

**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 Wednesday, July 9, 2025, via Zoom:

<https://zoom.us/j/83363595443>

Or join by phone:

(719) 359-4580

Meeting ID: 833 6359 5443

One tap mobile: +17193594580,,83363595443#

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 (to be distributed).
 - (b) Status update for 2024 Audit.
4. District Committees.
 - (a) Approve and/or ratify appointments of Committee members, if necessary.
 - (b) Finance Committee Report and Consent Agenda recommendations.
 - (c) Facilities Committee Report and Consent Agenda recommendations.
 - (d) Landscape Committee Report and Consent Agenda recommendations.
Communications Committee Report and Consent Agenda recommendations.
5. Consent Agenda.
 - (a) Approve June 11, 2025 Regular Meeting Minutes (enclosure).
 - (b) Public Alliance Report and Expenditures, Action Items
 - (c) Management Trust Report and Expenditures, Action Items
 - (i) General Manager Report

- (ii) Lifestyle Director Report
- (iii) Facilities Manager Report
 - a) Ratify approval of proposal from Fusion Sign and Design for replacement banners, in the amount of \$7,224 (enclosure).
 - b) Ratify homeowner reimbursement for audio equipment in the amount of \$309.10.
 - c) Ratify purchase of audio equipment by, in an amount not to exceed \$3,500.
 - d) Ratify approval of Alcohol Policy.
 - e) Ratify approval of additional lifeguard from 12:30 p.m. to 5:30 p.m., for an amount not to exceed \$8,500.
 - f) Consider approval of proposal from Blingle Premier Lighting to update the Gemstone Power Kits and Hubs for both the Lighthouse and Lakeview properties, in the amount of \$1,267 (enclosure).
 - g) Consider approval of proposal from DCPS Asphalt & Concrete for striping and painting of parking lots, in the amount of \$2,200 (enclosure).
 - h) Consider approval of proposal from MHTT Equipment Technicians to replace treadmill drive motor, in the amount of \$1,257.30 (enclosure).
 - i) Consider approval of proposal from Texacraft for Oasis Sling replacements, in the amount of \$1,141 (enclosure).
 - j) Review Notice of Violation from City of Aurora Neighborhood Support Division for landscaping (enclosure).
- (d) Cintas Fire Protection Report
 - (i) Quarterly Water-Based Fire Protection Systems Inspection (enclosure).
 - (ii) Consider approval of proposal from Cintas Fire Protection for fire sprinkler system inspection and maintenance, in the amount of \$4,337 (enclosure).
 - (iii) Consider approval of proposal from Cintas Fire Protection for troubleshooting the notification service, in the amount of \$705 (enclosure).
- (e) Cox Landscaping Report and Expenditures, Action Items
 - (i) Consider approval of proposal 44934 from Cox Professional Landscape Services LLC for planting of a 3" Chanticleer Pear tree, in the amount of \$1,450 (enclosure).
 - (ii) Consider approval of proposal 44935 from Cox Professional Landscape Services LLC for cottonwood root grinding, in the amount of \$600 (enclosure).
 - (iii) Consider approval of proposal 44921 from Cox Professional Landscape Services LLC for planting of a 3" Chanticleer Pear tree, in the amount of \$1,450 (enclosure).

- (iv) Consider approval of proposal 44897 from Cox Professional Landscape Services LLC for pruning of trees, in the amount of \$2,340 (enclosure).
 - (v) Consider approval of proposal 44843 from Cox Professional Landscape Services LLC for replacement of the damaged dog station trash can, in the amount of \$300 (enclosure).
- (f) Metropolitan District Public Safety Group Report and Expenditures, Action Items.
- 6. Updates and decision items:
 - (a) Discuss District force pooling options and consider possible engagement of special counsel.
 - (b) Review and consider approval of modifications to insurance coverages.
 - (c) Review and consider approval of proposal from The Management Association IT Department for a new tablet for the tech team and front desk staff during peak hours, in the amount of \$1,937.16 (enclosure).
 - (d) Discuss staffing adjustments and staffing budget projections with The Management Trust (enclosure).
 - (e) Updates from Front Range Recreation regarding swimming pool operations.
- 7. Legal Report, Action Items:
- 8. Other Contracts for Approval:
 - (a) Discuss Lakehouse storage room and proposal for shelving in the amount of \$3,647 (enclosure).
- 9. 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.*
- 10. Executive Session under Section 24-6-402(4)(b), C.R.S., to confer with District Counsel to obtain legal advice regarding District code of conduct and related matters.
- 11. Possible action on matters discussed in Executive Session.
- 12. Any other matter that may come before the Board.

This meeting is open to the public.

SOUTHSHORE METROPOLITAN DISTRICT

By /s/ Ryan Zent
Ryan Zent, President

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF SOUTHSHORE METROPOLITAN DISTRICT HELD JUNE 11, 2025

A Regular Meeting of the Board of Directors of the Southshore Metropolitan District was held on June 11, 2025 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
Jeff 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
David Greher, Esq.; Cockrel Ela Glesne Greher & Ruhland, P.C.
Hernan Buenfil, Jennifer Cornthwaite and Ed Jarrett; The Management Trust
Andy Carroll; Metropolitan District Public Safety Group
Margie Ryan; Members of the Public

CONFLICTS OF INTEREST

Attorney Greher 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 entrance of the Lakehouse, 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 Chan 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 April 30, 2025.

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 April 30, 2025.

Ms. Kirkpatrick presented for the Board's consideration the payment of claims for the period from May 13, 2025 through June 11, 2025, in the amount of \$25,675.12.

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 May 13, 2025 through June 11, 2025, in the amount of \$25,675.12.

2024 Audit: Ms. Kirkpatrick reported that the 2024 year-end financials are being prepared by Simmons & Wheeler, the former Accountant. The draft Audit is expected to be ready for approval at the July 9th regular board meeting.

**DISTRICT
COMMITTEES
UPDATE**

Appointments:

Facilities Committee: The Board considered the appointment of Aisha Gilmore to the Facilities Committee.

Following discussion, and upon motion duly made by Director Bergeon, seconded by Director Wurzman and, upon vote, unanimously carried, the Board appointed of Aisha Gilmore to the Facilities Committee.

Landscape Committee: The Board considered the appointment of Barbara Schatz to the Landscape Committee.

Following discussion, and upon motion duly made by Director Stadler, seconded by Director Wurzman and, upon vote, unanimously carried, the Board appointed of Barbara Schatz to the Landscape Committee.

Finance Committee: Director Wurzman noted the Finance Committee did not meet in May, therefore no report is available.

Facilities Committee: Director Bergeon reported that the Facilities Committee had an informative meeting with Front Range Recreation Inc. Ms. Ryan stated that the Committee reviewed the budget for the library room renovations, including proposed chairs and audiovisual equipment. She noted the Committee is supportive of the renovations, and the Facilities Committee is continuing to evaluate budget and equipment options. Ms. Ryan noted that the pool lounges and chairs are receiving significant use, and the Committee recommends that replacement "slings" be purchased that can be installed by staff.

Director Wurzman inquired whether the District permits private swim lessons at the pool. Director Zent clarified that lessons may be conducted by affiliates of Front Range Recreation Inc.

Landscaping Committee: Director Stadler discussed with the Board the various landscaping proposals by Cox Landscaping included on the Consent Agenda.

Communications Committee: Director Chan noted that the Committee meets quarterly. There was no meeting in May.

**CONSENT
AGENDA**

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

- May 14, 2025 Regular Meeting Minutes.
- General Manager Report
- Lifestyle Director Report
- Ratification of proposals from Materra Waterscapes for the Southshore Sail Fountain, in the amount of \$6,982.35.
- Ratification of change to Contract with System4 of Central Colorado to add an additional day of janitorial services per week at the Lighthouse, for an increase to the contract price of \$667 per month.
- Ratification of proposal from Security Central Inc. for additional cameras at Lakehouse for fitness room, Lakeview room and 1st floor hallway, in the amount of \$7,930.24.
- Ratification of proposal from Vandre Electric & Refrigeration Co. for new electrical conduits for cameras, in the amount of \$6,968.
- Ratification of proposal from Vandre Electric & Refrigeration Co. to remove soffit receptacle circuit from the lighting controller, in the amount of \$1,285.
- Approved proposal from Security Central Inc. to assume responsibility for elevator phones.
- Proposal from Blingle! Premium Lighting to update existing Gemstone Power Kits and Hubs, in the amount of \$2,450.
- Proposal 44212 from Cox Professional Landscape Services LLC for rock conversion at Quantock Park, in the amount of \$11,860.
- Proposal 44789 from Cox Professional Landscape Services LLC for turf repair, in the amount of \$6,044.

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 consent agenda. The following items were removed from the Consent Agenda without further consideration.

- Proposal 44662 from Cox Professional Landscape Services LLC for solar lighting installation, in the amount of \$2,200.
- Proposal 44683 from Cox Professional Landscape Services LLC for waterloo drainage, in the amount of \$11,732.05.
- Proposal 44702 from Cox Professional Landscape Services LLC for pond enclosure, in the amount of \$7,087.
- Proposal 44703 from Cox Professional Landscape Services LLC for Pond C entrance bed refresh, in the amount of \$37,820.
- Proposal 44724 from Cox Professional Landscape Services LLC for dog park rehab, in the amount of \$87,946.
- Proposal 44790 from Cox Professional Landscape Services LLC for Lakehouse artificial turf, in the amount of \$11,440.

UPDATES AND DECISION ITEMS

District Force Pooling Options: The Board discussed force pooling options and the possible engagement of special counsel. No action was taken at this time.

Modifications to Insurance Coverages: Mr. Beckman reported he is in discussions with the District's insurance broker regarding modifications to the coverages currently in place. Director Wurzman expressed interest in participating in the conversation. Beckman will schedule a meeting with the District's insurance broker and Director Wurzman.

Revised Facilities Committee Charter: The Board reviewed the revised Facilities Committee Charter.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Bergeon and, upon vote unanimously carried, the Board approved the revised Facilities Committee Charter.

Proposal from JR Engineering for Oversight and Inspection of Storm Water Facility Maintenance: The Board reviewed a proposal from JR Engineering for Oversight and Inspection of Storm Water Facility Maintenance.

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 JR Engineering for Oversight and Inspection of Storm Water Facility Maintenance.

Proposal to Repurpose Second-Floor Library Room into a Conference Room: The Board reviewed a proposal to repurpose the second-floor library room into a conference room.

Following discussion and review, upon a motion duly made by Director Bergeon, seconded by Director Zent and, upon vote unanimously carried, the

Board approved the proposal to repurpose second-floor library room into a conference room, for an amount not to exceed \$25,000.

Lakehouse Lakeview Room's Projector Screen Malfunction: The Board discussed the Lakehouse Lakeview Room's projector screen malfunction.

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 purchase of a replacement projector screen, in an amount not to exceed \$2,500.

Proposal to Refinish Park Benches: Director Stadler advised the Board that the work to refinish the benches is being performed by staff.

Proposal from Fusion Sign and Design for Replacement Banners: Director Stadler reviewed with the Board a proposal from Fusion Sign and Design for replacement banners.

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 proposal from Fusion Sign and Design for replacement banners, in the amount of \$7,224.

LEGAL REPORT

Landscaping Issues: Attorney Greher discussed two separate situations where landscaping was damaged by residents and appropriate corrective measures.

Audio Equipment Proposal: Ms. Cornthwaite reviewed with the Board audio equipment available for purchase to avoid ongoing rental charges. She explained that one of the pieces needed was purchased by a resident who is seeking reimbursement. The Board discussed reimbursement to the resident as well as the purchase of additional equipment.

Following discussion and review, upon a motion duly made by Director Stadler, seconded by Director Wurzman, and upon vote unanimously carried, the Board authorized Ms. Cornthwaite to coordinate with the Board and the homeowner to reimburse the homeowner in the amount of \$309.10 for the purchase already made. The Board further authorized Ms. Cornthwaite to purchase additional equipment with prior approval from Director Zent, in an amount not to exceed \$3,500.

Alcohol Policy: Director Stadler inquired about the District's alcohol policy. The Board discussed and reviewed the existing draft policy and agreed to adopt it, with the intent to continue reviewing and updating the policy as necessary.

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 Alcohol Policy.

**OTHER
CONTRACTS**

There were no other contracts.

**PUBLIC
COMMENT**

Ms. Ryan requested that information regarding alcohol use be included in the Facility Rental Agreement.

Mr. Jarret introduced himself to the Board and noted that he is attending as an observer and will provide ongoing support to the on-site team as the Vice President of Onsite Communities for The Management Trust. He indicated that he would follow up with Directors Zent, Wurzman, and Burgeon to meet with each individually.

**EXECUTIVE
SESSION**

The Board determined an Executive Session was not necessary at this time.

**OTHER
MATTERS**

Director Stadler reported a request from Front Range Recreation Inc. to add a lifeguard based on current pool usage. He also noted ongoing cooperation between District staff and Front Range Recreation Inc. to facilitate pool access through the exterior gate.

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 addition of a lifeguard from 12:30 p.m. to 5:30 p.m., in an amount not to exceed \$8,500 for the season.

ADJOURNMENT

There being no further business to come before the Board, upon motion of Director Stadler, second of Director Wurzman, and unanimous vote, the meeting was adjourned at 8:20 p.m.

Respectively submitted,

Kevin Stadler, Secretary

APPROVED

Ryan Zent

Kevin Stadler

Jeff Bergeon

Kevin Chan

Pursuant to Section 24-6-402(2)(d.5)(I)(B), C.R.S., I hereby attest that I am the attorney of the Southshore Metropolitan District, that I was in attendance during the Executive Session of the meeting of the Board of Directors of the District convened on March 12, 2025, 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.

David A. Greher, General Counsel

SOUTHSHORE METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

May 31, 2025

Southshore Metropolitan District
Balance Sheet - Governmental Funds
For the Period Ending May 31, 2025

	General Fund	Debt Service Fund	Total
Assets			
Current Assets			
First Bank Checking	144,639	-	144,639
Colotrust	4,077,960	1,215,476	5,293,436
UMB	-	3,321,438	3,321,438
Receivable from County Treasurer	84,830	57,544	142,374
Total Assets	<u>4,307,429</u>	<u>4,594,458</u>	<u>8,901,887</u>
Liabilities			
Accounts Payable	<u>341,313</u>	<u>-</u>	<u>341,313</u>
Total Liabilities	<u>341,313</u>	<u>-</u>	<u>341,313</u>
Fund Balances	3,966,116	4,594,458	8,560,574
Total Liabilities and Fund Balances	<u>4,307,429</u>	<u>4,594,458</u>	<u>8,901,887</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
General Fund Statement of Revenues, Expenditures, and Changes in
Fund Balances - Budget and Actual
For the Period Ending May 31, 2025

	Annual Budget	Actual	Variance
Revenues			
Property Taxes	3,193,488	1,796,371	(1,397,117)
Specific Ownership Taxes	380,711	142,715	(237,996)
Facility Rentals	95,000	-	(95,000)
Miscellaneous - SSHA	1,000	1,439,043	1,438,043
Interest Income	100,000	68,130	(31,870)
Total Revenues	3,770,199	3,446,259	(323,940)
Expenditures			
General and Administrative			
Administrative	189,000	30,506	158,494
Landscaping & Maintenance	860,000	643,686	216,314
Landscaping Maintenance Contract	520,000	183,574	336,426
Repairs and Maintenance/Fencing	101,500	100,198	1,302
Facilities & Pool Operations	1,309,375	487,097	822,278
Safety & Security	155,000	53,383	101,617
Utilities	202,000	19,620	182,380
Insurance	140,000	-	140,000
Legal	100,000	37,912	62,088
Accounting	65,000	53,186	11,814
Audit	7,500	-	7,500
Capital Replacements:			-
Capital Equipment	-	33,809	(33,809)
Furniture, Fixtures, & Equipment	-	28,832	(28,832)
Lakehouse Interior Enhancements	155,000	-	155,000
Lakehouse Deck & Railings	-	53,844	(53,844)
Lakehouse Pool Heater	60,000	-	60,000
Ridge Line Trail and Dog Park	100,000	-	100,000
Underdrain Management	250,000	301,864	(51,864)
Stormwater Management	-	27,639	(27,639)
Architect & Engineering	50,000	26,109	23,891
Treasurer's Fees	47,902	26,945	20,957
Reserves for Asset Replacement	1,688,107	-	1,688,107
Emergency Reserve (3%)	127,931	-	127,931
Total Expenditures	6,128,315	2,108,204	4,020,111
Excess (Deficiency) of Revenues over Expenditures	(2,358,116)	1,338,056	3,696,172
Beginning Fund Balance	2,358,116	2,628,060	269,944
Ending Fund Balance	\$ -	\$ 3,966,116	\$ 3,966,116

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 May 31, 2025

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property Taxes	3,151,699	1,788,959	(1,362,740)
Interest Income	118,991	62,449	(56,542)
Total Revenues	<u>3,270,690</u>	<u>1,851,408</u>	<u>(1,419,282)</u>
Expenditures			
Bond principal - Series 2020 A-1	1,260,000	-	1,260,000
Bond interest - Series 2020 A-1	533,156	266,578	266,578
Bond principal - Series 2020 A-2	-	-	-
Bond interest - Series 2020 A-2	511,200	255,600	255,600
Bond principal - Series 2020 B	405,000	-	405,000
Bond interest - Series 2020 B	769,513	-	769,513
Treasurer's Fees	47,275	26,835	20,440
Trustee / Paying Agent Fees	10,000	-	10,000
Total Expenditures	<u>3,536,144</u>	<u>549,013</u>	<u>2,987,131</u>
Excess (Deficiency) of Revenues over Expenditures	(265,454)	1,302,395	1,567,849
Beginning Fund Balance	3,172,843	3,292,063	119,220
Ending Fund Balance	<u>\$ 2,907,389</u>	<u>\$ 4,594,458</u>	<u>\$ 1,687,069</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 May 31, 2025

	Annual Budget	Actual	Variance
Revenues			
Reimbursements from Other Governments	180,000	-	(180,000)
Interest Income	10,000	-	(10,000)
Total Revenues	190,000	-	(190,000)
Expenditures			
Capital Outlay	190,000	-	190,000
Transfer to General Fund	-	-	-
Transfer to Debt Service Fund	-	-	-
Total Expenditures	190,000	-	190,000
Excess (Deficiency) of Revenues over Expenditures	-	-	-
Beginning Fund Balance	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -

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
Financial Statements

December 31, 2024

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Southshore Metropolitan District

Management is responsible for the accompanying financial statements of each major fund of Southshore Metropolitan District, as of and for the period ended December 31, 2024, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the eleven months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Southshore Metropolitan District because we performed certain accounting services that impaired our independence.

Simmons & Wheeler P.C.

July 7, 2025
Englewood, Colorado

Southshore Metropolitan District
Balance Sheet - Governmental Funds and Account Groups
December 31, 2024

See Accountant's Compilation Report

	General Fund	Debt Service Fund	Total All Funds	Account Groups
Assets:				
Current assets				
Cash and investments	\$ 2,872,947	\$ -	\$ 2,872,947	\$ -
Cash and investments - restricted	-	3,256,556	3,256,556	-
Cash with county treasurer	40,141	-	40,141	-
Accounts receivable	8,955	-	-	-
Taxes receivable	3,193,488	3,151,699	-	-
Prepaid expenses	123,297	-	-	-
	<u>6,238,828</u>	<u>6,408,255</u>	<u>9,887,185</u>	<u>-</u>
Other assets				
Capital improvements	-	-	-	18,423,513
Amount available in debt service fund	-	-	-	3,256,556
Amount to be provided for retirement of debt	-	-	-	53,043,444
	<u>-</u>	<u>-</u>	<u>-</u>	<u>74,723,513</u>
	<u>\$ 6,238,828</u>	<u>\$ 6,408,255</u>	<u>\$ 85,840,698</u>	<u>\$ 74,723,513</u>
Liabilities:				
Current liabilities				
Accounts payable	\$ 352,405	\$ -	\$ 352,405	\$ -
	<u>352,405</u>	<u>-</u>	<u>177,674</u>	<u>-</u>
Bonds Payable - Series 2020A-1	-	-	-	24,345,000
Bonds Payable - Series 2020A-2	-	-	-	12,780,000
Bonds Payable - Series 2020B	-	-	-	19,175,000
Total liabilities	<u>352,405</u>	<u>-</u>	<u>352,405</u>	<u>56,300,000</u>
Deferred Inflows of Resources:				
Deferred property taxes	3,193,488	3,151,699	-	-
Total Deferred Inflows of Resources	<u>3,193,488</u>	<u>3,151,699</u>	<u>-</u>	<u>-</u>
Fund Equity:				
Investment in capital improvements				18,423,513
Fund balance:				
Nonspendable:				
Prepays	123,297	-	-	-
Restricted:				
Emergencies	127,931	-	127,931	-
Debt service	-	3,256,556	3,256,556	-
Unrestricted	2,441,707	-	2,441,707	-
	<u>2,692,935</u>	<u>3,256,556</u>	<u>28,096,109</u>	<u>18,423,513</u>
	<u>\$ 6,238,828</u>	<u>\$ 6,408,255</u>	<u>\$ 85,840,698</u>	<u>\$ 74,723,513</u>

Southshore Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Twelve Months Ended December 31, 2024
General Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues			
Property taxes	\$ 5,005,048	\$ 5,083,962	\$ 78,914
Specific ownership taxes	411,400	404,957	(6,443)
Event rental fees	-	21,953	21,953
Interest income	40,000	195,652	155,652
	<u>5,456,448</u>	<u>5,706,524</u>	<u>250,076</u>
Expenditures			
District Management	115,000	416,104	(301,104)
Landscaping & Maintenance	1,687,500	924,736	762,764
Landscape Maintenance contract	-	374,490	(374,490)
Facilities & Pool Operations	1,108,250	1,057,370	50,880
Safety & Security	100,000	81,000	19,000
Repairs & Maintenance	-	457,469	(457,469)
Utilities	-	243,335	(243,335)
Insurance	90,000	109,002	(19,002)
Legal	50,000	221,977	(171,977)
Accounting / Audit	50,000	69,081	(19,081)
Capital replacements:			
Underdrain/Stormwater Management	750,000	686,569	63,431
Safety & Security Enhancements	245,000	45,543	199,457
Pool Resurfacing	50,000	-	50,000
Lakehouse Deck & Railings	100,000	-	100,000
Irrigation Enhancements	100,000	-	100,000
Immediate Needs (Reserve Study)	300,000	-	300,000
Furniture, Fixture & Equipment	50,000	-	50,000
Sod Replacement	25,000	-	25,000
Architect & Engineering Expenses	30,000	56,123	(26,123)
Miscellaneous	-	6,079	(6,079)
Treasurer fees	75,076	76,323	(1,247)
Reserves	385,099	-	385,099
Emergency reserve (3%)	145,523	-	145,523
	<u>5,456,448</u>	<u>4,825,201</u>	<u>631,247</u>
Excess (deficiency) of revenues over expenditures	-	881,323	881,323
Fund balance - beginning	<u>243,266</u>	<u>1,811,612</u>	<u>1,568,346</u>
Fund balance - ending	<u>\$ 243,266</u>	<u>\$ 2,692,935</u>	<u>\$ 2,449,669</u>

Southshore Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Twelve Months Ended December 31, 2024
Debt Service Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	\$ 1,891,472	\$ 1,902,759	\$ 11,287
System development fees	62,500	157,500	95,000
Interest income	10,000	242,401	232,401
	<u>1,963,972</u>	<u>2,302,660</u>	<u>338,688</u>
Expenditures			
Bond principal - 2020 A-1	1,230,000	1,230,000	-
Bond interest - 2020 A-1	560,093	560,093	-
Bond interest - 2020 A-2	511,200	511,200	-
Bond principal - 2020 B	215,000	215,000	-
Bond interest - 2020 B	777,850	777,850	-
Treasurer's fee	28,096	28,566	(470)
Trustee / paying agent fees	10,000	7,000	3,000
	<u>3,332,239</u>	<u>3,329,709</u>	<u>2,530</u>
Excess (deficiency) of revenues over expenditures	(1,368,267)	(1,027,049)	341,218
Other Financing Sources (Uses)			
Transfer (to) from other funds	<u>-</u>	<u>705</u>	<u>705</u>
Total other financing sources (uses)	<u>-</u>	<u>705</u>	<u>705</u>
Excess (deficiency) of revenues and other sources over expenditures and other uses	(1,368,267)	(1,026,344)	341,923
Fund balance - beginning	<u>4,803,203</u>	<u>4,282,900</u>	<u>(520,303)</u>
Fund balance - ending	<u>\$ 3,434,936</u>	<u>\$ 3,256,556</u>	<u>\$ (178,380)</u>

Southshore Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Twelve Months Ended December 31, 2024
Capital Projects Fund

See Accountant's Compilation Report

	Amended <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues			
Interest	\$ 23	\$ 21	\$ (2)
	<u>23</u>	<u>21</u>	<u>(2)</u>
Expenditures			
Capital outlay	<u>-</u>	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over expenditures	23	21	(2)
Other Financing Sources (Uses)			
Transfer (to) from other funds	<u>(707)</u>	<u>(705)</u>	<u>2</u>
Total other financing sources (uses)	<u>(707)</u>	<u>(705)</u>	<u>2</u>
Excess (deficiency) of revenues and other sources over expenditures and other uses	(684)	(684)	-
Fund balance - beginning	<u>684</u>	<u>684</u>	<u>-</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Southshore Metropolitan District

Payment of Claims Report

For the Period Beginning June 12, 2025 and Ending July 9, 2025

<u>Vendor Name</u>	<u>Invoice #</u>	<u>Invoice Date</u>	<u>Invoice Description</u>		<u>Amount</u>
Adema Enterprises Inc	1587	5/23/2025	Assemble Lounge Chairs	\$	546.25
American Eagle Protective Services LLC	119	6/9/2025	Security Svcs for Lakehouse/Lighthouse Events		1,800.00
American Mechanical Svcs of Denver LLC	1434838	5/22/2025	Banquet Room Heater Repair		375.00
AURORA COLORADO LOCKSMITH 247	30	5/8/2025	Lever Locks, Crash Bar, and Deadbolt Labor/Installation		5,006.90
Brian Terra	INV-000003	6/17/2025	Monthly Draft Line Cleaning		100.00
CINTAS	0D51656206	6/12/2025	Sprinkler System Inspections, Testing, and Submit Report		1,006.18
Cockrel Ela Glesne Greher & Ruhland PC	8004.001 05.25	5/31/2025	General Legal Services 04.25		9,740.56
Cockrel Ela Glesne Greher & Ruhland PC	8004.001 06.25	6/30/2025	General Legal Services 04.25		11,804.00
Colorado Pond and Lake	1967	6/10/2025	Stock Pond with Fish		4,970.25
Colorado Water Well PM LLC	860	5/9/2025	Pond C Station Maintenance		1,920.00
Convurt Trends LLC	997 FINAL	5/8/2025	Blue and Yellow Fence - Pressure wash, scrape, and stain		16,219.40
Convurt Trends LLC	998 FINAL	5/8/2025	Replacements - Yellow Fence & Blue Fence		17,650.00
Cox Professional Landscape Services	44584	4/24/2025	Pond A Debris Handling and Removal		390.00
Cox Professional Landscape Services	44614	5/6/2025	Irrigation System Valve Replacement 05.07.25		1,690.85
Cox Professional Landscape Services	44616	5/8/2025	Irrigation System Repairs 05.08.25		1,050.85
Cox Professional Landscape Services	44625	5/8/2025	7266 S Titus Way Tree Removal		1,085.00
Cox Professional Landscape Services	44638	5/10/2025	Reset Senac Sign		210.00
Cox Professional Landscape Services	44639	5/6/2025	Remove Tree at 7075 S Robertsdale Way		465.00
Cox Professional Landscape Services	44664	5/9/2025	Irrigation System Replace Valves 05.09.25		1,333.40
Cox Professional Landscape Services	44665	5/9/2025	Irrigation System Repairs 05.10.25		1,053.60
Cox Professional Landscape Services	44668	5/10/2025	Irrigation System Valve Repairs 05.10.25		1,142.00
Cox Professional Landscape Services	44670	5/10/2025	Irrigation System Repairs 05.11.25		1,032.20
Cox Professional Landscape Services	44677	5/12/2025	Irrigation System Main Line Repairs 05.12.25		1,744.00
Cox Professional Landscape Services	44678	5/12/2025	Irrigation System Repairs 05.12.25		1,333.30
Cox Professional Landscape Services	44684	5/13/2025	Irrigation System Repairs 05.13.25		976.80
Cox Professional Landscape Services	44685	5/13/2025	Irrigation System Repairs 05.15.25		346.70
Cox Professional Landscape Services	44686	5/13/2025	Irrigation System Line Repairs 05.13.25		870.75
Cox Professional Landscape Services	44692	5/14/2025	Irrigation System Repairs 05.14.25		1,179.00
Cox Professional Landscape Services	44693	5/14/2025	Irrigation System Main Line Repairs 05.14.25		468.50
Cox Professional Landscape Services	44694	5/14/2025	Irrigation System Valve Repairs 05.14.25		1,854.95
Cox Professional Landscape Services	44704	5/15/2025	Irrigation System Repairs 05.15.25		1,049.60
Cox Professional Landscape Services	44708	5/14/2025	Irrigation System Lateral Break Repair 05.14.25		543.50
Cox Professional Landscape Services	44709	5/17/2025	Irrigation System Repairs 05.17.25		935.25
Cox Professional Landscape Services	44710	5/18/2025	Irrigation System Repairs 05.18.25		625.60
Cox Professional Landscape Services	44712	5/19/2025	Irrigation System Repairs 05.19.25		1,639.20
Cox Professional Landscape Services	44716	5/20/2025	Accident Clean Up on Peakview		600.00
Cox Professional Landscape Services	44719	5/20/2025	Irrigation System Repairs 05.20.25		1,613.10
Cox Professional Landscape Services	44725	5/21/2025	Irrigation System Repairs 05.21.25		1,567.60
Cox Professional Landscape Services	44730	5/21/2025	Irrigation System Main Line Repair 05.20.25		1,570.00
Cox Professional Landscape Services	44731	5/22/2025	Irrigation System Repairs 05.22.25		1,444.70
Cox Professional Landscape Services	44737	5/22/2025	Irrigation System Main Line Repair 05.22.25		895.00
Cox Professional Landscape Services	44738	5/22/2025	Irrigation System Repairs 05.22.25		339.45
Cox Professional Landscape Services	44739	5/25/2025	Irrigation System Repairs 05.25.25		1,102.05
Cox Professional Landscape Services	44740	5/24/2025	Irrigation System Repairs 05.24.25		889.60
Cox Professional Landscape Services	44746	5/27/2025	Irrigation System Valve Repair 05.27.25		1,156.00
Cox Professional Landscape Services	44747	5/26/2025	Irrigation System Valve Repairs 05.26.25		1,030.60
Cox Professional Landscape Services	44748	5/30/2025	Irrigation System Controller Repair 05.27.25		4,506.50
Cox Professional Landscape Services	44751	5/28/2025	Irrigation System Repairs 05.28.25		1,247.15
Cox Professional Landscape Services	44763	5/29/2025	Irrigation System Repairs 05.29.25		1,055.20
Cox Professional Landscape Services	44773	6/2/2025	Irrigation System Repairs 06.02.25		1,028.10
Cox Professional Landscape Services	44783	6/2/2025	Flower and Plant Watering 05.31.25		640.00
Cox Professional Landscape Services	44784	6/1/2025	Flower and Plant Watering 06.01.25		480.00
Cox Professional Landscape Services	44791	6/4/2025	Irrigation System Repairs 06.04.25		1,194.70
Cox Professional Landscape Services	44798	6/5/2025	Irrigation System Valve Repairs 06.05.25		1,050.00
Cox Professional Landscape Services	44807	6/6/2025	Irrigation System Valve Repairs 06.06.25		2,355.50
Cox Professional Landscape Services	44808	6/6/2025	Irrigation System Repairs 06.06.25		1,009.35

Southshore Metropolitan District

Payment of Claims Report

For the Period Beginning June 12, 2025 and Ending July 9, 2025

<u>Vendor Name</u>	<u>Invoice #</u>	<u>Invoice Date</u>	<u>Invoice Description</u>	<u>Amount</u>
Cox Professional Landscape Services	44814	6/6/2025	Update Irrigation System for Flower Beds 06.06.25	576.00
Cox Professional Landscape Services	44816	6/7/2025	Irrigation System Repairs 06.07.25	1,097.90
Cox Professional Landscape Services	44817	6/8/2025	Irrigation System Repairs 06.08.25	1,024.00
Cox Professional Landscape Services	44818	6/9/2025	Irrigation System Main Line Repair 06.09.25	6,785.00
Cox Professional Landscape Services	44820	6/9/2025	Irrigation System Repairs 06.09.25	1,028.85
Cox Professional Landscape Services	44830	6/10/2025	Irrigation System Repairs 06.10.25	1,188.30
Cox Professional Landscape Services	44839	6/11/2025	Irrigation System Repairs 06.11.25	1,080.20
Cox Professional Landscape Services	44846	6/12/2025	Irrigation System Repairs 06.12.25	702.00
Cox Professional Landscape Services	44847	6/12/2025	Irrigation System Repairs 06.12.25	1,299.10
Cox Professional Landscape Services	44848	6/12/2025	Irrigation System Repairs 06.12.25	1,118.90
Cox Professional Landscape Services	44849	6/12/2025	Irrigation System Repairs 06.12.25	522.30
Cox Professional Landscape Services	44855	5/31/2025	Apr 2025 Waste Station Bags and Maintenance	3,578.00
Cox Professional Landscape Services	44856	6/14/2025	Irrigation System Repairs 06.14.25	1,043.00
Cox Professional Landscape Services	44857	6/15/2025	Irrigation System Repairs 06.15.25	988.20
Cox Professional Landscape Services	44859	6/16/2025	Irrigation System Repairs 06.16.25	1,068.40
Cox Professional Landscape Services	44862	6/16/2025	Irrigation System Repairs 06.16.25	1,080.70
Cox Professional Landscape Services	44867	6/17/2025	Irrigation System Repairs 06.17.25	1,648.80
Cox Professional Landscape Services	44868	6/17/2025	Irrigation System Repairs 06.17.25	989.60
Cox Professional Landscape Services	44876	6/18/2025	Irrigation System Repairs 06.18.25	2,709.00
Cox Professional Landscape Services	44886	6/19/2025	Irrigation System Repairs 06.19.25	2,031.50
Cox Professional Landscape Services	44890	6/19/2025	Irrigation System Repairs 06.19.25	421.60
Cox Professional Landscape Services	44892	6/17/2025	Irrigation System Repairs 06.17.25	602.00
Cox Professional Landscape Services	44893	6/17/2025	Irrigation System Repairs 06.17.25	437.00
Cox Professional Landscape Services	44899	6/21/2025	Irrigation System Repairs 06.21.25	965.20
Cox Professional Landscape Services	44900	6/22/2025	Irrigation System Repairs 06.22.25	1,066.05
Cox Professional Landscape Services	44901	6/23/2025	Irrigation System Repairs 06.23.25	1,010.75
Cox Professional Landscape Services	44904	6/23/2025	Irrigation System Repairs 06.23.25	1,664.50
Cox Professional Landscape Services	44920	6/26/2025	Removal of tree after storm damage	300.00
Cox Professional Landscape Services	44947	6/30/2025	Excess Trash Removal near Dumpster - Lighthouse	270.00
Cox Professional Landscape Services	43675-3	6/1/2025	Monthly Pond Maintenance	6,640.00
Cox Professional Landscape Services	43675-4	7/1/2025	Monthly Pond Maintenance	6,640.00
Cox Professional Landscape Services	44206 FINAL	5/15/2025	Rock Area 1 - SS Pkwy & Ottawa Ave	27,442.50
Cox Professional Landscape Services	44207 FINAL	6/11/2025	Rock Area 2 - SS Pkwy & Uriah	10,272.00
Cox Professional Landscape Services	44208 FINAL	5/19/2025	Rock Area 1 - SS Pkwy & Costilla	22,187.50
Cox Professional Landscape Services	44209 FINAL	5/27/2025	Rock Area 4 - SS Pkwy & Roxbury	29,865.00
Cox Professional Landscape Services	44210 FINAL	6/9/2025	2025 Rock Area 5 E SS Dr & E Indore Dr	17,368.00
Cox Professional Landscape Services	44211 FINAL	5/13/2025	2025 Rock Area 6 E SS Pkwy & E Davies Dr	14,112.50
Cox Professional Landscape Services	44212 DEP	6/23/2025	2025 Rock Area 7 Quantock Park	5,930.00
Cox Professional Landscape Services	44332 FINAL	6/19/2025	2025 Perennials	2,027.50
Cox Professional Landscape Services	44470-3	6/1/2025	Commercial Maintenance Contract - Monthly Billing	44,107.00
Cox Professional Landscape Services	44470-4	7/1/2025	Commercial Maintenance Contract	44,107.00
Cox Professional Landscape Services	44512 DEP	7/15/2025	Replace Tree - accident on Southshore Pkwy & Costilla Dr	725.00
Cox Professional Landscape Services	44789 DEP	6/23/2025	Turf Repair	3,022.00
Custom Fence & Supply	333441	5/15/2025	Install 6' Montage Fence at Lighthouse	1,990.00
Custom Flag Company Inc	14843	6/16/2025	Quarterly Service Call to change out flags	82.00
Cynthia Waller	24	6/17/2025	Nia Classes at the Lighthouse 04.25 and 05.25	300.00
Data Destruction	2637922	6/4/2025	Paper and Electronics Disposal Event	1,600.00
Earnweald Consulting Services, LLC	SSMD1-2025-71	5/30/2025	Engineering Services	1,050.00
Earnweald Consulting Services, LLC	SSMD1-2025-72	6/30/2025	Engineering Services	2,450.00
Elevator Technicians LLC	1343	5/13/2025	Elevator service call - Lakehouse	900.00
Elevator Technicians LLC	1344	5/13/2025	Replace batteries in elevator - Lakehouse	900.00
Elevator Technicians LLC	1453	6/17/2025	Elevator repair to hall buttons - Lakehouse	750.00
Elevator Technicians LLC	1781	7/1/2025	Quarterly Elevator Maintenance - Lakehouse	162.24
Front Range Recreation Inc	15357	5/30/2025	Pool Clnng/Chem, First Aid Suppl, & Dep on Lakehouse Htr	17,788.86
Front Range Recreation Inc	15390	6/1/2025	MANAGEMENT CONTRACT (3RD INSTALLMENT)	61,922.00
Front Range Recreation Inc	15432	6/16/2025	Pool Cleaning Supplies, Chemicals, and First Aid Supplies	10,775.52

Southshore Metropolitan District

Payment of Claims Report

For the Period Beginning June 12, 2025 and Ending July 9, 2025

<u>Vendor Name</u>	<u>Invoice #</u>	<u>Invoice Date</u>	<u>Invoice Description</u>	<u>Amount</u>
Front Range Recreation Inc	15466	6/30/2025	Pool Supplies, Chemicals, and Anchor	4,184.54
Front Range Recreation Inc	15502	7/1/2025	MANAGEMENT CONTRACT (4TH INSTALLMENT)	61,500.00
Fusion Sign & Design Inc	242098	5/22/2025	6 24" x 23" Magnetic Signs	416.00
Gail A Ryan	2	6/16/2025	Aqua Fitness Classes x 5	250.00
Gail A Ryan	53125	5/31/2025	Aqua Fitness Classes x 3	150.00
Gail A Ryan	70225	7/2/2025	Aqua Fitness Classes 06.17.25 to 06.27.25	300.00
Jason K Cline	142677	5/28/2025	Group Fitness @ Lighthouse & Strength @ Lakehouse	860.00
Jason K Cline	142684	6/29/2025	Group Fitness @ Lighthouse & Strength @ Lakehouse	960.00
Jennifer Cornthwaite	50725	5/7/2025	Drinks, snacks, and supplies for events	193.49
Jennifer Cornthwaite	60625	6/6/2025	Hot dogs, buns, foil, grill lighter, events, and games	253.20
JR Engineering	86804	5/31/2025	Project 1000-5730.40 Sports Complex	500.00
JR Engineering	86992	6/30/2025	Proj 1000-5730.20-12 Bid & Contr - 2025 Drainage Fac Maint	900.00
JR Engineering	86993	6/30/2025	Project 1000-5730.20 Contract & Constr - 2024 Underdrain Maint	906.00
Kerwin Plumbing & Heating Inc	37458517	6/13/2025	Replaced flushmate for women's toilet - Lakehouse	605.00
Kevin Stadler	1178150801	5/14/2025	Wix - Set up email address for N. Wurzman	81.66
LAURA FIELDING	53125	5/31/2025	Barre 5/6, 5/13, 5/20, 5/27 & Pilates 5/7, 5/14, 5/21, 5/28	480.00
LAURA FIELDING	62525	6/25/2025	Barre 6/3, 6/10, 6/24 & Pilates 6/4	240.00
Metropolitan District Public Safety Group	1900	5/1/2025	Southshore Security Services	6,775.00
Metropolitan District Public Safety Group	1905	5/1/2025	Fence Installation at Pump Station	18,500.00
Metropolitan District Public Safety Group	1909	6/1/2025	Southshore Security Services	6,750.00
MHTT.co	302245	6/10/2025	Maintenance on fitness equipment at Lighthouse	601.52
MHTT.co	302246	6/10/2025	Maintenance on fitness equipment at Lighthouse	240.00
Michele Scocchera	100	3/27/2025	DJ Services 05.10.25	300.00
Mountain Alarm	6597507	7/1/2025	Lakehouse Monitoring 07.01.25 - 09.30.25	199.47
Next Day Valet	1006 05.25.25	5/25/2025	Cleaning Services - Tablecloths	877.40
Next Day Valet	1006 06.24.25	6/24/2025	Cleaning Services - Tablecloths	813.20
Notchcode Creative	SOU-001.4	6/19/2025	Interpretive Sign Panels	11,634.00
ProSec Integration, LLC	9539	7/1/2025	Quarterly Fire and Elevator Monitoring	267.00
Public Alliance LLC	1198	4/30/2025	District Mgmt, Acctg, and Reimbursements	13,835.86
Public Alliance LLC	1303	5/31/2025	District Mgmt, Acctg, and Reimbursements	10,445.00
QP Services LLC	113024 Pay App 6	1/1/2025	Pay App 6 - Underdrain Maintenance	36,175.53
QP Services LLC	123124 Pay App 7	1/9/2025	Pay App 7 - Underdrain Maintenance	82,148.08
QP Services LLC	Pay App 8	2/1/2025	Pay App 8 - Underdrain Maintenance	173,121.11
RAM JACK OF ARIZONA	PSEI011069	6/18/2025	Staircase Project - Lighthouse	821.44
ROCKY MOUNTAIN BOTTLED WATER	970993	4/30/2025	5 Gal Purified Water x 11 - Lighthouse	98.34
ROCKY MOUNTAIN BOTTLED WATER	980007	5/14/2025	5 Gal Purified Water x 4 - Lakehouse	39.91
ROCKY MOUNTAIN BOTTLED WATER	987080	5/20/2025	Cook and Cold Cooler Rent x 3 - Lakehouse	17.85
ROCKY MOUNTAIN BOTTLED WATER	991102	5/28/2025	5 Gal Purified Water x 6 - Lakehouse	62.89
ROCKY MOUNTAIN BOTTLED WATER	1000482	6/11/2025	5 Gal Purified Water x 5 - Lakehouse	30.40
RoseFly Productions LLC	582504	4/30/2025	Trivia and Bingo at the Lighthouse	200.00
RoseFly Productions LLC	582505	5/31/2025	Trivia and Bingo at the Lighthouse	400.00
Security Central, Inc.	997033	5/31/2025	Lakehouse Alarm Monitoring and Video Remote Viewing	1,291.65
Security Central, Inc.	997034	5/31/2025	Lighthouse Alarm Monitoring and Video Remote Viewing	1,231.05
Security Central, Inc.	997804	6/13/2025	Alarm System Service and Repair - Lighthouse	259.00
System4 Of Central Colorado	5620	5/31/2025	Weekend Restroom Cleaning x 2 - Lakehouse	277.00
System4 Of Central Colorado	5621	5/31/2025	Thursday x 2 & Tues Restroom x 1 - Lighthouse Cleaning	391.00
System4 Of Central Colorado	5667	6/1/2025	June Cleaning - Lakehouse	2,002.00
System4 Of Central Colorado	5695	6/1/2025	June Cleaning - Lighthouse	3,152.00
System4 Of Central Colorado	5702	5/31/2025	May Event Cleaning - Lighthouse	756.00
System4 Of Central Colorado	5703	5/31/2025	May Event Cleaning - Lakehouse	3,150.00
System4 Of Central Colorado	5736	6/30/2025	June Event Cleaning - Lakehouse	2,400.00
System4 Of Central Colorado	5767	7/1/2025	July Cleaning - Lighthouse	3,152.00
System4 Of Central Colorado	5771	7/1/2025	July Cleaning - Lakehouse	2,002.00
The Management Association, Inc.	358276	5/1/2025	Management Fee & Office/Tech Svcs 05.25	1,065.00
The Management Association, Inc.	359866	4/30/2025	Website; Cleaning, Event and Ofc Suppl; Docusign; Paint	5,794.49
The Management Association, Inc.	360008	4/30/2025	Hourly Employees Payroll 04.16.25 - 04.30.25	11,425.33

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<u>Vendor Name</u>	<u>Invoice #</u>	<u>Invoice Date</u>	<u>Invoice Description</u>	<u>Amount</u>
The Management Association, Inc.	361770	5/15/2025	Hourly Employees Payroll 05.01.25 - 05.15.25	12,770.09
The Management Association, Inc.	362109	6/1/2025	Management and Office & Tech Svcs Fees June 2025	5,865.00
The Management Association, Inc.	362192	6/1/2025	MSP IT Services and Ring Central	1,351.50
The Management Association, Inc.	362198	6/1/2025	Salaried Employees Payroll, Phone, and Mileage	30,140.07
The Management Association, Inc.	363324	5/31/2025	Website; Cleaning, Event and Ofc Suppl; Docusign; Repairs	5,026.87
The Management Association, Inc.	363815	5/31/2025	Hourly Employees Payroll 05.16.25 - 05.31.25	11,911.88
The Management Association, Inc.	365236	6/15/2025	Hourly Employees Payroll & Phone Reimb 060125 - 061525	19,812.75
The Management Association, Inc.	365316	7/1/2025	Salaried Employees Payroll and Phone Reimb July 2025	23,362.52
Trina Alexandra Murillo Perez	INV00015	6/30/2025	Zumba Classes x 3	120.00
Waste Management	3160132-0178-5	5/29/2025	3 Yard Dumpster Service x 2	1,533.69
Waste Management	3200915-0178-5	6/27/2025	3 Yard Dumpster Service x 2 and Overage Service 05.26.25	1,805.54
WinnFit Coaching	60225	6/2/2025	Strength Class 5/5	60.00
WinnFit Coaching	63025	6/30/2025	Strength Classes 6/2, 6/9, 6/23	180.00
Wonderboy Productions Inc	May-25	5/31/2025	Strength and Groove Classes	195.00
Xcel Energy	Multiple	6/30/2025	Electricity - Irrigation	9,879.34
TOTAL				<u><u>\$ 1,093,843.32</u></u>



Bling! Denver | Boulder

16367 Pikes Peak Drive | Broomfield, Colorado 80023
7204635230 | snorris@blingle.com | www.blingledenver.com

RECIPIENT:

South Shore HOA

27151 East Lakeview Drive
Aurora, Colorado 80016

Quote #264

Sent on Jun 19, 2025

Total \$1,267.00

Project summary

This is a quote to update the Gemstone Power Kits and Hubs for both the Lighthouse and Lakeview properties.

Lighthouse = 4 Power kits and 1 Hub2.

Lakeview = 3 Power Kits and 2 Hub2s.

Boathouse = 1 Hub2 Controller

Product/Service	Description	Qty.	Unit Price	Total
Gemstone - Power Kit 12V 400W	Upgrade all existing Power Kits to newer Power Kit 12V 400W	7	\$66.00	\$462.00
Gemstone - Hub2 Controller	Upgrade all Hubs to Hub2 Controllers	4	\$42.00	\$168.00
Gemstone - Cost of Labor	Cost of Labor hours for project	1	\$637.00	\$637.00*

* Non-taxable

Total \$1,267.00

UNMATCHED SERVICE

Gemstone Lights offers a lifetime warranty for the lights and a 10 year product warranty. In addition to the Gemstone Lights and product warranty program, Blingle Denver also offers its own labor warranty of three years to all Gemstone Lights installations from Blingle Denver. Our lights are graded for 50,000 hours. Any Gemstone Lights registered product or component within the system that fails or has defects within the warranty periods will be covered under the warranty programs and will be fixed or replaced. Any parts service work needed outside of the labor warranty period will be subject to fees.

This quote is valid for the next 30 days, after which values may be subject to change.



YOUR TRUSTED EXPERTS FOR ASPHALT & CONCRETE

PREPARED FOR:

Angel Duran
The Management Trust

PREPARED BY:

Claire Lundberg

PROJECT:

Southshore Metro District
27151 E Lakeview Dr
Aurora, CO 80016



**ASPHALT
& CONCRETE**



ASPHALT & CONCRETE

720-575-DCPS
7127 South Alton Way
Centennial, CO 80112

To:	The Management Trust	Contact:	Angel Duran	
Address:	3091 S Jamaica Ct, #100 Aurora, CO 80014	Phone:	(720) 797-4169	
		Fax:		
Project Name:	27151 E Lakeview Dr - Southshore Metro District - Striping	Bid Number:	20250425	
Project Location:	27151 E Lakeview Dr, Aurora, CO	Bid Date:	4/23/2025	
Item Description		Estimated Quantity	Unit	Total Price

Striping/Painting

1.00 LS

\$2,200.00

- Paint **152** EA - Parking Stalls (Includes Car, Truck, & Motorcycle Stalls)
- Paint **7** EA - ADA Stencils
- Paint **5** EA - No Parking/Hatched Areas
- Paint **2** EA - Directional Arrows
- Paint **150** LF - Curbs (Red)
- 1 Mobilization Included
- Pricing / Items Listed Include 2 Parking Lots (See Scope Maps For Clarification). DCPS Must Have Access To Both Parking Lots Simultaneously For Pricing To Be Valid.
- Pricing Excludes All Striping And/Or Stencils On Vertical Surfaces (Other Than Curbs Included Above)
- Pricing Includes Oil Based Paint Only (All Thermoplastic, Epoxy, And/Or Reflective Paints Are Specifically Excluded)
- Pricing Excludes Supply & Install Of Glass Beads Or Similar Material In Paint
- Pricing Is Based On Striping Normal Business Hours Or M-F, 7am To 4pm (Weekends And/or Nights Might Be Possible Based On Availability But May Be Subject To Additional Costs)

Notes:

• Project Specific Assumptions:

- Sales Tax on permanent materials is included.
- Price includes mobilizations as included above in scope detail only. Additional mobilizations to be an extra to the contract.
- DCPS assumes our work to occur during normal business hours (M-F, 7:00 AM to 4:00 PM).
- The above prices do not include Performance and Payment Bonds.
- The above prices do not include Permits. DCPS has included a business/contractor license only.
- Above quoted pricing is valid for 30 days from proposal date. Pricing is based on acceptance of ALL quoted line items.
- DCPS has not included any time in our schedule or dollars in our proposal for weather delays. DCPS assumes Customer to carry any and all weather delay contingencies in their master schedule/budget.

• Striping Assumptions and Exclusions:

- DCPS assumes all obstructions from work area to be removed prior to our arrival.
- DCPS excludes oil stain treatments. DCPS will quote this if requested by the client, and can be added to the contract total.
- Any vehicles left in our work area will be towed by a towing company of our choice if no arrangements are provided by the property owner to remove obstructions. Each vehicle towed by DCPS will be charged back as an extra to our contract at \$300/each.
- DCPS will charge \$200/HR for standby time if our striping crew is delayed due to circumstances outside of our control.
- If pressure washing is included in our proposal, pressure washing will include parking areas only (stairwells and trash areas are excluded).



ASPHALT & CONCRETE

720-575-DCPS
7127 South Alton Way
Centennial, CO 80112

To:	The Management Trust	Contact:	Angel Duran
Address:	3091 S Jamaica Ct, #100 Aurora, CO 80014	Phone:	(720) 797-4169
		Fax:	
Project Name:	27151 E Lakeview Dr - Southshore Metro District - Striping	Bid Number:	20250425
Project Location:	27151 E Lakeview Dr, Aurora, CO	Bid Date:	4/23/2025

• **Exclusions:**

- Aggregate base under the asphalt or concrete (assume an extra to the contract if required).
- Bonding, permits, sales and use taxes (sales tax on materials included only).
- Testing, engineering, surveying, compaction analysis.
- Traffic control (unless specifically included in above quote).
- Construction access fencing.
- Winterization/cold weather protection of concrete or dirt/sub base. This includes labor and/or material to blanket concrete members as needed (thermal blankets and/or snow tarps), natural gas heaters needed to heat enclosed areas before or after a pour as needed, thawing of the ground, removal of snow/ice from work area or hauling of snow/ice from project site, natural gas charges for our work, and/or any related work. Winterization to be provided on a time & material basis only.
- Correction of drainage issues, subgrade work, excavation, and/or removing or replacing unsuitable material.
- Removing existing waste.
- Crack sealing at transition between asphalt and other hard surfaces.
- Caulking/grouting.
- Erosion control.
- Sweeping.
- Site water and water metering.
- Utility adjustments.
- Work site obstruction clearance.
- Liquidated damages, delay costs.
- Davis Bacon/prevaling wages.
- Buy America requirements.
- Noise suppression of equipment or tools.
- Dust and/or moisture mitigation.
- Street & sidewalk closure permits, fees, barricades, and/or signage.
- Pollution insurance.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Denver Commercial Property Services, Inc, dba DCPS

Authorized Signature: _____

Estimator: Claire Lundberg

Scope of Work

Scope of Work Map



Scope of Work

Scope of Work Map



OUR INDEPENDENTLY OPERATED DIVISIONS

DCPS has leveraged unparalleled customer service to become the largest, privately owned provider of services to commercial property owners and managers across Colorado.

ASPHALT & CONCRETE

Repairs
Maintenance
Installation

CONSTRUCTION

Stucco & Stone
Unit Renovations
Painting & Drywall

WATERPROOFING & COATINGS

Traffic Coatings
Specialty Coatings
Sealants & Restoration

GENERAL CONTRACTING

Capital Improvements
Insurance Restoration
Exterior & Structural
Reconstruction

SNOW REMOVAL

Snow Management
Ice Abatement
Risk Assessment

LANDSCAPING

Maintenance
Plant Health Care
Irrigation

ROOFING

Low Slope
Steep Slope
Leaks & Repair

SWEEPING

Parking Lot Sweeping
Seasonal Debris Clean Up
Preventative Maintenance



WHY US?

IMPROVE THE APPEARANCE OF YOUR PARKING LOT, MAXIMIZE THE LIFE OF YOUR ASPHALT AND CONCRETE, AND REDUCE YOUR OPERATING AND CAPITAL SPEND OVER THE LONG-TERM.



MANAGERIAL STRENGTH AND SUPPORT

- We provide our customers with the advantage of extensive industry expertise and a deep understanding of market dynamics.
- Properly incentivized team with compensation tied to customer satisfaction.



WE SELF-PERFORM ALL WORK

- We are better able to control quality and price because we self-perform all asphalt work. Our asphalt team members are employees of DCPS; we don't rely on subcontractors like many competitors do.



NEW STATE OF THE ART EQUIPMENT

- Our advanced equipment produces the highest quality and consistency of results. We invested in all new equipment including milling machines and pavers. Our pavers use Moba 2D digital leveling and grade slope controls that eliminate the human inconsistency factor.



RELIABLE COMMUNICATION

- We document each project with photos and descriptive reports. We can send daily reports that let you track progress and share the information with your key stakeholders (tenants, owners, residents, etc).

OVERVIEW

Proudly Serving Commercial Properties Across Colorado



LOCALLY OWNED

Owners actively leading day-to-day operations.



CUSTOMIZED SITE-SPECIFIC STRATEGY

Advanced solutions based on our extensive experience.



PROJECT REPORTS

Extensive photographic reports documenting the work performed for the client's record.



SELF PERFORM ALL ASPHALT WORK

We don't use sub contractors and therefore can control quality of work.



ALL NEW EQUIPMENT

With features that eliminate the human inconsistency factor.

Our Loyal Clients

GREYSTAR®

LINK

CUSHMAN &
WAKEFIELD

PROLOGIS®

D4Urban

NAI Shames Makovsky



Asphalt

MILLING & OVERLAY

An asphalt Mill & Overlay can be ideal if the foundation of your existing pavement is in good condition. Our first step is to remove the top layer of asphalt (2 to 4") with our milling machine. After the top layer is removed, we clean the surface, apply tack and apply a new top layer of asphalt.

Benefits of Asphalt Overlays:

- Adds structural strength
- Can improve drainage
- Less expensive than complete Remove & Replace
- Re-establishes proper grade and smooth surface
- Returns damaged pavement to near original condition

CONVENTIONAL PATCHING

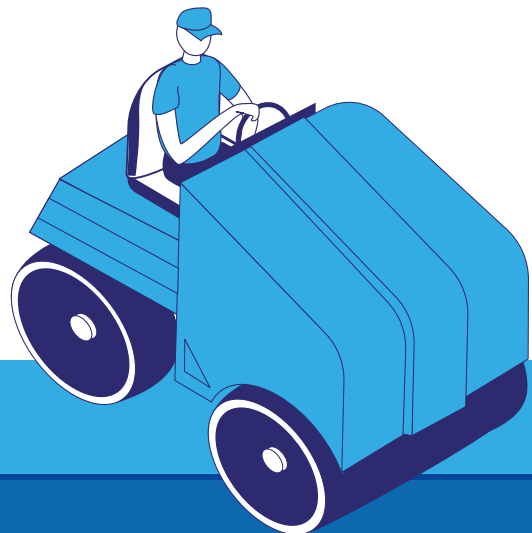
Large damaged areas require conventional patching or Removal & Replacement of asphalt.

DCPS Will:

- Mill 2-4" deep in the existing asphalt
- Clean the area of debris and applying tack coat to the existing surface to ensure proper adhesion
- Apply new asphalt over tack coat, compact it with a roller
- Blend the edges for a seamless surface

Benefits of Conventional Patching

- Process can be done mostly year round
- Long lasting solution
- Can restore proper drainage



CRACK SEALING

Sealing cracks as soon as they happen is crucial to extending the life of asphalt.

- When moisture seeps through cracks, it creates much bigger and deeper problems.
- Moisture, and freeze thaw cycles, will accelerate the failure of asphalt.
- Vegetation can grow in cracks and the plant's roots can heave and crack the pavement.
- The type of repair depends on the type of crack; naturally occurring cracks often require only basic asphalt crack sealer.
- Larger or wider cracks and potholes need to be assessed or repaired prior to crack sealing.

SEALCOATING

Left untreated, asphalt pavement will deteriorate rapidly.

- The asphalt binder that holds the pavement together begins to weather and oxidize soon after installation.
- The asphalt loses flexibility and small cracks start to develop.
- Moisture penetrates the asphalt causing damage and deterioration.
- Application should be done every 3 years as part of your maintenance program.
- Sealcoating fills surface voids, acts to help waterproof the asphalt, and minimize the rate that water can penetrate. This is important in places like Colorado where water can freeze and further harm pavement. It also increases your pavement's flexibility.

Concrete

Concrete is a very effective building material that is extremely durable, reflective, and adaptable. Although the upfront costs compared to installing other products is slightly higher, it has a longer lifespan, making it more cost effective. At DCPS, we seek to understand the goals and requirements for your property, before building a detailed plan to service and care for your concrete needs.

EXTERIOR FLATWORK

Locations such as sidewalks, pool decks, parking lots, and other exterior paved areas can benefit from the durability of concrete. Concrete can withstand weather changes caused by precipitation and never burns, rusts, or rots, extending the life of your property.

- Drain Pans
- Sidewalks
- Exterior Paving
- Pool Decks

INTERIOR FLATWORK

Our team of experts is familiar with requirements for installation and maintenance of interior flatwork due to high traffic and heavy equipment being utilized on these surfaces.

- Slab on Grades (SOG)
- Equipment Pads
- Bollard Installs
- Pan Stairs/Landings

FOUNDATIONS / WALLS

Commercial building foundations and walls are more susceptible to failure and wear and tear due to the heavy traffic and pressure exercised on them. We provide installation for concrete foundations and walls for new construction properties.

- Grade beams
- Spread and strip footings
- Foundation walls
- Retaining walls

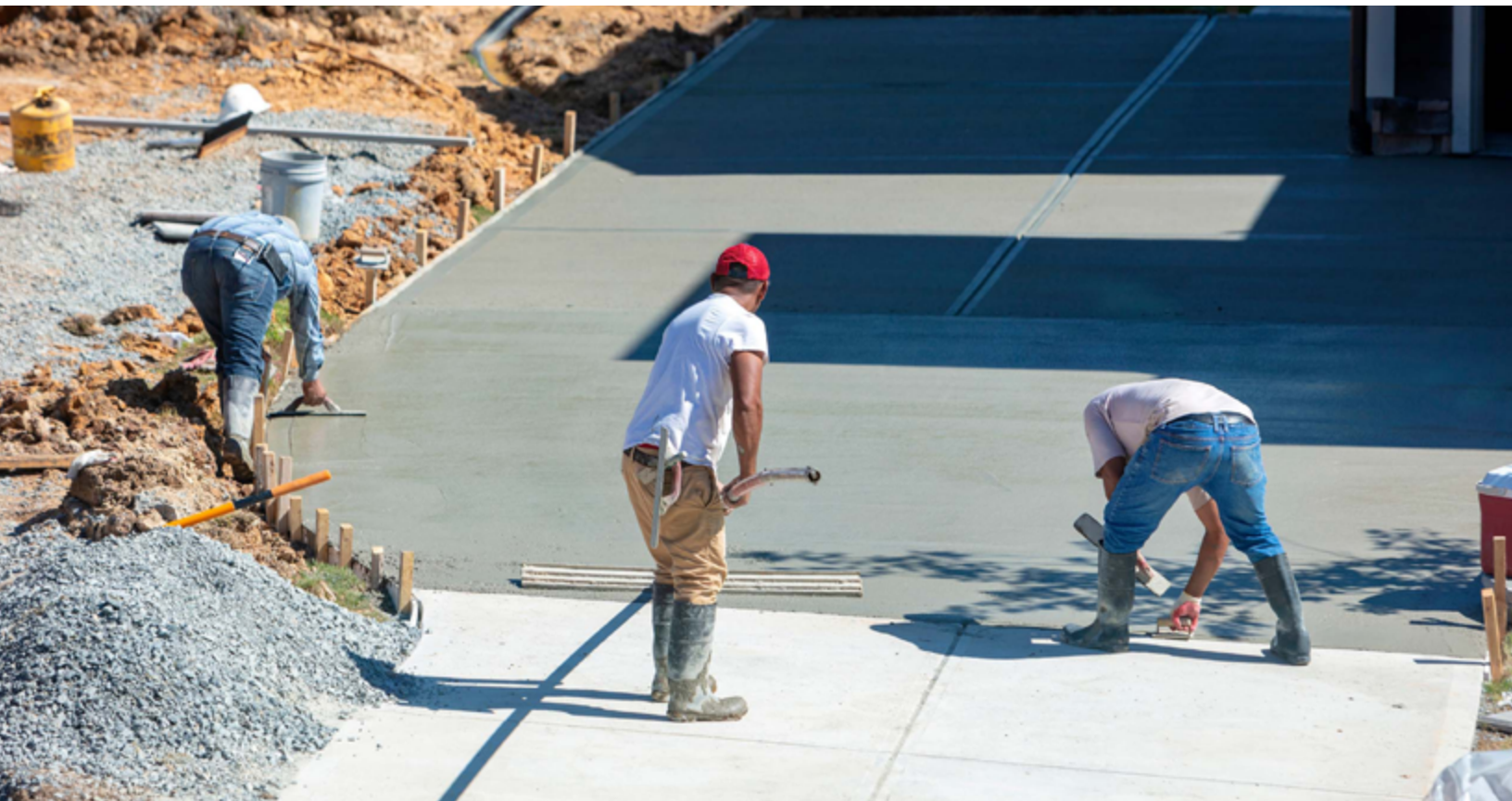
SPECIALTY AREAS

Property security and safety can involve simple installations such as bollards, one of our most popular installations. Also, our team is trained to install and repair specialty concrete structures such as light pole bases, stairs, planters, and curbs, keeping your property safe and aesthetically pleasing.

- Stairs
- Light Pole Bases
- Bollard/Bump posts
- Concrete Planter Boxes
- Curbs

ADA COMPLIANCE

DCPS installs and repairs ADA parking stalls and sidewalk access ramps to their correct specifications to help serve individuals with disabilities and ensure your properties are accessible to everyone.



Over 45 years
in combined asphalt
and concrete experience

Awarded the
Colorado Asphalt
Paving Award in 2018

Notable Projects:

- Nissan High-Speed Oval Testing facility
- Falcon Field Airport
- I-15



ONE-STOP PROPERTY SERVICES



ANDY DENKER
DIVISION MANAGER
e. andy.denker@DCPS.com
p. 303-656-1736



MARK ENGLAND
SENIOR PROJECT MANAGER
e. mark.england@DCPS.com
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BRANDON PETRI
**DIVISION PRECONSTRUCTION
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MICHAEL SCHAFER
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e. michael.schafer@DCPS.com
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RYAN CATO
ESTIMATOR
e. ryan.cato@DCPS.com
p. 970-556-9162



**ASPHALT
& CONCRETE**



882 S. Holly St.
Denver CO 80246
(303) 648-8875,
Info@mhtt.co

Estimate

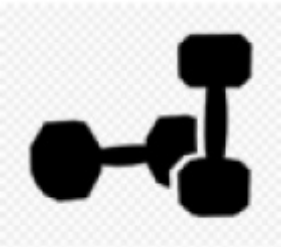
ESTIMATE #	250053
DATE	
PO #	

CUSTOMER
Lakehouse at SouthShore Angel Duran 27151 E Lakeview Dr Aurora, Colorado, 80016-2510 (720) 880-0276 (720) 797-4169 angel.duran@managementtrust.com

SERVICE LOCATION
Lakehouse at SouthShore 27151 E Lakeview Dr Aurora, Colorado, 80016-2510 (720) 880-0276 (720) 797-4169 angel.duran@managementtrust.com

DESCRIPTION	Treadmill 1 - Found during deep clean - Needs new drive motor
-------------	---

Estimate

Description	Qty	Rate	Tax	Total
Fitness Parts - Drive Motor Special order parts, not in inventory	1.00	\$944.78	\$0.00	\$944.78
 Service - Fitness				\$270.00
Merchant Fees 3.5%		3.50%		\$42.52

CUSTOMER MESSAGE

Estimate Total:

\$1,257.30

ESTIMATE OF WORK TO BE PERFORMED. This estimate is for known work to be performed, any additional work will be billed at \$115.00/hr.

This estimate is based on our knowledge and experience in the industry and is not a guaranteed price.

Work to be performed is listed above.

--

Items not included but not limited to coordinating delivery, condition of equipment (ie: shipping damage or improper packaging) offloading equipment, building access, connections to power, minor building repairs and touch-up, etc

ADDITIONAL RELATED POTENTIAL CHARGES and/or time may include but are not limited to issues connected to - stairs, weather, provided labor, injury, room size, door size, hall size, elevator size and operation, electrical readiness, multiple locations, distance from parking to final location, delivery punctuality, additional travel and lodging, etc.

Susan Anguish
Sales

TEXACRAFT®

352-693-4691

sanguish@texacraft.com

QUOTE

Date	Quote #
06/12/25	SNA0601204025

Sold To: SOUTHSORE METRO DISTRICT NO

ANGEL DURAN

390 UNION BLVD ST 400
DENVER, CO 80228
UNITED STATES

angel.duran@managementtrust.com

Phone: 720-870-2221

Ship To: Southshore Master HOA c/o AMI HOA
ANGEL DURAN

27301 E SOUTHSORE DR
AURORA, CO
UNITED STATES

angel.duran@managementtrust.com

Phone: 720--870-2221

Lead Time	Terms	Rep	P.O. Number	Ship Via
		sanguish		

QTY	MODEL	DESCRIPTION	COLOR SELECTION /NOTES	UNIT PRICE	EXT. PRICE
6	M1144SET	OASIS SLING REPLACEMENTS FOR M4102S	NAVY PIER 150	\$69.00	\$414.00
3	M1144SET	OASIS SLING REPLACEMENTS FOR M4102S	METALLIC SALSA 915	\$69.00	\$207.00
3	M1144SET	OASIS SLING REPLACEMENTS FOR M4102S	GO GREEN 138	\$69.00	\$207.00
2	M1144SET	OASIS SLING REPLACEMENTS FOR M4102S	WHITE MESH 866	\$69.00	\$138.00

We are required by law to collect and remit sales/use tax on this purchase.
If you are exempt from such taxes, please provide us with the applicable exemption certificate.

Items above are shipped Freight Line. ****DRIVER DOES NOT UNLOAD****.
UNLOADING, UNPACKING and PLACEMENT of furniture is the responsibility
of Customer and is NOT INCLUDED in freight charge.

Other services such as INSIDE DELIVERY, LIFTGATE and WHITE GLOVE are
available at an extra charge and must be ordered when order is placed.

"Please verify we have the correct bill and ship to information to include the contact name, address, phone
and email when approving the Quote"

SubTotal	\$966.00
Est. Sales Tax	\$0.00
Freight	\$175.00
Total	\$1,141.00

Order will be placed when signed approval is faxed or emailed.

Approved: _____

Date: _____

Printed Name _____

Thank you for considering Texacraft.
If you have any questions please let me know.
Thank you,

Susan Anguish

352-693-4691

sanguish@texacraft.com

Email Privacy: By supplying your email address on this order form, you have opted-in to our email database. This information is for internal use only and will never be offered to anyone outside of the company. If you no longer want to receive email from Texacraft and Tropic Craft, you can follow the removal instructions located at the bottom of the next e-mail you receive from Texacraft.



CITY OF AURORA
Neighborhood Support Division
15151 E. Alameda Pky 4th Floor
Aurora, CO 80012
Code Officer: Charles #336 at (303) 739-7198
Office: 303-739-7280 Fax: 303-739-7191
Email: ctwillia@auroragov.org

NOTICE OF VIOLATION

Owner: SOUTHSORE METROPOLITAN DISTRICT NO 2

44 Cook St Ste 620
Denver, CO 80206-5934

ADDRESS OF VIOLATION: S POWHATON RD AT E ONTARIO PL

Code Area

CEV Landscaping (C)
CEV Site Plans (P,C)
CEV Site Plans (P,C)

Section

Maintenance 142-75(e)
General Requirements 146-5.4.3 B 1 a
Landscaping 146-4 4.7

Officer Comments

FINAL NOTICE
TO AVOID A SUMMONS TO COURT

PER THE SITE PLAN, PLEASE REPLACE THE MISSING TREE BEHIND 6803 S QUANTOCK WAY/ PARCEL# 2071-28-2-24-035 AND ANY OTHER MISSING OR DEAD TREES IN THIS PARCEL #.

THANK YOU

LANDSCAPING, EVERY FRONT AND SIDE YARDS ON A DEVELOPED PROPERTY VISIBLE FROM A STREET MUST MAINTAIN ALL PLANTS, SHRUBS, TURF, AND OTHER LANDSCAPING IN HEALTHY AND LIVE CONDITION. BARREN SOIL OR PATCHES OF DIRT AND WEEDS ARE NOT CONSIDERED APPROVED LANDSCAPING MATERIAL. IF YOU ARE REPLACING OVER 250 SQUARE FEET OF SOD OR ADDING MORE THAN ONE ZONE TO YOUR SPRINKLER SYSTEM YOU WILL NEED TO OBTAIN A PERMIT FROM THE WATER DEPARTMENT.

CORRECTION OF THE ABOVE CITED VIOLATION(S) MUST BE COMPLETED PRIOR TO 04/30/2025.

DATE/TIME SERVED: May 19, 2025 CODE OFFICER: Charles #336
IF YOU HAVE QUESTIONS OR NEED MORE INFORMATION PLEASE CALL: (303) 739-7198.

READ CAREFULLY

Violations of the ordinance of the City are punishable by fine and/or imprisonment, as provided in the ordinance. If you fail to comply with this notice, or have further violations of the ordinance as cited above, a summons and complaint will be issued for your appearance before the municipal court.

Quarterly Water-Based Fire Protection Systems Inspection

CINTAS FIRE PROTECTION

1100 W 120TH AVE STE 500
WESTMINSTER , CO 80234
WESTMINSTER, CO 80234
USA



Inspector: Zachary Trignano 00D5141

Inspection date: 06/12/2025

Inspection Location

SOUTHSHORE LAKEHOUSE 00D5141277

27151 E LAKEVIEW DR

AURORA, CO 800162510

Phone: 7204126973

Customer

SOUTHSHORE LAKEHOUSE 00D5141277

27151 E LAKEVIEW DR

AURORA, CO 800162510

Phone: 7204126973

*Inspection performed in accordance with
NFPA 25 Standard for the Inspection, Testing, and Maintenance
of Water-Based Fire Protection Systems, 2017 edition.*

Dry System

Dry Pipe Valve

Air and water pressure gauges operating properly (13.2.7.1.1)	Pass
Exterior of valve free of physical damage, trim valves in normal position and intermediate chamber not leaking (13.4.5.1.3)	Pass
Valve free of leaks, properly secured, accessible. (13.3.2.2)	Pass
If system has auxiliary drains, is sign in place indicating number and location of each drain. (13.4.5.1.2)	Pass
Priming water level correct (13.4.5.2.1)	Pass
Size of main drain	2"
Pressure (psi) shown on System air pressure gauge.	40
Pressure (psi) shown on Supply Water pressure gauge.	95
Residual Pressure with valve open (13.2.5)	85
Static Pressure after valve closed (13.2.5)	95
Main Drain Test Pressure less than 10% reduction in flow from original acceptance test or previous test results (13.2.5.3)	Pass
Valve Status Test - Valves open when returned to service. (13.3.3.4)	Pass

Dry System

Air Compressor

DRY

Compressor free of physical damage, wiring and piping intact and without damage. (13.10.2.1)	Pass
Compressors requiring oil, ensure correct amount is in oil reservoir. (13.10.2.1)	Pass
Anchoring of air compressor is secure, tight and without damage. (13.10.2.1)	Pass

Auxiliary Drain-Dry System

Area/Location	Auxiliary drain(s) drained as needed during inspection. (13.4.4.3.2)
DRY 2nd floor	Pass
Dry Patio pillar	Pass
DRY Patio wall	Pass
Dry Stair Well	Pass

Wet System

Wet Riser Main Drain/No Check Valve

Riser room Poolside downstairs	
Exterior of connection in good condition and gauge operable.	Pass
Pressure (psi) shown on pressure gauge	95
Size of main drain	2"
Valve Status Test - Valves open when returned to service. (13.3.3.4)	Pass
Gauge on valve, when compared to calibrated gauge is error less than 3% full or gauge has been recalibrated or replaced. (13.2.7.2 & 13.2.7.3)) Last Answered: 1/1/0001	

Control Valves

Type	Area/Location	Model Size	Accessible	Condition	Secured	Exercised	Seal	Valve Test
Control Valve - locked/tamper	BF inlet MAIN RISER	Butterfly 4"	Pass	Pass	Pass	Not Due	Green	Pass
Control Valve - locked/tamper	BF outlet MAIN RISER	Butterfly 4"	Pass	Pass	Pass	Not Due	Green	Pass
Control Valve - locked/tamper	DRY Riser	Butterfly 4"	Pass	Pass	Pass	Not Due	Green	Pass
Control Valve - locked/tamper	WET SEC. RISER	Butterfly 4"	Pass	Pass	Pass	Not Due	Green	Pass

Supervisory Devices

Type	Area/Location	Visual Inspection	Functional Test
Tamper Switch	BF inlet Riser room	Pass	Not Due
Tamper Switch	BF outlet Riser room	Pass	Not Due
High/Low Air Pressure Switch	DRY	Pass	Not Due
Tamper Switch	Dry riser Riser room	Pass	Not Due
Tamper Switch	Wet riser Riser room	Pass	Not Due

Alarm Devices

Type	Area/Location	Visual Inspection	Functional Test
Waterflow - Pressure Switch	DRY	Pass	Not Due
Waterflow Alarm - Vane Type	WET WET SYSTEM	Pass	Not Due

Common Components

Fire Department Connection

FDC visible and accessible, and signs in place. (13.8.1)	Pass
Couplings and swivels free of damage and rotate smoothly. (13.8.1)	Pass
Caps, plugs and gaskets in place and free from damage. (13.8.1)	Pass
Check valve free from leaks, automatic drain valve and clapper in place and operating properly. (13.8.1)	Pass
Interior of the connection free of obstructions. (13.8.1)	Pass
Visible piping supplying FDC undamaged. (13.8.1)	Pass

Comments

5 year info

Last 5 year completed march 2021

Deficiencies

**PAR response indicated "Pass After Repair". Technician notes a deficiency of a device, and repairs the deficiency during inspection.*

Deficiencies not covered in Questions

Ques: Deficiencies found, in addition to standard questions.

Technician Response: Last 3 year full trip was completed march 2021 was due march 2024

Liability Release Statement:

The owner and/or designated representative acknowledges the responsibility of the operating condition of the component parts at the time of this inspection. It is agreed that the inspection service provided by the contractor as prescribed herein is limited to performing a visual inspection and/or routine testing, and any investigation or unscheduled testing, modification, maintenance, repair, etc., of the component parts is not included as part of the inspection work performed. It is further understood that all information contained herein is provided to the best of the knowledge of the party providing such information.



6/12/25



6/12/25

Customer: South shore - Angel

Tech: Zachary Trignano 00D5141

1100 W, 120th Avenue - Suite 500
Westminster, CO 80234
Proposed by Bill Russell
Phone: 303-285-1175 Fax: 844-801-1797
RussellW@cintas.com



QUOTE # D51-

DELIVERED ON:	4/8/2025
CUSTOMER (M):	42590

CUSTOMER	SOUTHSORE RECREATION CTR	CONTACT	MAINTENANCE
ADDRESS	27301 E SOUTHSORE DR	PHONE	720-870-2221
CITY/STATE/ZIP	AURORA, CO 80016	EMAIL	hernan.buenfil@managementtrust.com

Cintas Fire Protection is pleased to offer you a quotation to perform work at the above referenced location(s)
Price estimates will be billed in accordance with existing contract rates. This Proposal is Valid for 10 Days.

Fire Sprinkler System

SCOPE OF WORK

- **Perform (2) code required 5-year internal inspection on sprinkler system riser: noted during visit**
NFPA 25: 14.2.1.1: An assessment of the internal condition of piping shall be conducted at a minimum of every 5 years or in accordance with 14.2.1.2 for the purpose of inspecting for the presence of foreign organic and inorganic material.
- **Perform (2) 5-year check valve maintenance on check valve: noted during inspection**
NFPA 25: 13.4.2.1: Valves shall be inspected internally every 5 years to verify that all components operate correctly, move freely, and are in good condition.
- **Perform (1) code required 5-year hydrostatic testing on fire department connection: noted during visit**
NFPA 25: 13.7.4: The piping from the fire department connection to the fire department check valve shall be hydrostatically tested at 150 psi (10 bar) for 2 hours at least once every 5 years.
- **Perform (1) backflush on Fire Department Connection to ensure the line is free of buildup/debris: noted during visit**
NFPA 25: 14.3.3* If an obstruction investigation indicates the presence of sufficient material to obstruct pipe or sprinklers, a complete flushing program shall be conducted by qualified personnel.
- **Perform (1) 5-year backflow assembly maintenance: noted during visit**
NFPA 25: 13.6.1.4* Backflow prevention assemblies shall be inspected internally every 5 years to verify that all components operate correctly, move freely, and are in good condition.
- **Replace (5) outdated gauges for the fire sprinkler system: noted during visit**
NFPA 25: 5.3.2: Gauges shall be replaced every 5 years or tested every 5 years by comparison with a calibrated gauge.
- **Replace missing spare sprinkler heads. (4)**
- **Replace missing sprinkler head escutcheons. (1)**

NFPA 25: The property owner or designated representative shall correct or repair deficiencies or impairments that are found during the inspection, test, and maintenance required by this standard.

Price excludes electrical work & plumbing unless otherwise stated. If additional time, material, permits, drawings, engineering fees, or outside services are needed to complete the scope of work, additional charges will apply. If work needs to be performed outside of our normal business hours (7:30am-3:30pm) labor will be calculated at time and a half. Price assumes free & clear accessibility to perform required maintenance. Patching of holes and/or painting necessary due to the work is not included. If items are accepted individually, additional charges may be added. Customer responsible to notify tenants. CPVC repairs require a 24 hr. cure time. Final invoice is subject to change based on materials pricing at the time of purchase from suppliers. Acceptance of this proposal is subject to our full terms and conditions.

TOTAL QUOTE PRICE:	\$ 4,337.00 without tax
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MANUAL SIGNATURE FIELD:

NAME	
SIGNATURE	

ELECTRONIC SIGNATURE FIELD:

Signature:

Email: hernan.buenfil@managementtrust.com

SIGNATURE		
PO (#)		Purchase Order Number (if needed)
DATE		

Final Invoice is subject to change based on materials pricing at the time of purchase from suppliers

TERMS AND CONDITIONS

1. **Parties.** This Agreement ("Agreement") is between Cintas Corporation No. 2 d/b/a Cintas Fire Protection ("Cintas" or "Seller"), and the customer and/or owner, lessor, lessee, and/or tenant of the real property ("Premises") and/or fire equipment identified herein ("Customer"), and it supplements and incorporates any price quotation offered to Customer by Cintas. Should the identified Customer not be the owner of the property, the Customer warrants and represents that it is an authorized agent of the property owner, lessor, lessee, and/or tenant and that it may enter into this Agreement on the latter's behalf. The Agreement expressly includes these Terms and Conditions, which Customer acknowledges and agrees are material to and an integral part of this Agreement. By signing this Agreement, Customer acknowledges that it has received all of the Agreement, has read and understood this Agreement and the Terms and Conditions, and confirms its unequivocal agreement therewith. Customer agrees that these Terms and Conditions govern the relationship between Customer and Cintas with respect to any goods or services that fall within the subject matter of this Agreement, and no terms not specifically agreed upon by Cintas in writing will be binding on Cintas. Customer understands and agrees that the provisions of the Agreement and of these Terms and Conditions inure to the benefit of Cintas's employees, agents, officers, directors, owners, parents, subsidiaries, and affiliates.
2. **Subcontractors.** Cintas may subcontract the services to be performed under this Agreement. Customer acknowledges and agrees that all provisions of this Agreement inure to the benefit of and are applicable to any subcontractors engaged by Cintas to provide any service to Customer ("Subcontractor") and that they bind Customer to each such Subcontractor(s) with the same force and effect as they bind Customer to Cintas. (Accordingly, when used in this Agreement, the term "Cintas" includes any such Subcontractors, Cintas employees, and agents.) Customer acknowledges that Subcontractors are independent companies that have no affiliation with Cintas. Customer irrevocably appoints Cintas as its agent to communicate with the Subcontractor(s) concerning all matters related to this Agreement.
3. **Inspection, Testing, and Maintenance Requirements.** Customer acknowledges and agrees that it is required to have the Premise's fire protection equipment, systems, and/or components ("System") inspected, tested, and/or maintained ("ITM") annually, semi-annually, quarterly, monthly, weekly, and/or daily in accordance with NFPA requirements and/or the applicable authority having jurisdiction ("AHJ"). ITM procedures may vary according to NFPA and/or AHJ requirements. Customer acknowledges and agrees that it has the sole responsibility identify, perform, and/or schedule any such ITM, and Customer acknowledges that failure to do so timely can lead to improper operation, failure, freezing, rupture, or other malfunction of the System. In particular, Customer has the sole responsibility for contacting Cintas and directing and authorizing Cintas as to which, if any, of these ITM tasks it would like Cintas to perform. Customer agrees, however, that Cintas has no obligation to (a) notify Customer of any ITM that should or must be performed under NFPA and/or AHJ requirements or (b) perform any such ITM for Customer, and Cintas makes no representation that it is able, licensed, and/or qualified to perform all ITM tasks that may be required by NFPA and/or the AHJ.
4. **Term; Renewal.** The term of this Agreement is one (1) year, commencing with the Effective Date. Upon expiration, the Customer understands and agrees that Cintas has no obligation to provide any additional services to Customer of any kind. If the Customer requests and/or Cintas performs any work on any System including, but not limited to, ITM without execution of a new Agreement, Customer agrees that such work is subject to and limited by the Terms and Conditions of this Agreement. In such circumstances, Customer agrees that Cintas may increase the prices for services annually at a percentage rate not to exceed six (6) percent. Customer shall pay the price in effect at the time the service is delivered.
5. **Pricing.** Any quote to perform ITM is not meant to be an exhaustive review of the System's status and, as such, may not have identified any or all equipment or pre-existing deficiencies of the System. If the actual number of devices or systems exceed the quoted amount by more than 5%, Cintas reserves the right to charge for additional devices/systems on a pro-rata basis. Unless otherwise specified, prices on goods may be increased at any time without prior notice. Customer shall pay the price in effect at time of shipment. Any sales, use or other similar tax or duties, customs, tariffs, imposts, surcharges or other fees imposed by any governmental authority on goods shipped by Cintas shall be added to the price to be paid by Customer unless Customer provides Cintas with a valid sales tax exemption certificate.
6. **Scope and Limitations of Service/Customer Responsibility.** Customer acknowledges and agrees that, for the purposes of this Agreement, no System is deemed to be part of the real estate of any of the Premises. Customer acknowledges and agrees that the scope of Cintas's responsibilities under this Agreement are limited to those specific ITM for the specific System(s) requested and authorized by the Customer and which Cintas specifically agrees to perform. Customer acknowledges and agrees that Cintas has no other responsibilities for any aspect of the System under NFPA or any other authority and that this Agreement is not intended to (and may not be interpreted as) attempt to delegate or subcontract any of Customer's responsibilities regarding the System to Cintas, including, but not limited to, establishing Cintas as a "Designated Representative" of Customer under NFPA or other authority. Customer acknowledges and agrees that under no circumstances will Cintas be responsible for determining or verifying the adequacy of the System. Customer acknowledges that ITM is only intended to verify the operational status of System at the time of ITM and is limited to those characteristics that could be readily observed at the time of ITM. Customer agrees that Cintas's observation of deficiencies or impairments and/or suggestions or recommendations for their correction in no way suggests or implies that a design review was performed or that other system deficiencies or impairments do not exist. Customer acknowledges and agrees that it bears the sole responsibility for ensuring that its System satisfies all NFPA or other requirements, including that the System is properly designed and installed, including, but not limited to, determining whether any fire protection system is adequate for the purpose(s) intended, whether any fire protection system satisfies local code requirements, and determining whether piping in any sprinkler system is properly or appropriately pitched, drains sufficiently, or is otherwise properly installed. Customer further specifically acknowledges and agrees that it is solely responsible for the status, ITM, and repair of the System at all times, including (but not limited to) the condition of the system during the intervals between any ITM provided under this Agreement. Furthermore, Customer expressly acknowledges that the status of System can change at any time subsequent to any ITM or repair by Cintas and that Cintas is not responsible or liable for any such change in status, including (but not limited to) any change that renders the system ineffectual or inoperable, or any loss or damage of any kind that may occur subsequent to or during any intervals between any services provided (or to be provided) under the Agreement. Customer further acknowledges that it has sole and specific obligations for performing periodic ITM of the System, including, but not limited to
- (a) periodically draining low points in dry sprinkler systems, (b) ensuring that Systems are maintained at appropriate temperatures, (c) ensuring that kitchen suppression system nozzles do not become contaminated with grease, (d) ensuring that kitchen appliances, hoods, and/or exhaust ducts are maintained and kept sufficiently clean, (e) ensuring that nozzles, sprinklers, and/or System tubing or piping are free from obstructions and are properly cleaned and/or maintained, (f) ensuring that sprinkler heads are not expired as contemplated by NFPA 25, (g) performing certain periodic inspections of the System, (h) ensuring appropriate types and concentrations of antifreeze is used in antifreeze systems; (i) that dry sprinkler systems maintain pressure sufficient to prevent activation, and (j) that dry sprinkler system piping is properly pitched and uses proper type of pipe and fitting. Customer further acknowledges that its failure to perform these obligations may, among other possible consequences, prevent Cintas from performing under this Agreement, cause Cintas's performance under the Agreement to be ineffectual, render the system ineffectual or inoperable, or lead to substantial property loss, injury, or death. Customer agrees to be solely responsible for redecorating and other cosmetic repairs to Premises necessary due to installation, testing, maintenance, repair, or removal of all or any part of the System. Customer understands and agrees that Cintas has no liability for any work performed by any other vendor on the System at any time. Furthermore, Customer acknowledges that ITM may result in the failure of System or one of its components. Customer agrees that Cintas is not responsible for any System or components thereof that may require repair or replacement due to age, fatigue, or wear that occurs during or result from ITM.
7. **Deficiencies and Impairments.** Customer acknowledges that deficiencies or other impairments noted during ITM of Systems may pose an immediate and serious safety concern. If requested by Customer, Cintas may prepare a quote for addressing these deficiencies or other impairments. Should Cintas perform any work addressing such deficiencies or other impairments, Customer agrees to pay Cintas for all Customer-authorized labor and parts necessary to perform CINTAS FIRE PROTECTION FIRE PROTECTION SERVICE AGREEMENT Page 2 of 4 Version 10-10-17 such work. In any event, Customer is solely responsible for correcting any deficiencies or impairments noted during ITM immediately, and Cintas has no liability for Customer's failure to do so, including, but not limited to, liability for an ongoing NFPA code violation status.
8. **Knowledge and Access to Premises.** Customer acknowledges that it has superior and/or sole knowledge of the Premises and System and that it is obligated to provide Cintas with complete written documentation of the building's layout and the layout, configuration, and inspection, testing, and maintenance history of the System enabling Cintas to locate every element of the System. Customer also acknowledges and agrees that it has the sole responsibility to provide Cintas with access to all areas of the Premises necessary to perform the requested ITM. Customer acknowledges and agrees that it bears the sole risk of loss for any loss, injury, or damages resulting from or related in any way to Customer's failure to produce such written documentation and/or provide necessary access to the Premises. For the purposes of any services performed under this Agreement, System elements are inaccessible if they are over 12 feet above the floor, above suspended ceilings, in enclosed spaces, or in rooms or locations in
9. **Service Response Time/Delivery Time.** Customer is responsible for scheduling all appointments. Cintas will make reasonable efforts to schedule appointments at Customer's convenience. If Cintas is asked to provide emergency response and agrees to do so, Cintas will make reasonable efforts to respond and/or take corrective action in the most expeditious manner possible. Cintas will make reasonable efforts to dispatch for critical system failures within 2-4 hours and to dispatch for non-critical system trouble in 24-48 hours. Customer understands, however, that Cintas's ability to respond depends upon a number of factors, including the number of requests for similar response and the availability of personnel, and Customer agrees that Cintas has no obligation to respond within any particular timeframe for any type of request for service or to deliver any good within any stated time and that Cintas has no liability for failing to respond and/or to provide the good within the requested, desired, and/or stated time.
10. **Service Charges.** Any service charges imposed are used to help Cintas pay various fluctuating current and future costs including, but not limited to, costs directly or indirectly related to the environment, energy issues, services, and delivery of goods and services, in addition to other miscellaneous costs that Cintas incurs or may incur. Customer agrees that Cintas may levy various service charges in the course of performing under this Agreement that are not included in the initial quote, estimate, or final agreed contract for work to be completed under the Agreement.
11. **Payment Terms, Late Charges, Credit, and Progress Billing.** Payment terms may be changed at any time with or without prior notice and are those in effect at time of delivery or service call. Any invoice not paid when due shall be subject to a late charge of one and one-half percent (1-1/2%) per month or portion thereof of, if lower, the highest rate allowable under applicable law. Invoices shall be due within ten (10) days of invoice date unless otherwise stated. If, in Cintas's opinion, Customer's credit becomes unsatisfactory, Cintas may, in addition to all other rights and remedies under the Agreement and applicable law, suspend the delivery of goods or services pending receipt of cash or satisfactory security from Customer. Should Customer default in any payments due Cintas, Customer agrees to pay all reasonable costs of collection incurred by Cintas, including reasonable attorneys' fees. Title to all equipment or other goods sold by Cintas shall remain in Cintas's name until Customer has paid Cintas in full. Cintas shall retain a security interest in such equipment or other goods until such time. Based on the expected duration of any work, Cintas, in its sole and absolute discretion, may elect to bill Customer in monthly progress billings. In such cases, Customer agrees to make prompt monthly progress payments as per the terms of this Agreement, based on the monthly billing schedule provided to the Customer by Cintas.
12. **Cancellation.** If Customer believes there is a deficiency in any good or service provided by Cintas under the Agreement, Customer agrees to submit its complaint in writing and allow the Cintas sixty (60) days from the date the written complaint is received to remedy the claimed deficiency. If the claimed deficiency is not remedied to the reasonable satisfaction of Customer, Customer can cancel this Agreement, but the Customer shall pay any outstanding charges for services rendered or goods provided prior to termination in accordance with the Terms and Conditions of this Agreement.
13. **Equipment Exchange.** Customer hereby understands and agrees that if Customer engages Cintas to service its fire extinguishers, Cintas intends to exchange Customer's fire extinguishers for other fire extinguishers of similar kind and quality. Customer further acknowledges and agrees that upon completion of such exchange that all rights, title, and interest in the Customer's extinguishers so exchanged will belong to Cintas and all rights, title and interest in Cintas's fire extinguishers so exchanged will belong to the Customer.

14. Inspection. Cintas strongly recommends that Customer conduct an on-site inspection of the goods and services sold hereunder after delivery, installation, or other service call. Cintas shall not be responsible for the consequences of Customer's failure to inspect the goods or services or for any defects, malfunctions, inaccuracies, insufficiencies, or omissions Customer could have detected through such an inspection.

15. DISCLAIMER OF WARRANTIES AND REPRESENTATIONS. Because of the great number and variety of applications for which Cintas's goods and services are purchased, Cintas does not design goods or services, does not recommend specific applications of goods or services, or and does not assume any responsibility for use, results obtained, or suitability for specific applications of goods or services. Customer acknowledges and agrees that Cintas has not made any representations or warranties to Customer regarding any System at the Premises, its fitness for any purpose, its suitability or effectiveness as designed, installed, and/or utilized, or that it will operate as designed, intended, or expected. Customer further acknowledges and agrees that it has the sole responsibility for determining the appropriateness of Cintas's goods and services for Customer's specific application(s) before ordering and to test and evaluate thoroughly all goods before use. Cintas warrants that title to all goods it sells to Customer shall be good and marketable. CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS MAKES NO OTHER GUARANTEES, REPRESENTATIONS, OR OTHER WARRANTIES OF ANY KIND, EXPRESSED OR IMPLIED, IN CONNECTION WITH THE SALE OF THE GOODS AND/OR SERVICES PURSUANT TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, OTHER THAN AS SPECIFICALLY ENUMERATED ELSEWHERE IN THIS AGREEMENT. NO MODIFICATION, WAIVER, OR AMENDMENT OF THIS DISCLAIMER SHALL BE DEEMED EFFECTIVE UNLESS MADE IN A WRITING DRAFTED BY CINTAS FOR THIS EXPRESS PURPOSE THAT IS (I) SIGNED BY CINTAS, (II) EXPLICITLY USES THE TERM "WARRANTY" IN ITS TITLE, (III) SPECIFICALLY REFERENCES THIS AGREEMENT, AND (IV) EXPLICITLY AND UNAMBIGUOUSLY DESCRIBES WHAT ADDITIONAL WARRANTY(IES) ARE BEING OFFERED TO CUSTOMER PURSUANT TO THIS AGREEMENT. CUSTOMER FURTHER AGREES THAT THIS EXPLICITLY EXCLUDES ANY OF CINTAS'S SALES MATERIALS, CIRCULARS, WEBSITES, OR OTHER ADVERTISING MATERIALS OF ANY TYPE FROM CREATING ANY WARRANTIES UNDER THIS AGREEMENT, AND CUSTOMER REPRESENTS AND WARRANTS THAT IT IS NOT RELYING UPON ANY SUCH MATERIALS FOR THIS PURPOSE.

16. CINTAS NOT AN INSURER; CUSTOMER'S OBLIGATION TO OBTAIN INSURANCE AS SOLE RECOVERY FOR ANY LOSS AND WARRANTY OF SAME. Customer acknowledges and agrees that neither Cintas nor its Subcontractors or assignees are insurers and that no insurance coverage is provided by this Agreement. CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS ASSUMES NO RESPONSIBILITY FOR, NOR SHALL IT HAVE ANY LIABILITY FOR, CLAIMS MADE AGAINST IT CLAIMING THAT IT IS AN INSURER OF CUSTOMER'S SYSTEMS OR ANY OTHER PROPERTY FOR ANY PURPOSE, INCLUDING, BUT NOT LIMITED TO, THE FAILURE OF SUCH SYSTEMS TO OPERATE EFFECTIVELY OR AS DESIGNED. Customer acknowledges that during the term of the Agreement, it is the specific intent of the parties that the Customer will obtain and maintain insurance coverage with minimum coverage of two million dollars (U.S.) per incident, at the Customer's expense, that will cover any and all losses, damages, and expense arising out of or from, in connection with, related to, as a consequence of, or resulting from this Agreement in any way, including, but not limited to, public liability, bodily injury, sickness or death, losses for property damage, fire, water damage, and loss of property, and Customer agrees to and warrants that it will obtain and maintain such insurance coverage at all times at no cost to Cintas. Customer shall name Cintas as an additional insured by endorsement on any such policy(ies). This endorsement shall be without limitation or restriction of any type, and Cintas shall be exempt from, and in no way liable for, any sums of money related to this policy(ies) and associated coverage of any type, including, but not limited to, premium payments, deductible, co-payments, or self-insured retention, all of which are the sole responsibility of Customer. Customer agrees that recovery for all such injuries, losses, and damages shall be limited to this insurance coverage only and that it will look exclusively to its insurer(s) to recover for any such injuries, losses, and damages. CUSTOMER AGREES TO SHIFT THE RISK OF LOSS TO ITS INSURERS, WHICH HAVE EXPRESSLY CONTRACTED TO ACCEPT THE RISK OF LOSS TO CUSTOMER'S PROPERTY. CUSTOMER RELEASES AND AGREES TO INDEMNIFY AND HOLD HARMLESS CINTAS FROM AND AGAINST ALL COSTS, EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES), AND LIABILITY ARISING FROM CLAIMS REQUIRED TO BE COVERED BY INSURANCE PURSUANT TO THIS SECTION, INCLUDING ANY CLAIMS FOR DAMAGES ATTRIBUTABLE TO PUBLIC LIABILITY, BODILY INJURY, SICKNESS, OR DEATH, OR THE DESTRUCTION OF ANY REAL OR PERSONAL PROPERTY, INCLUDING, BUT NOT LIMITED TO, THOSE THAT ARE ATTRIBUTABLE TO CINTAS'S PARTIAL OR SOLE NEGLIGENCE. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE, INCLUDING, BUT NOT LIMITED TO, EQUITABLE, CONTRACTUAL, LEGAL, AND CONVENTIONAL SUBROGATION, AND WARRANTS THAT THIS RELEASE AND WAIVER SHALL BE BINDING ON ANY AND ALL SUBROGEEES OR ASSIGNEES OF CUSTOMER'S RIGHTS. CINTAS SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF CUSTOMER, ANY LOSSES, OR ANY DAMAGES THAT IS REQUIRED TO BE INSURED UNDER THIS AGREEMENT, IS INSURED, OR IS INSURABLE. CUSTOMER AGREES TO INDEMNIFY CINTAS AGAINST ANY AND ALL SUCH CLAIMS, INCLUDING CLAIMS OF THIRD PARTIES, THAT MAY ARISE THAT ARE RELATED TO THE AGREEMENT OR THE PROVISION OF THE SERVICES IN ANY WAY THAT MAY ARISE DUE TO CUSTOMER'S BREACH OF THESE OBLIGATIONS. CUSTOMER AGREES TO AND WARRANTS THAT IT WILL NOTIFY ITS INSURER(S) OF THIS RELEASE AND WAIVER.

17. RELEASE AND INDEMNIFICATION OF CINTAS BY CUSTOMER. CUSTOMER RELEASES AND AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS CINTAS AND ANY/ALL OF ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES OF ANY TYPE FROM LIABILITY FOR ANY AND ALL LOSS, DAMAGE, OR EXPENSE OF ANY KIND OR TYPE, UNDER ANY LEGAL, EQUITABLE OR OTHER THEORY, THAT MAY OCCUR PRIOR TO, CONTEMPORANEOUSLY WITH, OR AFTER THE EXECUTION OF THIS AGREEMENT RELATED IN ANY WAY TO THE SUBJECT MATTER OF THIS AGREEMENT OR PERFORMANCE UNDER THE AGREEMENT, INCLUDING (BUT NOT LIMITED TO) THE IMPROPER OPERATION OR NON-OPERATION OF THE FIRE SUPPRESSION, ALARM, OR OTHER SYSTEM(S). THIS OBLIGATION INCLUDES (BUT IS NOT LIMITED TO) ANY CLAIM, DEMAND, SUIT, LIABILITY, DAMAGE, JUDGMENT, LOSS, EXPENSES, ATTORNEY'S FEES, AND COSTS, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES BY CUSTOMER OR ANY PERSON OR ENTITY NOT A PARTY TO THIS AGREEMENT (INCLUDING, BUT NOT LIMITED TO, CUSTOMER'S INSURANCE COMPANY, ADMINISTRATIVE BODY OR AUTHORITY, OR CUSTOMER'S EMPLOYEES) FOR ANY EXPENSE, LOSS, OR DAMAGE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, OR ALLEGED TO BE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, BY ANY ACT, OMISSION, OR FAULT OF CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES. THIS OBLIGATION EXTENDS TO, WITHOUT LIMITATION, STATUTORY CIVIL DAMAGES, ECONOMIC DAMAGES, PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE (REAL AND PERSONAL) ARISING OUT OF OR RELATED TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY CLAIMS BASED UPON BREACH OF THE AGREEMENT, STRICT LIABILITY, REQUESTS FOR OR RIGHTS OF SUBROGATION OR CONTRIBUTION, INDEMNIFICATION, WRONGFUL DEATH, AND NEGLIGENCE (WHETHER ACTIVE OR PASSIVE, AND INCLUDING CLAIMS BASED UPON CINTAS'S SOLE, PARTIAL, OR JOINT AND SEVERAL NEGLIGENCE OF ANY TYPE OR DEGREE), AND ANY OTHER CLAIM, WHETHER BASED UPON OR ARISING UNDER CONTRACT, TORT, LAW, OR EQUITY. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE. Cintas reserves the right to select counsel to represent it in any such action.

18. LIMITATION OF CINTAS'S LIABILITY. Customer acknowledges that Cintas's service fees/purchase prices are based on the value of services or goods provided and the limited liability provided under this Agreement and not on the value of the Customer's premises or its contents, or the likelihood or potential extent or severity of injury (including death) to Customer or others. Customer further acknowledges and agrees that Cintas cannot predict the potential amount, extent, or severity of any damages or injuries that Customer or others may incur due to the failure of the system or services to work as intended. IF CINTAS OR ITS REPRESENTATIVES ARE HELD LIABLE FOR ANY REASON FOR ANY LOSS, INJURY, OR DAMAGES OF ANY KIND THAT ARISES OUT OF, RESULTS FROM, OR IS RELATED TO THIS AGREEMENT (INCLUDING, WITHOUT LIMITATION, LOSSES, INJURIES OR DAMAGES RESULTING FROM CINTAS'S SOLE OR PARTIAL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE), CUSTOMER AGREES AND WARRANTS THAT CINTAS'S AND ITS REPRESENTATIVE'S COLLECTIVE LIABILITY TO CUSTOMER, ITS AGENTS, OFFICERS, DIRECTORS, EMPLOYEES, INVITEES, AND ANY THIRD PARTY SHALL BE LIMITED EXCLUSIVELY TO \$1,000. If Customer wishes to increase the limitation of liability, Cintas and Customer may negotiate a supplemental written agreement to increase the limit of Cintas's liability, but no such agreed upon increase to the limit of Cintas's liability shall be interpreted to find Cintas or its subcontractors or representatives to be insurers. CUSTOMER AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND THE WAIVERS AND INDEMNITIES SET FORTH IN THIS AGREEMENT ARE A FAIR ALLOCATION OF RISKS AND LIABILITIES BETWEEN CINTAS, CUSTOMER, AND ANY OTHER AFFECTED PARTIES. CUSTOMER ACKNOWLEDGES AND AGREES THAT WERE CINTAS TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE, IT WOULD NOT PROVIDE THE SERVICES. Neither party shall be liable to the other or any other person for any incidental, punitive, speculative, or consequential damages of any type, including, but not limited to, loss of profits or business opportunity.

20. Prevailing Wage/Living Wage. Customer understands and acknowledges that depending upon the location of the Premises, individuals who provide services under this Agreement may be entitled to receive prevailing wages, living wages, or other minimum wages and/or benefits established by law ("Wage Statutes"). Customer understands and agrees that it is in sole possession and knowledge of the facts and circumstances necessary to make a determination as to whether any or all services provided under this Agreement are subject to any Wage Statutes. Accordingly, Customer agrees that it has the sole responsibility to determine whether the Agreement is subject to any Wage Statutes and that it will inform Cintas of this fact in writing prior to Cintas offering any bid, quote, or other offer for any services to be provided under the Agreement and prior to the parties' execution of the Agreement. In the event that Customer fails to notify Cintas in writing that the Agreement is subject to a Wage Statute and either Cintas or any federal, state, or local authority determines that the services provided under the Agreement are subject to a Wage Statute, Customer agrees that it will pay Cintas all additional sums necessary to raise all wages and benefits covered by the applicable Wage Statute(s) for those individuals providing such services to Customer under the Agreement to the minimum levels required by the applicable Wage Statute(s), and Customer agrees that it will defend and indemnify Cintas from any and all fines, penalties, interest, or other costs, expenses, or charges of any type imposed by any federal, state, or local authority for Cintas's failure to satisfy any such Wage Statute, as well as Cintas's costs and attorneys' fees incurred in responding to or defending any such claim.

21. Force Majeure. Cintas shall not be responsible or liable for failure to perform attributable to any cause or contingency beyond its reasonable control including, without limitation, act of God; act or omission of civil or military authority; fire; flood; pest; epidemic; earthquake; volcanic activity, quarantine restriction; labor dispute (e.g. lockout, strike or work stoppage or slowdown); embargo; war; riot; unusually severe weather; accidents; political strife; act of terrorism; delay in transportation; compliance with any regulation or directive of any national, state, or local government, or any department or agency thereof; or any other cause which by the exercise of reasonable diligence Cintas is unable to overcome.

22. Governing Law. To the greatest extent permitted by law, this Agreement shall be governed by the laws of the State of Ohio, and it explicitly excludes any reference or resort to choice of law rules that suggest or require that the laws of another jurisdiction be applied.

23. Notice of Claim. Customer shall give Cintas prompt written notice after discovery of any facts giving rise or potentially giving rise to a claim for loss or damages, including (but not limited to) any potential third-party claim ("Notice of Claim"). Customer shall also give Cintas an opportunity to inspect the Premises and/or System(s) allegedly involved and/or damaged in relation to the claim. The Notice of Claim shall set forth (1) a brief description of the nature of the claim; (2) the total amount of the actual or estimated loss or damages; and (3) Cintas's right to inspect the Premises and/or System(s) allegedly involved and/or damaged in relation to the claim. Customer acknowledges that Customer's failure to provide Cintas with opportunity to evaluate the claim and/or inspect the Premises and/or Systems will irrevocably prejudice Cintas's ability to defend against any such claim. Customer's failure to provide a Notice of Claim shall therefore constitute a waiver of said claim and/or Customer's ability to assert or pursue any type of claim relating to the alleged loss or damages.

24. Disputes. Any dispute or matter arising in connection with or relating to this Agreement other than an action for collection of fees due Cintas hereunder shall be resolved by binding and final arbitration. The arbitration shall be conducted pursuant to applicable Ohio arbitration law. CUSTOMER, ON BEHALF OF ITSELF AND ALL OF ITS INSURER(S), WAIVES TRIAL BY JURY IN ANY ACTION BETWEEN CUSTOMER AND/OR INSURER AND CINTAS, AND CUSTOMER IRREVOCABLY WAIVES ANY RIGHT TO CLASS REPRESENTATIVE CLAIMS (WHETHER AS A CLASS MEMBER OR CLASS

REPRESENTATIVE] AND ANY RIGHT TO HAVE SUCH DISPUTE CONSOLIDATED OR CONSIDERED IN CONJUNCTION WITH ANY OTHER CLAIM OR CONTROVERSY OR AS A PART OF ANY OTHER PROCEEDING. The exclusive jurisdiction and forum for resolution of any such dispute shall lie in Warren County, Ohio. Notice or service of process of any such dispute may be made by correspondence delivered via the United States Postal Service (certified mail or registered mail, return receipt requested) or by a national overnight courier service (such as Federal Express) directed to the opposing party's address identified in this Agreement. With respect to an action for fees due Cintas under this Agreement, the exclusive jurisdiction and forum for the resolution of any such dispute shall be a court of competent jurisdiction in the state where the Customer is located, and if Cintas prevails on any or all of its claim for fees, Cintas shall also be entitled to recover all attorneys' fees and costs it incurs in the prosecution of the claim or action.

25. **LIMITATION OF ACTION.** ANY ACTION BY CUSTOMER AGAINST CINTAS OR ANY SUBCONTRACTOR MUST BE COMMENCED WITHIN ONE YEAR OF THE ACCRUAL OF THE CAUSE OF ACTION OR THE ACTION SHALL BE BARRED, REGARDLESS OF ANY OTHER STATUTE OF LIMITATION OR REPOSE THAT MAY APPLY TO THE CLAIM UNDER STATE OR FEDERAL LAW.

26. **Notices.** Any notice given pursuant to the Agreement shall be in writing and sent by certified mail or registered mail, postage prepaid, return receipt requested or by national overnight courier service (such as Federal Express), to the appropriate party at the address set forth in this Agreement or at such other address as such party may provide in writing to the other party. Any such notice shall be effective upon the receipt thereof.

27. **Authority to Execute Agreement.** Each party represents and warrants to the other party that (i) the execution, delivery, and performance of this Agreement have been duly authorized by all necessary entity action(s), and (ii) this Agreement constitutes a valid and binding obligation as to it, enforceable against it in accordance with its terms. The person signing this Agreement on behalf of Customer expressly represents and warrants that he or she has all authority necessary to bind Customer to its terms.

28. **Assignment.** This Agreement cannot be assigned by the Customer without the prior written consent of Cintas, which will not be unreasonably withheld. Cintas has the right to assign this Agreement, and it may do so in its sole and absolute discretion. The Agreement shall inure to the benefit of and be binding on the parties and their respective successors and permitted assigns.

29. **Waiver.** No waiver of any provision of this Agreement by a party shall be valid unless the same is in writing and signed by the party against whom it is sought to be enforced. No waiver of any provision of this Agreement at any time will be deemed a waiver of any other provision of this Agreement at such time, nor will it be deemed a waiver of that same provision at any other time.

30. **Severability.** The invalidity or unenforceability of any provision, section, or portion of a section of this Agreement shall not affect the validity or enforceability of any other provision or section; provided, however, in the event one or more of the paragraphs "Disclaimer of Warranties and Representations," "Cintas Not an Insurer; Customer's Obligation To Obtain Insurance As Sole Recovery For Any Loss And Warranty Of Same," "Release And Indemnification Of Cintas By Customer," "Limitation Of Cintas's Liability; Liquidated Damages," and/or "No Warranties Or Representations By Cintas Regarding System" (or any portion thereof) are held by a court or other authority to be invalid or unenforceable (whether in an action involving the parties, any action involving Cintas, or any other action involving similar provisions), Cintas shall have the right to terminate this Agreement without any liability of any type upon thirty (30) days prior written notice to Customer. Furthermore, the parties agree that in the event any of the interest rate provisions, cancellation fees, service charges, rate increases, renewal term lengths, or any other calculation of amounts due and owing Cintas under Paragraphs 4, 10, or 11 are deemed to be excessive and/or unenforceable under applicable law, any such rate, fee, increase, term, or other calculation will be reduced to the maximum rate, value, or amount permitted by applicable law and will be binding upon them.

31. **Updated Terms and Conditions and Policies.** Customer acknowledges and agrees that Cintas may send copies of its various policies to Customer, including, but not limited to, amendments to these Terms and Conditions via e-mail or make them available via a web page or other similar mechanism and that these policies are incorporated and made part of this Agreement. To be effective, however, amendments to the Terms and Conditions must be expressly referred to as such in the e-mail, web page, or other similar mechanism. Customer acknowledges and agrees that its continued request for service pursuant to this

32. **Execution in Counterparts and by Facsimile or Electronically by PDF.** This Agreement may be executed in any number of counterparts, any one of which need not contain the signature of more than one party, but all of which shall together constitute one and the same instrument. The parties agree that this Agreement and the signatures affixed hereto may be transmitted and delivered by facsimile or electronically by PDF and that all such signatures and this Agreement transmitted or delivered by facsimile or electronically by PDF shall be deemed to be originals for all purposes and given the same legal force and effect as the original Agreement and original signatures.

33. **Mutual Drafting and Understanding of Agreement.** The parties acknowledge and agree that this Agreement and all of its Terms and Conditions are the result of arms-length bargaining between sophisticated business entities. As a result, both parties shall be considered to be drafters of the Agreement for purposes of interpretation, application, construction, or construing of the Agreement. The parties also acknowledge that they have had an opportunity to consult with legal counsel of their choice regarding this Agreement and that they have read and understand all of the Terms of this Agreement.

34. **Entire Agreement; Modifications.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all other agreements, understandings, or representations, whether oral or in writing, between the parties. Any prior agreements, promises, negotiations, or representations, either oral or in writing, not expressly set forth in this Agreement are of no force or effect. No modification or amendment to this Agreement shall be effective unless drafted by Cintas for this express purpose and signed by an authorized representative of Cintas, except as described in paragraph 30 ("Updated Terms and Conditions and Policies") above. For the purposes of this paragraph, "authorized representative" is the General Manager of the Cintas location(s) providing the goods and/or services or higher management or executive personnel of Cintas. The parties specifically agree that any document sent to Cintas by Customer subsequent to execution of this Agreement that contains different or additional terms or that purports to modify or amend the terms of this Agreement in any way, such as a purchase order or conditional payment, shall be of no force and effect and will not modify the terms of this Agreement.

No course of prior dealings between the parties and no usage of the trade shall be relevant or used to supplement or explain any terms used in this Agreement. Acceptance or acquiescence in a course of performance rendered under this Agreement shall not be relevant to determine the meaning of this Agreement even though the accepting or acquiescing party has knowledge of the nature of the performance and the opportunity for objection.

35. **Electronic Signatures.** Customer's Acceptance by Allowing Performance. The person signing this Agreement on behalf of Customer certifies that Customer's policies do not prohibit the acceptance and execution of Terms and Conditions in electronic form. In addition, each party consents to and agrees that the use of a keyboard, mouse, or other device (i) to select an item, button, icon or checkbox, or (ii) to enter text, or (iii) to perform any similar act or action while using Cintas's web-based portal or other system for the purpose of initiating, reviewing, modifying, or completing any transaction regarding this Agreement constitutes a lawful and valid signature, acceptance, and agreement and shall be treated the same as if such were actually made using a physical, written signature. The parties further agree that no certification authority or other third-party verification is necessary to validate their respective electronic signatures. The parties additionally agree that this Agreement is accepted and agreed to when an electronic signature for each party has been affixed to this Agreement. Customer further agrees that engaging, requesting, or allowing Cintas to begin any work or provide any goods or services under this Agreement and/or compensating Cintas for any such work, goods, and/or services constitutes acceptance of the Agreement and the Terms and Conditions.

NOTICE TO CUSTOMER. BY SIGNING THIS DOCUMENT, CUSTOMER EXPLICITLY ACKNOWLEDGES AND ACCEPTS PARAGRAPHS 15-18 OF THIS AGREEMENT, WHICH DISCLAIM WARRANTIES AND REPRESENTATIONS, ACKNOWLEDGE CINTAS IS NOT AN INSURER AND REQUIRES CUSTOMER TO OBTAIN INSURANCE, LIMIT CINTAS'S LIABILITY FOR AND/OR RELEASE CINTAS FROM ANY LIABILITY RELATED IN ANY WAY TO THE AGREEMENT, AND REQUIRE CUSTOMER TO INDEMNIFY CINTAS FOR ANY LOSSES RELATED IN ANY WAY TO THE AGREEMENT. READ THE ENTIRE AGREEMENT BEFORE SIGNING.

Annual Water-Based Fire Protection Systems Inspection

CINTAS FIRE PROTECTION

1100 W 120TH AVE STE 500
WESTMINSTER, CO 80234
WESTMINSTER, CO 80234
USA



Inspector: Eric Pons 00D5122

Inspection date: 03/24/2025

Inspection Location

SOUTHSHORE RECREATION CTR 00D5142590

27301 E SOUTHSHORE DR

AURORA, CO 800165541

Phone: 7208702221

Customer

SOUTHSHORE RECREATION CTR 00D5142590

27301 E SOUTHSHORE DR

AURORA, CO 800165541

Phone: 7208702221

*Inspection performed in accordance with
NFPA 25 Standard for the Inspection, Testing, and Maintenance
of Water-Based Fire Protection Systems, 2017 edition.*

Building Owner/Representative

Has building occupancy, hazard, water supply or building arrangement affecting system effectiveness remained the same since last inspection.

Yes

Areas containing water-filled piping used for fire sprinkler systems, maintain a minimum temperature of 40°F (4°C), and are not exposed to freezing conditions.

Yes

Owner/Representative Signature

**System Summary****Number of Systems at Site**

Items	Total Systems
Dry System	1
Wet System	1

Dry System**Dry System Inspection****DRY SYS**

Sprinkler heads free of leakage, corrosion, external loading, damage or loss of fluid in glass bulb element, painted heads, and pointed in proper direction. (5.2.1.1.1; 5.2.1.1.2)

Pass

Escutcheons and coverplates in place, if applicable. (5.2.1.1.5)

Pass

Minimum clearance maintained below all sprinklers (5.2.1.2)

Pass

Correct # of replacement sprinkler heads in head box to include all types and ratings installed. (5.4.1.5 & 5.4.1.5.4)

Pass

Sprinkler head wrench for each type head provided in head box (5.4.1.5.5)

Pass

List of sprinklers installed on the property posted on head box. (5.4.1.5.6)

Pass

System piping free of mechanical damage, leaks, corrosion, or external loads resting on or hung from pipe. (5.2.2)

Pass

Pipe hangers, braces and supports are secure and undamaged. (5.2.3)

Pass

If building has sprinklers that have been in service for 50 years, have they been replaced or sample tested? (5.3.1.1.1)

N/A

Sprinklers with fast-response elements in service for 20 years have been replaced or sample tested. (5.3.1.1.1.3)

N/A

Dry sprinklers in service for 10 years have been replaced or sample taken. (5.3.1.1.1.6)

N/A

Dry Pipe Valve**DRY SYS**

Air and water pressure gauges operating properly (13.2.7.1.1)

Pass

Exterior of valve free of physical damage, trim valves in normal position and intermediate chamber not leaking (13.4.5.1.3)

Pass

Valve free of leaks, properly secured, accessible. (13.3.2.2)

Pass

Hydraulic nameplate securely attached legible (5.2.5)

Pass

Information sign securely attached and legible. (5.2.7)

Pass

If system has auxiliary drains, is sign in place indicating number and location of each drain. (13.4.5.1.2)

Pass

Priming water level correct (13.4.5.2.1)

N/A

Size of main drain

2"

Pressure (psi) shown on System air pressure gauge.

42

Pressure (psi) shown on Supply Water pressure gauge.

105

Residual Pressure with valve open (13.2.5)

90

Static Pressure after valve closed (13.2.5)

100

Main Drain Test Pressure less than 10% reduction in flow from original acceptance test or previous test results (13.2.5.3)

Pass

Partial trip test of the dry pipe valve conducted with control valve partially opened. (13.4.5.2.2.3)

Pass

Air pressure (psi) at trip of dry valve. (A.13.4.5.2.2.3)

16

Time (sec) between start of test and trip of valve. (13.4.5.2.5.2)

Not due at this time,
tested at full trip 3 year

Internal inspection - components operate properly and move freely, valve cleaned and in good condition. (13.4.5.3.1)

Pass

Auxiliary drains and low-point drains opened, pipe drained or where weep holes provided, inspected to ensure they are clear and unobstructed (13.4.5.3.2)

Pass

System testing for gas leakage (13.4.5.2.9)

N/I

Time (sec) between start of test and water flow from inspectors test connection. (13.4.5.2.5.2)

Not due for 3yr at this
time**SPRINKLER**

Page 2 of 6

Dry Pipe Valve

DRY SYS

Valve strainers, filters, and restriction orifices free from obstructions, operating properly, and in good condition (13.4.5.1.5) Last Answered: 3/24/2025	Fail
Gauges on valve, when compared to calibrated gauge error less than 3% full scale or gauge has been recalibrated or replaced. (13.2.7.3) Last Answered: 3/24/2025	No
Valve Status Test - Valves open when returned to service. (13.3.3.4)	Pass

Air Compressor

DRY SYS

Compressor free of physical damage, wiring and piping intact and without damage. (13.10.2.1)	Pass
Compressors requiring oil, ensure correct amount is in oil reservoir. (13.10.2.1)	N/A
Anchoring of air compressor is secure, tight and without damage. (13.10.2.1)	Pass
Air compressor operates as intended, restores normal air pressure within required time, and does not overheat while running. (13.10.3.1)	Pass

Auxiliary Drain-Dry System

Area/Location	Auxiliary drain(s) drained as needed during inspection. (13.4.4.3.2)
DRY SYS 2 DRAINS N/W PATIO	Pass

Wet System

Wet System Inspection

Sprinkler heads free of leakage, corrosion, external loading, damage or loss of fluid in glass bulb element, painted heads, and pointed in proper direction. (5.2.1.1.1; 5.2.1.1.2)	Pass
Escutcheons and coverplates in place, if applicable. (5.2.1.1.5)	Fail
Minimum clearance maintained below all sprinklers. (5.2.1.2)	Pass
Replacement sprinkler heads per number of installed sprinklers available in head box. (5.4.1.5.4)	Fail
Sprinkler head wrench for each type head provided in head box. (5.4.1.5.5)	Pass
List of sprinklers installed on the property posted on head box. (5.4.1.5.6)	Pass
System piping free of mechanical damage, leaks, corrosion, & without external loads on or hung from piping. (5.2.2.1 & 5.2.2.2)	Pass
Pipe hangers, braces & supports not damaged, loose or unattached. (5.2.3)	Pass
If building has sprinklers that have been in service for 50 years, have they been replaced or sample tested? (5.3.1.1.1)	N/A
Sprinklers with fast-response elements in service for 20 years have been replaced or sample tested. (5.3.1.1.1.3)	N/A
Dry sprinklers in service for 10 years have been replaced or sample taken (if dry sprinklers present). (5.3.1.1.1.6)	N/A

Wet Riser Main Drain/No Check Valve

Exterior of connection in good condition and gauge operable.	Pass
Pressure (psi) shown on pressure gauge	105
Hydraulic nameplate, if applicable, securely attached and is legible (5.2.5)	Pass
Size of main drain	2"
Pressure (psi) shown on Supply Water pressure gauge. (13.2.5)	105
Residual Pressure with valve open (13.2.5)	85
Static Pressure after valve closed (13.2.5)	100
Main Drain Test Pressure less than 10% reduction in flow from original acceptance test or previous test results (13.2.5.3)	Pass
Valve Status Test - Valves open when returned to service. (13.3.3.4)	Pass
Gauge on valve, when compared to calibrated gauge is error less than 3% full or gauge has been recalibrated or replaced. (13.2.7.2 & 13.2.7.3) Last Answered: 3/24/2025	No

Inspector's Test Connection

Area/Location	Operates properly
AT RISER	Pass

Control Valves

Type	Area/Location	Model Size	Accessible	Condition	Secured	Exercised	Seal	Valve Test
Control Valve - locked/tamper	DRY SYS	Butterfly 4"	Pass	Pass	Pass	Pass		Pass
Control Valve - locked/tamper	ELEV. ELEVATOR RM	Butterball 2"	Pass	Pass	Pass	Pass		Pass
Control Valve - locked/tamper	INLET	Butterfly 4"	Pass	Pass	Pass	Pass		Pass
Control Valve - locked/tamper	OUTLET	Butterfly 4"	Pass	Pass	Pass	Pass		Pass
Control Valve - locked/tamper	WET SYS	Butterfly 4"	Pass	Pass	Pass	Pass		Pass

Supervisory Devices

Type	Area/Location	Visual Inspection	Functional Test
High/Low Air Pressure Switch		Pass	Pass

Alarm Devices

Type	Area/Location	Visual Inspection	Functional Test
Waterflow - Pressure Switch	DRY SYS	Pass	Pass
Waterflow Alarm - Vane Type	WET SYS	Pass	Pass 47

Common Components**Fire Department Connection**

FDC visible and accessible, and signs in place. (13.8.1)	Pass
Couplings and swivels free of damage and rotate smoothly. (13.8.1)	Pass
Caps, plugs and gaskets in place and free from damage. (13.8.1)	Pass
Check valve free from leaks, automatic drain valve and clapper in place and operating properly. (13.8.1)	Pass
Interior of the connection free of obstructions. (13.8.1)	Pass
Visible piping supplying FDC undamaged. (13.8.1)	Pass
Internal inspection of check valve - components operate properly, cleaned/repared as needed. (13.4.2.1)	Fail
Hydrostatic test results of piping from FDC to check valve acceptable. (13.8.5)	Fail

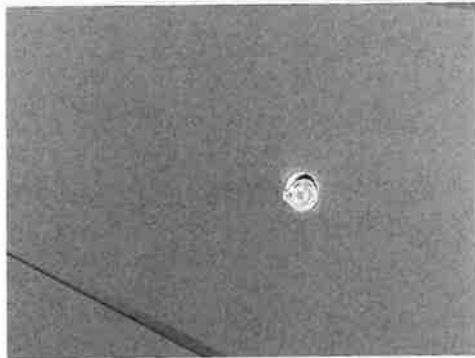
Deficiencies

*PAR response indicated "Pass After Repair". Technician notes a deficiency of a device, and repairs the deficiency during inspection.

Wet System Inspection

Ques: Escutcheons and coverplates in place, if applicable. (5.2.1.1.5)

Technician Response: Missing escutcheon on lower level above snack machines 1/2 pt 5/8 adjust tfp style 15 for use with tyco sprinklers



Ques: Replacement sprinkler heads per number of installed sprinklers available in head box. (5.4.1.5.4)

Technician Response: Need (1) 1/2" brass upright 155° qr k=5.6 TY313 or equivalent
Need (3) 1/2" chrome pendant 155° qr k=5.6

Wet Riser Main Drain/No Check Valve

Ques: Gauge on valve, when compared to calibrated gauge is error less than 3% full or gauge has been recalibrated or replaced. (13.2.7.2 & 13.2.7.3))

Technician Response: Gauge due to be replaced

Fire Department Connection

Ques: Internal inspection of check valve - components operate properly, cleaned/repaired as needed. (13.4.2.1)

Technician Response: Due for 5 year hydrostatic test

Ques: Hydrostatic test results of piping from FDC to check valve acceptable. (13.8.5)

Technician Response: Due for 5 year hydrostatic test

Dry Pipe Valve

DRY SYS

Ques: Valve strainers, filters, and restriction orifices free from obstructions, operating properly, and in good condition (13.4.5.1.5)

Technician Response: 5 year internal inspection due

Ques: Gauges on valve, when compared to calibrated gauge error less than 3% full scale or gauge has been recalibrated or replaced. (13.2.7.3)

Technician Response: Gauges due to be replaced

Not Inspected

Dry Pipe Valve

DRY SYS

Question: System testing for gas leakage (13.4.5.2.9)

Technician Response: Not due for 3yr at this time

Liability Release Statement:

The owner and/or designated representative acknowledges the responsibility of the operating condition of the component parts at the time of this inspection. It is agreed that the inspection service provided by the contractor as prescribed herein is limited to performing a visual inspection and/or routine testing, and any investigation or unscheduled testing, modification, maintenance, repair, etc., of the component parts is not included as part of the inspection work performed. It is further understood that all information contained herein is provided to the best of the knowledge of the party providing such information.



3/24/25



3/24/25

Customer: Elias

Tech: Eric Pons 00D5122

1100 W. 120th Avenue - Suite 500
Westminster, CO 80234
Proposed by Bill Russell
Phone: 303-285-1175 Fax: 844-801-1797
RussellW@cintas.com



QUOTE # D51-

DELIVERED ON:	4/21/2025
CUSTOMER (#):	41277

CUSTOMER	SOUTHSHORE LAKEHOUSE	CONTACT	MAINTENANCE
ADDRESS	27151 E LAKEVIEW DR	PHONE	720-412-6973
CITY/STATE/ZIP	AURORA, CO 80016	EMAIL	angel.duran@managementtrust.com

Cintas Fire Protection is pleased to offer you a quotation to perform work at the above referenced location(s)
Price estimates will be billed in accordance with existing contract rates. This Proposal is Valid for 10 Days.

Fire Alarm System

SCOPE OF WORK

- Troubleshoot notification circuit. Did not operate.
Basement.
- Troubleshooting does not guarantee system will be operational after initial service call.
Additional time and material may be needed to make repairs. If needed an additional quote will be provided.

NFPA 72: System deficiencies shall be corrected

Price excludes electrical work & plumbing unless otherwise stated. If additional time, material, permits, drawings, engineering fees, or outside services are needed to complete the scope of work, additional charges will apply. If work needs to be performed outside of our normal business hours (7:30am-3:30pm) labor will be calculated at time and a half. Price assumes free & clear accessibility to perform required maintenance. Patching of holes and/or painting necessary due to the work is not included. If items are accepted individually, additional charges may be added. Customer responsible to notify tenants. CPVC repairs require a 24 hr. cure time. **Final invoice is subject to change based on materials pricing at the time of purchase from suppliers. Acceptance of this proposal is subject to our full terms and conditions.**

TOTAL QUOTE PRICE:	\$ 705.00 without tax
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MANUAL SIGNATURE FIELD:

ELECTRONIC SIGNATURE FIELD:

NAME		Signature: Email: angel.duran@managementtrust.com <small>Purchase Order Number (if needed)</small>
SIGNATURE		
PO (#)		
DATE		

Final Invoice is subject to change based on materials pricing at the time of purchase from suppliers

TERMS AND CONDITIONS

1. **Parties.** This agreement ("Agreement") is between Cintas Corporation No. 2 d/b/a Cintas Fire Protection ("Cintas" or "Seller"), and the customer and/or owner, lessor, lessee, and/or tenant of the real property ("Premises") and/or fire equipment identified herein ("Customer"), and it supplements and incorporates any price quotation offered to Customer by Cintas. Should the identified Customer not be the owner of the property, the Customer warrants and represents that it is an authorized agent of the property owner, lessor, lessee, and/or tenant and that it may enter into this Agreement on the latter's behalf. The Agreement expressly includes these Terms and Conditions, which Customer acknowledges and agrees are material to and an integral part of this Agreement. By signing this Agreement, Customer acknowledges that it has received all of the Agreement, has read and understood this Agreement and the Terms and Conditions, and confirms its unequivocal agreement therewith. Customer agrees that these Terms and Conditions govern the relationship between Customer and Cintas with respect to any goods or services that fall within the subject matter of this Agreement, and no terms not specifically agreed upon by Cintas in writing will be binding on Cintas. Customer understands and agrees that the provisions of the Agreement and of these Terms and Conditions inure to the benefit of Cintas's employees, agents, officers, directors, owners, parents, subsidiaries, and affiliates.
2. **Subcontractors.** Cintas may subcontract the services to be performed under this Agreement. Customer acknowledges and agrees that all provisions of this Agreement inure to the benefit of and are applicable to any subcontractors engaged by Cintas to provide any service to Customer ("Subcontractor") and that they bind Customer to each such Subcontractor(s) with the same force and effect as they bind Customer to Cintas. (Accordingly, when used in this Agreement, the term "Cintas" includes any such Subcontractors, Cintas employees, and agents.) Customer acknowledges that Subcontractors are independent companies that have no affiliation with Cintas. Customer irrevocably appoints Cintas as its agent to communicate with the Subcontractor(s) concerning all matters related to this Agreement.
3. **Inspection, Testing, and Maintenance Requirements.** Customer acknowledges and agrees that it is required to have the Premises's fire protection equipment, systems, and/or components ("System") inspected, tested, and/or maintained ("ITM") annually, semi-annually, quarterly, monthly, weekly, and/or daily in accordance with NFPA requirements and/or the applicable authority having jurisdiction ("AHJ"). ITM procedures may vary according to NFPA and/or AHJ requirements. Customer acknowledges and agrees that it has the sole responsibility identify, perform, and/or schedule any such ITM, and Customer acknowledges that failure to do so timely can lead to improper operation, failure, freezing, rupture, or other malfunction of the System. In particular, Customer has the sole responsibility for contacting Cintas and directing and authorizing Cintas as to which, if any, of these ITM tasks it would like Cintas to perform. Customer agrees, however, that Cintas has no obligation to (a) notify Customer of any ITM that should or must be performed under NFPA and/or AHJ requirements or (b) perform any such ITM for Customer, and Cintas makes no representation that it is able, licensed, and/or qualified to perform all ITM tasks that may be required by NFPA and/or the AHJ.
4. **Term; Renewal.** The term of this Agreement is one (1) year, commencing with the Effective Date. Upon expiration, the Customer understands and agrees that Cintas has no obligation to provide any additional services to Customer of any kind. If the Customer requests and/or Cintas performs any work on any System including, but not limited to, ITM without execution of a new Agreement, Customer agrees that such work is subject to and limited by the Terms and Conditions of this Agreement. In such circumstances, Customer agrees that Cintas may increase the prices for services annually at a percentage rate not to exceed six (6) percent. Customer shall pay the price in effect at the time the service is delivered.
5. **Pricing.** Any quote to perform ITM is not meant to be an exhaustive review of the System's status and, as such, may not have identified any or all equipment or pre-existing deficiencies of the System. If the actual number of devices or systems exceed the quoted amount by more than 5%, Cintas reserves the right to charge for additional devices/systems on a pro-rata basis. Unless otherwise specified, prices on goods may be increased at any time without prior notice. Customer shall pay the price in effect at time of shipment. Any sales, use or other similar tax or duties, customs, tariffs, imposts, surcharges or other fees imposed by any governmental authority on goods shipped by Cintas shall be added to the price to be paid by Customer unless Customer provides Cintas with a valid sales tax exemption certificate.
6. **Scope and Limitations of Service/Customer Responsibility.** Customer acknowledges and agrees that, for the purposes of this Agreement, no System is deemed to be part of the real estate of any of the Premises. Customer acknowledges and agrees that the scope of Cintas's responsibilities under this Agreement are limited to those specific ITM for the specific System(s) requested and authorized by the Customer and which Cintas specifically agrees to perform. Customer acknowledges and agrees that Cintas has no other responsibilities for any aspect of the System under NFPA or any other authority and that this Agreement is not intended to (and may not be interpreted as) attempt to delegate or subcontract any of Customer's responsibilities regarding the System to Cintas, including, but not limited to, establishing Cintas as a "Designated Representative" of Customer under NFPA or other authority. Customer acknowledges and agrees that under no circumstances will Cintas be responsible for determining or verifying the adequacy of the System. Customer acknowledges that ITM is only intended to verify the operational status of System at the time of ITM and is limited to those characteristics that could be readily observed at the time of ITM. Customer agrees that Cintas's observation of deficiencies or impairments and/or suggestions or recommendations for their correction in no way suggests or implies that a design review was performed or that other system deficiencies or impairments do not exist. Customer acknowledges and agrees that it bears the sole responsibility for ensuring that its System satisfies all NFPA or other requirements, including that the System is properly designed and installed, including, but not limited to, determining whether any fire protection system is adequate for the purpose(s) intended, whether any fire protection system satisfies local code requirements, and determining whether piping in any sprinkler system is properly or appropriately pitched, drains sufficiently, or is otherwise properly installed. Customer further specifically acknowledges and agrees that it is solely responsible for the status, ITM, and repair of the System at all times, including (but not limited to) the condition of the system during the intervals between any ITM provided under this Agreement. Furthermore, Customer expressly acknowledges that the status of System can change at any time subsequent to any ITM or repair by Cintas and that Cintas is not responsible or liable for any such change in status, including (but not limited to) any change that renders the system ineffectual or inoperable, or any loss or damage of any kind that may occur subsequent to or during any intervals between any services provided (or to be provided) under the Agreement. Customer further acknowledges that it has sole and specific obligations for performing periodic ITM of the System, including, but not limited to:
(a) periodically draining low points in dry sprinkler systems, (b) ensuring that Systems are maintained at appropriate temperatures, (c) ensuring that kitchen suppression system nozzles do not become contaminated with grease, (d) ensuring that kitchen appliances, hoods, and/or exhaust ducts are maintained and kept sufficiently clean, (e) ensuring that nozzles, sprinklers, and/or System tubing or piping are free from obstructions and are properly cleaned and/or maintained, (f) ensuring that sprinkler heads are not expired as contemplated by NFPA 25, (g) performing certain periodic inspections of the System, (h) ensuring appropriate types and concentrations of antifreeze is used in antifreeze systems; (i) that dry sprinkler systems maintain pressure sufficient to prevent activation, and (j) that dry sprinkler system piping is properly pitched and uses proper type of pipe and fitting. Customer further acknowledges that its failure to perform these obligations may, among other possible consequences, prevent Cintas from performing under this Agreement, cause Cintas's performance under the Agreement to be ineffectual, render the system ineffectual or inoperable, or lead to substantial property loss, injury, or death. Customer agrees to be solely responsible for redecorating and other cosmetic repairs to Premises necessary due to installation, testing, maintenance, repair, or removal of all or any part of the System. Customer understands and agrees that Cintas has no liability for any work performed by any other vendor on the System at any time. Furthermore, Customer acknowledges that ITM may result in the failure of System or one of its components. Customer agrees that Cintas is not responsible for any System or components thereof that may require repair or replacement due to age, fatigue, or wear that occurs during or result from ITM.
7. **Deficiencies and Impairments.** Customer acknowledges that deficiencies or other impairments noted during ITM of Systems may pose an immediate and serious safety concern. If requested by Customer, Cintas may prepare a quote for addressing these deficiencies or other impairments. Should Cintas perform any work addressing such deficiencies or other impairments, Customer agrees to pay Cintas for all Customer-authorized labor and parts necessary to perform CINTAS FIRE PROTECTION FIRE PROTECTION SERVICE AGREEMENT Page 2 of 4 Version 10-10-17 such work. In any event, Customer is solely responsible for correcting any deficiencies or impairments noted during ITM immediately, and Cintas has no liability for Customer's failure to do so, including, but not limited to, liability for an ongoing NFPA code violation status.
8. **Knowledge and Access to Premises.** Customer acknowledges that it has superior and/or sole knowledge of the Premises and System and that it is obligated to provide Cintas with complete written documentation of the building's layout and the layout, configuration, and inspection, testing, and maintenance history of the System enabling Cintas to locate every element of the System. Customer also acknowledges and agrees that it has the sole responsibility to provide Cintas with access to all areas of the Premises necessary to perform the requested ITM. Customer acknowledges and agrees that it bears the sole risk of loss for any loss, injury, or damages resulting from or related in any way to Customer's failure to produce such written documentation and/or provide necessary access to the Premises. For the purposes of any services performed under this Agreement, System elements are inaccessible if they are over 12 feet above the floor, above suspended ceilings, in enclosed spaces, or in rooms or locations in.
9. **Service Response Time/Delivery Time.** Customer is responsible for scheduling all appointments. Cintas will make reasonable efforts to schedule appointments at Customer's convenience. If Cintas is asked to provide emergency response and agrees to do so, Cintas will make reasonable efforts to respond and/or take corrective action in the most expeditious manner possible. Cintas will make reasonable efforts to dispatch for critical system failures within 2-4 hours and to dispatch for non-critical system trouble in 24-48 hours. Customer understands, however, that Cintas's ability to respond depends upon a number of factors, including the number of requests for similar response and the availability of personnel, and Customer agrees that Cintas has no obligation to respond within any particular timeframe for any type of request for service or to deliver any good within any stated time and that Cintas has no liability for failing to respond and/or to provide the good within the requested, desired, and/or stated time.
10. **Service Charges.** Any service charges imposed are used to help Cintas pay various fluctuating current and future costs including, but not limited to, costs directly or indirectly related to the environment, energy issues, services, and delivery of goods and services, in addition to other miscellaneous costs that Cintas incurs or may incur. Customer agrees that Cintas may levy various service charges in the course of performing under this Agreement that are not included in the initial quote, estimate, or final agreed contract for work to be completed under the Agreement.
11. **Payment Terms, Late Charges, Credit, and Progress Billing.** Payment terms may be changed at any time with or without prior notice and are those in effect at time of delivery or service call. Any invoice not paid when due shall be subject to a late charge of one and one-half percent (1-1/2%) per month or portion thereof of, if lower, the highest rate allowable under applicable law. Invoices shall be due within ten (10) days of invoice date unless otherwise stated. If, in Cintas's opinion, Customer's credit becomes unsatisfactory, Cintas may, in addition to all other rights and remedies under the Agreement and applicable law, suspend the delivery of goods or services pending receipt of cash or satisfactory security from Customer. Should Customer default in any payments due Cintas, Customer agrees to pay all reasonable costs of collection incurred by Cintas, including reasonable attorneys' fees. Title to all equipment or other goods sold by Cintas shall remain in Cintas's name until Customer has paid Cintas in full. Cintas shall retain a security interest in such equipment or other goods until such time. Based on the expected duration of any work, Cintas, in its sole and absolute discretion, may elect to bill Customer in monthly progress billings. In such cases, Customer agrees to make prompt monthly progress payments as per the terms of this Agreement, based on the monthly billing schedule provided to the Customer by Cintas.
12. **Cancellation.** If Customer believes there is a deficiency in any good or service provided by Cintas under the Agreement, Customer agrees to submit its complaint in writing and allow the Cintas sixty (60) days from the date the written complaint is received to remedy the claimed deficiency. If the claimed deficiency is not remedied to the reasonable satisfaction of Customer, Customer can cancel this Agreement, but the Customer shall pay any outstanding charges for services rendered or goods provided prior to termination in accordance with the Terms and Conditions of this Agreement.
13. **Equipment Exchange.** Customer hereby understands and agrees that if Customer engages Cintas to service its fire extinguishers, Cintas intends to exchange Customer's fire extinguishers for other fire extinguishers of similar kind and quality. Customer further acknowledges and agrees that upon completion of such exchange that all rights, title, and interest in the Customer's extinguishers so exchanged will belong to Cintas and all rights, title and interest in Cintas's fire extinguishers so exchanged will belong to the Customer.

14. Inspection. Cintas strongly recommends that Customer conduct an on-site inspection of the goods and services sold hereunder after delivery, installation, or other service call. Cintas shall not be responsible for the consequences of Customer's failure to inspect the goods or services or for any defects, malfunctions, inaccuracies, insufficiencies, or omissions Customer could have detected through such an inspection.
15. DISCLAIMER OF WARRANTIES AND REPRESENTATIONS. Because of the great number and variety of applications for which Cintas's goods and services are purchased, Cintas does not design goods or services, does not recommend specific applications of goods or services, or does not assume any responsibility for use, results obtained, or suitability for specific applications of goods or services. Customer acknowledges and agrees that Cintas has not made any representations or warranties to Customer regarding any System at the Premises, its fitness for any purpose, its suitability or effectiveness as designed, installed, and/or utilized, or that it will operate as designed, intended, or expected. Customer further acknowledges and agrees that it has the sole responsibility for determining the appropriateness of Cintas's goods and services for Customer's specific application(s) before ordering and to test and evaluate thoroughly all goods before use. Cintas warrants that title to all goods it sells to Customer shall be good and marketable. CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS MAKES NO OTHER GUARANTEES, REPRESENTATIONS, OR OTHER WARRANTIES OF ANY KIND, EXPRESSED OR IMPLIED, IN CONNECTION WITH THE SALE OF THE GOODS AND/OR SERVICES PURSUANT TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, OTHER THAN AS SPECIFICALLY ENUMERATED ELSEWHERE IN THIS AGREEMENT, NO MODIFICATION, WAIVER, OR AMENDMENT OF THIS DISCLAIMER SHALL BE DEEMED EFFECTIVE UNLESS MADE IN A WRITING DRAFTED BY CINTAS FOR THIS EXPRESS PURPOSE THAT IS (I) SIGNED BY CINTAS, (II) EXPLICITLY USES THE TERM "WARRANTY" IN ITS TITLE, (III) SPECIFICALLY REFERENCES THIS AGREEMENT; AND (IV) EXPLICITLY AND UNAMBIGUOUSLY DESCRIBES WHAT ADDITIONAL WARRANTY(IES) ARE BEING OFFERED TO CUSTOMER PURSUANT TO THIS AGREEMENT. CUSTOMER FURTHER AGREES THAT THIS EXPLICITLY EXCLUDES ANY OF CINTAS'S SALES MATERIALS, CIRCULARS, WEBSITES, OR OTHER ADVERTISING MATERIALS OF ANY TYPE FROM CREATING ANY WARRANTIES UNDER THIS AGREEMENT, AND CUSTOMER REPRESENTS AND WARRANTS THAT IT IS NOT RELYING UPON ANY SUCH MATERIALS FOR THIS PURPOSE.
16. CINTAS NOT AN INSURER; CUSTOMER'S OBLIGATION TO OBTAIN INSURANCE AS SOLE RECOVERY FOR ANY LOSS AND WARRANTY OF SAME. Customer acknowledges and agrees that neither Cintas nor its Subcontractors or assignees are insurers and that no insurance coverage is provided by this Agreement. CUSTOMER ACKNOWLEDGES AND AGREES THAT CINTAS ASSUMES NO RESPONSIBILITY FOR, NOR SHALL IT HAVE ANY LIABILITY FOR, CLAIMS MADE AGAINST IT CLAIMING THAT IT IS AN INSURER OF CUSTOMER'S SYSTEMS OR ANY OTHER PROPERTY FOR ANY PURPOSE, INCLUDING, BUT NOT LIMITED TO, THE FAILURE OF SUCH SYSTEMS TO OPERATE EFFECTIVELY OR AS DESIGNED. Customer acknowledges that during the term of the Agreement, it is the specific intent of the parties that the Customer will obtain and maintain insurance coverage with minimum coverage of two million dollars (U.S.) per incident, at the Customer's expense, that will cover any and all losses, damages, and expense arising out of or from, in connection with, related to, as a consequence of, or resulting from this Agreement in any way, including, but not limited to, public liability, bodily injury, sickness or death, losses for property damage, fire, water damage, and loss of property, and Customer agrees to and warrants that it will obtain and maintain such insurance coverage at all times at no cost to Cintas. Customer shall name Cintas as an additional insured by endorsement on any such policy(ies). This endorsement shall be without limitation or restriction of any type, and Cintas shall be exempt from, and in no way liable for, any sums of money related to this policy(ies) and associated coverage of any type, including, but not limited to, premium payments, deductible, co-payments, or self-insured retention, all of which are the sole responsibility of Customer. Customer agrees that recovery for all such injuries, losses, and damages shall be limited to this insurance coverage only and that it will look exclusively to its insurer(s) to recover for any such injuries, losses, and damages. CUSTOMER AGREES TO SHIFT THE RISK OF LOSS TO ITS INSURERS, WHICH HAVE EXPRESSLY CONTRACTED TO ACCEPT THE RISK OF LOSS TO CUSTOMER'S PROPERTY. CUSTOMER RELEASES AND AGREES TO INDEMNIFY AND HOLD HARMLESS CINTAS FROM AND AGAINST ALL COSTS, EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES), AND LIABILITY ARISING FROM CLAIMS REQUIRED TO BE COVERED BY INSURANCE PURSUANT TO THIS SECTION, INCLUDING ANY CLAIMS FOR DAMAGES ATTRIBUTABLE TO PUBLIC LIABILITY, BODILY INJURY, SICKNESS, OR DEATH, OR THE DESTRUCTION OF ANY REAL OR PERSONAL PROPERTY, INCLUDING, BUT NOT LIMITED TO, THOSE THAT ARE ATTRIBUTABLE TO CINTAS'S PARTIAL OR SOLE NEGLIGENCE. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE, INCLUDING, BUT NOT LIMITED TO, EQUITABLE, CONTRACTUAL, LEGAL, AND CONVENTIONAL SUBROGATION, AND WARRANTS THAT THIS RELEASE AND WAIVER SHALL BE BINDING ON ANY AND ALL SUBROGEEES OR ASSIGNEES OF CUSTOMER'S RIGHTS. CINTAS SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF CUSTOMER, ANY LOSSES, OR ANY DAMAGES THAT IS REQUIRED TO BE INSURED UNDER THIS AGREEMENT, IS INSURED, OR IS INSURABLE. CUSTOMER AGREES TO INDEMNIFY CINTAS AGAINST ANY AND ALL SUCH CLAIMS, INCLUDING CLAIMS OF THIRD PARTIES, THAT MAY ARISE THAT ARE RELATED TO THE AGREEMENT OR THE PROVISION OF THE SERVICES IN ANY WAY THAT MAY ARISE DUE TO CUSTOMER'S BREACH OF THESE OBLIGATIONS. CUSTOMER AGREES TO AND WARRANTS THAT IT WILL NOTIFY ITS INSURER(S) OF THIS RELEASE AND WAIVER.
17. RELEASE AND INDEMNIFICATION OF CINTAS BY CUSTOMER. CUSTOMER RELEASES AND AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS CINTAS AND ANY/ALL OF ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES OF ANY TYPE FROM LIABILITY FOR ANY AND ALL LOSS, DAMAGE, OR EXPENSE OF ANY KIND OR TYPE, UNDER ANY LEGAL, EQUITABLE OR OTHER THEORY, THAT MAY OCCUR PRIOR TO, CONTEMPORANEOUSLY WITH, OR AFTER THE EXECUTION OF THIS AGREEMENT RELATED IN ANY WAY TO THE SUBJECT MATTER OF THIS AGREEMENT OR PERFORMANCE UNDER THE AGREEMENT, INCLUDING (BUT NOT LIMITED TO) THE IMPROPER OPERATION OR NON-OPERATION OF THE FIRE SUPPRESSION, ALARM, OR OTHER SYSTEM(S). THIS OBLIGATION INCLUDES (BUT IS NOT LIMITED TO) ANY CLAIM, DEMAND, SUIT, LIABILITY, DAMAGE, JUDGMENT, LOSS, EXPENSES, ATTORNEY'S FEES, AND COSTS, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES BY CUSTOMER OR ANY PERSON OR ENTITY NOT A PARTY TO THIS AGREEMENT. (INCLUDING, BUT NOT LIMITED TO, CUSTOMER'S INSURANCE COMPANY, ADMINISTRATIVE BODY OR AUTHORITY, OR CUSTOMER'S EMPLOYEES) FOR ANY EXPENSE, LOSS, OR DAMAGE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, OR ALLEGED TO BE CAUSED BY OR CONTRIBUTED TO IN ANY WAY, BY ANY ACT, OMISSION, OR FAULT OF CINTAS OR ITS SUBCONTRACTORS, AGENTS, OFFICERS, EMPLOYEES, OR OTHER REPRESENTATIVES. THIS OBLIGATION EXTENDS TO, WITHOUT LIMITATION, STATUTORY CIVIL DAMAGES, ECONOMIC DAMAGES, PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE (REAL AND PERSONAL) ARISING OUT OF OR RELATED TO THIS AGREEMENT, INCLUDING (BUT NOT LIMITED TO) ANY CLAIMS BASED UPON BREACH OF THE AGREEMENT, STRICT LIABILITY, REQUESTS FOR OR RIGHTS OF SUBROGATION OR CONTRIBUTION, INDEMNIFICATION, WRONGFUL DEATH, AND NEGLIGENCE (WHETHER ACTIVE OR PASSIVE, AND INCLUDING CLAIMS BASED UPON CINTAS'S SOLE, PARTIAL, OR JOINT AND SEVERAL NEGLIGENCE OF ANY TYPE OR DEGREE), AND ANY OTHER CLAIM, WHETHER BASED UPON OR ARISING UNDER CONTRACT, TORT, LAW, OR EQUITY. CUSTOMER FURTHER RELEASES AND WAIVES ANY RIGHT OF SUBROGATION THAT IT, ANY INSURER, OR ANY OTHER THIRD PARTY MAY HAVE DUE TO OR FOR ANY SUCH CLAIM, LOSS, OR DAMAGE. Cintas reserves the right to select counsel to represent it in any such action.
18. LIMITATION OF CINTAS'S LIABILITY. Customer acknowledges that Cintas's service fees/purchase prices are based on the value of services or goods provided and the limited liability provided under this Agreement and not on the value of the Customer's premises or its contents, or the likelihood or potential extent or severity of injury (including death) to Customer or others. Customer further acknowledges and agrees that Cintas cannot predict the potential amount, extent, or severity of any damages or injuries that Customer or others may incur due to the failure of the system or services to work as intended. IF CINTAS OR ITS REPRESENTATIVES ARE HELD LIABLE FOR ANY REASON FOR ANY LOSS, INJURY, OR DAMAGES OF ANY KIND THAT ARISES OUT OF, RESULTS FROM, OR IS RELATED TO THIS AGREEMENT (INCLUDING, WITHOUT LIMITATION, LOSSES, INJURIES OR DAMAGES RESULTING FROM CINTAS'S SOLE OR PARTIAL NEGLIGENCE, WHETHER ACTIVE OR PASSIVE), CUSTOMER AGREES AND WARRANTS THAT CINTAS'S AND ITS REPRESENTATIVE'S COLLECTIVE LIABILITY TO CUSTOMER, ITS AGENTS, OFFICERS, DIRECTORS, EMPLOYEES, INVITEES, AND ANY THIRD PARTY SHALL BE LIMITED EXCLUSIVELY TO \$1,000. If Customer wishes to increase the limitation of liability, Cintas and Customer may negotiate a supplemental written agreement to increase the limit of Cintas's liability, but no such agreed upon increase to the limit of Cintas's liability shall be interpreted to find Cintas or its subcontractors or representatives to be insurers. CUSTOMER AGREES THAT THE LIMITS ON THE LIABILITY OF CINTAS AND THE WAIVERS AND INDEMNITIES SET FORTH IN THIS AGREEMENT ARE A FAIR ALLOCATION OF RISKS AND LIABILITIES BETWEEN CINTAS, CUSTOMER, AND ANY OTHER AFFECTED PARTIES. CUSTOMER ACKNOWLEDGES AND AGREES THAT WERE CINTAS TO HAVE LIABILITY GREATER THAN THAT STATED ABOVE, IT WOULD NOT PROVIDE THE SERVICES. Neither party shall be liable to the other or any other person for any incidental, punitive, speculative, or consequential damages of any type, including, but not limited to, loss of profits or business opportunity.
20. Prevailing Wage/Living Wage. Customer understands and acknowledges that depending upon the location of the Premises, individuals who provide services under this Agreement may be entitled to receive prevailing wages, living wages, or other minimum wages and/or benefits established by law ("Wage Statutes"). Customer understands and agrees that it is in sole possession and knowledge of the facts and circumstances necessary to make a determination as to whether any or all services provided under this Agreement are subject to any Wage Statutes. Accordingly, Customer agrees that it has the sole responsibility to determine whether the Agreement is subject to any Wage Statutes and that it will inform Cintas of this fact in writing prior to Cintas offering any bid, quote, or other offer for any services to be provided under the Agreement and prior to the parties' execution of the Agreement. In the event that Customer fails to notify Cintas in writing that the Agreement is subject to a Wage Statute and either Cintas or any federal, state, or local authority determines that the services provided under the Agreement are subject to a Wage Statute, Customer agrees that it will pay Cintas all additional sums necessary to raise all wages and benefits covered by the applicable Wage Statute(s) for those individuals providing such services to Customer under the Agreement to the minimum levels required by the applicable Wage Statute(s), and Customer agrees that it will defend and indemnify Cintas from any and all fines, penalties, interest, or other costs, expenses, or charges of any type imposed by any federal, state, or local authority for Cintas's failure to satisfy any such Wage Statute, as well as Cintas's costs and attorneys' fees incurred in responding to or defending any such claim.
21. Force Majeure. Cintas shall not be responsible or liable for failure to perform attributable to any cause or contingency beyond its reasonable control including, without limitation, act of God; act or omission of civil or military authority; fire; flood; tempest; epidemic; earthquake; volcanic activity, quarantine restriction; labor dispute (e.g. lockout, strike or work stoppage or slowdown); embargo; war; riot; unusually severe weather; accidents; political strife; act of terrorism; delay in transportation; compliance with any regulation or directive of any national, state, or local government, or any department or agency thereof; or any other cause which by the exercise of reasonable diligence Cintas is unable to overcome.
22. Governing Law. To the greatest extent permitted by law, this Agreement shall be governed by the laws of the State of Ohio, and it explicitly excludes any reference or resort to choice of law rules that suggest or require that the laws of another jurisdiction be applied.
23. Notice of Claim. Customer shall give Cintas prompt written notice after discovery of any facts giving rise or potentially giving rise to a claim for loss or damages, including (but not limited to) any potential third-party claim ("Notice of Claim"). Customer shall also give Cintas an opportunity to inspect the Premises and/or System(s) allegedly involved and/or damaged in relation to the claim. The Notice of Claim shall set forth (1) a brief description of the nature of the claim; (2) the total amount of the actual or estimated loss or damages; and (3) Cintas's right to inspect the Premises and/or System(s) allegedly involved and/or damaged in relation to the claim. Customer acknowledges that Customer's failure to provide Cintas with opportunity to evaluate the claim and/or inspect the Premises and/or Systems will irrevocably prejudice Cintas's ability to defend against any such claim. Customer's failure to provide a Notice of Claim shall therefore constitute a waiver of said claim and/or Customer's ability to assert or pursue any type of claim relating to the alleged loss or damages.
24. Disputes. Any dispute or matter arising in connection with or relating to this Agreement other than an action for collection of fees due Cintas hereunder shall be resolved by binding and final arbitration. The arbitration shall be conducted pursuant to applicable Ohio arbitration law. CUSTOMER, ON BEHALF OF ITSELF AND ALL OF ITS INSURER(S), WAIVES TRIAL BY JURY IN ANY ACTION BETWEEN CUSTOMER AND/OR INSURER AND CINTAS, AND CUSTOMER IRREVOCABLY WAIVES ANY RIGHT TO CLASS REPRESENTATIVE CLAIMS (WHETHER AS A CLASS MEMBER OR CLASS

REPRESENTATIVE) AND ANY RIGHT TO HAVE SUCH DISPUTE CONSOLIDATED OR CONSIDERED IN CONJUNCTION WITH ANY OTHER CLAIM OR CONTROVERSY OR AS A PART OF ANY OTHER PROCEEDING. The exclusive jurisdiction and forum for resolution of any such dispute shall lie in Warren County, Ohio. Notice or service of process of any such dispute may be made by correspondence delivered via the United States Postal Service (certified mail or registered mail, return receipt requested) or by a national overnight courier service (such as Federal Express) directed to the opposing party's address identified in this Agreement. With respect to an action for fees due Cintas under this Agreement, the exclusive jurisdiction and forum for the resolution of any such dispute shall be a court of competent jurisdiction in the state where the Customer is located, and if Cintas prevails on any or all of its claim for fees, Cintas shall also be entitled to recover all attorneys' fees and costs it incurs in the prosecution of the claim or action.

25. LIMITATION OF ACTION. ANY ACTION BY CUSTOMER AGAINST CINTAS OR ANY SUBCONTRACTOR MUST BE COMMENCED WITHIN ONE YEAR OF THE ACCRUAL OF THE CAUSE OF ACTION OR THE ACTION SHALL BE BARRED, REGARDLESS OF ANY OTHER STATUTE OF LIMITATION OR REPOSE THAT MAY APPLY TO THE CLAIM UNDER STATE OR FEDERAL LAW.

26. Notices. Any notice given pursuant to the Agreement shall be in writing and sent by certified mail or registered mail, postage prepaid, return receipt requested or by national overnight courier service (such as Federal Express), to the appropriate party at the address set forth in this Agreement or at such other address as such party may provide in writing to the other party. Any such notice shall be effective upon the receipt thereof.

27. Authority to Execute Agreement. Each party represents and warrants to the other party that (i) the execution, delivery, and performance of this Agreement have been duly authorized by all necessary entity action(s), and (ii) this Agreement constitutes a valid and binding obligation as to it, enforceable against it in accordance with its terms. The person signing this Agreement on behalf of Customer expressly represents and warrants that he or she has all authority necessary to bind Customer to its terms.

28. Assignment. This Agreement cannot be assigned by the Customer without the prior written consent of Cintas, which will not be unreasonably withheld. Cintas has the right to assign this Agreement, and it may do so in its sole and absolute discretion. The Agreement shall inure to the benefit of and be binding on the parties and their respective successors and permitted assigns.

29. Waiver. No waiver of any provision of this Agreement by a party shall be valid unless the same is in writing and signed by the party against whom it is sought to be enforced. No waiver of any provision of this Agreement at any time will be deemed a waiver of any other provision of this Agreement at such time, nor will it be deemed a waiver of that same provision at any other time.

30. Severability. The invalidity or unenforceability of any provision, section, or portion of a section of this Agreement shall not affect the validity or enforceability of any other provision or section; provided, however, in the event one or more of the paragraphs "Disclaimer of Warranties and Representations," "Cintas Not an Insurer; Customer's Obligation To Obtain Insurance As Sole Recovery For Any Loss And Warranty Of Same," "Release And Indemnification Of Cintas By Customer," "Limitation Of Cintas's Liability; Liquidated Damages," and/or "No Warranties Or Representations By Cintas Regarding System" (or any portion thereof) are held by a court or other authority to be invalid or unenforceable (whether in an action involving the parties, any action involving Cintas, or any other action involving similar provisions), Cintas shall have the right to terminate this Agreement without any liability of any type upon thirty (30) days prior written notice to Customer. Furthermore, the parties agree that in the event any of the interest rate provisions, cancellation fees, service charges, rate increases, renewal term lengths, or any other calculation of amounts due and owing Cintas under Paragraphs 4, 10, or 11 are deemed to be excessive and/or unenforceable under applicable law, any such rate, fee, increase, term, or other calculation will be reduced to the maximum rate, value, or amount permitted by applicable law and will be binding upon them.

31. Updated Terms and Conditions and Policies. Customer acknowledges and agrees that Cintas may send copies of its various policies to Customer, including, but not limited to, amendments to these Terms and Conditions via e-mail or make them available via a web page or other similar mechanism and that these policies are incorporated and made part of this Agreement. To be effective, however, amendments to the Terms and Conditions must be expressly referred to as such in the e-mail, web page, or other similar mechanism. Customer acknowledges and agrees that its continued request for service pursuant to this

32. Execution in Counterparts and by Facsimile or Electronically by PDF. This Agreement may be executed in any number of counterparts, any one of which need not contain the signature of more than one party, but all of which shall together constitute one and the same instrument. The parties agree that this Agreement and the signatures affixed hereto may be transmitted and delivered by facsimile or electronically by PDF and that all such signatures and this Agreement transmitted or delivered by facsimile or electronically by PDF shall be deemed to be originals for all purposes and given the same legal force and effect as the original Agreement and original signatures.

33. Mutual Drafting and Understanding of Agreement. The parties acknowledge and agree that this Agreement and all of its Terms and Conditions are the result of arms-length bargaining between sophisticated business entities. As a result, both parties shall be considered to be drafters of the Agreement for purposes of interpretation, application, construction, or construing of the Agreement. The parties also acknowledge that they have had an opportunity to consult with legal counsel of their choice regarding this Agreement and that they have read and understand all of the Terms of this Agreement.

34. Entire Agreement; Modifications. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all other agreements, understandings, or representations, whether oral or in writing, between the parties. Any prior agreements, promises, negotiations, or representations, either oral or in writing, not expressly set forth in this Agreement are of no force or effect. No modification or amendment to this Agreement shall be effective unless drafted by Cintas for this express purpose and signed by an authorized representative of Cintas, except as described in paragraph 30 ("Updated Terms and Conditions and Policies") above. For the purposes of this paragraph, "authorized representative" is the General Manager of the Cintas location(s) providing the goods and/or services or higher management or executive personnel of Cintas. The parties specifically agree that any document sent to Cintas by Customer subsequent to execution of this Agreement that contains different or additional terms or that purports to modify or amend the terms of this Agreement in any way, such as a purchase order or conditional payment, shall be of no force and effect and will not modify the terms of this Agreement.

No course of prior dealings between the parties and no usage of the trade shall be relevant or used to supplement or explain any terms used in this Agreement. Acceptance or acquiescence in a course of performance rendered under this Agreement shall not be relevant to determine the meaning of this Agreement even though the accepting or acquiescing party has knowledge of the nature of the performance and the opportunity for objection.

35. Electronic Signatures. Customer's Acceptance by Allowing Performance. The person signing this Agreement on behalf of Customer certifies that Customer's policies do not prohibit the acceptance and execution of Terms and Conditions in electronic form. In addition, each party consents to and agrees that the use of a keyboard, mouse, or other device (i) to select an item, button, icon or checkbox, or (ii) to enter text, or (iii) to perform any similar act or action while using Cintas's web-based portal or other system for the purpose of initiating, reviewing, modifying, or completing any transaction regarding this Agreement constitutes a lawful and valid signature, acceptance, and agreement and shall be treated the same as if such were actually made using a physical, written signature. The parties further agree that no certification authority or other third-party verification is necessary to validate their respective electronic signatures. The parties additionally agree that this Agreement is accepted and agreed to when an electronic signature for each party has been affixed to this Agreement. Customer further agrees that engaging, requesting, or allowing Cintas to begin any work or provide any goods or services under this Agreement and/or compensating Cintas for any such work, goods, and/or services constitutes acceptance of the Agreement and the Terms and Conditions.

NOTICE TO CUSTOMER. BY SIGNING THIS DOCUMENT, CUSTOMER EXPLICITLY ACKNOWLEDGES AND ACCEPTS PARAGRAPHS 15-18 OF THIS AGREEMENT, WHICH DISCLAIM WARRANTIES AND REPRESENTATIONS, ACKNOWLEDGE CINTAS IS NOT AN INSURER AND REQUIRES CUSTOMER TO OBTAIN INSURANCE, LIMIT CINTAS'S LIABILITY FOR AND/OR RELEASE CINTAS FROM ANY LIABILITY RELATED IN ANY WAY TO THE AGREEMENT, AND REQUIRE CUSTOMER TO INDEMNIFY CINTAS FOR ANY LOSSES RELATED IN ANY WAY TO THE AGREEMENT. READ THE ENTIRE AGREEMENT BEFORE SIGNING.



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

Proposal #44934
Created: 06/27/2025
Date: 07/07/2025
From: Wesley R Cox

Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
44 Cook Street, Suite 620
Denver, CO 80206

southshoremtd@bill.com; angel.duran@managementtrust.com; aj@publicalliancellc.com; nichole@publicalliancellc.com

Location

6803 S Quantock Way
Aurora, CO 80016

SMD - 2025 COA VIOLATION TREE

Terms
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction:Tree Planting:Pear, Chanticleer 2.5" 3" Chanticleer Pear	1	\$ 1,450.00	\$ 1,450.00

Client Notes

Install new 3" Chanticleer Pear along Powhaton Road behind the address listed above in response to violation issued by City of Aurora.

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 \$ 1,450.00

TOTAL \$ 1,450.00

DEPOSIT AMOUNT (50.0%) \$ 725.00

Signature

DUE DATE 08/06/2025

x Date:

Please sign here to accept the terms and conditions

Photos



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

Proposal #44934
Created: 06/27/2025
Date: 07/07/2025
From: Wesley R Cox





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

Proposal #44935
Created: 06/27/2025
Date: 07/14/2025
From: Wesley R Cox

Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
44 Cook Street, Suite 620
Denver, CO 80206

southshoremtd@bill.com; angel.duran@managementtrust.com; aj@publicalliancellc.com; nichole@publicalliancellc.com

Location

6788 S Riverwood Way
Aurora, CO 80016

SMD - 2025 COTTONWOOD ROOT GRINDING

Terms
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Stump Grinding Grinding of stumps and root structure behind address listed above.	1	\$ 600.00	\$ 600.00

Client Notes

Grinding of stumps and root structure behind address listed above.

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 \$ 600.00

TOTAL \$ 600.00

DEPOSIT AMOUNT (50.0%) \$ 300.00

Signature

DUE DATE 08/13/2025

x Date:

Please sign here to accept the terms and conditions

Photos





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

Proposal #44921
Created: 06/25/2025
Date: 07/07/2025
From: Wesley R Cox

Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
44 Cook Street, Suite 620
Denver, CO 80206

southshoremnd@bill.com; angel.duran@managementtrust.com; aj@publicalliancellc.com; nichole@publicalliancellc.com

Location

7301 S Shady Grove Way
Aurora, CO 80016

SMD - STORM DAMAGE TREE REPLACE 2025

Terms
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Landscape Construction:Tree Planting:Pear, Chanticleer 2.5" Pear 3" installed	1	\$ 1,450.00	\$ 1,450.00

Client Notes

Install new 3" Chanticleer Pear in tree lawn adjacent to listed address (north side) in District property where previous tree uprooted and split. One-time, one-year replacement warranty included.

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 \$ 1,450.00

TOTAL \$ 1,450.00

Signature

DEPOSIT AMOUNT (50.0%) \$ 725.00

DUE DATE 08/06/2025

x Date:

Please sign here to accept the terms and conditions

Photos



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

Proposal #44921
Created: 06/25/2025
Date: 07/07/2025
From: Wesley R Cox





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

Proposal #44897
Created: 06/19/2025
Date: 07/07/2025
From: Wesley R Cox

Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
44 Cook Street, Suite 620
Denver, CO 80206

southshoremnd@bill.com; angel.duran@managementtrust.com; aj@publicalliancellc.com; nichole@publicalliancellc.com

Location

Aurora, CO 80016

SMD - SENAC COTTONWOOD PRUNE 2025

Terms
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Tree Pruning Pruning of trees: Dead wood and Hazard prune of (2) cottonwoods.	1	\$ 2,340.00	\$ 2,340.00

Client Notes

Description of Work to be Performed:

- Pruning of two (2) cottonwood trees behind 6628 S Quantock Way by an arborist with climbing certification.
- Remove all dead wood.
- Remove hazardous branches.

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.

Signature

SUBTOTAL	\$ 2,340.00
TOTAL	\$ 2,340.00
DEPOSIT AMOUNT (50.0%)	\$ 1,170.00
DUE DATE	08/06/2025

x Date:

Please sign here to accept the terms and conditions



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

Proposal #44843
Created: 06/11/2025
Date: 06/18/2025
From: Wesley R Cox

Proposal For

Southshore Metropolitan District

c/o Cockrel Ela Glesne Greher & Ruhland
44 Cook Street, Suite 620
Denver, CO 80206

southshoremtd@bill.com; angel.duran@managementtrust.com; aj@publicalliancellc.com; nichole@publicalliancellc.com

Location

27301 E Southshore Dr
Aurora, CO 80016

SMD - REPLACE DAMAGED PS TRASH CAN

Terms
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Dog Station Trash Can 10-gallon steel trash can for dig stations, green.	1	\$ 300.00	\$ 300.00

Client Notes

Replacement of damaged dog station trash can (see attached photo).

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 \$ 300.00

TOTAL \$ 300.00

DEPOSIT AMOUNT (50.0%) \$ 150.00

Signature

DUE DATE 07/18/2025

x Date:

Please sign here to accept the terms and conditions

Photos



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

Proposal #44843
Created: 06/11/2025
Date: 06/18/2025
From: Wesley R Cox



SEND TO

Southshore Homeowners Association
Southshore
27301 East Southshore Drive
Aurora, CO 80016

The Management Association IT Department
5 Peters Canyon Rd
Suite 200
Irvine, California 92606
714-619-5703

Microsoft Tablets

\$1,937.16

Estimate #: SOUTHS-0002
June 23, 2025

Task	Rate	Hours	Total
Project labor and setup	\$150.00	2.00	\$300.00

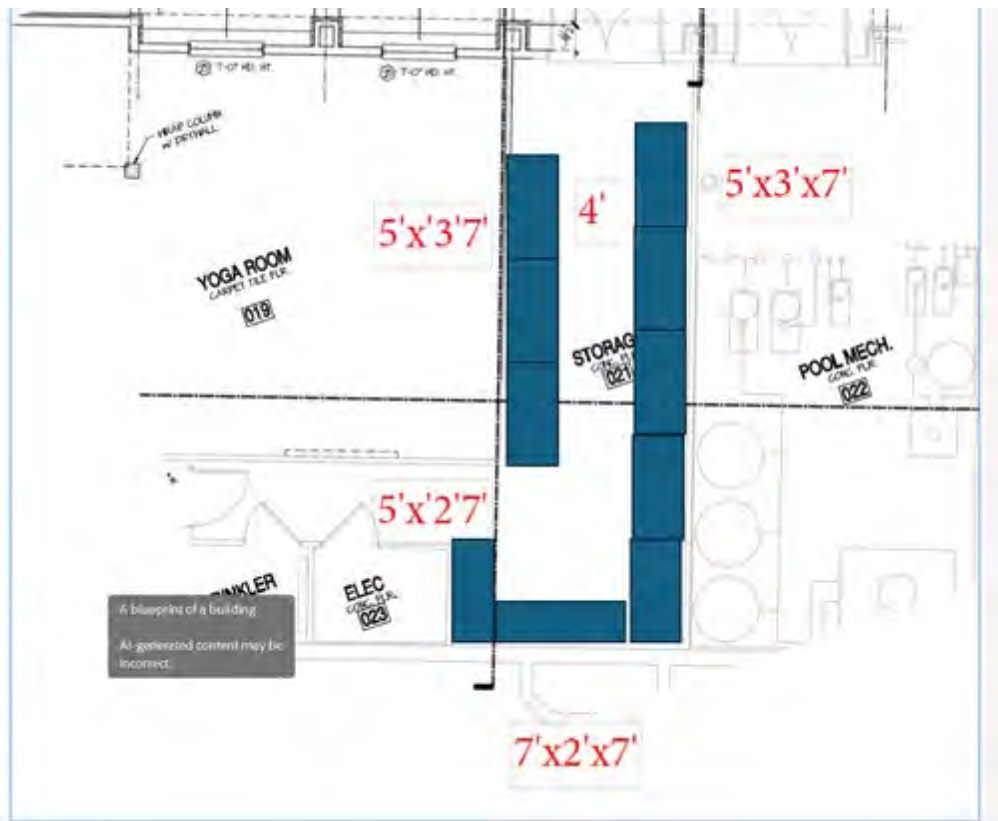
Items	Price	Qty	Total
Microsoft Surface Pro 2-in-1 Laptop/Tablet (2025), Windows 11 8 Core, 16gb RAM, 256 GB Storage	\$818.58	2.00	\$1,637.16

Total:

\$1,937.16

Month Year	Hourly Total	Month Year	Hourly Total	Hours	2024 Salary	2025 Salary
Jan 2024		Jan 2025	\$13,487.70	424.73	\$35,366.71	\$35,727.86
			\$9,468.51	309.51		
Feb 2024		Feb 2025	\$9,721.37	329.30	\$35,727.57	\$35,727.57
			\$9,031.27	292.46		
Mar 2024		Mar 2025	\$11,116.10	355.93	\$35,727.86	\$35,727.86
			\$11,847.48	397.02		
Apr 2024		Apr 2025	\$11,425.33		\$35,727.86	\$35,727.86
	\$11,425.33		\$15,423.78			
May 2024	\$9,383.62	May 2025	\$12,770.00		\$35,727.86	\$39,375.50
	\$14,579.08		\$11,911.87			
Jun 2024	\$12,690.26	Jun 2025	\$19,812.75		\$35,727.86	\$30,140.07
	\$13,642.10		\$19,812.75			
Jul 2024	\$13,609.05	Jul 2025	\$19,812.75		\$35,727.86	\$30,140.07
	\$13,164.61		\$19,812.75			
Aug 2024	\$14,299.49	Aug 2025	\$19,812.75		\$35,727.86	\$30,140.07
	\$10,415.97		\$19,812.75			
Sep 2024	\$9,770.09	Sep 2025	\$19,812.75		\$35,727.86	\$30,140.07
	\$12,535.85		\$19,812.75			
Oct 2024	\$11,092.72	Oct 2025	\$19,812.75		\$35,727.86	\$30,140.07
	\$10,642.67		\$19,812.75			
Nov 2024	\$10,040.63	Nov 0202	\$19,812.75		\$35,727.86	\$30,140.07
	\$10,868.68		\$19,812.75			
Dec 2024	\$10,915.89	Dec 2025	\$19,812.75		\$35,727.86	\$30,140.07
	\$11,739.69		\$19,812.75			
Total		Total		Hours Total	Total	Total
\$189,390.40		\$393,581.91		2,108.95	\$428,372.88	\$393,267.14

2025 Budget	\$767,000.00
2025 Total	\$786,849.05 timeframe Jan-Dec 2025
2025 Difference	-\$19,849.05



Uline https://www.uline.com/BL_3867/Wide-Span-Storage-Racks-Particle-Board#84wire

Shopping Cart

Empty Cart |

Add Product by Model #

Model #	Description	Qty	Price	Total	R
H-2199-ADD	Additional Shelf for Wide Span Storage Racks - Particle Board, 72 x 24"	1	\$99.00/EA	\$99.00	
	× Free H-2215 Rubber Mallet with any \$200+ Wide Span Shelving order. Enter SP230 in the Sale Code box below.				
H-1061	Wide Span Storage Rack - Particle Board, 72 x 24 x 84"	1	\$306.00/EA	\$306.00	
	× Free H-2215 Rubber Mallet with any \$200+ Wide Span Shelving order. Enter SP230 in the Sale Code box below.				
H-2195-ADD	Additional Shelf for Wide Span Storage Racks - Particle Board, 60 x 24"	1	\$84.00/EA	\$84.00	
	× Free H-2215 Rubber Mallet with any \$200+ Wide Span Shelving order. Enter SP230 in the Sale Code box below.				
H-1388	Wide Span Storage Rack - Particle Board, 60 x 24 x 84"	1	\$262.00/EA	\$262.00	
	× Free H-2215 Rubber Mallet with any \$200+ Wide Span Shelving order. Enter SP230 in the Sale Code box below.				
H-2196-ADD	Additional Shelf for Wide Span Storage Racks - Particle Board, 60 x 36"	8	\$86.00/EA	\$688.00	
	× Free H-2215 Rubber Mallet with any \$200+ Wide Span Shelving order. Enter SP230 in the Sale Code box below.				
H-2210	Wide Span Storage Rack - Particle Board, 60 x 36 x 84"	8	\$276.00/EA	\$2,208.00	
	× Free H-2215 Rubber Mallet with any \$200+ Wide Span Shelving order. Enter SP230 in the Sale Code box below.				
				SUBTOTAL = \$3,647.00	