-	7/30/2026	271.42
Aurora Water	A116540 Jul26	Water	7702	-	38.02	-	-	7/30/2026	38.02
Vendor Total				\$ -	\$ 7,907.82	\$ -	\$ -		\$ 7,907.82
Brightstar District Management LLC	123	Facilities management - contract	7440-44655-10000	36.19	8,859.44	-	-	8/4/2026	8,895.63
Vendor Total				\$ 36.19	\$ 8,859.44	\$ -	\$ -		\$ 8,895.63
Environmental Designs	CD50709643	Irrigation repairs and improvements	7585-44655-10000	-	1,831.28	-	-	8/4/2026	1,831.28
Vendor Total				\$ -	\$ 1,831.28	\$ -	\$ -		\$ 1,831.28
Ground Engineering	263574.0 - 1	Pavilion	7861-44655-10003	-	-	-	2,307.00	8/4/2026	2,307.00
Vendor Total				\$ -	\$ -	\$ -	\$ 2,307.00		\$ 2,307.00
Pet Scoop, Inc.	708659	Grounds maintenance	7600-44655-10000	-	306.00	-	-	8/4/2026	306.00
Vendor Total				\$ -	\$ 306.00	\$ -	\$ -		\$ 306.00
REPUBLIC SERVICES #535	0535-006817909	Trash collection	7720	-	17,760.48	-	-	7/30/2026	17,760.48
Vendor Total				\$ -	\$ 17,760.48	\$ -	\$ -		\$ 17,760.48
Rocky Mountain Playground	1889	Playground inspection and repairs	7600-44655-10004	-	1,250.00	-	-	8/4/2026	1,250.00
Vendor Total				\$ -	\$ 1,250.00	\$ -	\$ -		\$ 1,250.00
Sequoia Golf Blackstone Country Club	BMD0176	Water	7702	-	7,834.57	-	-	8/4/2026	7,834.57
Vendor Total				\$ -	\$ 7,834.57	\$ -	\$ -		\$ 7,834.57
South Aurora Regional Improvement Authority	46174	Due to SARIA	2505-44655-10000	-	-	126,294.80	-	8/4/2026	126,294.80
Vendor Total				\$ -	\$ -	\$ 126,294.80	\$ -		\$ 126,294.80
Taqueria El Texano LLC	46210	Community activities	7706-44655-10000	-	2,788.80	-	-	7/23/2026	2,788.80
Vendor Total				\$ -	\$ 2,788.80	\$ -	\$ -		\$ 2,788.80
The Connexion Group	007-0626	Design review	7706-44655-10001	-	2,777.50	-	-	8/4/2026	2,777.50
Vendor Total				\$ -	\$ 2,777.50	\$ -	\$ -		\$ 2,777.50
White Bear Ankele Tanaka & Waldron	49553	Legal	7460	14,117.51	-	-	-	8/4/2026	14,117.51
Vendor Total				\$ 14,117.51	\$ -	\$ -	\$ -		\$ 14,117.51
Xcel Energy	53-0014753463-1 Jul26	Gas and electric	7704-44655-10000	-	127.35	-	-	7/30/2026	127.35
Xcel Energy	53-8016149-9 Jul26	Gas and electric	7704-44655-10000	-	633.55	-	-	8/4/2026	633.55
Vendor Total				\$ -	\$ 760.90	\$ -	\$ -		\$ 760.90
Grand Total				\$ 14,153.70	\$ 52,076.79	\$ 126,294.80	\$ 2,307.00		\$ 194,832.29

BLACKSTONE METROPOLITAN DISTRICT

PARK SPORTS FIELD RENTAL POLICY

1. Permit Required

Organized group activity on District athletic fields (“Fields”) — including practices, games, clinics, camps, or league play — requires a signed Field Use Application and Permit (“Permit”). “Organized group activity” means any activity involving [REDACTED] or more participants acting in a coordinated or scheduled manner, whether or not a fee is charged. When not reserved, Fields remain open to the public for informal, first-come, first-served use.

Using a Field for organized activity without a valid Permit violates this Policy. The District, its management company, or law enforcement may direct unpermitted users to leave District property; failure to comply may result in removal, citation, or other lawful action. The District may post signs notifying users of this requirement, but the presence or absence of signage does not limit the District’s right to enforce it.

A Permit gives the holder exclusive use of the Field for the permitted time. The District does not guarantee the Field will be clear of other users and is not liable for any loss caused by unauthorized use.

2. Applying for a Permit

Applicants must be at least 18 years old and should apply at least 14 days before the requested date. Submit the following with each application:

- A completed and signed Application and Permit
- A team roster listing each player’s address (or the address of the school the player attends within the District)
- A signed Release, Waiver, and Indemnification for each player, coach, and the sponsoring organization
- A certificate of insurance, if required under Section 4

The District may deny, condition, or restrict any application in its sole discretion, including where it determines an activity is likely to unduly impact field conditions, neighboring residents, or public use of the parks. Approval does not create a property right or vested interest in the use of District facilities.

3. Fees, Deposit, and Refunds

Reservations are accepted first-come, first-served. District residents pay no rental fee; non-residents and organizations pay a \$25 rental fee. All applicants pay a \$100 damage deposit.

Fees and deposits are due 14 days before the reservation date, payable by credit card, check or money order to “Blackstone Metropolitan District.” A reservation is not confirmed until payment is received.

The deposit, less any amount retained for cleanup or damage, is returned within 14 business days after use. Costs exceeding the deposit are billed to the applicant and due within 30 days; unpaid balances accrue interest at 18% per year.

Cancellations require written notice at least 7 days before the reservation date for a refund, less a \$5 processing fee. If the District cancels for field conditions under Section 5, the applicant may request a pro-rata refund of the usage fee. If the District cancels for weather, emergency, or other cause beyond the applicant's control, the applicant may reschedule or receive a full refund with no processing fee.

4. Insurance

Organizations (any applicant that is not a natural person applying in an individual capacity) must obtain, at their own expense, General Liability Insurance of at least \$1,000,000 per occurrence and \$2,000,000 general aggregate, from a carrier licensed in Colorado with an A.M. Best rating of A- VII or better, primary and non-contributory to any District coverage.

A certificate of insurance naming the District, its Board of Directors, officers, employees, agents, and management company (Brightstar District Management, LLC) as additional insureds is due at least 14 days before the first permitted use. One certificate may cover multiple dates within the same policy period. No Permit will be issued to an organization until the certificate is received.

5. Field Conditions

The District may close a Field or cancel a Permit at any time if, in its judgment, conditions are unsafe or at risk of damage from continued use. Applicants are responsible for checking field conditions before use; the District will try to notify Permit holders of closures but cannot guarantee advance notice. Fields may not be used when:

- Water is standing on infields, goal mouths, or midfield areas
- ½ inch or more of rain has fallen in the previous 24 hours and the ground is saturated
- Snow or frost covers the field
- Grass is sparse, worn, and the ground is saturated
- Turf can be displaced or dislodged, or mud clings to shoes
- Steady rain is falling or dirt infields are muddy

6. Rules of Use

- No motorized vehicles on Fields (including for loading or unloading) without prior written approval.
- No stakes, tents, goals, nets, or other structures anchored into turf without prior written approval.
- No amplified sound without prior written approval; if approved, sound must end by 9:00 p.m. Sunday–Thursday and 10:00 p.m. Friday–Saturday. Amplified sound may require a separate City of Aurora permit, which is the applicant's responsibility to obtain.
- Leave the Field litter-free after use. The applicant is responsible for the cost of any cleanup or damage caused by the applicant or its participants, spectators, or guests.
- Vacate the Field by the permitted end time. Failure to do so may result in additional charges.
- No disorderly conduct, abusive language, or damage to vegetation or District property. Use may not unreasonably interfere with the public's enjoyment of surrounding areas.
- Permits are non-assignable and cover only the Field, date(s), and time(s) stated on the Permit.

- Keep a copy of the Permit with the on-site contact or coach at all times and produce it on request by District personnel or its management company.

7. Enforcement

Violating any Permit condition or this Policy may result in immediate revocation of the Permit. District parks are subject to patrol by local law enforcement, and use of the Fields is subject to all applicable state, county, and municipal laws, including the Aurora Municipal Code.

8. General

The District may amend this Policy at any time. The version in effect when a Permit is issued governs that Permit.

Reservations & Contact

Lucas Nishimoto, Brightstar District Management — District Manager

Phone: (303) 551-8890 · Email: lnishimoto@brightstarcolorado.com

Mailing Address: 9351 Grant Street, Ste 500, Thornton, CO 80229

Website: <https://www.blackstonemetro.org/>

Adopted: _____, 2026

BLACKSTONE METROPOLITAN DISTRICT

APPLICATION AND PERMIT FOR FIELD AND TURF USE

Reservations: Lucas Nishimoto, Brightstar District Management | (303) 551-8890 | lnishimoto@brightstarcolorado.com

Submit this Application with all required items (Section 4) at least 14 days before the requested date. Signed by the District Manager, it becomes a binding Permit governed by the District's Sports Field Rental Policy.

1. Applicant Information

Applicant Name	
Organization / Group Name	
Mailing Address	
Phone (Day / Cell)	
Email Address	
On-Site Contact (if different)	
District Resident? ☐ Yes ☐ No	
Organization Applicant? ☐ Yes ☐ No (insurance required — see Sec. 7)	

2. Activity Information

Sport / Activity & Purpose	
Age Group	
# Resident Players / # Non-Resident Players	
Approx. Spectators	
Date(s) Requested	
Start Time (incl. setup) / End Time (incl. cleanup)	
Amplified Sound? ☐ Yes ☐ No	
Temporary Structures / Equipment? ☐ Yes (describe) ☐ No	

3. Field Selection and Fees

Resident status is based on property ownership within the District boundary; a team qualifies as resident if a majority of its players reside in the District.

Select	Park / Field	Resident Fee	Non-Resident / Org Fee	Damage Deposit
☐	Canyons Park Field	\$0	\$25	\$100
☐	Hilltop Park Field	\$0	\$25	\$100
☐	Country Club Park Field	\$0	\$25	\$100
☐	Other (specify): _____	\$0	\$25	\$100

Rental Fee	Damage Deposit	Total Due
\$	\$	\$

4. Required Attachments

- This completed and signed Application
- Rental fee and damage deposit (check or money order payable to “Blackstone Metropolitan District”; reservation is not final until received)
- Team roster with each player’s address (or the address of the school the player attends)
- Signed Release, Waiver, and Indemnification for each player, coach, and the sponsoring organization (attached)
- Certificate of insurance, if Applicant is an organization or Section 7 applies
- Any required City of Aurora permit

5. Indemnification and Waiver of Liability

Applicant, for itself and its successors and assigns, assumes all risk associated with use of District facilities and releases and agrees to indemnify and hold harmless the Blackstone Metropolitan District, its directors, officers, employees, agents, and management company from any claim — including attorneys’ fees — arising out of Applicant’s use of District facilities or that of its guests, invitees, employees, or agents. This release is intended to be as broad as permitted under Colorado law; if any part is held invalid, the rest remains in effect.

6. Insurance (Organizations and Qualifying Events)

Organizations must carry General Liability Insurance of at least \$1,000,000 per occurrence / \$2,000,000 aggregate, from a Colorado-licensed carrier rated A- VII or better by A.M. Best, primary and non-contributory to District coverage, and must deliver a certificate naming the District, its Board, officers, employees, agents, and management company (Brightstar District Management, LLC) as additional insureds at least 14 days before first use.

7. Acknowledgment and Signature

By signing below, Applicant certifies that the above information is true and correct, and acknowledges having received and read the District’s Sports Field Rental Policy and agreeing to its terms and the conditions of this Permit, including that: approval is at the District’s sole discretion and creates no vested right in continued use; this Permit is non-assignable and covers only the Field, date(s), and time(s) stated above; failure to comply with any Permit condition may result in immediate revocation, removal from District property, and forfeiture of the damage deposit; and a refund of a voluntary cancellation requires written notice at least 7 days before the reservation date.

<i>Signature of Applicant</i>	<i>Date</i>

<i>Printed Name and Title (if applicable)</i>	

For District Use Only

Received By	
Date Received	
Fee / Deposit Paid (\$) & Check #	
Roster & Waivers Received?	
Insurance Certificate Received? (or N/A)	
Approved By (District Manager) & Date	
Special Conditions	

BLACKSTONE METROPOLITAN DISTRICT
SPORTS FIELD RELEASE, WAIVER, AND INDEMNIFICATION

PLEASE READ CAREFULLY BEFORE SIGNING. THIS DOCUMENT INCLUDES A RELEASE OF LIABILITY.

This Waiver is signed in connection with use of Blackstone Metropolitan District (“District”) athletic fields and turf areas under a Field Use Application and Permit.

Check one: ☐ Player (parent/guardian signs) ☐ Coach ☐ Sponsoring Organization

Organization / Team Name	
Player Name (if this is a player waiver)	

In exchange for being permitted to use the District’s Fields, the undersigned — for themselves and, if signing on behalf of a minor, on behalf of the minor — agrees to the following: (1) assumes all risk of injury, property damage, illness, or death associated with athletic activity on District property; (2) releases and forever discharges the District, its Board of Directors, officers, employees, agents, and management company (Brightstar District Management, LLC) (the “Released Parties”) from any claim arising out of such use, including claims based on the Released Parties’ negligence; and (3) agrees to indemnify and hold harmless the Released Parties from any claim, including reasonable attorneys’ fees, arising out of the undersigned’s (or the minor’s) participation. This Waiver is intended to be as broad as permitted under Colorado law and binds the signer’s heirs, executors, and estate.

<i>Signature (participant, parent/guardian, coach, or organization representative)</i>	<i>Date</i>

<i>Printed Name · Relationship to player (if applicable)</i>	<i>Address / Email / Phone</i>