

**NOTICE OF REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
SOUTHSHORE METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that a regular meeting of the Board of Directors (the “**Board**”) of the Southshore Metropolitan District (the “**District**”), City of Aurora, Arapahoe County, Colorado, has been scheduled for 6:00 p.m. on Tuesday, May 19, 2026, via Zoom:

<https://zoom.us/j/82115860072>

Or join by phone:

(719) 359-4580

Meeting ID: 821 1586 0072

One tap mobile: +17193594580,,82115860072#

| | |
|---|----------|
| Ryan Zent, President | May 2027 |
| Kevin Stadler, Vice President/Secretary/Treasurer | May 2027 |
| Jeffrey Bergeon, Vice President/Assistant Secretary/Treasurer | May 2027 |
| Kevin Chan, Vice President/Assistant Secretary/Treasurer | May 2029 |
| Nancy Wurzman, Vice President/Assistant Secretary/Treasurer | May 2029 |

AGENDA

1. Disclosures of any potential conflicts of interest.
2. Consideration of Agenda.
3. Accountant’s Report.
 - (a) Review unaudited financial statements and claims payable (enclosures).
 - (b) Status of audit
4. Consent Agenda.
 - (a) Approve April 21, 2026 Regular Meeting Minutes (enclosure).
 - (b) Public Alliance, Action Items.
 - (c) Management Trust, Action Items:
 - (i) General, Action Items:
 - a) Ratify approval of proposal with QP Services for underdrain repair work, in the amount of \$39,293.95.
 - (ii) Lifestyle, Action Items
 - (iii) Facilities, Action Items:
 - (a) Consider approval of proposal from Genesis Floor Care of Colorado, LLC for weekend janitorial services at the pool, in the amount of \$420 per week for pool season (15 weeks) (enclosure).
 - (b) Consider approval of proposal from NMW Crafts for Solar Steady Light, in the amount of \$2,175 (enclosure).

SOUTHSHORE METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

April 30, 2026

Southshore Metropolitan District
Balance Sheet - Governmental Funds
For the Period Ending April 30, 2026

| | General Fund | Debt Service Fund | Capital Projects Fund | Total |
|--|------------------|----------------------|--------------------------|------------------|
| Assets | | | | |
| Current Assets | | | | |
| First Bank Checking | 780,121 | - | 175,791 | 955,912 |
| Colotrust | 2,444,199 | 1,393,775 | - | 3,837,974 |
| UMB | - | 3,424,064 | - | 3,424,064 |
| Receivable from County Treasurer | 207,111 | 186,651 | - | 393,762 |
| Total Assets | 3,431,431 | 5,004,490 | 175,791 | 8,611,712 |
| Liabilities | | | | |
| Accounts Payable | 26,381 | - | - | 26,381 |
| Total Liabilities | 26,381 | - | - | 26,381 |
| Fund Balances | 3,405,050 | 5,004,490 | 175,791 | 8,585,331 |
| Total Liabilities and Fund Balances | 3,431,431 | 5,004,490 | 175,791 | 8,611,712 |

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balance - governmental funds have been omitted.

Southshore Metropolitan District
General Fund Statement of Revenues, Expenditures, and Changes in
Fund Balances - Budget and Actual
For the Period Ending April 30, 2026

| | Annual Budget | Actual | Variance |
|--|---------------|--------------|--------------|
| Revenues | | | |
| Property Taxes | 3,402,849 | 1,828,041 | (1,574,808) |
| Specific Ownership Taxes | 411,670 | 112,919 | (298,751) |
| Facility Rentals | 20,000 | 9,858 | (10,142) |
| Miscellaneous - SSHA | 1,000 | - | (1,000) |
| Interest Income | 80,000 | 29,403 | (50,597) |
| Total Revenues | 3,915,519 | 1,980,221 | (1,935,298) |
| Expenditures | | | |
| General and Administrative | | | |
| Administrative | 100,000 | 34,581 | 65,419 |
| Landscaping & Maintenance | 870,000 | 394,624 | 475,376 |
| Landscaping Maintenance Contract | 530,000 | 176,428 | 353,572 |
| Repairs and Maintenance/Fencing | 70,000 | 23,817 | 46,183 |
| Facilities & Pool Operations | 1,386,000 | 380,501 | 1,005,499 |
| Safety & Security | 155,000 | 28,018 | 126,982 |
| Utilities | 212,100 | 27,762 | 184,338 |
| Insurance | 150,000 | 104,284 | 45,716 |
| Legal | 60,000 | 11,947 | 48,053 |
| Accounting & Audit | 100,000 | 14,000 | 86,000 |
| Capital Replacements: | | | |
| Capital Equipment | - | - | - |
| Furniture, Fixtures, & Equipment | 20,000 | 48,972 | (28,972) |
| Lakehouse Interior Enhancements | 100,000 | 27,076 | 72,924 |
| Lakehouse Deck & Railings | - | - | - |
| Lakehouse Pool Improvements | 80,000 | - | 80,000 |
| City Required Improvements | 100,000 | 28,455 | - |
| Ridge Line Trail and Dog Park | - | - | - |
| Underdrain/Stormwater Management | - | - | - |
| Safety & Security Enhancements | - | - | - |
| Architect & Engineering | 20,000 | 5,521 | 14,479 |
| Treasurer's Fees | 51,090 | 27,421 | 23,669 |
| Reserves for Asset Replacement | 2,954,375 | - | 2,954,375 |
| Emergency Reserve (3%) | 123,900 | - | 123,900 |
| Total Expenditures | 7,082,465 | 1,333,407 | 5,749,058 |
| Excess (Deficiency) of Revenues over Expenditures | (3,166,946) | 646,815 | 3,813,761 |
| Beginning Fund Balance | 3,166,946 | 2,758,235 | (408,711) |
| Ending Fund Balance | \$ - | \$ 3,405,050 | \$ 3,405,050 |

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balance - governmental funds have been omitted.

Southshore Metropolitan District
Debt Service Fund Statement of Revenues, Expenditures, and Changes in
Fund Balances - Budget and Actual
For the Period Ending April 30, 2026

| | Annual Budget | Actual | Variance |
|--|---------------------|---------------------|---------------------|
| Revenues | | | |
| Property Taxes | 3,518,661 | 1,890,257 | (1,628,404) |
| Interest Income | 80,000 | 49,770 | (30,230) |
| Total Revenues | <u>3,598,661</u> | <u>1,940,027</u> | <u>(1,658,634)</u> |
| Expenditures | | | |
| Bond principal - Series 2020 A-1 | 1,320,000 | - | 1,320,000 |
| Bond interest - Series 2020 A-1 | 505,562 | - | 505,562 |
| Bond principal - Series 2020 A-2 | - | - | - |
| Bond interest - Series 2020 A-2 | 511,200 | - | 511,200 |
| Bond principal - Series 2020 B | 570,000 | - | 570,000 |
| Bond interest - Series 2020 B | 753,794 | 37,500 | 716,294 |
| Treasurer's Fees | 52,827 | 28,354 | 24,473 |
| Trustee / Paying Agent Fees | 10,000 | - | 10,000 |
| Total Expenditures | <u>3,723,383</u> | <u>65,854</u> | <u>3,657,529</u> |
| Excess (Deficiency) of Revenues over Expenditures | (124,722) | 1,874,173 | 1,998,895 |
| Beginning Fund Balance | 3,032,111 | 3,130,317 | 98,206 |
| Ending Fund Balance | <u>\$ 2,907,389</u> | <u>\$ 5,004,490</u> | <u>\$ 2,097,101</u> |

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balance - governmental funds have been omitted.

Southshore Metropolitan District
Capital Projects Fund Statement of Revenues, Expenditures, and Changes in
Fund Balances - Budget and Actual
For the Period Ending April 30, 2026

| | Annual Budget | Actual | Variance |
|--|---------------|------------|------------|
| Revenues | | | |
| Reimbursements from Other Governments | - | - | - |
| Interest Income | 5,000 | - | (5,000) |
| Total Revenues | 5,000 | - | (5,000) |
| Expenditures | | | |
| Capital Outlay | 180,799 | - | 180,799 |
| Transfer to General Fund | - | - | - |
| Transfer to Debt Service Fund | - | - | - |
| Total Expenditures | 180,799 | - | 180,799 |
| Excess (Deficiency) of Revenues over Expenditures | (175,799) | - | 175,799 |
| Beginning Fund Balance | 175,799 | 175,791 | (8) |
| Ending Fund Balance | \$ - | \$ 175,791 | \$ 175,791 |

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balance - governmental funds have been omitted.

Southshore Metropolitan District

Payment of Claims Report

For the Period Beginning April 17, 2026 and Ending May 15, 2026

| <u>Bill Date</u> | <u>Vendor Name</u> | <u>Invoice #</u> | <u>Line Description</u> | <u>Amount</u> |
|-------------------------|--|-------------------------|---|----------------------|
| 04/21/26 | American Mechanical Services Of Denver | 1479735 | HVAC Preventive Maintenance | \$ 1,280.00 |
| 05/01/26 | American Mechanical Services Of Denver | 1481841 | HVAC Preventive Maintenance - Lakehouse | 556.00 |
| 05/10/26 | American Mechanical Services Of Denver | 1482552 | HVAC Preventive Maintenance - Lakehouse | 556.00 |
| 03/31/26 | Angela Casola | 7 | Yoga Classes 03.26 | 350.00 |
| 04/30/26 | Angela Casola | 8 | Yoga Classes 04.26 | 450.00 |
| 05/08/26 | Arapahoe County Treasurer | 35154475 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35154483 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35154955 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35154963 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35154971 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35156435 | 2024 Property Taxes | 49.95 |
| 05/08/26 | Arapahoe County Treasurer | 35207617 | 2024 Property Taxes | 49.48 |
| 05/08/26 | Arapahoe County Treasurer | 35208206 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35217116 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35217124 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35217485 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35331075 | 2024 Property Taxes | 162.70 |
| 05/08/26 | Arapahoe County Treasurer | 35331199 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35331351 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35331369 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35331989 | 2024 Property Taxes | 94.67 |
| 05/08/26 | Arapahoe County Treasurer | 35332764 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35332781 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35333167 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35333477 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35333833 | 2024 Property Taxes | 55.75 |
| 05/08/26 | Arapahoe County Treasurer | 35334139 | 2024 Property Taxes | 125.83 |

| | | | | |
|----------|--|-----------------|---|-----------|
| 05/08/26 | Arapahoe County Treasurer | 35334147 | 2024 Property Taxes | 125.83 |
| 05/08/26 | Arapahoe County Treasurer | 35334384 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35334473 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35335143 | 2024 Property Taxes | 146.23 |
| 05/14/26 | Arapahoe County Treasurer | 35335836 | 2024 Property Taxes | 125.83 |
| 05/08/26 | Arapahoe County Treasurer | 35335844 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35335852 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35335861 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35335968 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | 35336255 | 2024 Property Taxes | 46.39 |
| 05/08/26 | Arapahoe County Treasurer | 35336263 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | PIN # 035332136 | 2024 Property Taxes | 92.44 |
| 05/08/26 | Arapahoe County Treasurer | PIN # 035332772 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | PIN # 035333159 | 2024 Property Taxes | 44.08 |
| 05/08/26 | Arapahoe County Treasurer | PIN # 035333469 | 2024 Property Taxes | 118.21 |
| 04/30/26 | Benjamin Garritson dba Elation Entertainment | 132604 | Monday Entertainment 04.06.26 and 04.20.26 | 450.00 |
| 05/05/26 | Brian Terra | INV-000010 | Monthly Draft Line Cleaning | 100.00 |
| 05/05/26 | Carli Evermore | 37 | Vinyasa Flow Yoga Classes - Lighthouse | 975.00 |
| 04/16/26 | Cherry Creek School District No. 5 | 41626 | Refund Security Deposit | 500.00 |
| 01/31/26 | CMS Environmental Solutions LLC | 2070988 | Filing 19 - Monthly Inspections | 265.00 |
| 03/31/26 | CMS Environmental Solutions LLC | 2079255 | Filing 19 - Monthly Inspections | 265.00 |
| 04/30/26 | Cockrel Ela Glesne Greher & Ruhland PC | 8004.001 04.26 | General Legal Services 04.26 | 421.00 |
| 04/16/26 | Cox Professional Landscape Services LLC | 45981 | Rehab Bed at Gym Entrance - Lighthouse | 1,130.00 |
| 04/08/26 | Cox Professional Landscape Services LLC | 46015 | Irrigation Main Line Repair | 885.50 |
| 04/16/26 | Cox Professional Landscape Services LLC | 46053 | Irrigation System Repairs - Drip Filter Maintenance | 1,190.00 |
| 04/28/26 | Cox Professional Landscape Services LLC | 46105 | Irrigation System Repairs | 1,642.00 |
| 05/05/26 | Cox Professional Landscape Services LLC | 46114 | Backflow Testing and Certification | 2,939.41 |
| 04/29/26 | Cox Professional Landscape Services LLC | 46119 | Irrigation System Repairs | 1,313.00 |
| 04/29/26 | Cox Professional Landscape Services LLC | 46121 | Irrigation System Repairs | 858.35 |
| 05/04/26 | Cox Professional Landscape Services LLC | 46132 | Irrigation System Repairs | 874.00 |
| 04/30/26 | Cox Professional Landscape Services LLC | 46150 | Dog Waste Station Bags and Maintenance April 2026 | 3,185.50 |
| 05/07/26 | Cox Professional Landscape Services LLC | 46160 | Irrigation System Repairs | 1,914.00 |
| 05/08/26 | Cox Professional Landscape Services LLC | 46162 | Clean Up Storm Damage | 1,050.00 |
| 04/30/26 | Cox Professional Landscape Services LLC | 45051 DEP | Lakehouse Rabbit Exclusion | 947.00 |
| 04/01/26 | Cox Professional Landscape Services LLC | 45288 FINAL | Annual Flowers | 13,617.50 |

| | | | | |
|----------|--|----------------|--|-----------|
| 04/01/26 | Cox Professional Landscape Services LLC | 45540 DEP | Fountain Rehab | 29,171.00 |
| 03/20/26 | Cox Professional Landscape Services LLC | 45541 FINAL | Lakehouse Bed Rehab | 22,135.00 |
| 02/24/26 | Cox Professional Landscape Services LLC | 45543 DEP | 6973 Waterloo Way Drain and Rehab | 3,883.00 |
| 05/04/26 | Cox Professional Landscape Services LLC | 45812 DEP | Tree Planting - 50 3" Caliper Deciduous or 6' Coniferous | 36,250.00 |
| 05/01/26 | Cox Professional Landscape Services LLC | 45827-2 | Commercial Maintenance Contract | 44,107.00 |
| 05/01/26 | Cox Professional Landscape Services LLC | 45873-2 | Pond Maintenance | 6,640.00 |
| 04/21/26 | Custom Flag Company Inc | 16951 | Quarterly Service Call to change out flags - Lakehouse | 125.00 |
| 05/05/26 | Cuz n Kuz LLC | INV-000229 | Beer - 1 Keg | 100.00 |
| 04/30/26 | Earnweald Consulting Services LLC | SSMD1-2026-77 | Engineering Services - 03.26 and 04.26 | 975.00 |
| 05/04/26 | EditCo LLC dba Tide Cleaners Kwik Cleaners | RA37355-050126 | Laundry Services | 398.36 |
| 05/04/26 | Fitness Gallery | INV4244 | Rubber Hex Dumbbells - Lakehouse | 686.52 |
| 05/04/26 | Fitness Gallery | INV4245 | Rubber Hex Dumbbells - Lighthouse | 686.52 |
| 05/04/26 | Fitness Gallery | INV4246 | Raptor Functional Trainer | 2,791.81 |
| 05/05/26 | Flock Group Inc dba Flock Safety | INV-93489 | Solar Video Cameras | 10,200.00 |
| 05/01/26 | Front Range Recreation Inc | 16095 | MANAGEMENT CONTRACT (2ND INSTALLMENT) | 75,800.00 |
| 04/17/26 | Genesis Floor Care of Colorado LLC | 2741 | Janitorial and Porter Svcs 04.01.26 to 04.15.26 | 3,257.42 |
| 05/01/26 | Genesis Floor Care of Colorado LLC | 2759 | Janitorial and Porter Svcs 04.16.26 to 04.30.26 | 3,257.42 |
| 04/28/26 | Jason K Cline | 142760 | Group Fitness @ Lighthouse and Strength @ Lakehouse | 995.00 |
| 03/31/26 | JR Engineering | 88673 | Project 1000-5730.20-12 2025 Drainage Maint Program | 948.00 |
| 04/30/26 | JR Engineering | 88847 | Project 1000-5730.20 2024 Underdrain Maint Program | 912.00 |
| 04/30/26 | LAURA FIELDING | 43026 | Barre and Strength Classes | 360.00 |
| 04/09/26 | Lindsay Ryan | 100147 | Yoga Classes | 250.00 |
| 05/01/26 | Metropolitan District Public Safety Group | 1996 | Southshore Security Services | 7,195.00 |
| 03/31/26 | Norris Design Inc | 01-111430 | Project 0473-01-4321 Monument Water Feature Reno | 2,050.00 |
| 04/30/26 | Norris Design Inc | 01-111865 | Project 0473-01-4321 Monument Water Feature Reno | 1,452.50 |
| 03/25/26 | Northern Colorado Marine | 641 FINAL | Repair Dock and Ramp Decking, Fascia, and Railings | 3,860.06 |
| 04/30/26 | Public Alliance LLC | 2384 | Accounting Services | 7,340.00 |
| 04/30/26 | Public Alliance LLC | 2384 | District Management | 2,630.00 |
| 08/31/25 | QP SERVICES, LLC | Pay App 9 | Pay App 9 - Underdrain Maintenance | 6,834.41 |
| 04/13/26 | ROCKY MOUNTAIN BOTTLED WATER | 1204855 | 5 Gal Purified Water x 10 - Lighthouse | 98.30 |
| 04/13/26 | ROCKY MOUNTAIN BOTTLED WATER | 1204859 | 5 Gal Purified Water x 4 - Lakehouse | 43.82 |
| 04/22/26 | ROCKY MOUNTAIN BOTTLED WATER | 1212199 | Cook and Cold Cooler Rent x 3 - Lakehouse | 17.85 |
| 04/22/26 | ROCKY MOUNTAIN BOTTLED WATER | 1212320 | Cook and Cold Cooler Rent x 2 - Lighthouse | 11.90 |
| 04/28/26 | ROCKY MOUNTAIN BOTTLED WATER | 1216446 | 5 Gal Purified Water x 7 - Lakehouse | 71.06 |
| 04/28/26 | ROCKY MOUNTAIN BOTTLED WATER | 1216447 | 5 Gal Purified Water x 20 - Lighthouse | 189.10 |

| | | | | |
|----------|----------------------------------|-----------|--|-----------------------------|
| 05/06/26 | Saela Denver LLC | 12018655 | Pest Watch Service - Lakehouse | 169.00 |
| 05/06/26 | Saela Denver LLC | 12018935 | Pest Watch Service - Lighthouse | 159.00 |
| 01/30/26 | S Christy dba The Good List LLC | 2446 | Fitness Class x 3 | 60.00 |
| 05/08/26 | S Christy dba The Good List LLC | 2455 | Fitness Classes 04.26 | 60.00 |
| 05/14/26 | Shade and Shield LLC | 101325 04 | Progress Pmt for Cabana and Roof Covers (101325DEP) | 4,000.00 |
| 03/01/26 | The Management Association Inc | 394906 | Revised Salaried Employees Payroll 03.26 - Adj for Bonus | 1,287.00 |
| 04/01/26 | The Management Association Inc | 395030 | MSP IT Services and Phone System | 1,351.50 |
| 04/15/26 | The Management Association Inc | 397549 | Hourly Employees Payroll 04.01.26 - 04.15.26 | 15,828.05 |
| 05/01/26 | The Management Association Inc | 397635 | Salaried Employees Payroll 05.26 | 40,087.33 |
| 05/01/26 | The Management Association Inc | 397638 | Management Fee | 5,500.00 |
| 04/30/26 | The Management Association Inc | 398376 | Web Site Maintenance and Recruiting | 390.00 |
| 04/30/26 | The Management Association Inc | 398427 | Hourly Employees Payroll 04.16.26 - 04.30.26 | 16,591.83 |
| 04/30/26 | Trina Alexandra Murillo Perez | INV00035 | Zumba Classes x 5 | 200.00 |
| 04/21/26 | Vandre Electric Refrigeration Co | 48863 | Exterior Lighting Repairs | 2,233.69 |
| 04/21/26 | Vandre Electric Refrigeration Co | 48864 | New circuit for washer in maintenance area | 499.87 |
| 04/21/26 | Vandre Electric Refrigeration Co | 48865 | Installation of laundry electrical outlets | 2,792.00 |
| 04/19/26 | WinnFit Coaching | 41926 | Strength Classes 3/02, 3/09, 3/16, and 3/23 | 300.00 |
| | | | TOTAL | <u>\$ 407,241.89</u> |

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF SOUTHSHORE METROPOLITAN DISTRICT HELD APRIL 21, 2026

A Regular Meeting of the Board of Directors of the Southshore Metropolitan District was held on April 21, 2026 at 6:00 p.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:

Ryan Zent, President
Kevin Stadler, Vice President /Secretary/Treasurer
Jeffrey Bergeon, Vice President/Assistant Secretary/Treasurer
Kevin Chan, Vice President/Assistant Secretary/Treasurer
Nancy Wurzman, Vice President/Assistant Secretary/Treasurer

Also Present:

AJ Beckman and Nichole Kirkpatrick; Public Alliance LLC
Hernan Buenfil, James Anderson and Jennifer Cornthwaite; The Management Trust
Andy Carroll; Metropolitan District Public Safety Group
Randy Cox; Cox Professional Landscape Services, LLC
Isaac Purdum; Norris Design
Doug Richter and Michael; Member of the Public

CONFLICTS OF INTEREST

Mr. Beckman noted that none of the Directors have advised of any potential conflict of interest for this meeting.

NOTICE

Mr. Beckman stated that Notice had been properly posted at least 24 hours prior to the meeting on the District's website. Mr. Beckman confirmed that such Notice was also placed at the entrances of the Lakehouse and Lighthouse at least 24 hours in advance and sent to the City of Aurora Clerk at least three days in advance.

CONSIDER AGENDA

Following discussion, upon motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote, unanimously carried, the agenda was approved, as amended.

ACCOUNTANT'S REPORT

Ms. Kirkpatrick reviewed with the Board the unaudited financial statements, dated March 31, 2026.

Following discussion, upon motion duly made by Director Chan, seconded by Director Wurzman and, upon vote, unanimously carried, the Board accepted the unaudited financial statements, dated March 31, 2026.

Ms. Kirkpatrick presented for the Board's consideration the payment of claims for the period from March 13, 2026 through April 16, 2026, in the amount of \$467,321.75.

Following review, upon a motion duly made by Director Chan, seconded by Director Wurzman and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period from March 13, 2026 through April 16, 2026, in the amount of \$467,321.75.

Status of Audit: Ms. Kirkpatrick reported to the Board the Audit will be provided prior to the July 30, 2026 deadline.

**CONSENT
AGENDA**

The following items were considered for approval by the Board without discussion on the Consent Agenda:

- March 17, 2026 Regular Meeting Minutes
- Purchase of dumbbells weighing from 20 pounds to 30 pounds, in an amount not to exceed \$2,000.
- Purchase of ski exercise machine in an amount not to exceed \$3,000.
- Proposal from STP Concrete for concrete repair work, in the amount of \$4,195.
- Proposal #45540 from Cox Professional Landscape Services LLC for fountain rehab, in the amount of \$58,342.

Ms. Cornthwaite noted the purchase of dumbbells and ski exercise machine will not include sales tax.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Bergeon and, upon vote unanimously carried, the Board approved or ratified the items on the consent agenda.

**UPDATES AND
DECISION
ITEMS**

Monument Water Feature Renovation Concept Designs from Norris Design: Mr. Purdum reviewed with the Board the monument water feature renovation concept designs prepared by Norris Design. Following discussion, the Board requested that a street-view rendering, inclusive of an updated planting plan, be provided for further review and consideration.

Seasonal Activity, Pool Openings and Communication Plan: Mr. Buenfil reported that pool pass implementation could be considered. The Board discussed the logistics associated with guest passes. Ms. Cornthwaite noted that enforcement would likely require a dedicated individual to monitor and check in visitors. Director Zent recommended meeting with Front Range Recreation, Inc. in advance of the season; however, Ms. Cornthwaite reported that such a meeting has already occurred. Director Chan expressed a desire for additional staffing to assist with controlling entry and monitoring compliance with the District's alcohol use policy. Director Zent further recommended additional staffing during peak usage hours. The Board entered into discussion regarding the establishment of a subcommittee to work with staff on communication and enforcement matters and determined to revisit the matter at the next meeting. Director Zent also recommended frequent communication to the community in advance of the pool opening, including notification of guest limitations.

District Force Pooling Options: Director Chan reported that a hearing was held earlier in the day. He further discussed the engagement of special counsel to review contractual matters and negotiate potential royalties related to mineral rights.

Service Agreement with The Management Trust:

Continued Employment of Part-Time Personnel with The Management Trust: Mr. Buenfil discussed with the Board the benefits of continuing the employment of part-time personnel with The Management Trust

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote unanimously carried, the Board approved the continued employment of part-time personnel with The Management Trust.

Irrigation Restrictions and 2026 Action Plan: Mr. Cox reported that all fifty-three (53) irrigation controllers have been upgraded to smart controllers, which may be controlled remotely and adjust based on weather data. He further noted that the District did not incur costs for such upgrades. Mr. Richter reported that approximately sixty-four (64) million gallons of water were used in 2024, and approximately forty-seven (47) million gallons were used in 2025. It is anticipated that usage may increase in 2026 due to drought conditions.

**OTHER
CONTRACTS**

Proposal with QP Services for Underdrain Repair Work: Director Stadler reviewed with the Board a proposal from QP Services for underdrain repair work, noting that the work represents a continuation of the existing underdrain repair project.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Chan and, upon vote unanimously carried, the Board approved the proposal with QP Services for underdrain repair work, in the amount of \$39,293.95.

**PUBLIC
COMMENT**

There was no public comment.

**OTHER
MATTERS**

E-Motos: Director Wurzman inquired regarding any progress related to young adults operating e-motos within the District. Mr. Cox reported that his team continues to contact local authorities as issues arise and is considering the engagement of an off-duty officer to assist with enforcement.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Stadler, seconded by Director Wurzman, and unanimous vote, the meeting was adjourned at 7:43 p.m.

Respectively submitted,

Kevin Stadler, Secretary

APPROVED

Ryan Zent

Kevin Stadler

Jeffrey Bergeon

Kevin Chan

Nancy Wurzman

Quote

Genesis Floor Care of Colorado
Colossians 3:17

Date: 04/13/26

To: Hernan Buenfil & James Anderson
Southshore Metro District
27151 E. Lakeview Drive
Aurora, CO 80016

| Salesperson | Job | Payment Terms | Due Date |
|-------------|-----|---------------|----------|
| | | Net 30 | |

| Qty | Description | Unit Price | Line Total |
|-----|---|------------|------------|
| | <u>Janitorial Services</u> | | \$420/Week |
| | <i>Saturday's & Sunday's 10am to 5pm - Lighthouse & Lakehouse</i> | | |
| | <i>Start Date: Saturday, May 23rd Through Summer Season</i> | | |
| | | | |
| | | | |
| | <u>Primary Duties Include:</u> | | |
| | <i>Downstairs Restroom Cleaning - Pool Area</i> | | |
| | <i>Downstairs/Common Restroom Corridors & Pingpong Hallway</i> | | |
| | <i>Emptying of Trash In These Areas</i> | | |
| | <i>Main Level Restroom Cleaning</i> | | |
| | | | |
| | <u>Secondary Duties As Time Permits:</u> | | |
| | <i>Perform all additional cleaning tasks chosen by Southshore staff based</i> | | |
| | <i>on the specific needs of that day.</i> | | |
| | | | |
| | | | |

| | |
|-----------|-------------------|
| Subtotal | |
| Sales Tax | |
| Total | \$420/Week |

Quote prepared by: Christine Wenzinger

Thank you for the opportunity to earn your business!

ESTIMATE

NMW CRAFTS

10139 S Ely Hwy
Perrinton, MI 48871

sales@nmwcrafts.com
+1 (989) 236-5206
www.nmwcrafts.com



Bill to

James Andersen
The Management Trust
27301 E Southshore Dr
Aurora, CO 80016

Ship to

James Andersen
The Management Trust
27301 E Southshore Dr
Aurora, CO 80016

Estimate details

Estimate no.: 1012
Estimate date: 03/14/2026

| # | Product or service | Description | Qty | Rate | Amount |
|----|--------------------|---|-----|--------------|-------------------|
| 1. | 8PLHr | 8' 12 sided Poly Lighthouse Patriot Blue/white trim Upgraded to Solar Steady Light. (Freight Shipping included) https://www.nmwcrafts.com/collections/poly-lighthouses-8-poly-lighthouses/products/8-ft-octagon-solar-and-electric-powered-poly-lighthouses?variant=39962762674275 | 1 | \$2,175.00 | \$2,175.00 |
| 2. | | Note: James, I Quoted the Solar Steady Light for this lighthouse, We can discuss it more and if you still want to go with the solar rotating one, the price is the same. | | | |
| | | | | Total | \$2,175.00 |

Accepted date

Accepted by



CREATIVE CANVAS

COMMERCIAL & RESIDENTIAL AWNINGS

SHADING COLORADO FOR OVER 30 YEARS

Proposal

4.20.26

Southshore Metro District

Attn: James Andersen

27151 E. Lakeview Drive

Aurora, CO 80016

720-677-9838

james.andersen@managementtrust.com

Manufacture and install new recovers on existing monument fixed frame structure. Includes two sail like monuments, with the first being approximately 9' in width x 13' in height, and the second being approximately 8' in width x 15' in height.

- Serge Ferrari Soltis Perform 92 fabric (to match existing), which includes manufacturer's 10-year warranty. Includes color of choice
- Installation includes C-Channel on one side, and aluminum flat bar strap on the opposite side
- Includes a 2-year installation warranty

\$6,725.00 + tax (if applicable)

Thank you for the opportunity to provide you with this quote.

Mark Gates

Accepted _____ Date _____

Proposal is valid for 90 days.

Note: Product remains the property of A Creative Canvas Co. until total costs have been paid. A 2% finance charge per month, will be assessed on the balance after 30 days of completion until paid in full. All Change orders will need to be approved by the Client prior to proceeding with the project.

Dimensions: on renderings are approximate and not exact, final build measurements will be taken prior to manufacture

Disputes: Any claim, controversy, or dispute hereunder shall be subject to binding arbitration. Before a single arbitrator who shall be a licensed practicing attorney experienced in construction disputes agreed upon by the parties, or, if they cannot agree, appointed by the Court. The arbitration may be consolidated in other parties, claims, or proceedings related to the project. The court of Arbitrator(s), as the case may be, shall have the power, in the sound exercise of discretion, to award apportion costs and attorney fees based on the relative success of the parties on the issues presented for hearing.

Creative Canvas will not assume any liability or responsibility for destruction, damage, or injury to persons or property caused by wind hail, snow, ice, or other cause.

. Terms: 50% at start & balance upon completion. Permitting and Engineering not included.

Creative Canvas aims for approximately 4-6 weeks from deposit to install.



Proposal

Prepared for:

Lighthouse Community Center

March 13, 2026



Contact: Eric Thompson

Email: ericthompson@theavspecialists.com

Phone: 720-324-2005 x712

Cell: 720-771-8495

Welcome to The Audio/Video Specialists

The Audio/Video Specialists, LLC

Simplicity, flexibility, and control are the hallmarks of the seamless technology of a well-designed integrated system in today's digital home. The Audio/Video Specialists uses the art of engineering to bring modern technology into your home with elegance and functionality. Our designer, installer, and project manager make excellence our goal in enhancing your daily lifestyle.

The Audio/Video Specialists is a custom design and installation company that provides home integration and technology solutions. We listen to your needs until we understand the lifestyle and daily habits of your family. Only then do we propose a solution that gets to the heart of what matters most – comfort and convenience.

Electronic Integration

We integrate electronic systems for home networking, telephones, heating/cooling, lighting, security and multi-media entertainment systems that are more than a luxury in your busy day-to-day lives. We've engineered a layered, "technology foundation" that provides a total solution for your home.

We carefully select advanced consumer electronic products for your home and remain available to answer questions and solve problems anytime before, during and after the completion of your project. We document everything from the drawing board to the final installation in your home, providing you with ongoing support and service.

The technology that we install allows independent operation of each system, and adds a simple, easy way to operate all your systems together. This technology gives you an expandable, compatible shell that enhances your lifestyle and your home today and in the future.

Resources

We have the resources to deliver:

Custom Design – Our custom design addresses your current needs while providing a foundation for future enhancements. Optimal performance is combined with seamless integration.

Expert Installation – Close cooperation with your builder and other subcontractors eliminates issues before they arise. Our installers are individually trained. Technical certification from many of our manufacturers is reinforced through a continuing education program at regular intervals. Our attention to detail ensures your home is kept clean and remains in the same or better condition than at the beginning of the project.

The Audio/Video Specialists, LLC

Quality Workmanship - We strive for excellence, and meet or exceed the standards in our industry. We take pride in the quality of our work. The appropriate cables and connectors are always used in our installations. We calibrate each system to exact standards, using the latest in test equipment.

Continuing Service - We provide service support for any questions or preference changes that may arise from using your system for up to 90 days. An optional program for service visits is available on an annual basis. An optional extended warranty agreement covering parts and labor on installed equipment also is available.

Simplicity in Use

Every system we install is designed to operate simply. We will show you how to get the most from your new system. Whether it's the early morning routine, a casual family dinner, or entertaining throughout the home, a single touch of a button can set the desired mood.

The Audio/Video Specialists, LLC

System Breakdown

The breakdown explains the general budget for each aspect of the system and may include a specific amount or a range, if there is a larger range of pricing. The budgeting amount represents only a marker, as final decisions will impact pricing. A good system design is a complex interconnected web of components, so it is important to recognize that the alteration of one budget can affect budgets in other sections. In virtually every budget, you can go up or down, depending upon the quality desired and what the budget can afford. Each budget also includes the labor to install the sub-system as well as the programming involved, if necessary.

This budget/proposal is broken down by room, but the below sections will still discuss the sub-systems themselves.

With a full system takeover like this, it is a little difficult to predict total costs, but the end goal is to remove dependency on the building network and increase overall reliability and service.

Televisions

Note: No displays changes are currently proposed.

There are a few televisions that will be controlled by the system potentially.

Surround Systems

Note: There are no surround systems in this project, but there is one surround amp that seems to control the ball room area with projector and it will be controlled by the system.

Acoustic Treatments

Room treatment takes your sound quality to the next level by creating reflective and absorptive surfaces to maximize sound quality. If you have ever been to a commercial theater, you have experienced an acoustically treated room. Did you ever notice how your voice and the reflections change as soon as you enter it? Do you notice how crisp the audio sounds when you experience the movie? That is due to a properly treated room. The budget presented here is for a partial treatment in the most key areas. This can be a fairly large budget, and it is generally done before the room is designed at all. This type of treatment consists of fabric panels that hang like “art”. They look great too and compliment the existing décor.

Note: There are not acoustic treatments planned at this time

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Control System

Arguably the most important aspect of any system, the control system includes all the parts and pieces that make the system work. This includes the interface, which is how people interact with your home. It includes the brain of the project which receives commands and sends them to the appropriate devices, such as turning a TV on or off, changing an channel, or determining which channels or audio sources are playing where. It also includes the switching system, which is the nervous system of the design. Quality switching is imperative to make sure that the signal maintains high quality, is consistent, and durable. A good switching system should have almost zero maintenance and last for many years.

Notes: Control4 is a robust control system for both residential and commercial uses and is able to grow and expand as your project matures. A primary touch screen in the ball room and associate keypads in other controlled areas will allow control of various zones to whatever degree is necessary.

Lighting

Lighting turns great into amazing. The ability to have dramatic fades really makes a theater room, and it is both fun and functional through the rest of the home as well. Final estimate will depend upon total number of loads installed. Additionally, many clients like the lighting trim packages as well, as the wallplates look much nicer in these units. For Bill's place we also had some custom painting done to match the kitchen island wood trim. It is possible to match marble and granite backsplashes too, for the ultimate design aesthetic.

Notes: Note: There are no changes to the lighting systems.

Shades

No shades are part of the system.

HVAC

Note: There are no changes to the HVAC system.

Audio System

To accomplish the desired goals of ease of use and elimination of homeowner access to the equipment cabinet, the set of volume knobs shall be eliminated. All Volume

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control will be set to default with secondary control through the touch screen. Additional, keypads could be added to audio rooms for localized control and volume. However, this is often a less than optimal solution, as it allows for homeowners to have potentially undesired access.

Network

Although the control system may be considered most important, your network is the backbone of your integration. Without a solid networking infrastructure, everything will grind to a halt and not work 100%. The primary components of a network are as follows:

1. Router/Firewall – The gateway to the outside world for internet access and primary traffic manager. This gateway is our prosumer model with 1Gbps ability, so it will grow with you.
2. Switches or Managed Switches – Managed switches are a necessity where traffic priorities exist. From VOIP systems to conferencing gear, to just general internet traffic, managed switches allow traffic to get where it needs to go in the correct priority. It can also segment certain devices for security purposes. This project does not require a managed switch. It is a basic 24 port gigabit duplex model.
3. Wireless Access Points – The wireless access points allow everyone to access your network without a physical connection for their purposes whether it be controlling the system, surfing the internet, or watching a show from their device.
4. IP Remote monitoring – This allows us to see problems sometimes before you do. We get notifications and health updates daily, and we can make sure your system is running in top fashion at all times. Remote IP monitoring also greatly reduces service calls by letting us know more precise problems which can be often handled by logging in remotely instead of needing an on-site service call. The hardware for IP monitoring is part of our prosumer router series, but it does require an additional subscription fee not included at this time. It costs \$250/year.

Note: The network change of an enterprise router and access points is included as a potential must have option. Complete evaluation of the network was not completed to make sure it is robust enough for a reliable environment. Since networking is so important in today's world, making sure that your network is stable and reliable is of utmost importance. The overall

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goal is to segment the building network from ours so that we can maintain as much control over it as possible.

Power and Surge System

The power system is an oft-overlooked aspect of a quality design. Good surge protection is obvious, but power control is also an important aspect, as it reduces troubleshooting costs, and allows for existing staff to easily power cycle various components without having to dig into the racks or electronics themselves.

Included in this system is IP power control as well. This allows for easy remote and onsite access to reboot components in the event of any problems.

The power system is mostly an “optional” component, but it is highly recommended. If necessary, this is an area that can be adjusted. The UPS would be the first piece to sacrifice. Battery backup is great for overall system stability, but it can be added at a later date. The IP power control piece is highly recommended, but it as well can be sacrificed if necessary. If so, the surge cost would either double or triple to either \$324 or \$487 due to the number of outlets needed. The IP control unit has 20, so it covers almost all racks.

Note: No changes to the power system are currently proposed, but there is one piece in the miscellaneous costs as an upgrade.

System Infrastructure

The system infrastructure includes all the backend hardware, that is mostly non-electronic. This includes the equipment racks and shelving, patch panels and mounting boards for things such as DirecTV modulators, spitters, multi-switches, etc.

Note: The audio core most likely will be upgraded but most of the backend equipment will remain.

Rough In

This system is completed and no further rough in is proposed.

Miscellaneous Notes

A strong design is imperative to the function and longevity of electronics integration. Using a strong design foundation also allows for changes and improvements down the road that may not be foreseen in the initial scope

Note: Some evaluative labor is included to really get a grasp on exactly what is there

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and any additional changes that needs to be made. The audio upgrade and commercial amp/processor *could* be necessary, but it is unknown at this time. The power piece is an optional upgrade that increases system reliability and lowers service calls by allowing for us to remotely reboot devices from offsite. Overall a system takeover has lots of questions to start, but with the proper design and implementation will result in a strong foundation for years to come.

Labor divisions are not exact for each area, as in the end some systems may end up bleeding into others, but the total labor should be fairly accurate. Unlike rough-in, it is a fixed number, so if things take longer for some reason, there would not be an additional charge, unless it is for additional work.

Additionally, some wire cleanup throughout the house will be performed, based on need. This part is an estimate, but I included an extra day to complete all cleanup.

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Core Control Upgrade

| | | |
|---|----------------------------------|----------------|
| 1 | Core 5 Primary Controller | \$4,052 |
| 6 | ##Keypad Dimmer | \$1,670 |
| 1 | Keypad Bus System | \$224 |
| 1 | 8" Touch Screen | \$1,668 |
| 1 | Installation/Programming | \$1,000 |
| 1 | Patch Cables | \$100 |

| | |
|---------------------------|----------------|
| Core Upgrade Total | \$8,716 |
|---------------------------|----------------|

Network Upgrade

| | | |
|---|--|----------------|
| 1 | Netgear 460x Pro Router | \$1,296 |
| 1 | Araknis 320 Series Level 3 POE Switch | \$1,968 |
| 1 | Installation/Programming | \$400 |

| | |
|------------------------|----------------|
| Network Upgrade | \$3,864 |
|------------------------|----------------|

The Audio/Video Specialists, LLC

Core Audio Upgrade

| | | |
|-------------------------|----------------------------------|----------------|
| 1 | Triad Audio Switch 8x8 | 1,967 |
| 1 | Installation/Programming* | \$750 |
| 1 | Patch Cables | \$240 |
| ----- | | |
| Core Audio Total | | \$2,959 |

* Also includes custom programming for dbx mixing unit and all room programming.

Misc Project Takeover Costs

| | | |
|--------------------------|--|----------------|
| 1 | Current System Testing and Analysis | \$1,000 |
| 1 | Current System Labeling and Mapping | \$500 |
| 1 | 16x16 Audio Switching Upgrade | \$1,122 |
| 1 | ADD - Triad/Yamaha Commercial PA amp? | \$2,000 |
| 1 | Wattbox 18 Power Strip | \$1,329 |
| 1 | Patch Cables/Misc Cabling | \$440 |
| ----- | | |
| Core Audio Total* | | \$1,940 |

* See Misc Notes for more details, not all line items listed are included in this cost.

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| | |
|----------------------------|-----------------|
| Systems Subtotal** | \$17,479 |
| Labor & Program | \$INC |
| Rough-In Labor | \$INC |
| Design/Management | \$600 |
| Miscellaneous 2% | \$TBD |

| | |
|---------------------|-----------------|
| Total | \$18,079 |
| Tax (Approx) | \$INC |
| Grand Total | \$18,079 |

SIGNATURE

DATE



Proposal For

Southshore Metropolitan District

27301 E Southshore Dr
 Aurora, CO 80016

southshoremd@bill.com; james.andersen@managementtrust.com; aj@publicalliancecellc.com; nichole@publicalliancecellc.com

Location

27994 E Indore Dr
 Aurora, CO 80016

SMD - 2026 DETENTION POND D REHAB

Terms
 Net 30

| ITEM DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|---|----------|------------|-------------|
| BOBCAT (MOBILIZATION) BOBCAT (MOBILIZATION) | 1 | \$ 920.00 | \$ 920.00 |
| Landscape Construction:General Landscape Labor General Landscape Labor | 36 | \$ 75.00 | \$ 2,700.00 |
| Geotextile Erosion Fabric Geotextile Erosion Fabric - 8oz, 6' x 100' (ECB) | 1 ea | \$ 530.00 | \$ 530.00 |
| Straw Waddle 8" x 25" Straw Waddle (ECL) | 3 ea | \$ 83.33 | \$ 250.00 |
| PINLAN 1000 BOX FABRIC/SOD PIN 6" 11GA FABRIC/SOD PIN (EACH) | 1000 ea | \$ 0.20 | \$ 200.00 |

Client Notes

Erosion Remediation Proposal

Cox Pro Landscape

Existing Conditions

The attached image (Google Earth, 2023) shows:

- Erosion rills along the slope
- Sediment buildup in the rip rap pan
- Sediment washing down the grouted rip rap channel and collecting below

Proposed Work

1. Regrading

- Lower grade adjacent to the silt fence
- Move displaced soil back into the washout area
- Perform grading with skid steer (or similar equipment)

2. Stabilization

- Finish grade
- Overseed disturbed areas



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

Proposal #45850
 Created: 02/23/2026
 Date: 03/02/2026
 From: Wesley R Cox

- Install Erosion Control Blanket (ECB), keyed in and pinned at 3' spacing
 - **3. Drainage Control**
 - Adjust grading to direct water into the rip rap pan and grouted channel
 - Install Erosion Control Logs (ECLs) to reduce rills and guide runoff
- Objective**

- Stabilize the slope
- Redirect runoff properly
- Reduce future sediment movement

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

| | |
|------------------------|--------------------|
| SUBTOTAL | \$ 4,600.00 |
| TOTAL | \$ 4,600.00 |
| DEPOSIT AMOUNT (50.0%) | \$ 2,300.00 |
| DUE DATE | 04/01/2026 |

Signature

x _____ Date:

Please sign here to accept the terms and conditions



ESTIMATE

Front Range Recreation, Inc

DATE: 5/9/2026

18920 Plaza Drive, Parker, CO 80134
(303) 617-0221
office@frontrangerecreation.com

Proposal Valid through 6/30/2026

TO Southshore Metropolitan District
C/O Management Trust
27151 E. Lakeview Dr.
Aurora, CO 80016

| QTY | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|-----|--|------------------|------------|
| 1 | Zoll AED Plus (includes alarmed cabinet) | 2483.10 | \$2,483.10 |
| 1 | Zoll CPR-D Padz 8900-0800-01 | 275.30 | \$275.30 |
| 1 | Zoll Pedi-Padz II | 188.00 | \$188.00 |
| | Excludes freight charges | | |
| | | SUBTOTAL | \$2,946.40 |
| | | SALES TAX | Exempt |
| | | TOTAL | \$2,946.40 |



Quotation prepared by: Emma Curtis

This is a quotation on the goods named, subject to the conditions noted below:

Manufacturer offers standard warranty.

In the event of significant delay or price increase of material or equipment occurring during the performance of the contract through no fault of Front Range Recreation or its subcontractors, the contract sum, time of completion or contract requirements shall be equitably adjusted. A change in price of an item, material, or equipment, shall be considered significant when the price of an items increases 3% or more between the date of this contract and the date of installation.

To accept this quotation, sign here and return: _____



Proposal For

Southshore Metropolitan District

27301 E Southshore Dr
 Aurora, CO 80016

southshoremd@bill.com; james.andersen@managementtrust.com; aj@publicalliancecellc.com; nichole@publicalliancecellc.com

Location

Aurora, CO 80016

SMD - 2026 ONTARIO & POWHATON REHAB

Terms
 Net 30

| ITEM DESCRIPTION | QUANTITY | UNIT PRICE | AMOUNT |
|--|----------|------------|-------------|
| Landscape Construction: Mobilization Mobilization, staging, material and equipment delivery. | 1 | \$ 600.00 | \$ 600.00 |
| Landscape Construction: Equipment: Skidsteer Front End Loader: 2026 Skidsteer Front End Loader (Equipment and Operator) | 1 | \$ 500.00 | \$ 500.00 |
| Landscape Construction: Equipment: Dingo Dingo loader per day | 1 | \$ 250.00 | \$ 250.00 |
| Dump Service Removal of items taken to the dump | 1 | \$ 550.00 | \$ 550.00 |
| General Labor: 2026 SOUTHSORE General Labor General Landscape Labor | 80 | \$ 75.00 | \$ 6,000.00 |
| Landscape Fabric 6' x 300' Landscape Fabric Roll - 1,800 square feet | 1 ea | \$ 475.00 | \$ 475.00 |
| Fabric/Sod Staple 4' x 1" Fabric/Sod Staple | 200 ea | \$ 0.50 | \$ 100.00 |
| Landscape Materials: Boulders: Granite boulders Granite boulders | 1 ea | \$ 330.00 | \$ 330.00 |
| Multi-Color Cobblestone 2"-4" Multi-Color Cobblestone 2"-4" | 22 Ton | \$ 196.00 | \$ 4,312.00 |
| Landscape Materials: Wood Mulch: Gorilla Hair Dark Brown Cedar mulch | 6 Yd | \$ 180.00 | \$ 1,080.00 |
| Landscape Construction: Tree Planting: Rocky Mountain Juniper 6' 6' Rocky Mountain Juniper | 2 | \$ 644.00 | \$ 1,288.00 |
| Landscape Construction: Shrub Planting: Spirea, Blue Mist #5 Blue Mist Spirea #5 | 5 | \$ 75.00 | \$ 375.00 |



| | | | |
|--|----|-------------|-------------|
| Landscape Construction:Shrub Planting:Spirea, Limemound #5 Limemound Spirea #5 | 10 | \$ 75.00 | \$ 750.00 |
| Landscape Construction:Shrub Planting:Sandcherry, Pawnee Buttes #5 Pawnee Buttes Sandcherry #5 | 10 | \$ 75.00 | \$ 750.00 |
| Landscape Construction:Perennial Planting:Red Valerian/Jupiters Beard Jupiter's Beard #1 | 28 | \$ 25.00 | \$ 700.00 |
| Landscape Construction:Perennial Planting:Daylily, Standard #1 Daylily Stella D'Oro #1 | 28 | \$ 25.00 | \$ 700.00 |
| Landscape Construction:Perennial Planting:Shasta Daisy #1 Dwarf Shasta Daisy #1 | 27 | \$ 25.00 | \$ 675.00 |
| Landscape Construction:Perennial Planting:catmint, Walkers Low #1 Catmint, Walker's Low #1 | 13 | \$ 25.00 | \$ 325.00 |
| Landscape Construction:Perennial Planting:Snow in Summer #1 Snow in Summer #1 | 23 | \$ 25.00 | \$ 575.00 |
| Misc. Materials IRR Conversion of turf zone to drip zone from the electric valve out through emission. | 2 | \$ 1,500.00 | \$ 3,000.00 |
| Irrigation Tech:2026 SOUTHSORE Irrigation Tech Labor | 20 | \$ 85.00 | \$ 1,700.00 |

Client Notes

Remove existing turf grass and install sunken perennial garden to capture and use existing run off from overflowing fiber optic pit on south side of entrance (see attached design).

- Remove and dispose of 1700 square feet of turf grass and remove struggling ornamental grasses from of existing bed areas.
- Install new landscape fabric and plant material according to attached design.
- Cover with a border of 2"- 4" cobblestone and fill sunken perennial area with shredded cedar mulch.
- Convert existing overhead irrigation to drip.

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

| | |
|------------------------|---------------------|
| SUBTOTAL | \$ 25,035.00 |
| TOTAL | \$ 25,035.00 |
| DEPOSIT AMOUNT (50.0%) | \$ 12,517.50 |
| DUE DATE | 07/01/2026 |

Signature

x _____ Date: _____

Please sign here to accept the terms and conditions

| CCP | | | | | STP | | | | 5280 | | | | Anaya | | | |
|-------------------------------------|------|------------|------------|---------------------|----------|------|------------|--------------------|----------|------|-------------|--------------------|----------|------|-------------|--------------------|
| QUANTITY | UNIT | UNIT PRICE | AMOUNT | | QUANTITY | UNIT | UNIT PRICE | AMOUNT | QUANTITY | UNIT | UNIT PRICE | AMOUNT | QUANTITY | UNIT | UNIT PRICE | AMOUNT |
| CONCRETE BID | | | | | | | | | | | | | | | | |
| Mobilization | 1 | EA | \$2,500.00 | \$ 2,500.00 | | | | \$ - | 1 | EA | \$ 750.00 | \$ 750.00 | 1 | EA | \$ 400.00 | \$ 400.00 |
| Sidewalk 6" depth w/ dowls#4 @18"OC | 764 | SF | \$ 22.50 | \$ 17,190.00 | 955 | SF | \$16.00 | \$ 15,280.00 | 1,040 | SF | \$ 19.67 | \$ 20,456.80 | 799 | SF | \$ 14.00 | \$ 11,186.00 |
| Saw and seal | 27 | LF | \$5.00 | \$ 135.00 | | | | \$ - | 31 | LF | \$ 4.50 | \$ 140.63 | 56 | LF | \$ 10.00 | \$ 560.00 |
| Seal Backer and Sika | 29 | LF | \$5.50 | \$ 159.50 | | | | \$ - | 28 | LF | \$ 7.80 | \$ 216.45 | | | | \$ - |
| Grinding | 10 | LF | \$50.00 | \$ 500.00 | | | | \$ - | 9 | LF | \$ 20.00 | \$ 185.00 | 2 | EA | \$ 220.00 | \$ 440.00 |
| EcoPan Wash out | 1 | EA | \$750.00 | \$ 750.00 | | | | \$ - | | | | \$ - | | | | \$ - |
| Traffic control Allowance | 1 | EA | \$1,000.00 | \$ 1,000.00 | | | | \$ - | | | | \$ - | | | | \$ - |
| Break out pieces for COA | | | | | 1 | LS | \$3,765.00 | \$ 3,765.00 | 1 | LS | \$ 4,915.35 | \$ 4,915.35 | 1 | LS | \$ 2,520.00 | \$ 2,520.00 |
| Pins | | | | \$ - | 1 | LS | \$300.00 | \$ 300.00 | | | | \$ - | | | | \$ - |
| Fuel surcharge | | | | \$ - | 1 | LS | \$150.00 | \$ 150.00 | | | | \$ - | | | | \$ - |
| | | | | | | | | | | | | | | | | |
| CONCRETE BID TOTAL | | | | \$ 22,234.50 | | | | \$19,495.00 | | | | \$26,664.23 | | | | \$15,106.00 |



PROPOSAL

ATTN:

TO: Earnweald Consulting Services
3567 Zane Gray Loop
Parker, CO 80138

PROJECT: Southshore Trail #17

LOCATION:

DATE: 5/11/2026

We propose to furnish all materials, equipment, and labor, subject to any exclusions listed below, required to complete the following:

1. Remove and replace sidewalk at 8 locations (HOA) \$11,186.00

Description of Services:

5'x8' = 40 SF / \$560
10' x12' = 120 SF / \$1,680
10' x2.5' = 25 SF / \$350
5'x10' = 50 SF / \$700
28'x10' = 280 SF / \$3,920
10'x10' = 100 SF / \$1,400
16'x10' = 160 SF / \$2,240
6'x4' = 24 SF / \$336

2. Remove and replace sidewalk 1 location (Aurora Reservoir) \$2,520.00

Description of Services:

18' x10' = 180 SF / \$2,520

3. Crack seal at 7 locations \$560.00

Description of Services:

56 LF / \$10

4. Grind 2 locations \$440.00

Description of Services:

7 LF @ \$220 EA

5. Mobilization Fee

\$400.00

Total Proposal Value: \$15,106.00

The above price is valid for 30 days. Anaya Concrete Corp. agrees that they will enter into a standard AIA subcontract with General Contractor, and that basic provisions such as insurance and W-9 shall be in place prior to start.

If quantities on Anaya takeoff do not match those of the General Contractor, then field verified quantities will be enforced.

Due to our drastic material cost increase in the current industry all estimates will be revised before and after commitment and we don't warranty any locks on material prices.

Exclusions:

Sidewalks from main walks to building entrance, driveways and aprons are excluded unless otherwise specified.

Any reinforcement is excluded unless specified on this estimate.

Survey, permit fees, concrete pump, weather protection, traffic control, subgrade prep, final grading, backfill, joint seal, and anything else not specified on this estimate.

Contractor: Prisciliano Anaya 5/11/2026
Anaya Concrete Corp. Date

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

ACCEPTED BY: _____
Earnweald Consulting Services Date



Job Name: South Shore

Estimated By: Nico Quintana

Client: Earnweald

Job Location: Aurora Reservoir Trail

Email: estimating@5280const.com

Name: Jake Logue

Job # 1056

Phone: (M) 720.678.6918 (O) 720.955.8588

Phone: 720.209.9777

Email: jake.logue@earnweald.com

Proposal Date: 5/11/2026

Proposal Expiration: 6/11/2026

| Concrete | | | | |
|---------------------------------------|------|------|----------|-------------------|
| Concrete | QTY | Unit | Price | Total |
| R&R Trail Sidewalk | 180 | SqFt | \$19.67 | \$3,540.60 |
| NEW Sidewalk | 42.5 | SqFt | \$14.70 | \$624.75 |
| Total Concrete: | | | | \$4,915.35 |
| T&M/Extras | | | | |
| T&M/Extras | QTY | Unit | Price | Total |
| Class 6 Recycled Concrete (IF Needed) | | TON | \$108.00 | |
| Estimate Total: | | | | \$4,915.35 |

• Invoices Will Be Based On Actual Field Measurements.

INCLUSIONS:

• All Materials Are Covered Under The Warranties Provided By Their Respective Manufacturers. We Do Not Warrant Against Cracking Caused By Heaving Or Settlement Of Ground. The Use Of Salt-Based Deicer On Concrete Will Void All Warranties. If Kitty Litter Or Sand Is Used On Concrete, It Must Be Removed Within 24 Hours To Avoid Surface Damage And To Maintain Warranty Eligibility.

• Sales Tax

- Upon Acceptance Of This Proposal By Customer (As Shown By Customer's Authorized Signature On Any Contract With Same Job Location Or Job Name), This Proposal Including The Terms, Exclusions, & Pricing Adjustments Will Become Part Of The Contract, & Override Any Prior Negotiations, Representations, Or Agreements, Either Written Or Oral.

Asphalt, Sealcoat, Striping, & Signage General Terms:

- Asphalt Paving, Patching, Milling, & Overlays Are Based On Estimated Square Footage & Thickness Unless Otherwise Stated. Billing May Adjust Based On Actual Delivered Tonnage & Field-Measured Quantities.
- Compaction Is Performed To Industry Standards; Settlement Caused By Underlying Subgrade Failure Is Not Warranted.
- Sealcoat Coverage Requires Clean & Dry Surfaces; Excessive Oil, Soft Asphalt, Or Failing Areas May Require Additional Prep At Added Cost.
- Traffic May Resume Only After Cure Time Determined By Field Conditions & Manufacturer Guidance.
- Striping For Newly Sealed Or Paved Lots Will Match The Existing Layout Unless An Updated Plan Is Provided By The Client.
- Striping Is Performed To Standard CDOT/Municipal Specifications Unless Otherwise Stated.
- Layout Will Follow Existing Traffic Patterns Unless The Client Provides A Revised Layout.
- Any Re-striping Or Rework Required Due To Other Trades, Weather, Or Changes After Installation Will Be Billed Additionally.
- Drying Times Depend On Weather & Temperature; Delays Caused By Environmental Conditions Do Not Justify Discounts Or Nonpayment.

Excludes All Items Below

(Can Be Added Upon Direct Request)

- Additional Mobilizations *(Extra Charge Per Additional Mobilization)*
- Any Quantities Beyond Those Listed In The Proposal *(Unless Listed In Proposal Items Above)*
- Cold Weather Protection/Blankets/Frost Mitigation/ Or Additives *(Unless Specifically Included)*
- Concrete Pumping Or Buggy Services *(Unless Listed In Proposal Items Above)*
- Fiber Mesh & Rebar *(Unless Listed In Proposal Items Above)*
- Grading Over 1/10 ft. w. Slope *(Unless Listed In Proposal Items Above)*
- Prep Work, Compaction, Or Re-Compaction *(Unless Listed In Proposal Items Above)*
- Import Or Export Of Subgrade/Roadbase Materials *(Unless Listed In Proposal Items Above)*
- Saw-Cutting *(Unless Listed In Proposal Items Above)*
- Caulking, Sealing, BackerRod, Or Joint Widening *(Unless Listed In Proposal Items Above)*
- Striping Or Joint Sealing Products *(Unless Listed In Proposal Items Above)*
- Textura, OCIP *(Unless Listed In Proposal Items Above)*
- Color Concrete *(Unless Listed In Proposal Items Above; BOMANITE EXCLUDED)*
- Any Special Concrete Additives *(Unless Listed In Proposal Items Above)*

- Utility Locates *(Unless Listed In Proposal Items Above)*
- Adjustments To Inlet Throats, Manhole Rings, Utilities, Etc *(Unless Listed In Proposal Items Above)*
- Permits, Bonds, Or Any Fees *(Unless Listed In Proposal Items Above)*
- Traffic Control *(Unless Listed In Proposal Items Above)*
- Concrete Washouts *(Unless Listed In Proposal Items Above)*
- Thermoplastic, High-Build, Epoxy, Or Reflective Bead Applications *(Unless Listed In Proposal Items Above)*
- Sign Installation Coring, Footings, Or Utility Locates *(Unless Listed In Proposal Items Above)*
- Surveying, Layout, Or Staking
- Material Testing
- Erosion Control

Job Requirements:

- If Prep Work Is Included, It Must Be Performed On Native Soils. ***(Cement-Treated, Rock-Filled, Or Imported Soils Are Excluded)***
- Grading Tolerance Must Be Within 1/10 ft. w. Slope. ***(Unless Otherwise Stated)***

Change Orders:

The Customer May Request Modifications To The Scope Of Work Listed Above. If The Customer Approves The Associated Cost & Price Escalation, Work Will Proceed. ***An approved signed change order must be signed prior to the work being performed***, & Payment To Be Received No Later Than The Next Scheduled Contract Payment.

Price Increases:

- Any Required Items Not Listed In This Proposal Will Be Treated As A Field Directive & Must Be Approved By The Client Before Work Proceeds.
- Concrete Supplier Pricing Is Guaranteed for 30 Days And May Increase Afterward. A General Pricing Escalator Will Take Effect As Of 12.31.2026.
- Payment Is Due Upon Receipt. Any Billed Amount That Remains Unpaid After 30 Days Will Incur A 1.5% Monthly Finance Charge. (18% APR).
- Any Remaining Work In Scope Past The First Year Of Contract Execution Will Incur A Price Adjustment Equal To Inflation & Supplier Increases.
- Saturday Concrete Pours Carry A \$1500 Surcharge Plus Any Supplier-Imposed Fees.
- Additional Increase Will Be Applied If Supplies Increase In Cases Of Hyperinflation, Tariffs, Natural Disasters, Or Material Shortages.
- Asphalt Pricing Is Subject To Oil Index Changes & Refinery-Driven Surcharges.

Cold Weather Pricing:

- Standard Blanketing, If Required Will Be Provided At \$4/LnFt
- Double Blanketing: Double The Standard Rate
- 4-Mil Plastic: \$3.50/LnFt
- Concrete Requiring Saw-Cutting Will Be Billed For 2 Blanket Operations (Cover, Uncover, & Re-Cover)

- Subgrade Protection: \$1.75/LnFt Per Use
- Winter Time Service Fee (Nov-Mar, Supplier Charge) \$5.38 Per CY
- NCA 1%: \$14.52 Per Cubic Yard
- If Blankets Provided by Client, Charges Apply For Labor & Relocation Only



Job Name: South Shore

Estimated By: Nico Quintana

Client: Earnweald

Job Location: Aurora Reservoir Trail

Email: estimating@5280const.com

Name: Jake Logue

Job # 1056

Phone: (M) 720.678.6918 (O) 720.955.8588

Phone: 720.209.9777

Email: jake.logue@earnweald.com

Proposal Date: 5/11/2026

Proposal Expiration: 6/11/2026

| Concrete | | | | |
|---|----------|-----------|------------------|--------------------|
| Concrete | QTY | Unit | Price | Total |
| Mobilization & Administration | 1 | EA | \$750.00 | \$750.00 |
| R&R Trail Sidewalk | 1040 | SqFt | \$19.67 | \$20,456.80 |
| NEW Sidewalk | 42.5 | SqFt | \$14.70 | \$624.75 |
| Backer Rod Seal | 27.75 | LnFt | \$7.80 | \$216.45 |
| Rout Seal | 31.25 | LnFt | \$4.50 | \$140.63 |
| Sidewalk Grinding | 9.25 | LnFt | \$20.00 | \$185.00 |
| Total Concrete: | | | | \$22,373.63 |
| T&M/Extras | | | | |
| T&M/Extras | QTY | Unit | Price | Total |
| <i>Class 6 Recycled Concrete (IF Needed)</i> | | TON | \$108.00 | |
| <i>Sidewalk Closed Signs & Barricades (1 Day)</i> | 1 | LS | \$200.00 | \$200.00 |
| T&M with Georgia Buggy | 3 | HOUR | \$108.75 | \$326.25 |
| Concrete Washout | 1 | LS | \$350.00 | \$350.00 |
| Permits | 1 | EA | COST +15% | |
| Estimate Total: | | | | \$23,249.88 |

• ***Invoices Will Be Based On Actual Field Measurements.***

INCLUSIONS:

- All Materials Are Covered Under The Warranties Provided By Their Respective Manufacturers. We Do Not Warrant Against Cracking Caused By Heaving Or Settlement Of Ground. The Use Of Salt-Based Deicer On Concrete Will Void All Warranties. If Kitty Litter Or Sand Is Used On Concrete, It Must Be Removed Within 24 Hours To Avoid Surface Damage And To Maintain Warranty Eligibility.
 - Sales Tax
 - Upon Acceptance Of This Proposal By Customer (As Shown By Customer's Authorized Signature On Any Contract With Same Job Location Or Job Name), This Proposal Including The Terms, Exclusions, & Pricing Adjustments Will Become Part Of The Contract, & Override Any Prior Negotiations, Representations, Or Agreements, Either Written Or Oral.
-

Asphalt, Sealcoat, Striping, & Signage General Terms:

- Asphalt Paving, Patching, Milling, & Overlays Are Based On Estimated Square Footage & Thickness Unless Otherwise Stated. Billing May Adjust Based On Actual Delivered Tonnage & Field-Measured Quantities.
 - Compaction Is Performed To Industry Standards; Settlement Caused By Underlying Subgrade Failure Is Not Warranted.
 - Sealcoat Coverage Requires Clean & Dry Surfaces; Excessive Oil, Soft Asphalt, Or Failing Areas May Require Additional Prep At Added Cost.
 - Traffic May Resume Only After Cure Time Determined By Field Conditions & Manufacturer Guidance.
 - Striping For Newly Sealed Or Paved Lots Will Match The Existing Layout Unless An Updated Plan Is Provided By The Client.
 - Striping Is Performed To Standard CDOT/Municipal Specifications Unless Otherwise Stated.
 - Layout Will Follow Existing Traffic Patterns Unless The Client Provides A Revised Layout.
 - Any Re-striping Or Rework Required Due To Other Trades, Weather, Or Changes After Installation Will Be Billed Additionally.
 - Drying Times Depend On Weather & Temperature; Delays Caused By Environmental Conditions Do Not Justify Discounts Or Nonpayment.
-

Excludes All Items Below

(Can Be Added Upon Direct Request)

- Additional Mobilizations *(Extra Charge Per Additional Mobilization)*
- Any Quantities Beyond Those Listed In The Proposal *(Unless Listed In Proposal Items Above)*
- Cold Weather Protection/Blankets/Frost Mitigation/ Or Additives *(Unless Specifically Included)*
- Concrete Pumping Or Buggy Services *(Unless Listed In Proposal Items Above)*
- Fiber Mesh & Rebar *(Unless Listed In Proposal Items Above)*
- Grading Over 1/10 ft. w. Slope *(Unless Listed In Proposal Items Above)*
- Prep Work, Compaction, Or Re-Compaction *(Unless Listed In Proposal Items Above)*
- Import Or Export Of Subgrade/Roadbase Materials *(Unless Listed In Proposal Items Above)*
- Saw-Cutting *(Unless Listed In Proposal Items Above)*

- Caulking, Sealing, BackerRod, Or Joint Widening *(Unless Listed In Proposal Items Above)*
- Striping Or Joint Sealing Products *(Unless Listed In Proposal Items Above)*
- Textura, OCIP *(Unless Listed In Proposal Items Above)*
- Color Concrete *(Unless Listed In Proposal Items Above; BOMANITE EXCLUDED)*
- Any Special Concrete Additives *(Unless Listed In Proposal Items Above)*
- Utility Locates *(Unless Listed In Proposal Items Above)*
- Adjustments To Inlet Throats, Manhole Rings, Utilities, Etc *(Unless Listed In Proposal Items Above)*
- Permits, Bonds, Or Any Fees *(Unless Listed In Proposal Items Above)*
- Traffic Control *(Unless Listed In Proposal Items Above)*
- Concrete Washouts *(Unless Listed In Proposal Items Above)*
- Thermoplastic, High-Build, Epoxy, Or Reflective Bead Applications *(Unless Listed In Proposal Items Above)*
- Sign Installation Coring, Footings, Or Utility Locates *(Unless Listed In Proposal Items Above)*
- Surveying, Layout, Or Staking
- Material Testing
- Erosion Control

Job Requirements:

- If Prep Work Is Included, It Must Be Performed On Native Soils. *(Cement-Treated, Rock-Filled, Or Imported Soils Are Excluded)*
- Grading Tolerance Must Be Within 1/10 ft. w. Slope. *(Unless Otherwise Stated)*

Change Orders:

The Customer May Request Modifications To The Scope Of Work Listed Above. If The Customer Approves The Associated Cost & Price Escalation, Work Will Proceed. **An approved signed change order must be signed prior to the work being performed**, & Payment To Be Received No Later Than The Next Scheduled Contract Payment.

Price Increases:

- Any Required Items Not Listed In This Proposal Will Be Treated As A Field Directive & Must Be Approved By The Client Before Work Proceeds.
- Concrete Supplier Pricing Is Guaranteed for 30 Days And May Increase Afterward. A General Pricing Escalator Will Take Effect As Of 12.31.2026.
- Payment Is Due Upon Receipt. Any Billed Amount That Remains Unpaid After 30 Days Will Incur A 1.5% Monthly Finance Charge. (18% APR).
- Any Remaining Work In Scope Past The First Year Of Contract Execution Will Incur A Price Adjustment Equal To Inflation & Supplier Increases.
- Saturday Concrete Pours Carry A \$1500 Surcharge Plus Any Supplier-Imposed Fees.
- Additional Increase Will Be Applied If Supplies Increase In Cases Of Hyperinflation, Tariffs, Natural Disasters, Or Material Shortages.
- Asphalt Pricing Is Subject To Oil Index Changes & Refinery-Driven Surcharges.

Cold Weather Pricing:

- Standard Blanketing, If Required Will Be Provided At \$4/LnFt
- Double Blanketing: Double The Standard Rate
- 4-Mil Plastic: \$3.50/LnFt
- Concrete Requiring Saw-Cutting Will Be Billed For 2 Blanket Operations (Cover, Uncover, & Re-Cover)
- Subgrade Protection: \$1.75/LnFt Per Use
- Winter Time Service Fee (Nov-Mar, Supplier Charge) \$5.38 Per CY
- NCA 1%: \$14.52 Per Cubic Yard
- If Blankets Provided by Client, Charges Apply For Labor & Relocation Only

**South Shore Trail 17 Punchlist
BID PROPOSAL**

CLIENT: Earnweld Consulting
CONTACT: Jake Logue



PROJECT NAME: South Shore Trail 17 Punchlist
PROJECT LOCATION: S Yantley Court & S White Crow Way, Aurora

8118 Midway Drive Littleton, CO 80125 - (303) 470-5117

PROJECT MANAGER: Tyson Vogel
DATE OF PROPOSAL: 5/10/26

| DESCRIPTION | QTY | UNIT | UNIT PRICE | TOTAL |
|---|-----|------|-------------|---------------------|
| Sidewalk - 6" Depth w/ Dowels #4 @ 18" OC | 764 | SF | \$ 22.50 | \$ 17,190.00 |
| Saw & Seal (LF) | 27 | LF | \$ 5.00 | \$ 135.00 |
| Seal (Backer & Sika)(LF) | 29 | LF | \$ 5.50 | \$ 159.50 |
| Grind Lip | 10 | LF | \$ 50.00 | \$ 500.00 |
| EcoPan Concrete Washout | 1 | EA | \$ 750.00 | \$ 750.00 |
| Traffic Control Allowance | 1 | LS | \$ 1,000.00 | \$ 1,000.00 |
| Mobilization | 1 | EA | \$ 2,500.00 | \$ 2,500.00 |
| GRAND TOTAL | | | | \$ 22,234.50 |

GENERAL REQUIREMENTS

- All vehicles must be removed from the work areas prior to mobilization. Site must be unobstructed upon arrival.
- Contractor is not responsible for unmarked underground hazards, including landscaping irrigation and sprinklers adjacent to work areas.
- Contractor is not responsible for damage or restoration to areas adjacent to work areas or areas needed for construction access to/from work areas.
- We Will Not Warranty Any Concrete Designed At Less Than 1% Slope Due To Standing Water.
- Customer is responsible for site preparation, including irrigation shut-off. Additional mobilizations will result in additional charges.

NOTES

- CCP is not responsible for graffiti, tire tracks, animal or human footprints, etc., on finished concrete.
- Pricing assumes 4500 PSI concrete, unless specified otherwise.
- Pricing is based upon specified depths of existing concrete. If depth is greater than estimated amount and/or rebar is encountered, additional charges may be required.
- If required, subgrade removal and replacement is available at additional costs
- To protect concrete surfaces, do not use de-icers during the 1st year. Never use de-icers containing sodium, calcium, ammonium nitrate, or ammonium sulfate. Use sand for ice, and apply a concrete sealer for protection, periodically.
- To help protect your concrete, this work includes a cure that will help form a moisture vapor-resistant membrane, preventing rapid evaporation of concrete mixing water necessary for proper concrete cure and strength development, and will minimize concrete surface cracking.
- Pricing assumes 10-hour workdays, six days a week
- Pricing includes Qty. 1 - Mobilization. Additional mobilizations, if required, to be charged at a rate of \$2,500/EA.
- If soil stabilization greater than 6" depth is required additional T&M charges will be required.

Exclusions: All Permits, Bonds, Signage, Locates and Potholing, Surveying, Site Layout, Staking, Laboratory / Field Testing, Inspections, Road base, Portable Toilet, Winter Protection, De-Watering, Concrete Blankets, Asphalt Repair, Weekend Work / After Hours, Parking, Joint Layout / Saw Cut Pattern, Saw Cutting, Joint Caulking / Sealant, Demo, Removal / Haul-Off, Dump Fees, Steps / Stairs, Embeds, Wet Utility Adjustments, Inlet Throats / Inlet Inside Gutter Structural Concrete, Concrete Bollards, Concrete Mailbox Pads, Concrete Benches / Pads, Detention Pond Area, Trickle Channels, Road Base & Sub-Grade Prep, Prep/ Grading on Cement or Lime Treated Soils ~ *Unless Included in Line Items Above. We Will Not Warranty Any Concrete Designed At Less Than 1% Slope Due To Standing Water.

| T&M Rates / Misc. | UNIT | UNIT PRICE |
|---|------|------------|
| Scraper | HR | \$215.00 |
| Blade | HR | \$215.00 |
| Loader | HR | \$165.00 |
| Vib. Compactor | HR | \$120.00 |
| Water Truck | HR | \$110.00 |
| Tandem Dump Truck | HR | \$115.00 |
| Skid Steer | HR | \$115.00 |
| Labor | HR | \$50.00 |
| Saw Cutting - Pending Depth, Width & Location | HR | \$80.00 |
| Doweling - Pending Depth, Width & Location | HR | \$50.00 |
| Lower/Raise Water Valves | EA | \$350.00 |
| Man Hole Adjustments | EA | \$350.00 |
| Crack Sealing w/ Seka Flex - *Pending Depth, Width & Location | LF | \$3.95 |
| Insulated Blankets | LF | \$2.90 |
| Winter Concrete Pass Through Expense Nov-Mar | CY | \$4.28 |

*Prices are good through 05/31/2026

**Permits, Traffic Control, Use Tax (incl. equipment use taxes) are not included and will be billed at invoice cost + \$75

Subgrade to be provided by others to CC&P @ +/- .1' from bottom of proposed concrete, including back and top adjacent to proposed concrete to grades necessary to allow subsequent construction of concrete curb, gutter and sidewalk. Sub-grade shall be compacted to specified moisture & density requirements (ASTM D698, AASHTO-T-99).

Taylor Ratliff, President

Authorized Signature

ESTIMATE # 3349

return mail to 212 N. County Rd. 153
Strasburg, CO 80136
e-mail @stpcrete@aol.com

Earnweld Consulting
Southshore
Ottawa and White Crow
Aurora, Co
jake.loque@earnweld.com
720-209-9777 Jake

Description of work:

Price valid until: 8/1/2026

remove and replace painted squares per walk through total square feet 955 square feet, 6" thick, pin all new to old concrete 1/2" rebar pins non epoxy
grind trip hazard, caulk joints and epoxy / grout cracks Sika 647 3 part epoxy grout or optional recommended by city inspector specs.

will be placing concrete with mud buggies and or skid steer also. There will be tire track black rubber marks from hauling concrete, removal and placing new concrete
Break out price for Ada ramp addition 7'10" x 5'6" \$900.00 with rebar pins there are 2 irrigation heads in that area that need to be deleted or capped
Break out price for 2 squares on main reservoir walk way for parks dept. 17'9" x 10' \$2865.00
sidewalk close signs to in place, we will try to clean rubber tire marksoff existing to our best capabilities
There are 2 pages please read and sign both. Signing this agreement acknowledges the terms and agrees to contract.
sealer / densifier recommended for driveways to help against road salt damage from cars not included

| Prep work | DESCRIPTION | | CHARGES | TOTAL |
|-------------------|--|----------------------------|-------------|----------------------------|
| flat work | 955 sq ft | 18 sq yds | 10.00 sq ft | \$ 9,550.00 |
| dirt removal/fill | Labor add/remove dirt/concrete / grass / road base filler for grading/compaction as needed | | 3.00 sq ft | \$ 2,865.00 |
| disposal | waste site disposal fees concrete, soils, rocks , misc trash / wash out concrete | | 3.00 sq ft | \$ 2,865.00 |
| | 0.00 caissons 1' x 3' | digging/filling holes only | 150.00 each | not applicable |
| placing | placement wheel barrow or / minimum pumper \$500.00 4 yards + or difficulty in placement . | MUD BUGGIES placing | 500.00 per | included |
| anchor pins | anchor pins to original foundation / rebar concrete new foundations may not be available | | | \$ 300.00 |
| expansion | included where needed against existing concrete | | | included if applicable |
| Break out prices | 2 break out prices separated from main bid | | | \$ 3,765.00 |
| color | integral color in concrete | | 3.00 sq ft | not applicable |
| stamped | stamp texture can be with or without colored concrete | | 3.00 sq ft | not applicable |
| crack repairs | epoxy / grout, caulk cracks, patch and grind trip hazrds | | | not applicable |
| rebar | labor and rebar reinforcement #3- 3/8" in a 3' x 3' grid and fiberglass in concrete | | 75 sq ft | not applicable |
| fuel surcharge | there is fuel surcharge currently for the spike in fuel at the pumps for us and from our vendors | X 2 trucks | 75.00 | \$ 150.00 |
| sealer | recommend sealing driveways to help prevent against road ice melt damage | | 50sq ft | not applicable |
| | | | | 19,495.00 TOTAL DUE |

All our concrete includes fiber mesh to prevent cracking and is rated at 4500 psi @ 3 1/2" - 4" thick.

EXTRA Soil removal and replacement is included only if specified in the estimate. Roadbase is for bringing up to grade only.

Colors may vary in shades from chart due to weather, shade, evaporation, and cover protection from weather or climate or other factors beyond our control.

Contractor not responsible for: hidden wires, pipes or sprinkler lines if not marked; concrete after forms are removed; and, weather or outside sources.

Sprinkler systems must be marked and turned off during the project.

Tear-out estimates are based on 4" concrete removal. Concrete more than 5" thick, wire mesh and/or rebar removal will be at a reasonable extra charge.

Cracking is not a defect in workmanship and Contractor cannot guarantee against cracking due to the nature of concrete, shifting soils in Colorado and expansion and contraction of moisture from heat / freezing against or under the concrete. Cracking is a deflection of the ground moving. Contractor does not guarantee against puddling in areas over 100 sq ft. This is a hand-finished product and may not be perfectly flat.

Hot tub pads will not be guaranteed level when integrated with a patio as one unit. Hot tub pads will puddle they are almost completely level.

Partial replacement will not match up with existing concrete perfectly. Removal of partial concrete may cause fractures due to vibrations and pressures being applied.

Contractor not responsible for acts of nature. Winds may blow debris (leaves, trash, etc.) into concrete and some things may get finished in.

All special-order materials are nonrefundable and will be paid out of deposit if canceled.

Improper drainage, washing out next to concrete or non-engineered drain flow are not defects in workmanship. It is the clients responsibility to correct improper drainage next to new concrete.

Ice Melting chemicals should never be used on concrete for at least 1-year minimum waiting period. Scaling may occur on surfaces if used, or if such chemicals drip from cars.

Magnesium chloride is salt and corrosive it will lower water freezing penetration point causing surface delaminating. Vehicles dripping on unsealed concrete may cause erosion and delaminating. Sealers should be applied yearly.

Broom finish, stamping texture, and color will vary due to sun, wind, and shade. Surface or ground moisture content will vary finish and curing.

All concrete will have textures that vary due to shade, wind, and sun. Natural stone has both rough and smooth texture as well stamping.

Some trowel marks & low spots are considered normal this is hand finished work. Power trowling and laser screeding are extra.

Stamped concrete is a reproduction of nature to our best capabilities and there is no pattern in nature with color or texture. High & low spots may occur.

Any cancellation more than 3 days after the proposal is accepted will incur a 10% contract cancellation fee or \$300.00 whichever is greater.

We offer a 1 year warranty against defects in craftsmanship and materials. Defects will be determined by independent engineering firm and to be paid by client.

We request 1/2 down to reserve a pour date 2 weeks before work. Balance is due at the completion of the work

We gladly accept credit cards with a 3% transaction fee to keep our costs low. Payment in full is an acceptance of the work and contractual agreement.

All & any changes are made after forms are set, there will be a minimum of 150.00 charge per change.

I accept this proposal _____

SURFACE MAINTENANCE INSTRUCTIONS

These instructions below have been designed to protect your new concrete from possible damage and ensure its continued beauty. HOW SOON CAN IT BE USED?

1. The new surface can be walked on 24 hours after completion of the sealer.
2. Furniture, pots with drip pans, etc., can be replaced 72 hours after completion. Furniture must be fitted with plastic protectors to avoid scrapes. Rugs/ mats and flower pots 2 weeks.
3. Vehicular traffic may be resumed only after 7 days.

NOTE: Concrete doesn't reach its full cure and strength for 28 days after application and should be used accordingly.

REMOVING STAINS: Areas with stains should be washed (medium bristle) with a mild solution of water and detergent and then thoroughly rinsed with clean water.

CLEANING: All concrete should be washed regularly with clean water using a hose and pressure nozzle. A medium bristle brush should be used to loosen dirt.

DO NOT USE: Wire brushes, power buffing machines, acids solutions or any cleaning compounds not mentioned above.

PROBLEMS: As provided above, whenever a potential problem exists with your concrete, immediately contact the us via email before any remedial work is undertaken to keep your Warranty in effect.

I HAVE READ AND FULLY UNDERSTAND THESE TERMS AND CONDITIONS AND MAINTENANCE INSTRUCTIONS

OWNER _____ DATE _____