

**PLUM CREEK WATER RECLAMATION AUTHORITY  
MEMORANDUM**

**TO:** PCWRA Board of Directors  
**FROM:** Weston Martin, Authority Manager  
**DATE:** November 19, 2025  
**RE:** Plant and CDPHE Updates

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PCWRA: Plum Creek Water Reclamation Authority  
CDPHE: Colorado Department of Public Health & Environment  
CEBT: The Colorado Employer Benefit Trust

**Plant Updates**

Work is ongoing to address engineering flaws in the HVAC system of building 8b.

The annual roofing inspections have been completed. Repairs and preventive maintenance have begun and will be finished before winter arrives.

The replacement Centrifuge Polymer Dosing skids have been installed and are now operational. Alterations to the delivery pipes will be made next week, and fine-tuning of efficiency will take place at the beginning of December.

All Influent pump repair parts have been received. Repairs and training are scheduled for early January.

Moltz will begin demolition and installation of the second sloppy cake replacement pump this week.

On November 5th, new process probes were installed in both Therm 1 and Therm 2 reactors, leading to improved ORP recovery times and better odor control.

A replacement laboratory fume hood is being installed.

PCWRA received the final supplemental insurance payment for the fire in the HVAC unit on building 8b in 2024 and applied that amount to the account code to offset the project's cost.

Health insurance costs from our broker for firms other than CEBT were very similar, making the move from CEBT unnecessary.

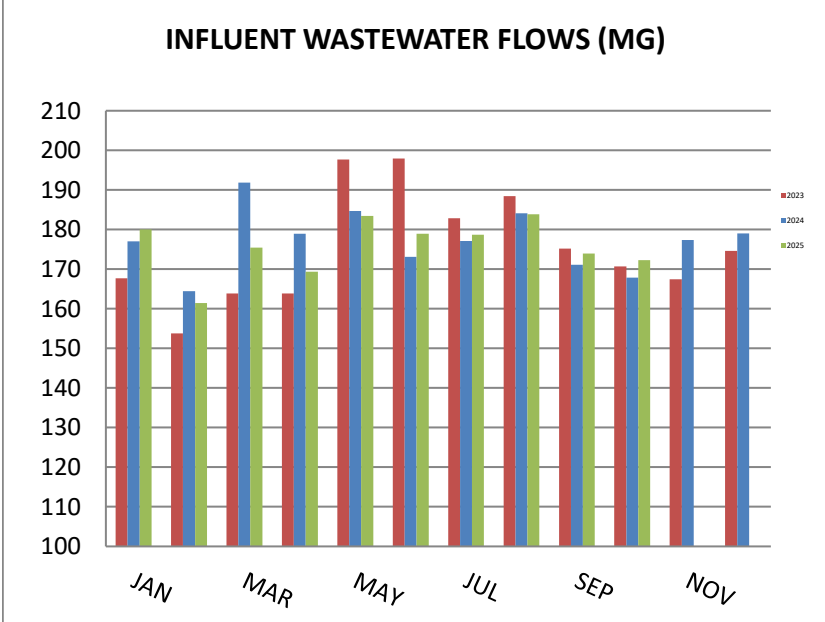
2026 open enrollment for employee benefits is complete.

**CDPHE Updates**

The initial permit renewal meeting for PCWRA with the CDPHE took place on November 13, 2025 followed by a tour on November 17, 2025.

**OPERATIONS**

<b>FOR MONTH OF:</b>	<b>October-25</b>	
<b>WW FLOWS (MG):</b>	<b>Daily AVG</b>	<b>Total</b>
TCR:	4.618	143.165
CPMD:	0.284	8.809
CPNMD:	0.617	19.134
SH (EST.):	0.026	0.794
CC (EST.):	0.012	0.386
<b>TOTAL FLOWS:</b>	<b>5.558</b>	<b>172.288</b>



<b>Capacity Ownership (MGD):</b>	<b>Allocated</b>	<b>Used</b>
TCR:	4.587	102%
CPMD:	0.903	31%
CPNMD:	0.895	69%
<b>PLANT TOTAL:</b>	<b>6.440</b>	<b>86%</b>

Rate Study Data (mg/L)	TCR	CPN & CPM	CC	SH
<b>Year to Date Average</b>	<b>COD</b> 807	1207	1678	692
	<b>TSS</b> 350	593	390	253
	<b>NH<sub>3</sub></b> 39	39	49	38
	<b>TP</b> 7	8	41	7
<b>Oct(avg)</b>	<b>COD</b> 792	1162	1832	620

<b>DISTRIBUTION OF TREATED EFF. (MG):</b>	
EAST PLUM CREEK:	174.745
GOLF CLUB GC:	7.439
THE RIDGE GC:	2.790
COUNTRY CLUB GC:	-0.571
RED HAWK GC:	7.754
<b>TOTAL EFFLUENT FLOWS:</b>	<b>192.157</b>

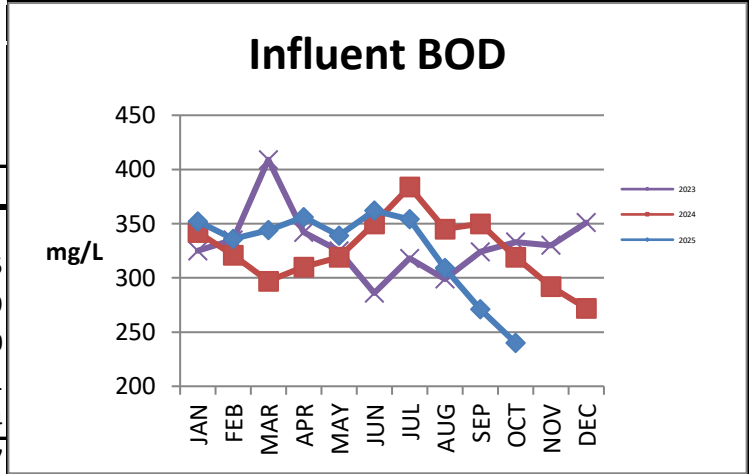
**FINANCIAL**

<b>REVENUES AND EXPENDITURES</b>	
<b>MONTHLY REVENUES:</b>	
TOWN OF CASTLE ROCK:	\$428,018
CASTLE PINES METRO DIST:	\$30,878
CASTLE PINES NORTH METRO DIST:	\$60,291
SILVER HEIGHTS:	\$2,151
CASTLETON CENTER:	\$2,028
INTEREST AND MISC. INCOME:	\$38,851
EFFLUENT REVENUE (REUSE):	\$16,503
<b>TOTAL:</b>	<b>\$578,720</b>

<b>MONTHLY OPERATING EXPENDITURES</b>	<b>\$462,191</b>
(UNAUDITED & Not Including Capital Expenditures)	
<b>REVENUE OVER(UNDER) EXP.</b>	<b>\$116,529</b>
<b>YTD Capital Reuse Reserves Revenues:</b>	<b>\$83,330</b>
<b>YEAR TO DATE REVENUES:</b>	<b>\$5,759,054</b>
<b>YEAR TO DATE EXPENDITURES:</b>	<b>\$4,866,312</b>
(Not including Capital Expenditures)	
<b>YTD REV OVER(UNDER) EXP. (Not incl. capital)</b>	<b>\$976,072</b>
<b>YTD Capital Expenditures &amp; Replacement:</b>	<b>\$1,171,729</b>

Silver Heights flows are being estimated based on the settlement agreement between Silver Heights and the Town of Castle Rock.

Influent BOD:	<b>240</b>	mg/L
30 Day Avg	<b>10899</b>	lbs/day
Loading Limit	<b>19000</b>	lbs/day
Load (% of Permit)	<b>57.36%</b>	





# CASTLE PINES

METROPOLITAN DISTRICT

5880 Country Club Drive, Castle Rock, Colorado 80108  
p | 303-688-8330 f | 303-688-8339

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## MEMORANDUM

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**TO:** Castle Pines Metropolitan District Board of Directors

**FROM:** Jason LeTellier, Operations Superintendent

**DATE:** January 17, 2026

**SUBJECT:** Operations Report: December 2025 & January 2026

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## WATER OPERATIONS

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FACILITY	STATUS
Wells	<ul style="list-style-type: none"><li>• Operating normally.</li></ul>
Water Plant 1	<ul style="list-style-type: none"><li>• Online and operating normally.</li></ul>
Water Plant 2	<ul style="list-style-type: none"><li>• Online and operating normally.</li></ul>
Transfer Pump Station	<ul style="list-style-type: none"><li>• Operating normally.</li></ul>
Booster Pump Stations	<ul style="list-style-type: none"><li>• Operating normally.</li></ul>
Sewer Lift Stations	<ul style="list-style-type: none"><li>• Operating normally.</li></ul>
Village Lake Irrigation Pump Station	<ul style="list-style-type: none"><li>• Offline for winter season.</li></ul>

## MAJOR ISSUES OR REPAIRS

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- **Well A-4R Rehabilitation Project**
  - Rehabilitation has been completed. Well has been tested for proper operation and is now in standby and ready for summer operations.
  
- **Water Leaks**
  - District staff and M.E. Simpson identified 7 water leaks in our system which have been repaired.
    - 3 Fire Hydrants, all repaired.
    - 2 Main Water Valves, all repaired
    - 2 Service Lines, both homeowner responsibility. Coordinated with homeowners, both have been repaired.

## UPCOMING OPERATIONS PRIORITIES

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- **Coordination for Water Plant 2 Expansion Project:** Operations staff have continued to assist as necessary for coordinating the various aspects of this project. For the most part the past month has been largely handled by JHL with little help needed from our operations staff.
  
- **Coordination for 2 MG Tank Project:** Completed all the coordination necessary to ensure that all the new tie in locations were constructed without issue. District operations remain unaffected.

**CASTLE PINES METRO DISTRICT  
POTABLE AND RAW WATER BILLED RECAP  
YEAR 2025 ACTUAL / CUMULATIVE / PRIOR YEARS**

**EXHIBIT A  
ANNUAL COMPARISON**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
<b>POTABLE GALLONS BILLED (000) BY MONTH</b>													
<b>COMPARISON TO PRIOR YEAR ACTUAL:</b>													
YEAR 2025 Actual	8,278	7,172	8,082	12,801	32,927	48,115	60,998	53,940	42,279	25,351	9,416	9,349	318,708
YEAR 2024 Actual	8,368	7,283	7,604	10,614	29,472	53,874	60,334	47,832	47,539	31,498	8,008	8,426	320,852
Actual More (Less) Than Prior Yr	(90)	(111)	478	2,187	3,455	(5,759)	664	6,108	(5,260)	(6,147)	1,408	923	(2,144)
- percent change	-1.1%	-1.5%	6.3%	20.6%	11.7%	-10.7%	1.1%	12.8%	-11.1%	-19.5%	17.6%	11.0%	-0.7%

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total	% Increase
<b>HISTORICAL DATA:</b>														
YEAR 2025 Actual	8,278	7,172	8,082	12,801	32,927	48,115	60,998	53,940	42,279	25,351	9,416	9,349	318,708	-0.7%
YEAR 2024 Actual	8,368	7,283	7,604	10,614	29,472	53,874	60,334	47,832	47,539	31,498	8,008	8,426	320,852	24.0%
YEAR 2023 Actual	8,311	7,374	8,009	10,611	24,034	29,241	48,539	44,208	37,189	24,179	8,178	8,841	258,714	-28.4%
YEAR 2022 Actual	8,183	7,244	7,717	17,442	43,274	59,951	64,688	57,228	49,418	28,301	8,742	9,290	361,478	4.6%
YEAR 2021 Actual	8,887	7,835	8,194	9,571	22,461	58,034	61,599	63,342	59,020	27,608	9,357	9,523	345,431	-9.5%
YEAR 2020 Actual	8,085	7,257	8,139	13,746	52,287	59,905	65,955	66,750	47,739	32,590	9,593	9,724	381,770	19.9%
YEAR 2019 Actual	8,454	7,237	7,746	11,379	28,882	49,717	53,836	59,096	53,736	21,916	8,015	8,465	318,479	-9.0%
YEAR 2018 Actual	8,213	6,542	8,246	12,844	38,972	64,455	62,518	58,105	52,785	19,977	8,334	9,111	350,102	
<b>7 YEAR AVERAGE (2018 - 2024):</b>	8,356	7,248	8,009	12,599	34,985	53,551	59,523	58,122	49,981	25,762	8,703	9,159	335,996	

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<b>CUMULATIVE YTD</b>													
<b>COMPARISON TO PRIOR YEAR ACTUAL:</b>													
YEAR 2025 Actual	8,278	15,450	23,532	36,333	69,260	117,375	178,373	232,313	274,592	299,943	309,359	318,708	318,708
YEAR 2024 Actual	8,368	15,651	23,255	33,869	63,341	117,215	177,549	225,381	272,920	304,418	312,426	320,852	320,852
Actual More (Less) Than Prior Yr.	(90)	(201)	277	2,464	5,919	160	824	6,932	1,672	(4,475)	(3,067)	(2,144)	(2,144)
- percent change	-1.1%	-1.3%	1.2%	7.3%	9.3%	0.1%	0.5%	3.1%	0.6%	-1.5%	-1.0%	-0.7%	-0.7%

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
<b>VL RAW WATER GALLONS BILLED (000) BY MONTH</b>													
<b>COMPARISON TO PRIOR YEAR ACTUAL:</b>													
YEAR 2025 Actual	0	0	0	0	2,017	3,261	4,280	3,396	2,052	2,005	0	0	17,011
YEAR 2024 Actual	0	0	0	0	1,903	5,174	5,571	3,269	3,665	1,784	0	0	21,366
Actual More (Less) Than Prior Yr.	0	0	0	0	114	-1,913	-1,291	127	-1,613	221	0	0	(4,355)
- percent change	0.0%	0.0%	0.0%	0.0%	6.0%	-37.0%	-23.2%	3.9%	-44.0%	12.4%	0.0%	0.0%	-20.4%

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YEAR 2023 Actual	0	0	0	0	757	1,865	4,677	2,092	1,707	1,603	0	0	12,701	
YEAR 2022 Actual	0	0	0	0	2,776	6,029	5,845	4,026	3,226	1,089	0	0	22,991	
YEAR 2021 Actual	0	0	0	79	383	5,162	5,618	4,635	6,240	2,326	0	0	24,443	
YEAR 2020 Actual	0	0	0	0	6,145	8,393	9,057	8,237	3,406	4,513	0	0	39,751	
YEAR 2019 Actual	0	0	0	231	2,722	6,050	8,032	7,083	8,060	1,612	0	0	33,790	
YEAR 2018 Actual	0	0	0	92	4,096	8,963	6,709	8,309	6,597	1,531	0	0	36,297	
<b>7 YEAR AVERAGE (2018 - 2024):</b>	0	0	0	57	2,683	5,948	6,501	5,379	4,700	2,065	0	0	27,334	

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- percent change	0.0%	0.0%	0.0%	0.0%	6.0%	-25.4%	-24.4%	-18.6%	-23.4%	-20.4%	-20.4%	-20.4%	-20.4%

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YEAR 2024 Actual	8,368	7,283	7,604	10,614	31,375	59,048	65,905	51,101	51,204	33,282	8,008	8,426	342,218
Actual More (Less) than prior Yr.	(90)	(111)	478	2,187	3,569	(7,672)	(627)	6,235	(6,873)	(5,926)	1,408	923	(6,499)
- percent change	-1.1%	-1.5%	6.3%	20.6%	11.4%	-13.0%	-1.0%	12.2%	-13.4%	-17.8%	17.6%	11.0%	-1.9%

**CASTLE PINES METRO DISTRICT  
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SUB-ASSOCIATIONS / COMMERCIAL  
Historical Usage By Month 2022-Present

EXHIBIT C  
HISTORICAL USAGE

	MORNING STAR - 2 Meters					NORTHSTAR - 1 Meter					OROFINO - 4 Meters					RIDGE - 8 Meters				
	2022	2023	2024	* 2025 Budget	2025 Actual	2022	2023	2024	* 2025 Budget	2025 Actual	2022	2023	2024	* 2025 Budget	2025 Actual	2022	2023	2024	* 2025 Budget	2025 Actual
JANUARY	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0
FEBRUARY	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0
MARCH	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0
APRIL	9,000	80,000	5,000	120,000	58,000	0	0	0	30,000	13,000	0	1,000	0	121,000	0	0	7,000	1,000	210,000	30,000
MAY	434,000	64,000	118,000	148,000	158,000	37,000	32,000	16,000	37,000	62,000	89,000	66,000	60,000	149,000	77,000	145,000	101,000	162,000	259,000	253,000
JUNE	458,000	259,000	306,000	184,000	307,000	59,000	56,000	27,000	46,000	64,000	194,000	66,000	153,000	185,000	133,000	395,000	194,000	384,000	322,000	409,000
JULY	468,000	385,000	441,000	189,000	341,000	61,000	34,000	31,000	47,000	64,000	183,000	107,000	166,000	190,000	153,000	479,000	399,000	475,000	331,000	447,000
AUGUST	392,000	344,000	406,000	175,000	352,000	62,000	32,000	62,000	43,000	59,000	195,000	124,000	143,000	176,000	133,000	434,000	317,000	338,000	305,000	391,000
SEPTEMBER	325,000	236,000	326,000	143,000	178,000	61,000	29,000	60,000	36,000	55,000	183,000	102,000	131,000	144,000	117,000	299,000	303,000	336,000	250,000	163,000
OCTOBER	130,000	254,000	203,000	93,000	9,000	42,000	26,000	440,000	23,000	48,000	59,000	59,000	74,000	93,000	78,000	247,000	260,000	291,000	162,000	47,000
NOVEMBER	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0
DECEMBER	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0
	2,216,000	1,622,000	1,805,000		1,403,000	322,000	209,000	636,000		365,000	903,000	525,000	727,000		691,000	1,999,000	1,581,000	1,987,000		1,740,000

	STARBUCK - 3 Meters					TOURNAMENT - 2 Meters					THE SUMMIT - FILING 41 - 1 Meter					VILLAGE LAKE PUMPHOUSE - 1 Master Meter					
	2022	2023	2024	* 2025 Budget	2025 Actual	2022	2023	2024	* 2025 Budget	2025 Actual	2022	2023	2024	* 2025 Budget	2025 Actual	2022	2023	2024	2025 Actual Pumphouse	* 2025 Budget	VLHA Billed Usage
JANUARY	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	0	N/A	0
FEBRUARY	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	0	N/A	0
MARCH	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	0	N/A	0
APRIL	883,000	17,000	0	572,000	0	0	5,000	0	34,000	3,000	0	117,000	0	8,000	0	0	0	0	0	1,971,000	0
MAY	903,000	203,000	456,000	707,000	518,000	80,000	35,000	66,000	42,000	24,000	0	175,000	0	10,000	48,000	2,776,000	757,000	1,903,000	2,017,000	2,437,000	1,874,522
JUNE	1,312,000	306,000	885,000	878,000	1,050,000	107,000	25,000	94,000	52,000	75,000	29,000	12,000	90,000	13,000	164,000	6,029,000	1,865,000	5,174,000	3,261,000	3,025,000	2,938,010
JULY	1,422,000	912,000	1,211,000	903,000	1,108,000	91,000	32,000	44,000	53,000	98,000	55,000	101,000	226,000	13,000	153,000	5,845,000	4,677,000	5,571,000	4,280,000	3,111,000	4,023,976
AUGUST	1,106,000	631,000	912,000	833,000	828,000	100,000	45,000	37,000	49,000	119,000	61,000	24,000	133,000	12,000	101,000	4,026,000	2,092,000	3,269,000	3,396,003	2,869,000	2,988,483
SEPTEMBER	824,000	493,000	920,000	682,000	552,000	90,000	45,000	42,000	40,000	34,000	202,000	30,000	41,000	10,000	22,000	3,226,000	1,707,000	3,665,000	2,051,981	2,351,000	1,969,902
OCTOBER	385,000	404,000	465,000	442,000	236,000	9,000	12,000	8,000	26,000	33,000	276,000	34,000	9,000	7,000	13,000	1,089,000	1,603,000	1,784,000	2,005,438	1,521,000	1,905,166
NOVEMBER	0	0	0	N/A	0	0	0	0	N/A	0	0	14,000	0	N/A	0	0	0	0	0	N/A	0
DECEMBER	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	0	N/A	0
	6,835,000	2,966,000	4,849,000		4,292,000	477,000	199,000	291,000		386,000	623,000	507,000	499,000		501,000	22,991,000	12,701,000	21,366,000	17,011,422		15,700,059

April 2022-Meter read was recorded incorrectly-total usage s/b 226,000 gal.

SUB-ASSOCIATIONS / COMMERCIAL  
Historical Usage By Month 2022-Present

EXHIBIT C  
HISTORICAL USAGE

	CP HOMES ASSOCIATION - 15 Irrig Meters					CP METRO DISTRICT - 45 Irrig Meters					SOUTH METRO FIRE - 1 Meter					PCWRA - 7 Meters				
	2022	2023	2024	* 2025 Budget	2025 Actual	2022	2023	2024	* 2025 Budget	2025 Actual	2022	2023	2024	* 2025 Budget	2025 Actual	2022	2023	2024	* 2025 Budget	2025 Actual
JANUARY	10,000	10,000	0	N/A	0	12,000	4,000	0	N/A	0	10,000	11,000	14,000	N/A	9,000	5,000	12,000	11,000	N/A	10,000
FEBRUARY	6,000	7,000	0	N/A	0	4,000	7,000	0	N/A	0	10,000	13,000	10,000	N/A	10,000	4,000	4,000	9,000	N/A	5,000
MARCH	10,000	14,000	0	N/A	0	9,000	8,000	0	N/A	0	9,000	10,000	11,000	N/A	8,000	6,000	6,000	10,000	N/A	7,000
APRIL	1,421,000	15,000	20,000	678,000	80,000	56,000	24,000	11,000	394,000	5,000	12,000	13,000	10,000	32,000	10,000	5,000	7,000	11,000	400,000	12,000
MAY	1,432,000	95,000	562,000	839,000	695,000	443,000	123,000	167,000	488,000	189,000	22,000	25,000	13,000	32,000	30,000	9,000	5,000	11,000	400,000	9,000
JUNE	1,880,000	379,000	1,123,000	1,041,000	1,034,000	997,000	240,000	426,000	605,000	519,000	35,000	32,000	40,000	32,000	40,000	10,000	6,000	12,000	400,000	6,000
JULY	2,129,000	719,000	1,557,000	1,070,000	1,282,000	985,000	434,000	497,000	622,000	732,000	44,000	38,000	40,000	32,000	31,000	12,000	6,000	13,000	400,000	6,000
AUGUST	1,319,000	501,000	685,000	987,000	911,000	596,000	286,000	295,000	574,000	637,000	42,000	36,000	35,000	32,000	31,000	11,000	5,000	29,000	400,000	16,000
SEPTEMBER	930,000	894,000	757,000	809,000	603,000	390,000	242,000	279,000	470,000	312,000	41,000	43,000	39,000	32,000	36,000	9,000	5,000	12,000	400,000	8,000
OCTOBER	466,000	286,000	432,000	524,000	221,000	76,000	67,000	120,000	305,000	165,000	29,000	24,000	30,000	32,000	27,000	10,000	7,000	8,000	400,000	10,000
NOVEMBER	112,000	78,000	10,000	N/A	0	4,000	7,000	0	N/A	0	12,000	11,000	9,000	N/A	9,000	6,000	14,000	12,000	N/A	8,000
DECEMBER	12,000	22,000	0	N/A	0	6,000	6,000	0	N/A	0	13,000	13,000	8,000	N/A	10,000	5,000	8,000	8,000	N/A	9,000
	9,727,000	3,020,000	5,146,000		4,826,000	3,578,000	1,448,000	1,795,000		2,559,000	279,000	269,000	259,000		251,000	92,000	85,000	146,000		106,000
	Leak in April 2022 = 1,000,000 gal.																			
	Sumit Club added to total in 2022																			

	CP GOLF CLUB - 17 Meters					COUNTRY CLUB @ CP - 7 Meters					URBAN VILLAGE COMMERCIAL - 8 Meters				
	2021	2023	2024	* 2025 Budget	2025 Actual	2022	2023	2024	* 2025 Budget	2025 Actual	2022	2023	2024	* 2025 Budget	2025 Actual
JANUARY	20,000	27,000	28,000	N/A	23,000	32,000	92,000	130,000	N/A	136,000	185,000	292,000	261,000	N/A	290,000
FEBRUARY	21,000	36,000	25,000	N/A	22,000	24,000	221,000	139,000	N/A	193,000	173,000	291,000	250,000	N/A	273,000
MARCH	24,000	68,000	30,000	N/A	34,000	28,000	196,000	121,000	N/A	245,000	186,000	324,000	283,000	N/A	306,000
APRIL	52,000	142,000	82,000	880,000	116,000	106,000	262,000	140,000	360,000	272,000	343,000	340,000	307,000	376,000	372,000
MAY	240,000	336,000	409,000	880,000	407,000	186,000	440,000	301,000	360,000	330,000	542,000	469,000	494,000	376,000	624,000
JUNE	601,000	421,000	537,000	880,000	588,000	254,000	656,000	311,000	360,000	360,000	487,000	444,000	730,000	376,000	602,000
JULY	588,000	721,000	546,000	880,000	651,000	352,000	670,000	335,000	360,000	404,000	789,000	499,000	766,000	376,000	689,000
AUGUST	597,000	486,000	541,000	880,000	611,000	322,000	574,000	321,000	360,000	371,000	654,000	579,000	667,000	376,000	919,000
SEPTEMBER	586,000	402,000	474,000	880,000	529,000	254,000	394,000	288,000	360,000	322,000	620,000	666,000	470,000	376,000	815,000
OCTOBER	305,000	278,000	425,000	880,000	398,000	228,000	496,000	225,000	360,000	368,000	334,000	455,000	357,000	376,000	344,000
NOVEMBER	54,000	51,000	39,000	N/A	61,000	158,000	304,000	197,000	N/A	325,000	318,000	297,000	306,000	N/A	316,000
DECEMBER	52,000	47,000	49,000	N/A	58,000	255,000	161,000	179,000	N/A	311,000	307,000	316,000	316,000	N/A	385,000
	3,140,000	3,015,000	3,185,000		3,498,000	2,199,000	4,466,000	2,687,000		3,637,000	4,938,000	4,972,000	5,207,000		5,935,000
	June 2023 2 meters added										April 2022 Re-Programmed Meter x 1				

SUB-ASSOCIATIONS / COMMERCIAL  
Historical Usage By Month 2022-Present

EXHIBIT C  
HISTORICAL USAGE

	CIELO - 1 Meter					CASTLE HAWK/THE POINTE - 3 Meters					CHEROKEE RANCH-EXTRATERRITORIAL-1 Mtr					480 HC RD-EXTRATERRITORIAL - 2 Mtrs				
	2022	2023	2024	* 2025 Budget	2025 Actual	2022	2023	2024	* 2025 Budget	2025 Actual	2022	2023	2024	* 2025 Budget	2025 Actual	2022	2023	2024	* 2025 Budget	2025 Actual
JANUARY	13,000	76,000	7,000	N/A	6,000	0	0	0	N/A	0	27,000	34,000	61,000	N/A	0	6,000	3,000	8,000	N/A	5,000
FEBRUARY	5,000	65,000	8,000	N/A	7,000	0	0	0	N/A	0	19,000	32,000	51,000	N/A	80,000	2,000	6,000	3,000	N/A	8,000
MARCH	4,000	25,000	6,000	N/A	9,000	0	0	0	N/A	18,000	23,000	36,000	45,000	N/A	39,000	6,000	3,000	3,000	N/A	24,000
APRIL	17,000	15,000	16,000	72,000	15,000	28,000	70,000	129,000	137,000	60,000	14,000	43,000	50,000	N/A	0	79,000	44,000	49,000	N/A	70,000
MAY	101,000	82,000	41,000	72,000	69,000	294,000	94,000	203,000	169,000	102,000	56,000	38,000	43,000	N/A	0	136,000	35,000	66,000	N/A	89,000
JUNE	121,000	72,000	61,000	72,000	87,000	261,000	112,000	302,000	210,000	149,000	39,000	36,000	26,000	N/A	0	147,000	41,000	150,000	N/A	99,000
JULY	148,000	64,000	65,000	72,000	98,000	343,000	202,000	418,000	216,000	269,000	50,000	43,000	20,000	N/A	0	146,000	93,000	126,000	N/A	138,000
AUGUST	142,000	66,000	80,000	72,000	109,000	175,000	245,000	310,000	199,000	195,000	55,000	59,000	16,000	N/A	0	133,000	100,000	110,000	N/A	111,000
SEPTEMBER	157,000	49,000	80,000	72,000	103,000	156,000	225,000	210,000	164,000	137,000	50,000	46,000	0	N/A	0	77,000	58,000	86,000	N/A	68,000
OCTOBER	122,000	42,000	54,000	72,000	79,000	34,000	116,000	55,000	106,000	55,000	44,000	40,000	0	N/A	0	45,000	65,000	46,000	N/A	61,000
NOVEMBER	14,000	11,000	11,000	N/A	13,000	0	0	0	N/A	0	43,000	52,000	0	N/A	0	4,000	4,000	1,000	N/A	12,000
DECEMBER	79,000	12,000	8,000	N/A	8,000	0	0	0	N/A	0	39,000	56,000	0	N/A	0	7,000	10,000	3,000	N/A	6,000
	923,000	579,000	437,000		603,000	1,291,000	1,064,000	1,627,000		985,000	459,000	515,000	312,000		119,000	788,000	462,000	651,000		691,000

	THE CLIFFS - 2 Meters					PRATO - 2 Meters					THE SETTLEMENT - 1 Meter				
	2022	2023	2024	* 2025 Budget	2025 Actual	2022	2023	2024	* 2025 Budget	2025 Actual	2022	2023	2024	* 2025 Budget	2025 Actual
JANUARY	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0
FEBRUARY	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0
MARCH	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0
APRIL	0	0	0	17,000	0	46,000	0	0	59,000	1,000	3,000	0	0	29,000	0
MAY	10,000	13,000	2,000	21,000	79,000	84,000	28,000	71,000	73,000	126,000	52,000	23,000	34,000	35,000	28,000
JUNE	64,000	11,000	47,000	27,000	198,000	120,000	61,000	175,000	90,000	156,000	65,000	20,000	52,000	44,000	62,000
JULY	84,000	45,000	52,000	27,000	171,000	216,000	173,000	160,000	93,000	210,000	73,000	57,000	89,000	45,000	72,000
AUGUST	62,000	67,000	56,000	25,000	132,000	125,000	194,000	156,000	85,000	203,000	56,000	52,000	83,000	41,000	63,000
SEPTEMBER	80,000	65,000	71,000	21,000	59,000	79,000	82,000	114,000	70,000	73,000	56,000	55,000	31,000	34,000	62,000
OCTOBER	23,000	35,000	47,000	14,000	51,000	13,000	44,000	59,000	45,000	36,000	26,000	12,000	19,000	22,000	19,000
NOVEMBER	0	0	0	N/A	0	0	0	0	N/A	0	0	0	0	N/A	0
DECEMBER	0	0	0	N/A	4,000	0	0	0	N/A	0	0	0	0	N/A	0
	323,000	236,000	275,000		694,000	683,000	582,000	735,000		805,000	331,000	219,000	308,000		306,000
	May 2022 Usage Corrected					May 2022 Usage Corrected									

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS  
OF THE  
CASTLE PINES VILLAGE METROPOLITAN DISTRICT**

Held: Tuesday, November 18, 2025, 9:00 a.m., at 5880 Country Club Dr., Castle Rock, Colorado

A regular meeting of the Board of Directors of the Castle Pines Village Metropolitan District, Douglas County, Colorado, was called and held as shown above and in accordance with the applicable statutes of the state of Colorado, with the following Directors, constituting a quorum, present, and acting:

Rick Huser  
David King  
Mike Lanam  
Cassie Vetter  
Tad Walden

Also present were: Josh Shackelford, Sue Mantz, Jason LeTellier, Amber Lindberg, Evan Person, LeAnna Gonzales, District Staff; Tom George, Dani Kaiser, Spencer Fane; Mark Larson, Castle Pines Homes Association; Mike Vernon, CiCi Holbrook, members of the public.

Potential Conflict of Interest Disclosures

It was noted that disclosure statements have been filed with the Office of the Colorado Secretary of State on behalf of the members of the Board. District Counsel Mr. George stated that no additional potential conflicts of interest were identified specific to today’s agenda.

Approval of the Agenda

Director Huser made a motion to approve the Agenda, seconded by Director King.

The Board unanimously approved the Agenda.

**Guest Introductions / Comments from the Community** – there were none.

Budget Discussion

**Proposed 2026 Budget** – Mr. Shackelford said the 2026 Draft Budget was reviewed with the Finance Committee on October 2<sup>nd</sup> and delivered to the Board of Directors on October 8<sup>th</sup>. The proposed budget was posted to the District’s website on November 3<sup>rd</sup>. Mr. Shackelford and Ms. Lindberg provided a detailed presentation on the proposed 2026 budget for the District, and the key highlights included:

General Fund:

- Planned spending of \$846K from the fund balance.
- The property tax revenues remain relatively flat based on property valuations.
- A 41% decrease in investment income based on projected balances and rate of return.
- A reduction of \$185K in charges for services revenue due to non-renewal of the landscape services contract (contract-related expenses also reduced to offset).

- A 4% increase in total expenditures from the 2025 budget.
- Some existing personnel costs re-allocated to the General Fund from the Water & Sewer Fund based on staff role.
- A 1.0 full-time equivalent position was added.
- \$300k is included for incident command system evaluation.

#### Water & Sewer Fund:

- Planned spending of \$8.8M from the fund balance.
- The Capital Improvement Fee budgeted for a \$10 increase to \$89 per month, per the 2022 Water Forum presentation to the community.
- \$123K increase in effluent pumping for PCWRA capital improvements (effluent expenses also increased in equivalent amount).
- A 44% decrease in investment income based on projected balances and rates of return.
- An 86% increase in operating expenditure for completion of one-time capital projects.
- \$250K is included for the comprehensive water line condition assessment.
- \$690K budgeted to rehabilitate three wells.
- \$19.7M budgeted for major capital infrastructure financed through 2022 Revenue Bonds and operational dollars.

#### 2022 Revenue Bonds

- Water Treatment Plant (\$11.0M) – Complete construction of the new water treatment plant to increase capacity using \$6.3M of remaining revenue bonds and \$4.7M in operational dollars.
- Water Tank (\$8.5M) – Complete the construction of the 2MG tank that started in 2024 using \$4.5M remaining revenue bond plus \$4.0M in operational dollars.

#### Public Hearing

**Public Hearing for the purpose of receiving comments about the District’s proposed 2026 Budget** – Director Huser opened the Public Hearing for the purpose of receiving comments about the District’s proposed 2026 Budget. There were no comments by the community. Director Huser closed the Public Hearing.

#### District Reports

**Castle Pines Homes Association (CPHA) Update** – Mr. Larson said their Board meeting is this Thursday, and the 2026 budget will be presented then. The CPHA office will be closed Thanksgiving weekend, but Emergency Services will be fully staffed. The holiday tree lighting will be held on December 6<sup>th</sup> from 4-6 p.m. at the Fitness Center. The fitness center parking lot will be closed during the tree lighting event, but people can park at the Canyon Club. Director Walden asked if there would be a second trash dumpster available, and Mr. Larson responded that they had a total of 3 weekends, and the ones that were out from last weekend would have been the last time.

**District Manager Report** – Mr. Shackelford said PCWRA approved the reuse reservoir rehabilitation project on the condition that CPVMD obtain acknowledgments from the Golf Club and Country Club. District staff, in coordination with legal counsel, is working to finalize those acknowledgments.

The 2025 roadway work project has been completed. The District is continuing with the rehabilitation of Well A-4R. We anticipate this rehab being complete by the end of the year. M.E. Simpson is currently on-site conducting our annual water leak audit.

Produced water for October was 28.4MG, and billed water was 25.3MG. Unaccountable water has ticked up; we expect to create work orders for Metro after M.E. Simpson completes their audit.

**Capital Projects Update** – Mr. Person said the wall pour for the clear well is complete on the WTP project, along with the masonry work and the installation of trusses and roof sheathing. December work will include finishing the deck pour, installing the roof on the office space, beginning electrical and mechanical work, and delivery of the filters.

The method of procedure (MOP) for the new water tank and the pipeline tie-in schedule have been finalized. A tank diver is scheduled for December to perform tie-ins to the old tank. Drilling for the shoring work is complete.

The Sanitary Sewer Master Plan consultant is currently updating the asset management tool with comments from the November 13<sup>th</sup> workshop. A workshop is planned for the first week of December to review final comments.

The 2025 roadway work has been completed. The last month included a mill and overlay, and widening and rebuilding of the resident entry lane at Gate 5. There were curb and gutter improvements near Gate 5 and the installation of a new speed table on Chase Lane.

## **Discussion & Action Items**

### Consent Agenda

Director Huser made a motion to approve the Consent Agenda, seconded by Director Vetter.

### **Approve the Minutes of October 29, 2025, Regular Board Meeting**

### **Ratify the Approval of October 2025 payments of \$2,932,588.17.**

### **Review of October 2025 Financials**

A vote was called, and the motion passed unanimously.

**Consider Approval of Board Meeting Times/Dates & Board Packet Delivery Dates for 2026** – Director Huser made a motion to approve the Board meeting times/dates & Board packet delivery dates for 2026, seconded by Director Vetter. Mr. Shackelford recommended the following date changes:

- Move the May 26, 2026, meeting to May 19, 2026, due to the Memorial Day holiday.

- Move the June 23, 2026, meeting to June 18, 2026, due to Mr. Shackelford attending the American Water Works Conference.
  - Move the November 24, 2026, meeting to November 17, 2026, due to the Thanksgiving holiday.
- A vote was called, and the motion passed unanimously.

**Authorize Completion and Posting of the Transparency Notice Regarding Board Meeting Days, Times, Location, and Notice Posting Location for 2026** – Director Huser made a motion to authorize completion and posting of the Transparency Notice Regarding Board Meeting days, times, location, and notice posting location for 2026, seconded by Director Lanam.

A vote was called, and the motion passed unanimously.

**Consider Approval of Resolution concerning the Imposition of the District’s Rates, Fees and Charges, effective January 1, 2026** – Director Huser made a motion to approve a resolution concerning the imposition of the District’s rates, fees, and charges, effective January 1, 2026, seconded by Director Lanam. Mr. Shackelford presented the proposed rate and fine fee structure as follows:

- Base rates will remain the same
- Tier 1 and Tier 2 remain the same
- Tier 3 rate will be \$16.50 per 1,000 gallons, and the Tier 4 rate will be \$31.50 per 1,000 gallons.
- Updated the District’s Fee and Fine Schedule to include Administrative Fees, Non-Compliance Fees, Engineering Plan Review and Construction Improvement Fees, and Public Records Search.

Director Lanam asked if we have any sub-associations in the Tier 4 rate for usage. Mr. Shackelford said we do, although he is working with those sub-associations to help reduce their usage.

A vote was called, and the motion passed unanimously.

**Consider Approval of Updated Resolution Concerning the Imposition of the District’s Monthly Capital Improvement Fee, effective January 1, 2026** - Director Huser made a motion to approve the updated Resolution concerning the Imposition of the District’s Monthly Capital Improvement Fee, effective January 1, 2026, seconded by Director Lanam. The Capital Improvement Fee will increase to \$89 per month. This increase is in line with what was communicated to residents at the Water Forum held in February 2022 and reiterated at the District Forum in May 2023.

A vote was called, and the motion passed unanimously.

**Consider Approval of Haynie & Co Engagement Letter for the 2026 Financial Audit** – Director Huser made a motion to approve the Haynie & Co Engagement Letter for the 2026 Financial Audit, seconded by Director King.

A vote was called, and the motion passed unanimously.

**Consider Approval of 2026 Budget Resolutions** – Director Huser made a motion to adopt the 2026 Budget Resolutions, including adopting the budget, setting the mill levies, and appropriating sums of money, seconded by Director King.

**Adopt Resolution 2026 – To Adopt Budget**

**Adopt Resolution 2026 – To Set Mill Levies**

**Adopt Resolution 2026 – To Appropriate Sums of Money**

A vote was called, and the motion passed unanimously.

**Consider Approval of Distribution System Condition Assessment Project** – Director Huser made a motion to approve the Distribution System Condition Assessment Project, seconded by Director Lanam. Mr. Shackelford said this project was put out to bid in June 2025, and 8 proposals were received. The proposals were evaluated on project understanding, project approach, qualifications, proposed fee, and schedule. The purpose of this project is to provide a detailed understanding of our water distribution system, its health, the risks associated with it, its deficiencies, support long-term planning and reliable service for residents, and identify the key components of the system we want to replace. Staff recommends authorizing the District Manager to negotiate and execute a contract with Consor for \$198,188 for the Distribution System Condition Assessment Project.

A vote was called, and the motion passed unanimously.

**Confirm Tuesday, December 9, 2025, Regular Board Meeting at 9:00 a.m.** – After Board discussion, the December 9, 2025, meeting was cancelled.

**Confirm Tuesday, January 27, 2026, Regular Board Meeting at 9:00 a.m.** – The Board confirmed the regular Board Meeting for Tuesday, January 27, 2025, at 9:00 a.m.

A vote was called, and the motion passed unanimously.

There being no further business to come before the Board, and upon motion duly made, seconded, and unanimously carried, the Board adjourned the regular meeting at 10:30 a.m.

The Board of Directors approved the foregoing minutes on the \_\_\_\_ of January 2026. The preceding constitutes a true and correct copy of the minutes of the above-referenced meeting.

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Secretary

**Castle Pines Village Metropolitan District**  
**Payments for Ratification**  
**For the periods ending November 30 and December 31, 2025**

<b>Payment Date</b>	<b>Payment Number</b>	<b>Vendor</b>	<b>Check Amount</b>
11/4/2025	903	Comcast Cable <i>Internet Service</i>	\$366.84
11/4/2025	904	Standard Insurance Company <i>Disability Insurance</i>	\$1,238.56
11/4/2025	905	Wells Fargo Bank - Mastercard <i>Water Sampling Supplies, Meeting Expense, Software</i>	\$1,867.61
11/7/2025	906	ADP, Inc. <i>Payroll Services</i>	\$697.45
11/10/2025	907	Comcast Cable <i>Internet Service</i>	\$111.85
11/10/2025	908	Invoice Cloud <i>Invoice Cloud Fees</i>	\$504.55
11/12/2025	909	Xcel Energy <i>Natural Gas Service</i>	\$182.34
11/18/2025	910	CenturyLink <i>Internet Service</i>	\$84.99
11/19/2025	911	Purchase Power <i>Postage</i>	\$2,062.08
11/26/2025	912	Alerus <i>Flex Savings Account Administration</i>	\$125.00
11/28/2025	913	CenturyLink <i>Internet Service</i>	\$140.00
12/2/2025	914	Standard Insurance Company <i>Disability Insurance</i>	\$1,206.40
11/14/2025	46417	Acoma Security Group, LLC <i>Security Services</i>	\$2,369.16
11/14/2025	46418	Amazon Capital Services <i>Office Supplies</i>	\$738.93
11/14/2025	46419	Amber Lindberg <i>Employee Reimbursement - CPA License Renewal</i>	\$66.00
11/14/2025	46420	Berkenkotter Motors Shop <i>Vehicle Maintenance</i>	\$910.27
11/14/2025	46421	Big O Tires #006219 <i>Vehicle Repair</i>	\$258.40
11/14/2025	46422	Blackbaud Fundware <i>Annual Software Subscription</i>	\$32,450.00
11/14/2025	46423	Castle Pines North Metropolitan District <i>New Tank Engineering Services</i>	\$3,740.96

<b>Payment Date</b>	<b>Payment Number</b>	<b>Vendor</b>	<b>Check Amount</b>
11/14/2025	46424	Castle Pines WinWater Company <i>Water Treatment Plant Supplies</i>	\$150.44
11/14/2025	46425	CDPHE <i>Annual Drinking Water Fee</i>	\$768.00
11/14/2025	46426	Chavez Construction Inc. <i>Roadway Improvement Program, New Tank Hydrant Relocation</i>	\$948,994.92
11/14/2025	46427	Colorado Civil Infrastructure Inc <i>Hydrant Meter Deposit Return</i>	\$1,875.00
11/14/2025	46428	Colorado Employer Benefit Trust <i>Health Insurance Premium</i>	\$24,985.64
11/14/2025	46429	Community Media of Colorado <i>Public Notice</i>	\$34.54
11/14/2025	46430	Consor North America, Inc <i>Sanitary Sewer Master Plan</i>	\$22,023.00
11/14/2025	46431	CORE Electric Cooperative <i>Electricity</i>	\$67,319.77
11/14/2025	46432	CPS HR Consulting <i>HR Consulting Services</i>	\$4,160.00
11/14/2025	46433	CS Group, Inc. <i>HVAC Services</i>	\$1,833.20
11/14/2025	46434	Danielle's Scratch Kitchen <i>District Holiday Event</i>	\$10,000.00
11/14/2025	46435	Distribution System Resources, Ltd. <i>Valve Exercising</i>	\$19,358.40
11/14/2025	46436	Dominion Water & Sanitation District <i>Water Study</i>	\$5,098.49
11/14/2025	46437	Frontier Precision, Inc. <i>GPS Training</i>	\$1,370.00
11/14/2025	46438	Giannini Lawncare & Landscapes, LLC <i>Garden Maintenance</i>	\$9,004.71
11/14/2025	46439	Grainger Parts <i>Water Treatment Plant Supplies</i>	\$1,040.10
11/14/2025	46440	Hach Company <i>Water Treatment Plant Supplies</i>	\$2,958.02
11/14/2025	46441	HBS <i>Trash Removal</i>	\$105.39
11/14/2025	46442	Home Depot <i>Facilities Maintenance Supplies</i>	\$361.33
11/14/2025	46443	Homestead at the Village Castle Pines <i>Snow Removal Stipend</i>	\$2,913.61
11/14/2025	46444	HR Direct <i>Employee Recognition</i>	\$266.95
11/14/2025	46445	IMEG Consultants <i>Engineering Review Services</i>	\$205.00
11/14/2025	46446	Jehn Water Consultants, Inc. <i>Hydrologist Services</i>	\$2,850.75

<b>Payment Date</b>	<b>Payment Number</b>	<b>Vendor</b>	<b>Check Amount</b>
11/14/2025	46447	John Deere Financial <i>Safety Supplies</i>	\$4,921.22
11/14/2025	46448	King Soopers Customer Charges <i>Meeting Supplies</i>	\$89.87
11/14/2025	46449	Live Voice <i>Answering Service</i>	\$160.68
11/14/2025	46450	LRE Water <i>Renewable Water Evaluation</i>	\$15,426.00
11/14/2025	46451	Merchants & CO <i>Office Furniture</i>	\$10,495.93
11/14/2025	46452	VOID	
11/14/2025	46453	Mountain States Imaging, LLC <i>Document Storage</i>	\$335.40
11/14/2025	46454	NAPA Auto Parts <i>Shop Supplies</i>	\$140.38
11/14/2025	46455	Noah Walker <i>Employee Reimbursement</i>	\$77.52
11/14/2025	46456	Oldcastle Infrastructure Inc. <i>Storm Drainage Supplies</i>	\$1,407.00
11/14/2025	46457	Olsson <i>Engineering Services</i>	\$38,022.25
11/14/2025	46458	O'Reilly Auto Parts <i>Vehicle Supplies</i>	\$62.91
11/14/2025	46459	Parkland USA Corp dba Rhinehart Oil <i>Vehicle Fuel</i>	\$2,090.05
11/14/2025	46460	Plum Creek Water Reclamation Authority <i>Effluent Water, Wastewater Treatment</i>	\$38,689.84
11/14/2025	46461	Pollardwater.com - East <i>Water Distribution Supplies</i>	\$253.44
11/14/2025	46462	PreCise MRM LLC <i>Fleet GPS Service</i>	\$475.00
11/14/2025	46463	Pro-Pipe Services LLC <i>Sewer System Maintenance</i>	\$1,590.00
11/14/2025	46464	Radiation Pros, LLC <i>TENORM Monitoring</i>	\$2,035.77
11/14/2025	46465	Rocky Mountain Flag Company <i>Office Supplies</i>	\$185.69
11/14/2025	46466	Root Tree Service <i>Brush Removal</i>	\$16,150.00
11/14/2025	46467	Service Uniform <i>Rug Exchange</i>	\$121.92
11/14/2025	46468	Spencer Fane LLP <i>Legal Services</i>	\$12,606.00
11/14/2025	46469	Streamline <i>Website Hosting</i>	\$1,281.38

Payment Date	Payment Number	Vendor	Check Amount
11/14/2025	46470	T&N Cleaning Services LLC <i>Janitorial Services</i>	\$1,300.00
11/14/2025	46471	Timber Line Electric Corp. <i>Water Treatment Plant Repairs</i>	\$1,917.50
11/14/2025	46472	Treatment Technology <i>Sodium Hypochlorite</i>	\$3,770.00
11/14/2025	46473	UCHealth Medical Group <i>Employee Physicals</i>	\$190.00
11/14/2025	46474	UNCC <i>Locate Fees</i>	\$142.02
11/14/2025	46475	Underwater Recovery Specialists <i>Ponds Water Treatment</i>	\$1,475.00
11/14/2025	46476	USA BlueBook <i>Water Treatment Plant Supplies</i>	\$4,054.34
11/14/2025	46477	VertexOne Software, LLC <i>WaterSmart Transaction Fees</i>	\$29.10
11/14/2025	46478	Water Systems Engineering, Inc. <i>Water Samples</i>	\$5,370.00
11/14/2025	46479	West Coast Civil, Inc. <i>New Tank Hydrant Relocation</i>	\$3,000.00
11/14/2025	46480	Westside Towing <i>Vehicle Repair</i>	\$71.00
11/14/2025	46481	Xuma Communications Inc <i>Office Supplies</i>	\$1,630.39
11/14/2025	46482	CORE Electric Cooperative <i>New Water Tank Utility Relocation</i>	\$28,666.00
11/25/2025	46483	1 On Point Locate & Mapping <i>Utility Locates</i>	\$6,460.00
11/25/2025	46484	Amazon Capital Services <i>Facilities Maintenance Supplies</i>	\$1,495.51
11/25/2025	46485	Armstrong Sweeping Inc. <i>Street Sweeping</i>	\$12,432.00
11/25/2025	46486	Berkenkotter Motors Shop <i>Vehicle Maintenance</i>	\$98.10
11/25/2025	46487	Big O Tires #006219 <i>Vehicle Maintenance</i>	\$1,177.56
11/25/2025	46488	Bobcat of the Rockies <i>Vehicle Maintenance</i>	\$1,729.21
11/25/2025	46489	Broadway Total Power <i>Landscape Equipment</i>	\$1,975.96
11/25/2025	46490	Castle Pines WinWater Company <i>Water Distribution Supplies</i>	\$20.94
11/25/2025	46491	CDI Environmental Contractor <i>Native Restoration, Weed Control</i>	\$43,943.53
11/25/2025	46492	Cintas First Aid and Safety <i>Safety Supplies</i>	\$157.59

<b>Payment Date</b>	<b>Payment Number</b>	<b>Vendor</b>	<b>Check Amount</b>
11/25/2025	46493	Colorado Analytical Lab <i>Water Quality Sampling</i>	\$175.00
11/25/2025	46494	Colorado Pump & Supply <i>Well A4R Rehabilitation</i>	\$23,960.00
11/25/2025	46495	Complete Business Systems <i>Copier Maintenance and Supplies</i>	\$423.07
11/25/2025	46496	CS Group, Inc. <i>HVAC Services</i>	\$2,124.00
11/25/2025	46497	EON Office <i>Office Supplies</i>	\$341.68
11/25/2025	46498	Ewing <i>Storm Drainage Supplies</i>	\$1,064.67
11/25/2025	46499	Fusion Connect, Inc <i>Telephone Service</i>	\$461.62
11/25/2025	46500	General Air <i>Welding Supplies</i>	\$1,152.61
11/25/2025	46501	Grainger Parts <i>Water Treatment Plant Supplies</i>	\$371.95
11/25/2025	46502	HBS <i>Trash Service</i>	\$350.00
11/25/2025	46503	Home Depot <i>Water Treatment Plant Supplies</i>	\$1,073.33
11/25/2025	46504	King Soopers Customer Charges <i>Meeting Supplies</i>	\$119.72
11/25/2025	46505	Leaf Capital Funding, LLC <i>Copier Lease</i>	\$298.00
11/25/2025	46506	Level 3 Communications, LLC <i>Telephone Service</i>	\$550.74
11/25/2025	46507	Lingo <i>Telephone Service</i>	\$158.60
11/25/2025	46508	Mile High Metal Supply LLC <i>Welding Supplies</i>	\$888.11
11/25/2025	46509	NAPA Auto Parts <i>Vehicle Maintenance</i>	\$224.90
11/25/2025	46510	O'Reilly Auto Parts <i>Vehicle Maintenance</i>	\$22.99
11/25/2025	46511	Outdoor Property Services <i>Irrigation Services</i>	\$1,200.00
11/25/2025	46512	Pollardwater.com - East <i>Water Distribution Supplies</i>	\$916.32
11/25/2025	46513	Pro-Pipe Services LLC <i>Storm Drainage Maintenance</i>	\$3,710.00
11/25/2025	46514	Quantum Pump & Controls <i>Lift Station Maintenance</i>	\$577.50
11/25/2025	46515	Service Uniform <i>Rug Exchange</i>	\$121.92

<b>Payment Date</b>	<b>Payment Number</b>	<b>Vendor</b>	<b>Check Amount</b>
11/25/2025	46516	Sonlight Window Cleaning <i>Window Cleaning</i>	\$350.00
11/25/2025	46517	Timber Line Electric Corp. <i>Well Sites Cellular Conversion</i>	\$10,188.65
11/25/2025	46518	T-MOBILE <i>Telephone Service</i>	\$1,155.46
11/25/2025	46519	USA BlueBook <i>Water Treatment Plant Supplies</i>	\$2,956.15
11/25/2025	46520	VertexOne Software, LLC <i>WaterSmart Transaction Fees</i>	\$13.69
11/25/2025	46521	Water Systems Engineering, Inc. <i>Water Samples</i>	\$3,580.00
11/25/2025	46522	Westside Towing <i>Vehicle Repair</i>	\$106.00
12/11/2025	46523	1 On Point Locate & Mapping <i>Utility Locates</i>	\$6,870.00
12/11/2025	46524	Absolute Pest Control <i>Pest Control Services</i>	\$123.00
12/11/2025	46525	Amazon Capital Services <i>Office Supplies, Vehicle Supplies</i>	\$1,110.83
12/11/2025	46526	Berkenkotter Motors Shop <i>Vehicle Repair</i>	\$4,973.34
12/11/2025	46527	Big O Tires #006219 <i>Vehicle Maintenance</i>	\$2,254.12
12/11/2025	46528	Blackbaud Fundware <i>Software Training</i>	\$122.50
12/11/2025	46529	Bobcat of the Rockies <i>Equipment Maintenance</i>	\$1,676.22
12/11/2025	46530	Brody Chemical <i>Shop Supplies</i>	\$940.72
12/11/2025	46531	Canterbury Construction Management Services, Inc. <i>WTP2 Construction Management Services</i>	\$36,600.00
12/11/2025	46532	Castle Pines WinWater Company <i>Water Distribution Repairs</i>	\$35,269.33
12/11/2025	46533	Causey Public Finance LLC <i>Bond Investment Advisory Services</i>	\$7,584.00
12/11/2025	46534	CDI Environmental Contractor <i>Tree Transplanting</i>	\$9,860.72
12/11/2025	46535	Chavez Construction Inc. <i>Roadway Improvement Program</i>	\$135,278.13
12/11/2025	46536	Cintas Fire Protection <i>Inspection Services</i>	\$3,029.34
12/11/2025	46537	Cintas First Aid and Safety <i>Safety Supplies</i>	\$1,374.30
12/11/2025	46538	Colorado Analytical Lab <i>Water Quality Sampling</i>	\$404.00

<b>Payment Date</b>	<b>Payment Number</b>	<b>Vendor</b>	<b>Check Amount</b>
12/11/2025	46539	Colorado Special Districts <i>Property &amp; Liability Premium, Workers' Compensation Premium</i>	\$171,850.00
12/11/2025	46540	Colorado Training Solutions <i>Employee Training</i>	\$4,510.00
12/11/2025	46541	Common Knowledge Technology Inc <i>Technology Services</i>	\$5,095.00
12/11/2025	46542	Consor North America, Inc <i>Sanitary Sewer Master Plan</i>	\$4,229.50
12/11/2025	46543	CPS HR Consulting <i>Employee Training</i>	\$3,000.00
12/11/2025	46544	DH Pace Door Services <i>Facilities Maintenance</i>	\$514.50
12/11/2025	46545	Employers Council Services, Inc. <i>Office Supplies</i>	\$60.00
12/11/2025	46546	Envirotech Services, Inc. <i>Ice Mitigation</i>	\$6,895.85
12/11/2025	46547	Ewing <i>Storm Drainage Supplies</i>	\$630.00
12/11/2025	46548	Force Flow <i>Water Treatment Plant Supplies</i>	\$202.27
12/11/2025	46549	Garney Companies Inc <i>New Tank Construction Services</i>	\$923,030.89
12/11/2025	46550	General Air <i>Welding Supplies</i>	\$158.59
12/11/2025	46551	Giannini Lawncare & Landscapes, LLC <i>Garden Maintenance</i>	\$3,070.00
12/11/2025	46552	Hach Company <i>Water Treatment Plant Supplies</i>	\$2,511.10
12/11/2025	46553	HBS <i>Trash Service</i>	\$105.39
12/11/2025	46554	Home Depot <i>Facilities Maintenance Supplies, Storm Drainage Supplies</i>	\$770.27
12/11/2025	46555	HSS Security LLC <i>Camera Improvement Project</i>	\$23,722.00
12/11/2025	46556	IMEG Consultants <i>Engineering Review Services</i>	\$4,846.50
12/11/2025	46557	Jehn Water Consultants, Inc. <i>Hydrologist Services</i>	\$1,562.50
12/11/2025	46558	JHL Constructors LLC <i>WTP2 Construction Services, Storm Drainage Repairs</i>	\$882,766.02
12/11/2025	46559	John Deere Financial <i>Shop Supplies, Safety Supplies</i>	\$443.91
12/11/2025	46560	Kimley-Horn <i>WTP2 Construction Services</i>	\$64,981.25
12/11/2025	46561	King Soopers Customer Charges <i>Office Expense</i>	\$5.00

<b>Payment Date</b>	<b>Payment Number</b>	<b>Vendor</b>	<b>Check Amount</b>
12/11/2025	46562	Level 3 Communications, LLC <i>Telephone Service</i>	\$550.74
12/11/2025	46563	Live Voice <i>Answering Service</i>	\$222.06
12/11/2025	46564	LRE Water <i>Renewable Water Study</i>	\$8,903.75
12/11/2025	46565	M.E. Simpson Co., Inc. <i>Leak Detection Services</i>	\$31,540.00
12/11/2025	46566	Majestic Plumbing LLC <i>Facilities Maintenance</i>	\$1,185.00
12/11/2025	46567	Mary Hardy <i>Employee Reimbursement - Mileage</i>	\$163.10
12/11/2025	46568	Mountain States Imaging, LLC <i>Document Storage</i>	\$167.70
12/11/2025	46569	Olsson <i>Roadway Improvement Program</i>	\$25,331.00
12/11/2025	46570	Parkland USA Corp dba Rhinehart Oil <i>Vehicle Fuel</i>	\$1,538.64
12/11/2025	46571	Pirtek South Valley <i>Equipment Maintenance</i>	\$122.75
12/11/2025	46572	Plum Creek Water Reclamation Authority <i>Wastewater Treatment</i>	\$30,878.07
12/11/2025	46573	Ponderosa Bluff LLC <i>Refund on Closed Account</i>	\$123.77
12/11/2025	46574	PreCise MRM LLC <i>Fleet GPS Service</i>	\$475.00
12/11/2025	46575	Quantum Pump & Controls <i>Water Treatment Plant Repairs</i>	\$4,015.00
12/11/2025	46576	Service Uniform <i>Rug Exchange</i>	\$243.84
12/11/2025	46577	Spencer Fane LLP <i>Legal Services</i>	\$7,442.00
12/11/2025	46578	Streamline <i>Website Hosting</i>	\$560.00
12/11/2025	46579	Sue Mantz <i>Employee Reimbursement - Office Supplies</i>	\$264.91
12/11/2025	46580	T&N Cleaning Services LLC <i>Janitorial Services</i>	\$1,300.00
12/11/2025	46581	Talos Technologies LTD <i>Technology Services</i>	\$5,080.00
12/11/2025	46582	Timber Line Electric Corp. <i>Well Sites Cellular Conversion</i>	\$49,857.35
12/11/2025	46583	T-MOBILE <i>Telephone Service</i>	\$1,155.46
12/11/2025	46584	UCHealth Medical Group <i>Employee Physicals</i>	\$190.00

<b>Payment Date</b>	<b>Payment Number</b>	<b>Vendor</b>	<b>Check Amount</b>
12/11/2025	46585	UNCC <i>Locate Fees</i>	\$145.12
12/11/2025	46586	USA BlueBook <i>Water Treatment Plant Supplies</i>	\$1,533.08
12/11/2025	46587	VertexOne Software, LLC <i>WaterSmart Transaction Fees</i>	\$10.44
12/11/2025	46588	Water Systems Engineering, Inc. <i>Water Sampling</i>	\$7,410.00
12/11/2025	46589	Morningstar HOA <i>Snow Removal Stipend</i>	\$4,701.58
12/19/2025	46590	Adams Lumber Company <i>Roadway Maintenance Supplies</i>	\$1,252.85
12/19/2025	46591	Amazon Capital Services <i>Shop Supplies</i>	\$585.46
12/19/2025	46592	Berkenkotter Motors Shop <i>Vehicle Maintenance</i>	\$1,600.70
12/19/2025	46593	Big O Tires #006219 <i>Vehicle Maintenance</i>	\$1,146.57
12/19/2025	46594	Canterbury Construction Management Services, Inc. <i>Owner's Advisory Services</i>	\$89,583.85
12/19/2025	46595	Castle Pines North Metropolitan District <i>New Tank Engineering Services</i>	\$6,346.65
12/19/2025	46596	Causey Public Finance, LLC <i>Bond Advisory Services</i>	\$1,500.00
12/19/2025	46597	Cintas Corp <i>Facilities Maintenance, Safety Supplies</i>	\$3,887.20
12/19/2025	46598	Colorado Training Solutions <i>Employee Training</i>	\$4,510.00
12/19/2025	46599	Consor North America, Inc <i>Sanitary Sewer Master Plan</i>	\$4,437.00
12/19/2025	46600	CORE Electric Cooperative <i>Electricity</i>	\$35,238.54
12/19/2025	46601	CPS Distributors Inc. <i>Facilities Maintenance Supplies</i>	\$131.25
12/19/2025	46602	Danielle's Scratch Kitchen <i>District Holiday Event</i>	\$520.00
12/19/2025	46603	DRC Construction Services, Inc <i>Sanitary Sewer Maintenance</i>	\$1,500.00
12/19/2025	46604	Employers Council Services, Inc. <i>Pre Employment Screening</i>	\$54.00
12/19/2025	46605	EON Office <i>Office Supplies</i>	\$122.08
12/19/2025	46606	Fusion Connect, Inc <i>Telephone Service</i>	\$465.53
12/19/2025	46607	General Air <i>Welding Supplies</i>	\$180.92

<b>Payment Date</b>	<b>Payment Number</b>	<b>Vendor</b>	<b>Check Amount</b>
12/19/2025	46608	Home Depot <i>Facilities Maintenance</i>	\$27.92
12/19/2025	46609	HR Direct <i>Employee Recognition</i>	\$102.77
12/19/2025	46610	John Deere Financial <i>Safety Supplies</i>	\$127.49
12/19/2025	46611	King Soopers Customer Charges <i>Meeting Expense</i>	\$498.81
12/19/2025	46612	Lawson Products, Inc <i>Maintenance Supplies</i>	\$220.91
12/19/2025	46613	Leaf Capital Funding, LLC <i>Copier Lease</i>	\$298.00
12/19/2025	46614	Lingo <i>Telephone Service</i>	\$158.54
12/19/2025	46615	Mile High Metal Supply LLC <i>Facilities Maintenance</i>	\$126.42
12/19/2025	46616	Olsson <i>Roadway Engineering Services</i>	\$16,242.75
12/19/2025	46617	Parkland USA Corp dba Rhinehart Oil <i>Vehicle Fuel</i>	\$1,990.43
12/19/2025	46618	Pitney Bowes Inc. <i>Postage Meter Service</i>	\$740.01
12/19/2025	46619	Plum Creek Water Reclamation Authority <i>Effluent Water, Wastewater Treatment</i>	\$4,406.76
12/19/2025	46620	Professional Compliance & Testing, LLC <i>Pre Employment Screening</i>	\$70.00
12/19/2025	46621	Service Uniform <i>Rug Exchange</i>	\$121.92
12/19/2025	46622	Shaun Olsson <i>Refund Overpayment</i>	\$1,831.00
12/19/2025	46623	Sue Mantz <i>Employee Reimbursement - Meeting Expense</i>	\$140.49
12/19/2025	46624	West Coast Civil, Inc. <i>Storm Drainage Improvements</i>	\$10,370.00
<b>Total Payments for Ratification</b>			<b>\$4,231,237.60</b>

**Castle Pines Village Metropolitan District**  
**Financial Reports**  
**December 31, 2025**

This report includes unaudited financial reports for the Castle Pines Village Metropolitan District (District) year-to-date budget and actual activity as of December 31, 2025. The purpose of these reports is to inform the Board of Directors (Board) of the District's financial activities and demonstrate compliance with the 2025 Budget as approved by the Board. The Working Budget column depicts authorized line-item transfers within the appropriated budget.

The District maintains accounting records on an accrual basis of accounting, meaning activity is recognized in the period revenue was earned, and expenses are recognized in the period goods or services were received regardless of when cash was received or paid, respectively. Reports do not include encumbrances representing procurement commitments for goods or services which have not been received.

The notes below correspond to the accompanying financial reports and are intended to support informed decision-making and highlight operational activity.

**Note Ref.**

General Fund

Throughout 2025, eight adjustments were made to the working budget to support operational needs. The most significant adjustment was a \$50,000 increase to the Operations Department's *Capital Outlay* line to complete the fuel system inventory program that was initiated in 2024. Due to project timing, all related costs were incurred in 2025 rather than being shared with 2024 as originally anticipated. Despite these adjustments made between line items, the District remained within the appropriated budget for the year leaving reserve balances unspent in 2025.

**1** – Total Revenue currently exceeds the budget by 5% and no additional revenues are anticipated for the year. This favorable variance is primarily due to investment earnings outperforming projections as the Federal Reserve did not begin reducing rates until late in the year, initiating the first cut in September followed by two additional cuts in the fourth quarter. The District was able to maximize returns by maintaining steady investment balances throughout the year.

**2** – Budget savings will be realized in the Executive and Administrative Department on the *Personnel* line due to staffing vacancies throughout the year. Aside from year-end audit entries, all salaries and payroll-related expenses are recorded, leaving approximately 19% of the budget line unspent.

**3** – In the Operations Department, the *Operations and Maintenance* line is expected to be under budget for the year. Roof replacements were unable to be completed in 2025 due to limited staff capacity and are now planned for 2026. Additional savings were generated by coupling minor roadway maintenance work budgeted in this line with our annual roadway improvement program.

**4** – An operational transfer of \$735,000 was made from the General Fund to the Water and Sewer Fund in December.

#### Water and Sewer Fund

In the Water and Sewer Fund, ten adjustments were made to the working budget during the year. The most significant adjustment was a \$418,000 increase within the *Operations and Maintenance* line of the Operations Department to fund credits for the backflow testing program. Nearly 1,000 properties received credits for submitting passing backflow tests by December 31. The District remained within the appropriated budget in the fund leaving reserve balances unspent in 2025.

**5** – Total Revenue exceeded budget by 10%. Revenue on the *Charges for Services* line exceeded expectations primarily due to water usage. Water use is estimated conservatively based on historical trends as actual consumption varies significantly from year to year. This variation is typically caused by both environmental conditions and individual customer preferences. In contrast, base fees within the *Charges for Services* line are directly tied to the number of properties served and remain closely aligned with budgeted amounts. *Investment Income* in the Water and Sewer Fund also exceeded budget, consistent with the favorable investment performance experienced in the General Fund.

*Effluent Pumping* revenue is estimated based on contracted rates and budget estimates from Plum Creek Water Reclamation Authority for effluent water delivered to golf courses in The Village. *Effluent Pumping* revenue was 42% of the budget for the year; this revenue is offset by an equivalent expense recorded in the Executive and Administrative Department's *Operations and Maintenance* line.

**6** – Expenses in the Operations Department are currently 61% spent. While additional invoices are still being processed and will further draw on the budget, overall savings are expected. In the *Operations and Maintenance* line, savings is expected due to unused backflow credit funding. Unspent 2025 funding has been incorporated into the 2026 budget to continue offering credits to remaining eligible properties. The *Capital Outlay* line is projected to close the year under budget. The valve indicator project, budgeted at \$45,000, was not completed due to competing priorities and is planned for completion in 2026. Additionally, security upgrades originally budgeted as *Capital Outlay* were more appropriately classified as operating improvements, resulting in unspent funds in this line.

**7** – In the Finance Department, *Depreciation* expense will be recorded as part of the year-end close for 2025 and is expected to be near the budgeted amount. Following these year-end closing adjustments, the Finance department's budget is projected to be fully spent.

**8** – The *Capital Outlay* line in the Capital Programs department, includes funding for rehabilitation of Well A-4R. All work was completed in 2025, and the associated costs will be applied to the 2025 budget utilizing nearly all of the department's available funding.

**9** – As of the date of this report, \$10.3 million has been spent from bond proceeds during the year, with additional invoices expected over the coming weeks. Remaining bond funds will be available for use in 2026 as major projects move toward completion.

**Castle Pines Village Metropolitan District  
Budget and Actual Activity - General Fund  
For the Period Ending December 31, 2025**

	December Activity	Year to Date Activity	2025 Budget		Budget Remaining	Note Ref.
			Original	Working		
<b>Revenue</b>						
Property Tax	\$ -	\$ 8,370,396	\$ 8,296,038	\$ 8,296,038	\$ (74,358)	
Investment Income	131,306	916,977	650,000	650,000	(266,977)	
Specific Ownership Tax	53,296	638,133	550,000	550,000	(88,133)	
Charges for Services	17,455	240,052	215,241	215,241	(24,811)	
Penalties and Interest on Taxes	-	17,722	8,300	8,300	(9,422)	
Other Income	4,581	63,122	5,000	5,000	(58,122)	
<b>Total Revenue</b>	<b>206,638</b>	<b>10,246,402</b>	<b>9,724,579</b>	<b>9,724,579</b>	<b>(521,823)</b>	<b>1</b>
<b>Expenditures</b>						
<b>Executive and Administrative</b>						
Personnel	81,554	1,128,798	1,392,894	1,392,894	264,096	2
Professional Services	15,086	93,422	127,868	127,868	34,446	
Marketing and Communications	22,479	36,779	91,500	85,843	49,064	
Office Expenses	3,723	60,614	73,087	72,787	12,173	
Insurance	-	55,348	70,726	70,726	15,378	
Operations and Maintenance	-	73,457	63,000	73,457	-	
Training and Development	1,500	31,006	48,760	48,760	17,754	
Capital Outlay - General	-	9,822	15,000	12,500	2,678	
Total	124,342	1,489,246	1,882,835	1,884,835	395,589	
<b>Operations</b>						
Operations and Maintenance	59,368	719,071	1,577,500	1,494,500	775,429	3
Utilities	4,308	109,191	153,021	164,021	54,830	
Professional Services	5,095	22,333	87,300	87,300	64,967	
Office Expenses	257	50,494	54,150	74,150	23,656	
Training and Development	4,705	6,793	36,300	36,300	29,507	
Capital Outlay - General	-	193,225	172,500	222,500	29,275	
Total	73,733	1,101,107	2,080,771	2,078,771	977,664	
<b>Finance</b>						
County Treasurer Fees	-	125,780	124,440	124,440	(1,340)	
Office Expenses	-	31,228	32,015	32,015	787	
Professional Services	-	10,500	10,500	10,500	-	
Training and Development	-	1,545	2,360	2,360	815	
Total	-	169,053	169,315	169,315	262	
<b>Capital Programs</b>						
Operations and Maintenance	21,485	4,141,321	4,970,000	4,970,000	828,679	
Professional Services	10,800	18,957	95,000	95,000	76,043	
Total	32,285	4,160,278	5,065,000	5,065,000	904,722	
<b>Total Expenditures</b>	<b>230,360</b>	<b>6,919,684</b>	<b>9,197,921</b>	<b>9,197,921</b>	<b>2,278,237</b>	
<b>Transfers Out to Other Funds</b>	<b>(735,000)</b>	<b>(735,000)</b>	<b>(735,000)</b>	<b>(735,000)</b>	<b>-</b>	<b>4</b>
<b>Net Change in Fund Balance</b>	<b>\$ (758,722)</b>	<b>\$ 2,591,718</b>	<b>(208,342)</b>	<b>(208,342)</b>	<b>\$ (2,800,060)</b>	
Beginning Fund Balance, Estimated			16,262,713	16,262,713		
Operating Reserves			2,299,480	2,299,480		
Capital Reserves			1,000,000	1,000,000		
<b>Ending Fund Balance, Estimated</b>			<b>\$ 12,754,891</b>	<b>\$ 12,754,891</b>		

**Castle Pines Village Metropolitan District**  
**Budget and Actual Activity - Water & Sewer Fund**  
**For the Period Ending December 31, 2025**

	December Activity	Year to Date Activity	2025 Budget		Budget Remaining	Note Ref.
			Original	Working		
<b>Revenue</b>						
Charges for Services	\$ 426,954	\$ 7,206,998	\$ 6,606,706	\$ 6,606,706	\$ (600,292)	
Investment Income	73,874	785,948	500,000	500,000	(285,948)	
Effluent Pumping	4,166	93,052	222,110	222,110	129,058	
Other Income	4,088	73,973	52,077	52,077	(21,896)	
<b>Total Revenue</b>	<b>509,082</b>	<b>8,159,971</b>	<b>7,380,893</b>	<b>7,380,893</b>	<b>(779,078)</b>	<b>5</b>
<b>Operating Expenses</b>						
<b>Executive and Administrative</b>						
Personnel	112,871	1,608,370	1,757,504	1,757,504	149,134	
Operations and Maintenance	70,330	463,590	592,647	592,647	129,057	
Water Resources	8,968	162,921	299,000	299,000	136,079	
Professional Services	12,629	73,845	105,500	105,500	31,655	
Marketing and Communications	17,198	46,867	87,450	87,450	40,583	
Insurance	-	61,374	70,726	70,726	9,352	
Training and Development	2,095	28,744	64,750	64,750	36,006	
Office Expenses	1,064	41,016	46,520	47,520	6,504	
Total	225,155	2,486,727	3,024,097	3,025,097	538,370	
<b>Operations</b>						
Operations and Maintenance	94,945	1,378,293	1,990,000	2,408,000	1,029,707	
Utilities	830	578,536	711,000	645,000	66,464	
Professional Services	7,017	140,191	138,400	165,400	25,209	
Office Expenses	-	37,681	69,370	69,370	31,689	
Training and Development	-	4,688	31,000	31,000	26,312	
Capital Outlay - General	-	101,722	350,000	350,000	248,278	
Total	102,792	2,241,111	3,289,770	3,668,770	1,427,659	<b>6</b>
<b>Finance</b>						
Depreciation	-	-	1,350,000	1,350,000	1,350,000	<b>7</b>
Office Expenses	10	73,767	84,530	84,530	10,763	
Professional Services	1,500	35,421	42,675	42,675	7,254	
Training and Development	-	1,041	1,500	1,500	459	
Principal and Interest on Loans	-	254,373	254,373	254,373	-	
Total	1,510	364,602	1,733,078	1,733,078	1,368,476	

**Castle Pines Village Metropolitan District  
Budget and Actual Activity - Water & Sewer Fund  
For the Period Ending December 31, 2025**

	December Activity	Year to Date Activity	2025 Budget		Budget Remaining	Note Ref.
			Original	Working		
<b>Capital Programs</b>						
Professional Services	4,437	237,158	590,000	365,000	127,842	
Operations and Maintenance	10,370	43,293	230,000	75,000	31,707	
Capital Outlay - General	-	24,948	400,000	400,000	375,052	8
<b>Total</b>	<b>14,807</b>	<b>305,399</b>	<b>1,220,000</b>	<b>840,000</b>	<b>534,601</b>	
<b>Total Operating Expenses</b>	<b>344,264</b>	<b>5,397,839</b>	<b>9,266,945</b>	<b>9,266,945</b>	<b>3,869,106</b>	
<b>Transfers In from Other Funds</b>	<b>735,000</b>	<b>735,000</b>	<b>735,000</b>	<b>735,000</b>	<b>-</b>	
<b>Change in Fund Balance</b>	<b>\$ 899,818</b>	<b>\$ 3,497,132</b>	<b>(1,151,052)</b>	<b>(1,151,052)</b>	<b>\$ (4,648,184)</b>	
Beginning Unrestricted Fund Balance, Estimated			16,248,209	16,248,209		
Operating Reserves			2,316,736	2,316,736		
Capital Reserves			1,000,000	1,000,000		
<b>Ending Unrestricted Fund Balance, Estimated</b>			<b>\$ 11,780,421</b>	<b>\$ 11,780,421</b>		
<b>Nonoperating Activity</b>						
Investment Income on Bond	\$ 56,598	\$ 745,133	\$ 250,000	\$ 250,000	\$ (495,133)	
Capital Outlay - Bond	(1,175,809)	(10,265,164)	(18,850,000)	(18,850,000)	(8,584,836)	9
Interest on Bond	-	(1,084,350)	(1,084,350)	(1,084,350)	-	
Principal on Bond	-	(260,000)	(260,000)	(260,000)	-	
<b>Total Nonoperating Activity</b>	<b>\$ (1,119,211)</b>	<b>\$ (10,864,381)</b>	<b>\$ (19,944,350)</b>	<b>\$ (19,944,350)</b>	<b>\$ (9,079,969)</b>	

## Renewal Documents and Invoice 1/1/2026 to EOD 12/31/2026

Acceptance of this coverage is evidenced only by payment of the enclosed invoice by January 1, 2026.

The following renewal documents are attached where applicable:

1. Invoice: Payment is due by January 1, 2026. Please return a copy of the invoice with your payment to ensure it is applied correctly. We have attached Payment Instructions providing details on how to make payment and when cancellation could occur.
2. Comparison of Annual Contributions.
3. Deductible Options:
  - Provides the difference in cost by coverage line if you were to increase or decrease the deductible for that specific coverage.
4. Quote for Excess Liability limits for your consideration:
  - Limits of up to \$8 million, in excess of the primary \$2 million Liability limit, are available. Although the primary \$2 million Liability limit is sufficient to cover the CGIA tort cap, we do recommend you consider purchasing higher limits primarily due to special districts' unlimited liability to federal civil rights, discrimination, harassment, whistle blowing, and other employment-related practices claims.
5. Coverage Declaration Pages: Informational page summarizing the key points about the coverage provided including limits and deductible descriptions for all coverage provided. Full coverage forms will be available at [csdpool.org/documents](https://csdpool.org/documents) by January 1, 2026.
6. Schedules: Lists of exposures and values.
7. Certificates of coverage: Originals are mailed directly to each Certificate Holder when applicable.
8. Automobile identification cards: Hard copies will be mailed when applicable.



# Property and Liability Coverage

## Invoice

**Named Member:**

Castle Pines Metropolitan District  
5880 Country Club Drive  
Castle Rock, CO 80108

**Broker of Record:**

Highstreet Insurance & Financial Services  
384 Inverness Parkway  
Suite 170  
Englewood, CO 80112

Coverage No.	Entity ID	Effective Date	Expiration Date	Invoice Date
26PL-60628-3345	60628	1/1/2026	EOD 12/31/2026	11/17/2025

Coverage	Contribution
Auto Liability	\$6,693.00
Auto Physical Damage	\$7,853.00
General Liability	\$32,437.00
Property	\$47,645.00
Crime	\$1,828.00
Non-Owned Auto Liability	\$132.00
Hired Auto Physical Damage	\$65.00
Equipment Breakdown	\$5,950.00
No-Fault Water Intrusion & Sewer Backup	\$1,104.00
Public Officials Liability	\$6,894.00
Excess	\$8,998.00
Pollution	\$200.00

<b>Total Contribution</b>	<b>\$119,799.00</b>
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Estimated Annualized Contribution (for budgeting purposes only) \$119,799.00

**Please note: where included above, Hired Auto Physical Damage and Non-Owned Auto Liability are mandatory coverages and may not be removed. No-Fault Water Intrusion & Sewer Backup coverage may only be removed with completion of the No-Fault Opt Out Endorsement.**

**The following discounts are applied (Not applicable to minimum contributions):**

11.06% Continuity Credit Discount

8% Multi Program Discount for WC Program Participation

**Payment Due by January 1, 2026**

**The total contribution includes a 10% Commission, which calculates to \$11,979.90 paid to the broker reflected above.**

Payment evidences "acceptance" of this coverage. The terms of the Intergovernmental Agreement (IGA) require timely payment to prevent automatic cancellation of coverage. Please return this invoice and reference the coverage number on your check to help us apply your payment correctly. Only prior notice to the board of directors of the Colorado Special Districts Property and Liability Pool and subsequent approval may extend cancellation provision.

**Remit checks to:** Colorado Special Districts Property and Liability Pool  
c/o McGriff, A Marsh & McClennan Agency LLC Company  
PO Box 1539  
Portland, OR 97207-1539

We accept online payments at [E-Bill Express](#)  
Refer to Payment Instructions page for additional options  
billing@csdpool.org  
800-318-8870 ext. 3



## Payment Instructions

We accept the following payment methods:

1. Online using **E-Bill Express** ([www.e-billexpress.com/ebpp/CSDPool](http://www.e-billexpress.com/ebpp/CSDPool)). An FAQ is available at the bottom of the landing page. For detailed instructions, please click [here](#).
2. Mail your check to:

Colorado Special Districts Property and Liability Pool  
c/o McGriff, A Marsh & McClennan Agency LLC Company  
PO Box 1539  
Portland, OR 97207

For express or overnight mail services, please use the address below:

Colorado Special Districts Property and Liability Pool  
c/o McGriff, A Marsh & McClennan Agency LLC Company  
5400 Meadows Road, Suite 240  
Lake Oswego, OR 97035

**To ensure your payment is accurately applied, always include a copy of the invoice.**

3. Wire or ACH transfer from your own bank account. Let us know if you wish to use this method and we will be happy to provide you with these instructions.

In accordance with the Intergovernmental Agreement (IGA), you have sixty (60) days after the due date shown on the invoice to make your contribution payment. If you fail to make payment, automatic cancellation of coverage will occur on the 61<sup>st</sup> day. If you wish to reinstate your district's coverage after cancellation has occurred, a \$100 reinstatement fee will apply.

If your district requires a payment extension, please submit a written request within ten (10) business days from the date of the invoice, for consideration by the CSD Pool Board of Directors.

Finally, all members of the Pool must be members in good standing with the Special District Association of Colorado (SDA). Please visit the SDA website at [sdaco.org](http://sdaco.org) for member information.

Please contact us at [billing@csdpool.org](mailto:billing@csdpool.org) or 800-318-8870 ext. 3 for billing questions.



**Colorado Special Districts  
Property and Liability Pool**

**Annual Comparison of 2026 and 2025 contributions.**

**Loss Ratios based on participation years from 2017 to 2024**

**Castle Pines Metropolitan District**

Year	Contribution
2026	\$119,799.00
2025	\$104,711.00
Difference	\$15,088.00
% Difference	14.41%

General Liability	Contribution	TOE
Yr. 2026	\$32,437.00	\$16,953,568.00
Yr. 2025	\$23,022.00	\$16,076,088.00
Difference	\$9,415.00	NaN
% Difference	40.90%	0.00%
Loss Ratio	33.76%	

Equipment Breakdown	Contribution
Yr. 2026	\$5,950.00
Yr. 2025	\$5,621.00
Difference	\$329.00
% Difference	5.85%
Loss Ratio	264.95%

Auto Liability	Contribution	Auto Count
Yr. 2026	\$6,825.00	27
Yr. 2025	\$6,630.00	29
Difference	\$195.00	-2
% Difference	3.00%	-6.90%
Loss Ratio	49.94%	

Crime	Contribution
Yr. 2026	\$1,828.00
Yr. 2025	\$1,792.00
Difference	\$36.00
% Difference	2.01%
Loss Ratio	0.00%

Auto Physical Damage	Contribution	TIV
Yr. 2026	\$7,918.00	\$0.00
Yr. 2025	\$8,145.00	\$0.00
Difference	\$-227.00	\$0.00
% Difference	-2.81%	0.00%
Loss Ratio	19.41%	

Public Officials Liability	Contribution	EE Count
Yr. 2026	\$6,894.00	23
Yr. 2025	\$7,092.00	23
Difference	\$-198.00	0
% Difference	-2.79%	0.00%
Loss Ratio	111.88%	

Property/Inland Marine	Contribution	TIV
Yr. 2026	\$47,645.00	\$27,169,193.00
Yr. 2025	\$44,265.00	\$26,578,662.00
Difference	\$3,380.00	\$590,531.00
% Difference	7.64%	2.22%
Loss Ratio	0.71%	

Excess Liability	Contribution
Yr. 2026	\$8,998.00
Yr. 2025	\$7,198.00
Difference	\$1,800.00
% Difference	25.01%
Loss Ratio	0.00%

Earthquake	Contribution
Yr. 2026	\$0.00
Yr. 2025	\$0.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

Flood	Contribution
Yr. 2026	\$0.00
Yr. 2025	\$0.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

No Fault	Contribution
Yr. 2026	\$1,104.00
Yr. 2025	\$746.00
Difference	\$358.00
% Difference	47.99%
Loss Ratio	0.00%

## Deductible Options

### Castle Pines Metropolitan District

Based on Coverage 26PL-60628-3345 data as of 11/17/2025

Auto Liability	
\$0.00	\$11,461.00
\$500.00	\$9,123.00
\$1,000.00	\$8,516.00
\$2,500.00	\$7,908.00
\$5,000.00	\$7,301.00
\$7,500.00	\$7,049.00
\$10,000.00	\$6,693.00

General Liability	
\$0.00	\$56,334.00
\$500.00	\$44,050.00
\$1,000.00	\$41,147.00
\$2,500.00	\$38,243.00
\$5,000.00	\$35,340.00
\$7,500.00	\$34,223.00
\$10,000.00	\$32,437.00

Auto Physical Damage	
Comprehensive and Collision Deductibles	
Both \$500.00	\$13,980.00
Both \$1,000.00	\$10,080.00
Both \$2,000.00	\$9,439.00
Both \$2,500.00	\$9,102.00
Both \$5,000.00	\$8,648.00
Both \$7,500.00	\$8,178.00
Both \$10,000.00	\$7,853.00

Property	
Property and Inland Marine Deductibles (IM Max	
Both \$250.00	\$61,262.00
Both \$500.00	\$52,187.00
Both \$1,000.00	\$51,039.00
Both \$2,500.00	\$50,058.00
Both \$5,000.00	\$48,867.00
Property \$7,500.00	\$48,386.00
Property \$10,000.00	\$47,789.00
Property \$25,000.00	\$45,700.00
Property \$50,000.00	\$43,591.00
Property \$100,000.00	\$41,126.00
\$5,000)	



**Colorado Special Districts  
Property and Liability Pool**

<b>No-Fault</b>	
\$500.00	\$2,452.00
\$1,000.00	\$1,717.00
\$2,500.00	\$1,594.00
\$5,000.00	\$1,226.00
\$7,500.00	\$1,104.00

<b>Public Officials Liability</b>	
<b>EPLI \$100,000 &amp;:</b>	
POL \$1,000.00	\$3,674.00
POL \$2,500.00	\$3,664.00
POL \$5,000.00	\$3,640.00
POL \$7,500.00	\$3,617.00
POL \$10,000.00	\$3,594.00
<b>POL \$1,000 &amp;:</b>	
EPLI \$5,000.00	\$13,335.00
EPLI \$7,500.00	\$11,725.00
EPLI \$10,000.00	\$10,115.00
EPLI \$25,000.00	\$6,894.00
EPLI \$50,000.00	\$5,284.00
EPLI \$100,000.00	\$3,674.00

<b>Equipment Breakdown</b>	
\$1,000.00	\$5,950.00
\$2,500.00	\$5,831.00
\$5,000.00	\$5,296.00
\$7,500.00	\$5,177.00
\$10,000.00	\$4,998.00



## 2026 Excess Liability Options Proposal

### This Proposal Does Not Bind Coverage

This report demonstrates what it would cost your district to increase coverage from your current limit of liability to a higher limit.

**Named Member:** Castle Pines Metropolitan District

**Certificate Number:** 26PL-60628-3345

<u>Excess Limit</u>	<u>Annual Excess Contribution</u>	<u>Change in Contribution</u>
\$1,000,000	\$3,881	\$-5,117
\$2,000,000	\$5,624	\$-3,374
\$3,000,000	\$6,468	\$-2,530
\$4,000,000	\$6,763	\$-2,235
\$5,000,000	\$7,311	\$-1,687
\$6,000,000	\$7,874	\$-1,124
\$7,000,000	\$8,436	\$-562
\$8,000,000*	\$8,998	\$0

\* This is your current excess limit.

**Note: This is not your Coverage Document. It was created solely for informational purposes.**

11/17/2025



**Public Entity Liability and Auto Physical Damage Certificate Holder Declaration**

**Master Coverage Document(s) Number:** CSD Pool CTC 01 01 25, CSD Pool PEL 01 01 26, CSD Pool APD 01 01 26

**Certificate Number:** 26PL-60628-3345

**Coverage Period:** 1/1/2026 to EOD 12/31/2026

**Named Member:**

Castle Pines Metropolitan District  
5880 Country Club Drive  
Castle Rock, CO 80108

**Broker of Record:**

Highstreet Insurance & Financial Services  
384 Inverness Parkway  
Suite 170  
Englewood, CO 80112

Coverage is provided only for those coverages indicated below for which a contribution is shown.

Coverage	Per Occurrence Limit	Annual Aggregate Limit	Deductible	Contribution
<b>Public Entity Liability Coverage including:</b>	\$2,000,000	None		
General Liability	Included	None	\$10,000	\$32,437
Medical Payments - Premises	\$10,000	None	None	Included
Employee Benefits Liability	Included	None	\$10,000	Included
Public Officials Liability	Included	None	\$1,000	\$6,894
Employment Practices Liability	Included	None	*\$25,000	Included
Pre Loss Legal Assistance	\$5,000	\$10,000	None	Included
No-Fault Water Intrusion & Sewer Backup	\$200,000 limited to \$10,000 Any One Premises	***\$1,000,000	\$7,500	\$1,104
Cyber	\$200,000	**\$200,000	\$1,000	Included
Fiduciary Liability	\$200,000	**\$200,000	\$1,000	Included
Excess Liability - Coverage agreements A,B,C,D	\$8,000,000	None	None	\$8,998
Auto Liability	Included	None	\$10,000	\$6,693
Medical Payments – Auto	\$10,000	None	None	Included
Non-Owned and Hired Auto Liability	Included	None	None	\$132
Uninsured/Underinsured Motorists Liability	Included	None	None	Included
<b>Auto Physical Damage</b>	Per Schedule	Per Schedule	Per	\$7,853
Hired Auto Physical Damage	\$50,000	N/A	\$500/\$500	\$65
Auto Physical Damage – Employee Deductible Reimbursement	\$2,500	N/A	None	Included

**Total Contribution** \$64,176

\*Employment Practices Liability Deductible: 50% of loss including Indemnity and Legal Expenses subject to a maximum deductible of \$25,000 each occurrence.

\*\*A \$5,000,000 All Member Annual Aggregate Limit shall apply to Cyber.

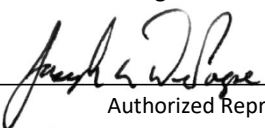
\*\*A \$1,000,000 All Member Annual Aggregate Limit shall apply to Fiduciary Liability.

\*\*\*No-Fault Water Intrusion & Sewer Backup has \$1,000,000 All Member Annual Aggregate Limit.

**Additional Endorsements applicable to Member:**

Additional Covered Member - Designated Person or Organization Automatic Status when Required under a written contract or agreement with the Member

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Public Entity Liability Coverage Document. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage Document for actual coverage, terms, conditions, and exclusions.

Countersigned by:   
Authorized Representative

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE CASTLE PINES METROPOLITAN DISTRICT  
REGARDING DISTRICT NAME CHANGE TO  
CASTLE PINES VILLAGE METROPOLITAN DISTRICT**

WHEREAS, the Castle Pines Metropolitan District of the County of Douglas, State of Colorado, is a quasi-municipal corporation and political subdivision of the State of Colorado organized and operating pursuant to the Colorado Special District Act, Section 32-1-101, et seq., C.R.S. (the “District”);

WHEREAS, the District was organized under the name “**Castle Pines Metropolitan District**” pursuant to an Order and Decree entered by the Douglas County District Court on June 14, 1973;

WHEREAS, the Board of Directors of the District (the “Board”) has determined that the District should change its name to “**Castle Pines Village Metropolitan District**” as part of an effort to, among other things, prevent confusion and distinguish itself from other surrounding entities and to better align it specifically with the Castle Pines Village community that it serves;

WHEREAS, the proposed change of the District’s name is in the best interest of the District and will promote the health, safety and welfare of the District and its present and future residents and property owners;

WHEREAS, the proposed change of the District’s name is not intended to defraud any person or entity, nor will it in fact result in the defrauding of any person or entity; and

WHEREAS, the proposed change of the District’s name will not destroy or affect the identity of the District, nor affect its rights, privileges or liabilities in any way.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CASTLE PINES METROPOLITAN DISTRICT OF DOUGLAS COUNTY, COLORADO AS FOLLOWS:

1. The Board hereby authorizes and directs the District’s legal counsel to petition the District Court of Douglas County, Colorado, for an order changing the name of the District to “**Castle Pines Village Metropolitan District.**”

2. The Board further directs and authorizes the Officers of the Board, the District Manager, and the District’s legal counsel to take all actions reasonably necessary to facilitate and effect the name change set forth herein, and the Board hereby ratifies any actions taken by the foregoing prior to the date of this Resolution to carry out the same.

*[remainder of page intentionally left blank; signature page follows]*

ADOPTED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**CASTLE PINES METROPOLITAN DISTRICT**

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary



November 24, 2025

Castle Pines Metropolitan District  
District Manager  
5880 Country Club Drive  
Castle Rock, CO 80108

RE: Castle Pines Filing 41 Phase 1 LOC #1013

Dear Ms. Mantz / Board of Directors,

The Aidan Group, on behalf of Castle Pines Summit, LLC is requesting final acceptance and the complete release of LOC #1013 related to Phase 1 improvements in The Summit subdivision.

We currently have LOC #1013 posted in the original amount of \$385,745.25 as warranty on Phase 1 improvements. This warranty expired 1/26/2024. All punch list items have been completed and approved by Metro District employees, and final acceptance has been granted.

Related, per the email dated October 17, 2025, from Mark Larson General Manager of The Village at Castle Pines HOA to the District Manager of the Castle Pines Metro District, the HOA has accepted all trail improvements located in Parcel A including CPV Filing 41 (Phase 1 – Lots 1-34, Phase 2 – Lots 35-55, Phase 3 – Lots 56-60) as well as Phase 3 lots in Filing 44-A (Lots 61-66), all are acceptable and all warranty obligations have been met to their satisfaction. Castle Pines Summit, LLC no longer has any obligations for maintenance or repairs for the trails in Parcel A.

Additionally, per the email dated 11/20/2025 from Jake Muller, Engineering Erosion Control Inspector III, of the Douglas County Department of Public Works Engineering to The Aidan Group, both existing GESCC permits (0122-0074-G and 0121-0023-G) have been closed out.

Still secured is:

- Phase 2 Warranty - Lots 35-55 - \$314,706.15
- Phase 2 Warranty - Lots 61-66 - \$24,964.75
- Phase 3 Warranty - Lots 56-60/Gate - \$17,650.35

Please let me know if you have any questions.

Respectfully,

*John D. Niemi*


John Niemi, Manager – Castle Pines Summit, LLC and CEO of The Aidan Group

DATE: July 23, 2024

File No.: DV2019-296

TO: The Aidan Group/Castle Pines the Summit, LLC  
John Niemi  
9360 Teddy Lane, Suite 201  
Lone Tree, CO 80124

Castle Pines Metropolitan District  
Joshua Shackelford, P.E.  
5880 Country Club Drive  
Castle Rock, CO 80108

FROM: Janet Peterson, Engineering Agreements Technician 

SUBJECT: **Approval of Final Release of Security for Private Improvements for Castle Pines Village Filing 41, Phase 1.**

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Forwarded for your information is a copy of the request for Final Release of Security for Private Improvements for private improvements for Castle Pines Village Filing 41, Phase 1, which was accepted on 07/23/2024.

**NOTE: All roadways and drainage facilities have been inspected and approved for full term maintenance.**

Attachments: 3

**REQUEST FOR FINAL RELEASE OF SECURITY FOR PRIVATE IMPROVEMENTS**

**DOUGLAS COUNTY**  
JUL 16 2024  
ENGINEERING SERVICES

DATE: 7/15/2024

TO: ENGINEERING DIVISION

SUBJECT: Final Release of Security for Private Improvements for

Castle Pines Village Filing No. 41 - Phase 1 - AKA Castle Pines Summit - EAC2021-056  
(Subdivision Name, Filing Number and Phase)

I hereby request that the Engineering Division release security being held for the Initial Warranty for the Private Improvements shown on the attached map and located within the project named above.

Number of homes at present 20; at build out 33.

OWNER/DEVELOPER The Aidan Group / Castle Pines The Summit LLC

MAILING ADDRESS 9360 Teddy Lane, Suite 201 Lone Tree, CO 80124

TELEPHONE CONTACT John Niemi, as Manager for Castle Pines Summit, LLC (303) 386-5676

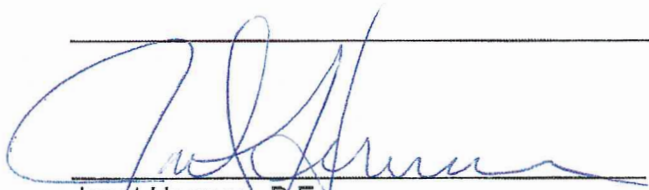
NAME & TITLE OF INDIVIDUAL SUBMITTING REQUEST John Niemi, as Manager for Castle Pines Summit, LLC

Attachment: Phase/Vicinity Map

**ENGINEERING DIVISION RECOMMENDATION**

The Department of Public Works Engineering hereby APPROVES the above request. Any additional comments or conditions relative to this recommendation are noted below:

\_\_\_\_\_

  
Janet Herman, P.E.  
Public Works Engineering Director

7/23/2024  
Date



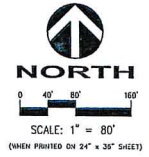
DOUGLAS COUNTY

DEC 28 2022

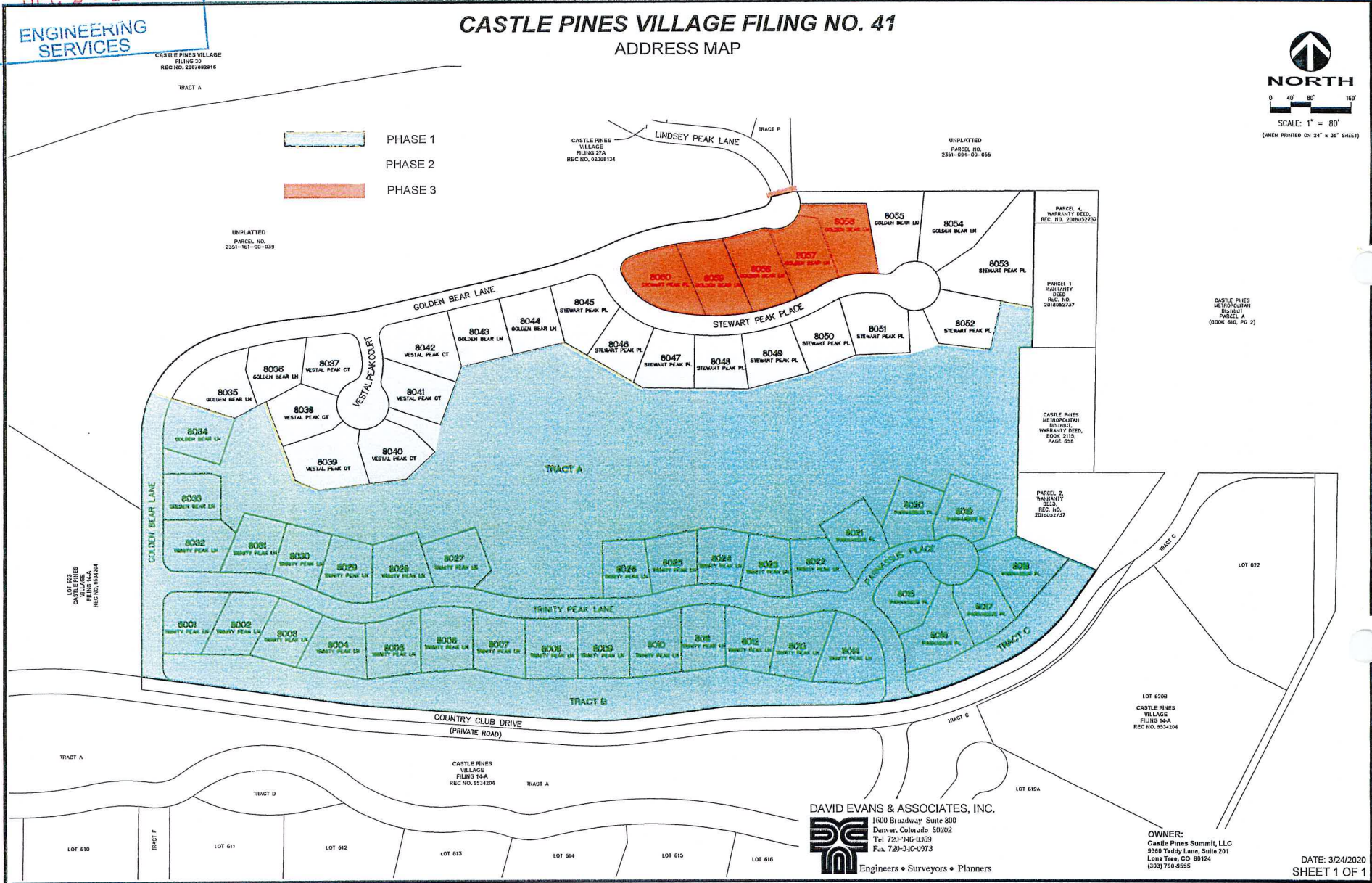
ENGINEERING SERVICES

DV 19-296

# CASTLE PINES VILLAGE FILING NO. 41 ADDRESS MAP



- PHASE 1
- PHASE 2
- PHASE 3



**DAVID EVANS & ASSOCIATES, INC.**  
 1800 Broadway Suite 800  
 Denver, Colorado 80202  
 Tel 720-340-0369  
 Fax 720-340-0373



Engineers • Surveyors • Planners

**OWNER:**  
 Castle Pines Summit, LLC  
 9360 Teddy Lane, Suite 201  
 Little Tree, CO 80124  
 (303) 750-5555

DATE: 3/24/2020  
 SHEET 1 OF 1