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, October 20, 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) Review draft 2027 Budget (enclosure).

4. Consent Agenda.
   (a) Approve September 22, 2026 Regular Meeting Minutes (enclosure).
   (b) Public Alliance, Action Items.
   (c) Management Trust, Action Items:
      (i) General, Action Items:
      (ii) Lifestyle, Action Items
      (iii) Facilities, Action Items:
         a) Consider approval of proposal from Stoneside Blinds & Shades for window coverings, in the amount of $6,966.50 (enclosure).
   (d) Cox Landscaping, Action Items.
      (i) Ratify approval of increase of $1,489 to Powhaton Boulder Project, in the final amount of $8,022.
   (e) Metropolitan District Public Safety Group, Action Items:

5. Updates and decision items:
   (a) Discuss District force pooling options.

(b) Discuss Lakeview Room refresh.
(c) Update on in-house projects.
(d) Review pool closing report from Front Range Recreation Inc. (enclosure).

6. Other Contracts for Approval.

7. 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 minutes per person and the public comment portion of this meeting will not exceed 30 minutes. The Board is not required to respond to or discuss public comments. No action will be taken at this Meeting on public comments unless on this Agenda.*

8. Executive Session – For the purpose of conferring with the District's attorney and receiving legal advice on specific legal questions under Section 24-6-402 (4)(b), C.R.S., relating to oil & gas lease and statutory pooling.

9. Any other matter that may come before the Board.

This meeting is open to the public.

SOUTHSHORE METROPOLITAN DISTRICT

By *<u>/s/ Ryan Zent</u>*
Ryan Zent, President

SOUTHSHORE METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

September 30, 2026

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

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Assets				
Current Assets				
PNC (fka First Bank) Checking	68,106	-	-	68,106
Colotrust	3,153,152	2,687,360	178,349	6,018,861
UMB	-	3,468,461	-	3,468,461
Receivable from County Treasurer	34,726	6,051	-	40,778
Total Assets	3,255,985	6,161,872	178,349	9,596,206
Liabilities				
Accounts Payable	159,375	-	-	159,375
Total Liabilities	159,375	-	-	159,375
Fund Balances	3,096,610	6,161,872	178,349	9,436,831
Total Liabilities and Fund Balances	$ 3,255,985	$ 6,161,872	$ 178,349	$ 9,596,206

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 September 30, 2026

	Annual Budget	Actual	Variance
Revenues			
Property Taxes	3,402,849	3,396,691	(6,158)
Specific Ownership Taxes	411,670	253,036	(158,634)
Facility Rentals	20,000	26,593	6,593
Miscellaneous	1,000	205,594	204,594
Interest Income	80,000	75,578	(4,422)
Total Revenues	3,915,519	3,957,492	41,973
Expenditures			
General and Administrative			
Administrative	100,000	66,048	33,952
Landscaping & Maintenance	870,000	840,714	29,286
Landscaping Maintenance Contract	530,000	396,963	133,037
Repairs and Maintenance/Fencing	70,000	89,620	(19,620)
Facilities & Pool Operations	1,386,000	1,540,935	(154,935)
Safety & Security	155,000	126,325	28,675
Utilities	212,100	242,279	(30,179)
Insurance	150,000	106,037	43,963
Legal	60,000	26,461	33,539
Accounting & Audit	100,000	71,700	28,300
Miscellaneous	-	2,988	(2,988)
Capital Replacements:			
Furniture, Fixtures, & Equipment	20,000	46,168	(26,168)
Lakehouse Interior Enhancements	100,000	4,375	95,625
Lakehouse Pool Improvements	80,000	7,978	72,022
City Required Improvements	100,000	72,694	-
Architect & Engineering	20,000	13,640	6,360
Treasurer's Fees	51,090	50,950	140
Reserves for Asset Replacement	2,954,375	-	2,954,375
Emergency Reserve (3%)	123,900	-	123,900
Total Expenditures	7,082,465	3,705,875	3,376,590
Excess (Deficiency) of Revenues over Expenditures	(3,166,946)	251,617	3,418,563
Beginning Fund Balance	3,166,946	2,844,993	(321,953)
Ending Fund Balance	$ -	$ 3,096,610	$ 3,096,610

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

	Annual Budget	Actual	Variance
Revenues			
Property Taxes	3,518,661	3,512,293	(6,368)
Interest Income	80,000	129,621	49,621
Total Revenues	3,598,661	3,641,914	43,253
Expenditures			
Bond principal - Series 2020 A-1	1,320,000	-	1,320,000
Bond interest - Series 2020 A-1	505,562	252,781	252,781
Bond principal - Series 2020 A-2	-	-	-
Bond interest - Series 2020 A-2	511,200	255,600	255,600
Bond principal - Series 2020 B	570,000	-	570,000
Bond interest - Series 2020 B	753,794	-	753,794
Treasurer's Fees	52,827	52,684	143
Trustee / Paying Agent Fees	10,000	7,000	3,000
Total Expenditures	3,723,383	568,065	3,155,318
Excess (Deficiency) of Revenues over Expenditures	(124,722)	3,073,849	3,198,571
Beginning Fund Balance	3,032,111	3,073,201	41,090
Ending Fund Balance	$ 2,907,389	$ 6,147,050	$ 3,239,661

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

	Annual Budget	Actual	Variance
Revenues			
Reimbursements from Other Governments	-	-	-
Interest Income	5,000	2,558	(2,442)
Total Revenues	5,000	2,558	(2,442)
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)	2,558	178,357
Beginning Fund Balance	175,799	175,791	(8)
Ending Fund Balance	$ -	$ 178,349	$ 178,349

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 September 11, 2026 and Ending October 16, 2026

Bill Date	Vendor Name	Invoice #	Description	Amount
08/10/26	American Mechanical Services Of Denver Llc	1495092	HVAC Preventive Maintenance - Lakehouse	$ 584.00
09/10/26	American Mechanical Services Of Denver Llc	1499909	HVAC Preventive Maintenance - Lakehouse	584.00
09/29/26	Angela Casola	92926	Yoga Classes 09.26	100.00
08/30/26	Benjamin Garritson	132608	Monday Entertainment	450.00
09/30/26	Benjamin Garritson	132609	Monday Entertainment	450.00
09/16/26	Brian Terra	INV-000015	Repairs to Kegerator and Jockey Box	771.93
09/08/26	CDPHE	WC271179817	2026-27 Annual Billing for Southshore at Aurora Fil 14	540.00
09/11/26	Cintas Corporation No 2	0D51765591	Inspections for Sprinkler Systems - Lighthouse	1,154.06
09/16/26	Cintas Corporation No 2	0D51766505	Semi Annual Alarm System Insp and Report - Lakehouse	1,013.86
09/16/26	Cintas Corporation No 2	0D51766810	Inspections and Report for Sprinkler Systems - Lakehouse	966.66
Multiple	City of Aurora (Aug 2026 and Sept 2026)	Multiple	Water	26,177.82
09/30/26	CMS Environmental Solutions LLC	2099985	Filing 19 - Monthly Inspections	265.00
08/31/26	Cockrel Ela Glesne Greher & Ruhland PC	8004.001 08.26	General Legal Services 08.26	2,012.39
09/30/26	Cockrel Ela Glesne Greher & Ruhland PC	8004.001 09.26	General Legal Services 09.26	2,079.50
Multiple	Comcast	Multiple	Cable	1,726.97
06/24/26	Cox Professional Landscape Services LLC	46280	Remove Homeowner Trees	572.00
09/02/26	Cox Professional Landscape Services LLC	46818	Irrigation System Repairs	618.20
09/02/26	Cox Professional Landscape Services LLC	46820	Irrigation System Repairs	1,928.50
09/03/26	Cox Professional Landscape Services LLC	46830	Irrigation System Repairs	920.10
09/03/26	Cox Professional Landscape Services LLC	46834	Irrigation System Repairs	542.20
09/21/26	Cox Professional Landscape Services LLC	46837	Tree Pruning at Anchor Pt Park & Tree Removal Titus Way	7,140.00
09/05/26	Cox Professional Landscape Services LLC	46841	Irrigation System Repairs	628.00
09/06/26	Cox Professional Landscape Services LLC	46842	Irrigation System Repairs	519.05
09/08/26	Cox Professional Landscape Services LLC	46844	Irrigation System Repairs	510.90
09/08/26	Cox Professional Landscape Services LLC	46848	Irrigation System Repairs	1,807.50
09/09/26	Cox Professional Landscape Services LLC	46854	Irrigation System Repairs	615.75
09/09/26	Cox Professional Landscape Services LLC	46855	Irrigation System Repairs	1,885.50
08/31/26	Cox Professional Landscape Services LLC	46865	Dog Waste Station Bags and Maintenance August 2026	3,366.00

09/10/26	Cox Professional Landscape Services LLC	46870	Irrigation System Repairs	602.20
09/10/26	Cox Professional Landscape Services LLC	46871	Irrigation System Repairs	1,317.20
09/18/26	Cox Professional Landscape Services LLC	46876	Repairs to Boathouse Dog Waste Station	399.98
09/11/26	Cox Professional Landscape Services LLC	46877	Irrigation System Repairs	799.25
09/11/26	Cox Professional Landscape Services LLC	46879	Irrigation System Repairs	1,280.30
09/12/26	Cox Professional Landscape Services LLC	46885	Irrigation System Repairs	544.60
09/13/26	Cox Professional Landscape Services LLC	46886	Irrigation System Repairs	619.15
09/14/26	Cox Professional Landscape Services LLC	46887	Irrigation System Repairs	581.55
09/15/26	Cox Professional Landscape Services LLC	46892	Irrigation System Repairs	534.45
09/15/26	Cox Professional Landscape Services LLC	46893	Irrigation System Repairs	1,545.50
09/16/26	Cox Professional Landscape Services LLC	46899	Irrigation System Repairs	522.35
09/16/26	Cox Professional Landscape Services LLC	46901	Irrigation System Repairs	1,451.50
09/17/26	Cox Professional Landscape Services LLC	46904	Irrigation System Repairs	657.80
09/17/26	Cox Professional Landscape Services LLC	46905	Irrigation System Repairs	1,569.45
09/19/26	Cox Professional Landscape Services LLC	46908	Irrigation System Repairs	534.20
09/20/26	Cox Professional Landscape Services LLC	46909	Irrigation System Repairs	586.60
09/21/26	Cox Professional Landscape Services LLC	46910	Irrigation System Repairs	526.05
09/21/26	Cox Professional Landscape Services LLC	46911	Irrigation System Repairs	1,514.00
09/22/26	Cox Professional Landscape Services LLC	46915	Irrigation System Repairs	621.35
09/22/26	Cox Professional Landscape Services LLC	46916	Irrigation System Repairs	1,688.95
09/23/26	Cox Professional Landscape Services LLC	46923	Irrigation System Repairs	621.80
09/23/26	Cox Professional Landscape Services LLC	46924	Irrigation System Repairs	1,623.10
09/24/26	Cox Professional Landscape Services LLC	46933	Irrigation System Repairs	537.90
09/24/26	Cox Professional Landscape Services LLC	46934	Irrigation System Repairs	1,568.00
09/26/26	Cox Professional Landscape Services LLC	46938	Irrigation System Repairs	630.65
09/27/26	Cox Professional Landscape Services LLC	46939	Irrigation System Repairs	596.55
09/28/26	Cox Professional Landscape Services LLC	46940	Irrigation System Repairs	549.20
09/25/26	Cox Professional Landscape Services LLC	46947	Irrigation System Repairs	505.75
09/29/26	Cox Professional Landscape Services LLC	7/16/2028	Irrigation System Repairs	526.05
09/30/26	Cox Professional Landscape Services LLC	7/28/2028	Irrigation System Repairs	617.95
09/30/26	Cox Professional Landscape Services LLC	7/29/2028	Irrigation System Repairs	527.00
09/01/26	Cox Professional Landscape Services LLC	45827-6	Commercial Maintenance Contract	44,107.00
10/01/26	Cox Professional Landscape Services LLC	45827-7	Commercial Maintenance Contract	44,107.00
09/01/26	Cox Professional Landscape Services LLC	45873-6	Pond Maintenance	6,640.00
10/01/26	Cox Professional Landscape Services LLC	45873-7	Pond Maintenance	6,640.00

09/07/26	Cox Professional Landscape Services LLC	46271 DEP	Cheatgrass Removal and Native Grass Seeding	14,009.00
09/28/26	Cox Professional Landscape Services LLC	46271 FINAL	Cheatgrass Removal and Native Grass Seeding	14,009.00
08/24/26	Cox Professional Landscape Services LLC	46576 DEP	Prune Trees after Storm Damage in Senac Channel	6,760.00
09/21/26	Cox Professional Landscape Services LLC	46576 FINAL	Prune Trees after Storm Damage in Senac Channel	6,760.00
08/31/26	Cox Professional Landscape Services LLC	46644 DEP	Powhaton Boulders	4,011.00
08/24/26	Cox Professional Landscape Services LLC	46690 DEP	Sidewalk Erosion Repair	7,901.50
09/11/26	Cuz n Kuz LLC	INV-000259	Beer - 3 Kegs	310.00
09/01/26	Divvy Card Bill.com	Multiple	Office, Maintenance, and Event Supplies	6,129.36
09/15/26	Divvy Card Bill.com	Multiple	Office, Maintenance, and Event Supplies	7,069.91
09/10/26	Elk Peak Corp dba A Creative Canvas Co Inc	5111	Fabric Sail Covers for Monument	3,211.19
09/30/26	Front Range Recreation Inc	16590	Chemicals, Cleaning, and Pool Supplies and Repairs	732.84
10/01/26	Front Range Recreation Inc	16624	MANAGEMENT CONTRACT (7TH INSTALLMENT)	18,950.00
09/15/26	Gail A Ryan	91526	Aqua Fitness Classes 09.01.26 to 09.11.26	250.00
09/16/26	Genesis Floor Care of Colorado LLC	2929	Janitorial, Porter, & Pool Attndnt Svcs 09.01.26 to 09.15.26	4,129.42
10/01/26	Genesis Floor Care of Colorado LLC	2949	Janitorial and Porter Svcs 09.16.26 to 09.30.26	3,337.42
10/09/26	Gerardo Flores dba DJ Lalo Flores	8	Karaoke Services	650.00
09/25/26	Jason K Cline	142793	Fitness and Strength Training Classes	2,260.00
08/21/26	JR Engineering	90082	Project 1000-5730.20-01 2024 Underdrain Maint	2,282.00
09/21/26	JR Engineering	90229	Project 1000-5730.20-01 2024 Underdrain Maint	1,250.00
10/06/26	Laura M Bilyeu dba Line Dance 'Til You Can't	1247	Line Dance Instruction for 10.16.26	250.00
09/15/26	Lindsay Ryan	100152	Yoga Classes	220.00
09/01/26	Metropolitan District Public Safety Group	2028	Southshore Security Services and Oktoberfest Coverage	7,195.00
08/31/26	MHTT.co	303519	Quarterly Maintenance on Fitness Equip - Lighthouse	325.00
09/14/26	MHTT.co	303609	Repl Pedal Straps and Cable & Clean/Lubricate 2 Trdmlls	685.36
10/01/26	ProSec Integration LLC	24957	Service Call for Elevator Alarm	267.00
08/31/26	Public Alliance LLC	2843	Accounting Svcs	3,920.00
08/31/26	Public Alliance LLC	2843	District Management Svcs and Website	1,594.50
08/31/26	Public Alliance LLC	2843	SDA Conference	415.00
09/02/26	ROCKY MOUNTAIN BOTTLED WATER	1311999	5 Gal Purified Water x 16 - Lighthouse	164.78
09/02/26	ROCKY MOUNTAIN BOTTLED WATER	1312004	5 Gal Purified Water x 8 - Lakehouse	86.14
09/09/26	ROCKY MOUNTAIN BOTTLED WATER	1317499	Cook and Cold Cooler Rent x 3 - Lakehouse	17.85
09/09/26	ROCKY MOUNTAIN BOTTLED WATER	1317614	Hot, Cook, and Cold Cooler Rent x 3 - Lighthouse	25.85
09/17/26	ROCKY MOUNTAIN BOTTLED WATER	1323339	5 Gal Purified Water x 15 - Lighthouse	143.70
09/17/26	ROCKY MOUNTAIN BOTTLED WATER	1323341	5 Gal Purified Water x 5 - Lakehouse	52.90
10/01/26	ROCKY MOUNTAIN BOTTLED WATER	1330755	5 Gal Purified Water x 15 - Lighthouse	125.70

10/01/26	ROCKY MOUNTAIN BOTTLED WATER	1330760	5 Gal Purified Water x 5 - Lakehouse	58.90
09/03/26	Saela Denver LLC	12555545	Pest Watch Service - Lighthouse	159.00
09/03/26	Saela Denver LLC	12555719	Pest Watch Service - Lakehouse	169.00
10/05/26	Saela Denver LLC	12636831	Pest Watch Service - Lighthouse	159.00
10/05/26	Saela Denver LLC	12637058	Pest Watch Service - Lakehouse	169.00
09/07/26	Samantha Christy dba The Good List LLC	2466	Fitness Classes 07.26 and 08.26	160.00
09/24/26	Security Central, Inc.	1044022	Alarm System Inspection and Repairs - Lakehouse	1,023.70
09/28/26	Security Central, Inc.	1044110	Alarm System Repair and Programming - Lighthouse	517.50
Multiple	Terminix	Multiple	Pest Control	348.00
05/27/26	The Audio/Video Specialists LLC	100364	Deposit - Lighthouse Community Center System Upgrade	9,000.00
09/21/26	The Audio/Video Specialists LLC	100468	Deposit - Lighthouse Comm Ctr System Upgrade Phase 2	14,000.00
09/01/26	The Management Association Inc	409088	MSP IT Services and Phone System	1,351.50
08/31/26	The Management Association Inc	410914	Web Site Maintenance and Recruiting for Front Desk Asst	390.00
08/31/26	The Management Association Inc	411007	Hourly Staff Payroll 08.16.26 to 08.31.26	17,017.89
09/15/26	The Management Association Inc	411845	Hourly Staff Payroll 09.01.26 to 09.15.26	16,760.36
10/01/26	The Management Association Inc	411884	Salaried Staff Payroll 10.26	40,087.33
10/01/26	The Management Association Inc	411931	Management Fee	5,500.00
09/30/26	Vandre Electric Refrigeration Co	49350	Repairs to Pool Lighting and Street Lights - Lakehouse	1,939.45
Multiple	Waste Management	Multiple	Trash Service	5,284.39
Multiple	Xcel Energy	Multiple	Electricity	32,478.63
			TOTAL	**$ 453,699.34**

Semi-monthly statement

This is not a bill.

VISA

Southshore Metropolitan District

Account: BGP29072

Pay cycle: Auto twice monthly*

Statement Summary

Balance (from previous cycle)	$7,459.79
Transactions	$6,129.36
Fees	$0.00
Adjustments	$0.00
Payments	-$7,459.79
Statement balance	$6,129.36

We appreciate you.

Payments

DATE	TYPE	AMOUNT
08/15/2026	Autodraft	$7,459.79
	Total	**$7,459.79**

Fees

No fees were applied this statement period.

Adjustments

No adjustments were made this statement period.

Transactions

DATE	CARD	MERCHANT	AMOUNT	NAME
08/15/2026	**** 8330	AMAZON MKTPL*5H0XZ9I00	$712.20	Hernan Buenfil
08/15/2026	**** 8330	Amazon.com*5H8N49Y61	$787.89	Hernan Buenfil
08/17/2026	**** 8330	AMAZON MKTPL*5A01O1LQ2	$105.00	Hernan Buenfil
08/18/2026	**** 8330	AMAZON MKTPL*5A2JT0V50	$41.08	Hernan Buenfil
08/18/2026	**** 8330	AMAZON MKTPL*5A7T82VM0	$196.74	Hernan Buenfil
08/21/2026	**** 8330	AMAZON MKTPL*5A6U20KI2	$25.80	Hernan Buenfil
08/21/2026	**** 8330	AMAZON MKTPL*5A8K60WI0	$18.99	Hernan Buenfil
08/21/2026	**** 8330	AMAZON MKTPL*5A6Y552M2	$9.98	Hernan Buenfil
08/21/2026	**** 3804	THE HOME DEPOT #1528	$125.21	Hernan Buenfil
08/21/2026	**** 3804	LOWES #02780*	$396.71	Hernan Buenfil
08/25/2026	**** 8330	Amazon.com*5O84E36N1	$719.86	Hernan Buenfil
08/26/2026	**** 3804	COSTCO WHSE #1022	$543.92	Hernan Buenfil
08/26/2026	**** 8330	AMAZON MKTPL*5O3TW2SN0	$105.95	Hernan Buenfil
08/27/2026	**** 3804	KING SOOPERS #0707 FUEL	$124.02	Hernan Buenfil
08/28/2026	**** 8330	APPLEJACK WINE & SPIRITS	$1,920.85	Hernan Buenfil
08/28/2026	**** 8330	AMAZON MKTPL*5Q64F1O70	$87.66	Hernan Buenfil
08/29/2026	**** 3804	IC* COSTCO BY IN CAR	$137.14	Hernan Buenfil
08/29/2026	**** 8330	AMAZON MKTPL*5Q69U93P0	$11.39	Hernan Buenfil
08/29/2026	**** 8330	AMAZON MKTPL*5Q4YL3EC1	$45.98	Hernan Buenfil
08/29/2026	**** 8330	AMAZON MKTPL*5Q7WI11A1	$12.99	Hernan Buenfil
		Total		**$6,129.36**

Legal

Payments:

Your payment can (i) be made through our payment portal, via wire or ACH, or (ii) be sent to the payment address listed below. Regardless of the method, payments must be received by 5:00 p.m. in the jurisdiction in which payments are collected, at the below address, to be credited as of the day it is received. Payments we receive after 5:00 p.m. MST may not be credited to your Account until the next day.

Divvy
13707 S 200 W Suite 100
Draper, UT 84020

Unless you provide payment instructions or otherwise instruct Divvy in writing in connection with delivering your payment to Divvy, Divvy shall apply any payments received in the following manner:
1. Payment shall first be applied to the oldest outstanding balance between your (i) Divvy Mastercard account, if any, and (ii) Divvy Visa account, if any;
2. If any unallocated funds remain, payment shall be applied to your Divvy Mastercard account, if any; and
3. If any unallocated funds still remain, payment shall be applied to your Divvy Visa account, if any.

Payments must also be made from a US bank and payable in US dollars, or with a negotiable instrument payable in US dollars and clearable through the US banking system, whether that be a wire, ACH, or payment initiated through our payment portal and include your Account number. If your payment does not meet all of the above requirements, crediting may be delayed and you may incur late payment fees. Electronic payments must be made through an electronic payment method payable in US dollars and clearable through the US banking system. We do not accept payments in any currency other than US dollars, nor do we accept electronic payment from a non US bank account. Please do not send post-dated checks as they will be deposited upon receipt. Any restrictive language on a payment we accept will have no effect on us without our express prior written approval and consent. We will re-present to your financial institution any payment that is returned unpaid.

Late Fee and Nonsufficient Funds Fee:

Late Fee: Your full balance is due at the time of your bill date. This statement represents a summary of activity during a monthly period, the balance shown on this statement may be different from what is actually owed at the time of your due date if there has been additional activity on your account. If we do not receive the full amount due by its payment due date, then we may assess a late fee equal to the greater of (i) 2.99% of all amounts past due on your Account or (ii) $38.

Returned Payment Fee: If any payment submitted on your Account is returned or dishonored, including without limitation for nonsufficient funds, then we may assess a returned payment fee of $38.

Permission for Electronic Withdrawal: (1) When you send payment, you give us permission to electronically withdraw your payment from your deposit or other asset account. We may process checks electronically by transmitting the amount of the check, routing number, account number and check serial number to your financial institution, unless the check is not processable electronically or a less costly process is available. When we process your check electronically, your payment may be withdrawn from your deposit or other asset account as soon as the same day we receive your check, and you will not receive that cancelled check with your financial account statement. If we cannot collect the funds electronically, we may issue a draft against your deposit or other asset account for the amount of the check. (2) By using our payment portal, submitting a payment over the phone, or any other electronic payment service of ours, you give us permission to electronically withdraw funds from the deposit or other asset account you specify in the amount you request. Payments using such services of ours received after 8:00 p.m. MST may not be credited until the next day.

Foreign Currency Charge: If you make a Net Purchase in a foreign currency, the Cross Border and Currency Conversion Fee's fully described in our Terms and Conditions shall be applicable.

Credit Reporting: We may report information about your Account to credit bureaus. Late payments, missed payments, or other defaults on your Account may be reflected in your credit report.

Your card is issued by the Issuer, as defined in the Terms and Conditions.

Questions? Call BILL Support at **1-855-229-3111**

Statement period: 09/01/2026 - 09/14/2026

Semi-monthly statement

This is not a bill.

VISA

Southshore Metropolitan District

Account: BGP29072

Pay cycle: Auto twice monthly*

Statement Summary

Balance (from previous cycle)	$6,129.36
Transactions	$7,069.91
Fees	$0.00
Adjustments	$0.00
Payments	-$6,129.36
Statement balance	$7,069.91

We appreciate you.

Payments

DATE	TYPE	AMOUNT
09/01/2026	Autodraft	$6,129.36
	Total	**$6,129.36**

Fees

No fees were applied this statement period.

Adjustments

No adjustments were made this statement period.

Transactions

DATE	CARD	MERCHANT	AMOUNT	NAME
09/01/2026	**** 3804	KING SOOPERS # 0107	$47.47	Hernan Buenfil
09/01/2026	**** 8330	Amazon.com*5Q7N56IP1	$27.64	Hernan Buenfil
09/01/2026	**** 8330	AMAZON MKTPL*5Q5UI85M2	$13.98	Hernan Buenfil
09/01/2026	**** 8330	AMAZON MKTPL*5Q6HB3MF2	$24.69	Hernan Buenfil
09/01/2026	**** 8330	IC* COSTCO BY INSTACAR	$178.67	Hernan Buenfil
09/02/2026	**** 8330	IC* INSTACART	$20.27	Hernan Buenfil
09/02/2026	**** 8330	IN *THE GROWLER STATION,	$59.99	Hernan Buenfil
09/02/2026	**** 8330	AMAZON MKTPL*5Q9O50SQ0	$65.44	Hernan Buenfil
09/03/2026	**** 3804	LOWES #02780*	$228.96	Hernan Buenfil
09/03/2026	**** 8330	AMAZON MKTPL*5366D5151	$63.48	Hernan Buenfil
09/04/2026	**** 8330	AMAZON MKTPL*530BO4XI1	$64.97	Hernan Buenfil
09/04/2026	**** 8330	AMAZON MKTPL*532UX6FB2	$170.67	Hernan Buenfil
09/05/2026	**** 8330	WINCHELLS DONUT HOUSE LI	$291.31	Hernan Buenfil
09/05/2026	**** 3804	THE HOME DEPOT 1528	$317.89	Hernan Buenfil
09/05/2026	**** 8330	AMAZON MKTPL*538BJ2QZ1	$83.94	Hernan Buenfil
09/07/2026	**** 8330	Amazon.com*5317Z3XS0	$52.14	Hernan Buenfil
09/08/2026	**** 3804	THE HOME DEPOT #1528	$114.82	Hernan Buenfil
09/08/2026	**** 8330	AMAZON MKTPL*5370Q46W0	$79.98	Hernan Buenfil
09/09/2026	**** 3804	LOWES #02780*	$41.98	Hernan Buenfil
09/09/2026	**** 8330	AMAZON MKTPL*533H147S0	$249.90	Hernan Buenfil
09/09/2026	**** 8330	AMAZON MKTPL*5L52230Z1	$85.49	Hernan Buenfil
09/10/2026	**** 3804	SAMSCLUB #4816	$307.46	Hernan Buenfil
09/10/2026	**** 8330	AMAZON MKTPL*539GI2WT2	$436.64	Hernan Buenfil
09/10/2026	**** 8330	AMAZON MKTPL*532GM7YH2	$72.00	Hernan Buenfil
09/10/2026	**** 3804	SQ *CRESCO	$201.03	Hernan Buenfil

DATE	CARD	MERCHANT	AMOUNT	NAME	
09/10/2026	**** 3804	SP AURORA COLORADO LO	$650.00	Hernan Buenfil	
09/11/2026	**** 3804	KING SOOPERS #0084	$79.61	Hernan Buenfil	
09/11/2026	**** 3804	COSTCO WHSE #1022	$197.87	Hernan Buenfil	
09/11/2026	**** 3804	BURLINGTON STORES 1104	$53.92	Hernan Buenfil	
09/12/2026	**** 8330	APPLEJACK WINE & SPIRITS	$2,320.83	Hernan Buenfil	
09/12/2026	**** 3804	TRADER JOE S #309	$34.16	Hernan Buenfil	
09/13/2026	**** 8330	APPLE.COM/BILL	$29.78	Hernan Buenfil	
09/14/2026	**** 8330	AMAZON MKTPL*5L0QX0YQ1	$71.49	Hernan Buenfil	
09/14/2026	**** 8330	AMAZON MKTPL*5L0AW68T2	$85.94	Hernan Buenfil	
09/14/2026	**** 3804	LOWES #02780*	$245.50	Hernan Buenfil	
		Total			**$7,069.91**

Legal

Payments:

Your payment can (i) be made through our payment portal, via wire or ACH, or (ii) be sent to the payment address listed below. Regardless of the method, payments must be received by 5:00 p.m. in the jurisdiction in which payments are collected, at the below address, to be credited as of the day it is received. Payments we receive after 5:00 p.m. MST may not be credited to your Account until the next day.

Divvy
13707 S 200 W Suite 100
Draper, UT 84020

Unless you provide payment instructions or otherwise instruct Divvy in writing in connection with delivering your payment to Divvy, Divvy shall apply any payments received in the following manner:
1. Payment shall first be applied to the oldest outstanding balance between your (i) Divvy Mastercard account, if any, and (ii) Divvy Visa account, if any;
2. If any unallocated funds remain, payment shall be applied to your Divvy Mastercard account, if any; and
3. If any unallocated funds still remain, payment shall be applied to your Divvy Visa account, if any.

Payments must also be made from a US bank and payable in US dollars, or with a negotiable instrument payable in US dollars and clearable through the US banking system, whether that be a wire, ACH, or payment initiated through our payment portal and include your Account number. If your payment does not meet all of the above requirements, crediting may be delayed and you may incur late payment fees. Electronic payments must be made through an electronic payment method payable in US dollars and clearable through the US banking system. We do not accept payments in any currency other than US dollars, nor do we accept electronic payment from a non US bank account. Please do not send post-dated checks as they will be deposited upon receipt. Any restrictive language on a payment we accept will have no effect on us without our express prior written approval and consent. We will re-present to your financial institution any payment that is returned unpaid.

Late Fee and Nonsufficient Funds Fee:

Late Fee: Your full balance is due at the time of your bill date. This statement represents a summary of activity during a monthly period, the balance shown on this statement may be different from what is actually owed at the time of your due date if there has been additional activity on your account. If we do not receive the full amount due by its payment due date, then we may assess a late fee equal to the greater of (i) 2.99% of all amounts past due on your Account or (ii) $38.

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Questions? Call BILL Support at **1-855-229-3111**

SOUTHSHORE METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2027

SOUTHSHORE METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2027 BUDGET

For the Years Ended and Ending December 31,

	BUDGET 2026	BUDGET 2027
ASSESSED VALUATION		
Vacant Land	$ -	$ -
Residential	106,217,881	106,404,154
Commercial	13,507	6,385
Natural Resources	74	71
State Assessed	1,802,340	2,034,920
Certified Assessed Value	**$ 108,033,802**	**$ 108,445,530**
MILL LEVY		
General Operating Expenses	51.182	48.608
Less Temporary Mill Levy Rate Reduction	(19.684)	(16.040)
Subtotal for General Operating	31.498	32.568
General Obligation Bonds and Interest	32.570	31.973
Total Mill Levy	**64.068**	**64.541**
PROPERTY TAXES		
General Operating Expenses	5,529,386	5,271,320
Less Temporary Mill Levy Rate Reduction	(2,126,537)	(1,739,466)
Subtotal for General Operating	3,402,849	3,531,854
General Obligation Bonds and Interest	3,518,661	3,467,329
Total Levied Property Taxes	**6,921,510**	**6,999,183**
BUDGETED PROPERTY TAXES		
General Operating Expenses	$ 3,402,849	$ 3,531,854
General Obligation Bonds and Interest	3,518,661	3,467,329
Total Budgeted Property Taxes	**$ 6,921,510**	**$ 6,999,183**

Notes:

(1) Maximum mill levy is 65.193 for the 2027 budget year under the 2002 Service Plan with the City of Aurora as adjusted for changes in the method of calculating assessed valuations.

(2) The maximum mill levy calculation complies with the new property tax revenue limit of 5.25% under Colorado Revised Statutes § 29-1-1701.

SOUTHSHORE METROPOLITAN DISTRICT
GENERAL FUND
2027 BUDGET

For the Years Ended and Ending December 31,

	ACTUAL 2025	ACTUAL as of 8/31/26	ESTIMATED 2026	BUDGET 2026	BUDGET 2027
BEGINNING FUND BALANCE	$ 2,692,935	$ 2,844,994	$ 2,844,994	$ 3,166,946	$2,537,838
REVENUES					
Property Taxes	3,166,063	3,390,750	3,402,849	3,402,849	3,531,854
Specific Ownership Taxes	344,878	224,162	335,000	411,670	400,000
Facility Rentals/Programming	86,871	26,593	45,000	20,000	20,000
Miscellaneous - SSHOA	1,808,141	26,821	199,458	1,000	1,000
Interest Income	157,769	65,283	98,000	80,000	80,000
Total Revenues	5,563,722	3,733,609	4,080,307	3,915,519	4,032,854
Total Funds Available	8,256,657	6,578,603	6,925,301	7,082,465	6,570,692
EXPENDITURES					
General and Administrative					
Administrative	115,983	58,054	100,000	100,000	104,000
Landscaping & Maintenance	1,240,086	779,660	920,000	870,000	650,000
Landscaping Maintenance Contract	521,793	352,856	530,000	530,000	530,000
Repairs and Maintenance/Fencing	180,364	84,235	100,000	70,000	88,040
Facilities & Pool Operations	1,553,664	1,382,413	1,782,413	1,386,000	1,671,910
Safety & Security	226,460	117,589	155,000	155,000	128,200
Utilities	298,658	176,611	270,000	212,100	278,000
Insurance	125,202	106,037	110,000	150,000	110,000
Legal	89,097	22,370	35,000	60,000	40,000
Accounting & Audit	118,892	63,620	97,000	100,000	107,000

SOUTHSHORE METROPOLITAN DISTRICT
GENERAL FUND
2027 BUDGET

For the Years Ended and Ending December 31,

	ACTUAL 2025	ACTUAL as of 8/31/26	ESTIMATED 2026	BUDGET 2026	BUDGET 2027
Capital Replacements:					
Capital Equipment	-	-	-	-	-
Furniture, Fixtures, & Equipment	152,521	46,168	60,000	20,000	20,000
Concrete Repairs	-	-	-	-	-
Flower Bed Enhancements	-	-	-	-	-
Lakehouse Improvements	160,159	4,375	100,000	100,000	40,000
Lighthouse Improvements	-	-	-	-	40,000
Lakehouse Pool Improvements	-	7,978	8,000	80,000	50,000
Monument Conversion	-	-	-	-	-
City Required Improvements	-	44,676	45,000	100,000	-
Ridge Line Trail and Dog Park	158,421	-	-	-	-
Underdrain/Stormwater Managemen	361,309	-		-	25,000
Safety & Security Enhancements	-	-	-	-	-
Architect & Engineering	54,563	12,390	20,000	20,000	17,000
Miscellaneous	-	2,930	4,000	-	-
Treasurer's Fees	47,491	50,861	51,050	51,090	52,978
Transfer fron (to) Other Funds	7,000	-	-	-	-
Reserves for Asset Replacement	-	-	-	2,954,375	2,500,000
Emergency Reserve (3%)	-	-	-	123,900	118,564
Total Expenditures	5,411,663	3,312,823	4,387,463	7,082,465	6,570,692
Total expenditures and transfers out requiring appropriation	5,411,663	3,312,823	4,387,463	7,082,465	6,570,692
ENDING FUND BALANCE	$ 2,844,994	$ 3,265,780	$ 2,537,838	$ -	$ 0

SOUTHSHORE METROPOLITAN DISTRICT
DEBT SERVICE FUND
2027 BUDGET

For the Years Ended and Ending December 31,

	ACTUAL 2025	ACTUAL as of 8/31/26	ESTIMATED 2026	BUDGET 2026	BUDGET 2027
BEGINNING FUND BALANCE	$ 3,256,556	$ 3,073,201	$ 3,073,201	$ 3,032,111	$ 3,046,479
REVENUES					
Property Taxes	3,140,728	3,506,150	3,518,661	3,518,661	3,467,329
System Development Fees	-	-	-	-	-
Transfer from Capital Projects	-	-	-	-	-
Interest Income	201,896	110,710	175,000	80,000	150,000
Total Revenues	3,342,624	3,616,860	3,693,661	3,598,661	3,617,329
Total Funds Available	6,599,180	6,690,061	6,766,862	6,630,772	6,663,808
EXPENDITURES					
Bond principal - Series 2020 A-1	1,260,000	-	1,320,000	1,320,000	1,350,000
Bond interest - Series 2020 A-1	533,156	252,781	505,562	505,562	476,654
Bond principal - Series 2020 A-2	-	-	-	-	-
Bond interest - Series 2020 A-2	511,200	255,600	511,200	511,200	511,200
Bond principal - Series 2020 B	405,000	-	570,000	570,000	625,000
Bond interest - Series 2020 B	769,513	-	753,794	753,794	731,606
Treasurer's Fees	47,110	52,592	52,827	52,827	51,959
Trustee / Paying Agent Fees	-	7,000	7,000	10,000	10,000
Total Expenditures	3,525,979	567,973	3,720,383	3,723,383	3,756,419
Total expenditures and transfers out requiring appropriation	3,525,979	567,973	3,720,383	3,723,383	3,756,419
ENDING FUND BALANCE	$ 3,073,201	$ 6,122,088	$ 3,046,479	$ 2,907,389	$ 2,907,389

Bond Reserve Fund - 2020A-1 & 2020A-2	$ 1,828,898
Bond Surplus Fund - 2020B	1,078,491
	$ 2,907,389

SOUTHSHORE METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2027 BUDGET

For the Years Ended and Ending December 31,

	ACTUAL 2025	as of 8/31/26	ESTIMATED 2026	BUDGET 2026	BUDGET 2027
BEGINNING FUND BALANCE	$ -	$ 175,791	$ 175,791	$ 175,799	$ 180,041
REVENUES					
Reimbursements from Other Governments	175,791	-	-	-	-
Interest Income	-	1,990	4,250	5,000	-
Total Revenues	175,791	1,990	4,250	5,000	-
Total Funds Available	175,791	177,781	180,041	180,799	180,041
EXPENDITURES					
Capital Outlay	-	-	-	180,799	180,041
Transfer to General Fund	-	-	-	-	-
Transfer to Debt Service Fund	-	-	-	-	-
Total Expenditures	-	-	-	180,799	180,041
Total expenditures and transfers out requiring appropriation	-	-	-	180,799	180,041
ENDING FUND BALANCE	175,791	177,781	180,041	-	-

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF SOUTHSHORE METROPOLITAN DISTRICT HELD SEPTEMBER 22, 2026

A Regular Meeting of the Board of Directors of the Southshore Metropolitan District was held on September 22, 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
Randy Cox; Cox Professional Landscape Services, LLC
James B. Godbold; Lyons Gaddis, P.C.
Lacy McMurdo and Doug Richter; Members 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 August 31, 2026.

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

Ms. Kirkpatrick presented for the Board's consideration the payment of claims for the period from August 14, 2026 through September 10, 2026, in the amount of $347,863.94.

Following review, upon a motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period from August 14, 2026 through September 10, 2026, in the amount of $347,863.94.

2026 Budget Hearing: The Board discussed the 2026 Budget Hearing.

Following discussion, upon motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote, unanimously carried, the Board determined to hold the public hearing to consider adoption of the 2025 Budget on November 17, 2026, at 6:00 p.m., via Zoom.

CONSENT AGENDA

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

- August 18, 2026 Regular Meeting Minutes.
- System upgrade recommendations from Audio/Video Specialist LLC for the Lighthouse Community Center.
- Proposal #46837 from Cox Professional Landscape Services LLC for tree pruning, in the amount of $7,140.00.

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

UPDATES AND DECISION ITEMS

District Force Pooling Options: Attorney Godbold discussed the District's options as they relate to force pooling of mineral rights in connection with oil and gas development. He outlined several potential approaches, including negotiating a lease to maintain greater control over land use; or consenting to participate as a working interest owner, which would require sharing in the costs of operations and related liabilities. Alternatively, the District could decline to participate, which could subject the District to the forced pooling of its mineral rights, without the protections of negotiated lease. The District could also challenging the proposed oil and gas extraction.

Director Wurzman inquired whether the District would be proportionally liable for costs and liabilities if it participated as a working interest owner. Attorney Godbold noted that the District would have greater exposure to costs and liabilities under this scenario, however negotiating a lease may provide certain liability protections. Director Wurzman inquired whether the District's insurance would provide coverage in the event of litigation. Attorney Godbold recommended that the District consult with the Pool regarding available insurance coverage.

Attorney Godbold noted that, as fiduciaries, the Directors would be best served by pursuing lease negotiations. Directors Chan and Stadler recommended holding a town hall meeting to advise and hear from the public on the matter. Director Stadler asked whether the District should conduct the town hall before initiating negotiations. Attorney Godbold recommended pursuing both efforts concurrently.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Wurzman, and, upon vote, unanimously carried, the Board authorized Attorney Godbold to negotiate potential lease options on behalf of the District. The Board further authorized Directors Wurzman and Chan to coordinate a public forum to discuss the matter.

Request by Arapahoe County to Install Air Quality Monitors Near Southern End of the Aurora Reservoir: The Board entered into discussion regarding a request by Arapahoe County to install air quality monitors near southern end of the Aurora Reservoir.

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 request by Arapahoe County to install air quality monitors near southern end of the Aurora Reservoir.

Sports Court Project: The Board deferred discussion.

Lakeview Room Refresh:

Estimate R&M Construction Services Renovations: The Board reviewed an estimate from R&M Construction Services renovations. It was noted that the cost estimate for all proposed work exceeds the public bidding requirement threshold of $120,00.

Public Bidding Process: Mr. Beckman discussed with the Board the public bidding process. Director Stadler discussed timing and budget requirements.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Zent and, upon vote unanimously carried, the Board directed and authorized staff to work with Mr. Richter to prepare bid package and to proceed with the public bidding process.

Proposals from Denver Fence Guys, Golden Stain and The Superior Finish for Fence Staining: The Board reviewed proposals from Denver Fence Guys, Golden Stain and The Superior Finish for fence staining.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote unanimously carried, the Board awarded the fence staining contract to The Superior Finish, in the amount of $16,900.

Correspondence from the City of Aurora: The Board reviewed correspondence from the City of Aurora and considered dedicating Lot 2, Block 1, Southshore at Aurora Subdivision Filing No. 14 for the development of Fire Station 19.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote unanimously carried, the Board approved dedicating Lot 2, Block 1, Southshore at Aurora Subdivision Filing No. 14 for the development of Fire Station 19.

Proposal from Yeti Roofing, Inc. for Roof Inspection and Repair Work: The Board reviewed a proposal from Yeti Roofing, Inc. for roof inspection and repair work

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Zent and, upon vote unanimously carried, the Board approved the proposal from Yeti Roofing, Inc. for roof inspection and repair work.

_____

OTHER CONTRACTS

There were no other contracts.

_____

PUBLIC COMMENT

There was no public comment.

_____

EXECUTIVE SESSION

It was determined Execution Session was not necessary.

_____

OTHER MATTERS

Director Bergeon noted that the pool at Lighthouse closed at 7:00 p.m. and requested that Front Range Recreation, Inc. adhere to the posted pool hours. Mr. Buenfil stated that he would follow up with Front Range Recreation, Inc. regarding the matter.

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 7:40 p.m.

Respectively submitted,

_____

Kevin Stadler, Secretary

APPROVED

Ryan Zent

Kevin Stadler

Jeffrey Bergeon

Kevin Chan

Nancy Wurzman

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I hereby attest that I am the attorney of the District, that I was in attendance during the Executive Session of the Board of the District convened on July 21, 2026, and that the discussion during the Executive Session constituted a privileged attorney-client communication for which no record is required to be kept by law.

_____

Glory S. Schmidt, General Counsel

Design Plan For: James Andersen
Design Plan # P369720 : Yoga Studio Door

stoneside

Dear James Andersen,

A detailed design plan for your project is provided below. This design plan includes all shipping and all sales taxes.

Rated #1 in America: Based on customer reviews.
Satisfaction Guarantee: Stoneside provides a satisfaction guarantee. See details at www.stoneside.com/company/warranty.
5-Star Fully Transparent Warranty: Stoneside provides a fully transparent warranty on all blinds and shades.
Easy Financing Options: Choose between 6 month same as cash or low interest rate financing on orders over $1,500.

Please call us with any questions at 303-872-9172 or email us at solutions@stoneside.com

You can read more about each of these products by visiting our website, navigating to the product, and clicking on 'Details'

Our mission is to provide a quality product and a 5-star experience. We look forward to delivering on that promise.

Sincerely,

Michelle Hayes
Design Consultant
Stoneside Blinds & Shades

Remit Payment to: Stoneside LLC, PO Box 17892, Denver, CO 80217-0892

Shipping Information

Your window coverings are estimated to be ready for installation within 5 to 6 weeks of order approval.

Stoneside's prices are subject to change. The price on this design plan is valid through 09/30/2026.

Design Summary

Product	**$6,686.00**
Product SubTotal:	**$6,686.00**
Tax:	$0.00
Shipping:	$0.00
Installation + Service:	$280.50
Order Total:	**$6,966.50**

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Product Details



Line #
1
Room/Window #
Yoga Studio 1
Label:
Yoga Studio Door Left Panel
Line Item Notes:

Ledro Roller Shades and Solar Shades

$3,499.00 x 1 = **$3,499.00**

Material: SS Sundance 1% Ebony

MOUNTING OPTIONS

Mounting Options:	Inside

TYPE

Railroad Fabric:	No
Type:	Standard

VALANCE OPTIONS

Part of a Dual Shade?:	No
Is this going under a common valance?:	No
Valance Type:	4" Flat Fascia
Board Size:	N/A
Faceplates:	Yes
Top/Back Fascia:	No
Valance will be spliced?:	No
Color:	Black
Valance Insert / Cover:	None

LIFT CONTROLS

Controls:	Motorized
Control Position:	Left

MOTORIZATION

Type of Control:	System II Sonesse 40 Wirefree (rechargeable)

MOTORIZATION CONTROLS

Preferred Channel:	None/Unknown
Remote:	Situo 1 channel - White
Switches:	Smoove 1 channel - White
Control Accessories:	None
Extension Cables:	96" Extension Cable
Solar Kits:	None
Chargers:	Ultra 30, Sonesse 28 & 40 Motor Charger

TUBE SIZE

Tube Size Upgrade:	2 1/2"
System Defined Tube Size:	2.5
Spring Assist:	No

HEM

Hem Style:	Standard - aluminum wrapped

ADDITIONAL OPTIONS

Reverse Roll:	No
Spacer Block:	0"
Extension Brackets:	No
Holddown Brackets:	No
Light Gap Stop:	None
Additional Light Gap Stop:	No
Light Blockout System:	No

HARDWARE COLORS

Clutch/Bracket Color:	Black
Hem Bar End Cap Color:	Black



Line #
2
Room/Window #
Yoga Studio 2
Label:
Yoga Studio Door Right
Line Item Notes:

Ledro Roller Shades and Solar Shades

$3,187.00 x 1 = **$3,187.00**

Material: SS Sundance 1% Ebony

MOUNTING OPTIONS

Mounting Options:	Inside

TYPE

Railroad Fabric:	No
Type:	Standard

VALANCE OPTIONS

Part of a Dual Shade?:	No
Is this going under a common valance?:	No
Valance Type:	4" Flat Fascia
Board Size:	N/A
Faceplates:	Yes
Top/Back Fascia:	No
Valance will be spliced?:	No
Color:	Black
Valance Insert / Cover:	None

LIFT CONTROLS

Controls:	Motorized
Control Position:	Right

MOTORIZATION

Type of Control:	System II Sonesse 40 Wirefree (rechargeable)

MOTORIZATION CONTROLS

Preferred Channel:	None/Unknown
Remote:	None
Switches:	None
Control Accessories:	None

Extension Cables:	96" Extension Cable
Solar Kits:	None
Chargers:	Ultra 30, Sonesse 28 & 40 Motor Charger

TUBE SIZE

Tube Size Upgrade:	2 1/2"
System Defined Tube Size:	2.5
Spring Assist:	No

HEM

Hem Style:	Standard - aluminum wrapped

ADDITIONAL OPTIONS

Reverse Roll:	No
Spacer Block:	0"
Extension Brackets:	No
Holddown Brackets:	No
Light Gap Stop:	None
Additional Light Gap Stop:	No
Light Blockout System:	No

HARDWARE COLORS

Clutch/Bracket Color:	Black
Hem Bar End Cap Color:	Black

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Service Details

Professional Blinds & Shades Installation Services	$249.00 x 1 = **$249.00**
High Ladder Work (Over 10 Feet High) - Region B	$31.50 x 1 = **$31.50**

Carefully Review all Details of this Proposal

Products Proposed

Please review the following information regarding the products you have been proposed:

Roller Shades

- Inside mount Light Filtering and Room Darkening Roller Shades typically have an approximate 3/4" gap between the edge of the fabric and the window frame, which can allow a noticable amount of light to pass through. Light gaps may vary slightly, especially if the window is not perfectly square. Light gaps will be more noticeable for room darkening shades.

Backorders

Occasionally, certain materials may become unexpectedly unavailable, resulting in a backorder. In some cases, back-ordered materials can delay the completion of a product by weeks or months. If we encounter a backorder on one of the products in your order, we will notify you as soon as we become aware of the issue. This notification can happen anytime between the time you place your order and the day we ship your order from the factory.
If you receive a backorder notification, you may choose from the following options:

1. Select an alternative material for the affected window treatment.
2. Cancel the portion of your order impacted by the backorder
3. Agree to wait until the back-ordered materials arrive

To minimize potential delays, we recommend working with your Stoneside design consultant to select an alternative material before placing your order. By choosing an alternative material in advance, we can quickly substitute your selection if needed, helping to keep your order on schedule.

Installation Date

Upon approval of your order, we will reach out to you via text message, email, or a phone call within one business day to schedule your **Final Measure**.
Your windows coverings are estimated to be ready for installation within **5 to 6 weeks after you approve this order**.
We will contact you immediately if we determine your installation could be delayed.

In Some Instances, Additional Installation Charges May Apply.

Occasionally, at the final measurements appointment or during installation, we determine that your installation requires mounting into steel, concrete, or tile or requires scaffolding to complete the installation. If we did not include a charge for this in your order, you will be charged an additional fee for each blind/shade that must be installed in steel, concrete, or tile or for scaffolding.

If you request temporary shades at the final measure appointment and these temporary shades were not originally included in your order, you will be charged for these temporary shades.

If it is necessary for our installer to remove existing window treatments to install your new blinds or shades, and we did not include a charge for this in your order, you will be charged an additional fee for each blind or shade that must be removed.

Cancellations, Refunds, and Returns

You have three days from the date you approve your order to cancel the order with a full refund.

If you cancel your order after three days and before your final measure is completed, you are responsible for 50% of the order amount. If you cancel your order after three days and after your final measure is complete, you are responsible for 100% of the order amount.

Stoneside products are custom-made to your exact needs. After the final measure is completed, your order enters the

manufacturing process, and we are unable to offer cancelations, returns, credits, or refunds. If for any reason, we determine that the products or services provided do not meet specifications, we will repair or replace the products so that the products and services meet specifications.

Decision Insurance

Within 60 days of the date your window treatments are installed, if you would like to change the product, fabric, or product options, you may purchase the replacement product of your choice and receive a credit for 50% of the price of the replacement product.

Stoneside's 5-Star Fully Transparent Warranty

Stoneside offers a fully transparent warranty which is incorporated as part of this Agreement by reference. Go to http://www.stoneside.com/company/warranty to view our warranty.

Southshore

2026 Closing Report

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

End of Season Closure: The pool equipment winterization has been scheduled to be completed during the week of October 5. A final walk though of the facility, along with all facility closure tasks, is scheduled to take place in the coming weeks. The FRR lockbox combination will be changed to a seasonal lockout code of 8920.

Contract: FRR truly enjoys working with Southshore and greatly values the long-standing relationship we have built over the years. 2027 will be year 2 of the current contract. A new contract will be sent following the 2028 season.

Repairs:

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

Lakehouse

- Heater gas pipe upsizing – *Gas Connection quote required*
- Main drain suction valve (assessment at winterization) – *$650 / 6" valve (hardware not included, labor included)*

Lighthouse

- Dumping buckets (features) – *Assessment at winterization*
- Activity plaster – *Assessment at winterization*
- Heater header connection re-plumb (leak prevention) – *Estimate attached*
- Main drain suction valve (assessment at winterization) – *$650 / 6" valve (hardware not included, labor included)*

Routine maintenance and items needed for code compliance:

Lakehouse

- Expansion joint repair / replacement (mastic) – *$12 / ft*
- Sand and paint gas piping – *NTE $750*
- FRP backing board to protect structure – *NTE $1,000*
- Install Carbon Monoxide Detector in pump room (per Colorado Division of Oil and Public Safety code) - *NTE $800 *excludes necessary modifications to electrical panel*
- Main drain cover inspections at de-winterization

Lighthouse

- Expansion joint repair / replacement (mastic) – *$12 / ft*
- New NFPA 704 signage – *Estimate attached*
- Sand and paint gas piping – *NTE $750*
- FRP backing board to protect structure – *NTE $1,000*
- Install Carbon Monoxide Detector in pump room (per Colorado Division of Oil and Public Safety code) - *NTE $800 *excludes necessary modifications to electrical panel*
- Main drain cover inspections at de-winterization

Additional recommended repairs for your facility:

- Mushroom re-surface – *Painter quote required*

Please see attached proposals.

Please note that additional items may be submitted following the final evaluation by our Service Department.

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

Facility Considerations: The following is a list of recommendations to look at and potentially address prior to the 2027 season.

- Lighthouse pump room drain – backs up with every backwash
- Lots of cracks throughout deck. Most noticeable: CRACK ALONG RAMP NEAR FRONT GATE, TWO CRACKS LEADING OUT OF ACTIVITY NEAR PLATFORM – Lighthouse
- Water in the snack shack – Lighthouse
- Consider Shade Structures - More shade is the most common request we hear from users. While umbrellas in the tables are a common and inexpensive way to provide shade, they don't provide shade for any of the loungers which make up the majority of your pool furniture. Umbrellas are susceptible to tipping and have stability issues, routinely break from wind and are prone to mechanical failures. Some common types of shade structures we tend to see on pool decks are:
    - Shade Sails: These tensioned fabric panels anchor between poles or walls to create modern, artistic geometric shapes.
    - Cantilever Structure: These structures use support posts on only one side to leave the area underneath completely open.
    - Pergolas: These classic wooden or metal garden features use slatted roofs to let in partial sunlight and breeze.
    - Permanent Umbrella and Star Structures: These single-column systems hold an outward-stretching fabric canopy.

Pool Usage: The attached 2026 pool usage numbers are provided for your review. These figures represent the number of swimmers in the pool only and do not consider those individuals on the pool deck. Please note that one lifeguard is needed for every 20 swimmers at the Lakehouse pool, every 25 swimmers at the Lighthouse lap pool, and every 15 swimmers at the Lighthouse activity pool.

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

Lakehouse:

Furniture	Quantity	Broken	Notes
Chaise Lounge Chair	49		
Dining Table	11	3	Several tables with rust
Dining Chair	43	5	Broken piled under deck by pump room
Sand Chair	5		
Umbrella	8	4	
Umbrella Base	8	2	

Furniture Recommendations: Purchase more sand chairs and umbrella bases, need new dining tables

Lighthouse:

Furniture	Quantity	Broken	Notes
Chaise Lounge Chair	148		Broken piled behind guard shack
Dining Table	5		
Dining Chair	16		
Couch	3		
Wood Couch	3		
Wood Chair	15		
Umbrella	8	1	
Umbrella Base	8		