

**CASTLE PINES VILLAGE METROPOLITAN DISTRICT
BOARD OF DIRECTORS REGULAR MEETING AGENDA**

Date: Tuesday, February 24, 2026

Time: 9:00 a.m.

Location: District's Board Room - 5880 Country Club Dr., Castle Rock, Colorado

The Board Members will be present for the meeting; The community will be connected through a Zoom Link.

	<u>Tab</u>	<u>Estimate</u>
1A Call to Order / Roll Call		9:00
1B Announcement of Quorum		9:00
1C Confirmation of Conflict Disclosures Filing		9:00
1D Approval of Agenda		9:00
GUEST INTRODUCTIONS / COMMENTS FROM THE COMMUNITY		9:05
2A Guest Introductions / Comments from the Community		
DISTRICT REPORTS		9:10
3A Castle Pines Homes Association Update, Mr. Larson (Verbal)		
3B District Manager Report, Mr. Shackelford (Verbal)		
• Q4 District Update	1	
• PCWRA Update, January 2026	2	
• Safety & Operations Update	3	
• CPMD Water Usage Reports - January 2026		
3C Capital Projects Updates, Mr. Person (Verbal)		
DISCUSSION & ACTION ITEMS		9:40
4A Consent Agenda		
<i>The items listed below are a group of items to be acted on with a single motion and vote by the Board to expedite the handling of limited routine matters. The Board has received the information on these matters prior to the meeting. An item may be removed from the Consent Agenda to the regular agenda, if desired. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.</i>		
4A.1 Consider Approval of the Minutes from the January 27, 2026, Regular Board Meeting, Staff	4	
4A.2 Ratify Approval of January 2026 Payments in the amount of \$6,174,426.92, Ms. Lindberg	5	
4B Review of January 2026 Financials, Dir. Lanam, Dir. King, Ms. Lindberg	6	9:50
4C Confirm Tuesday, March 24, 2026, 9:00 a.m., Regular Board Meeting (Verbal)		9:55
EXECUTIVE SESSION		10:00
5A If needed, an executive session may be called pursuant to and for the purposes set forth in C.R.S. § 24-6-402(4), after announcement of the specific topic for discussion and statutory citation authorizing the executive session, and a vote of two-thirds of the quorum of the Board present.		
ADJOURN		12:00
6A Adjournment		

Board Meeting Schedule

Tuesday, March 24, 2026, 9 a.m., Board Room, Regular Board Meeting

Tuesday, April 28, 2026, 9 a.m., Board Room, Regular Board Meeting

**PLUM CREEK WATER RECLAMATION AUTHORITY
MEMORANDUM**

TO: PCWRA Board of Directors
FROM: Weston Martin, Authority Manager
DATE: January 28, 2026
RE: Plant and CDPHE Updates

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

Plant Updates

Advanced Mechanical was on-site to conduct a rebuild and training session for the maintenance technicians regarding our influent pumps. Influent pump #4 has been completely rebuilt.

Work continues on the new bio-filter. There have been delays with Thermal Process Systems equipment deliveries.

Two new Keco alum feed pumps for the centrifuges have been installed and are fully operational. Operations is planning on an annual savings of approximately \$1,500–\$2,000 on replacement pump tubing. Operators have been trained on polymer dosing and dilution optimization practices for the new pumps, with a possible 10–20% reduction in centrifuge polymer usage.

Moltz has successfully completed the 24-inch water conveyance pipe project at the old headworks, where Screw Pump 2010 was previously located. This new installation allows the Operations and Maintenance team to conduct necessary equipment testing on the existing screw pumps without introducing unscreened influent and grit into the process. By finishing this project at the end of 2025, we avoided additional mobilization and crane costs. Moreover, materials from other Moltz projects were utilized, contributing to further cost savings.

Admin is working on a government contract with Cintas to reduce uniform costs for PCWRA.

Browns Hill has completed the annual flow meter calibrations and installed replacement Hydro Ranger ultrasonic controllers for the CP Combined flume, due to a failed display screen, and for the Lagae flume, because of non-functioning navigation buttons.

The pump-down of the reservoir segment managed by PCWRA has been completed. During operations, we observed increased total suspended solids (TSS) in the effluent, lower effluent temperatures, and faced operational difficulties due to sediment clogging the Amiad and Scanaway non-pot water system filters. Despite these challenges, we maintained compliance, and the whole effluent toxicity (WET) testing was successfully passed.

CDPHE Updates

The CWWUC has submitted written comments on three draft permits from the CDPHE. There are several issues, including the Division's permit writer's unwillingness to meet with permittees.

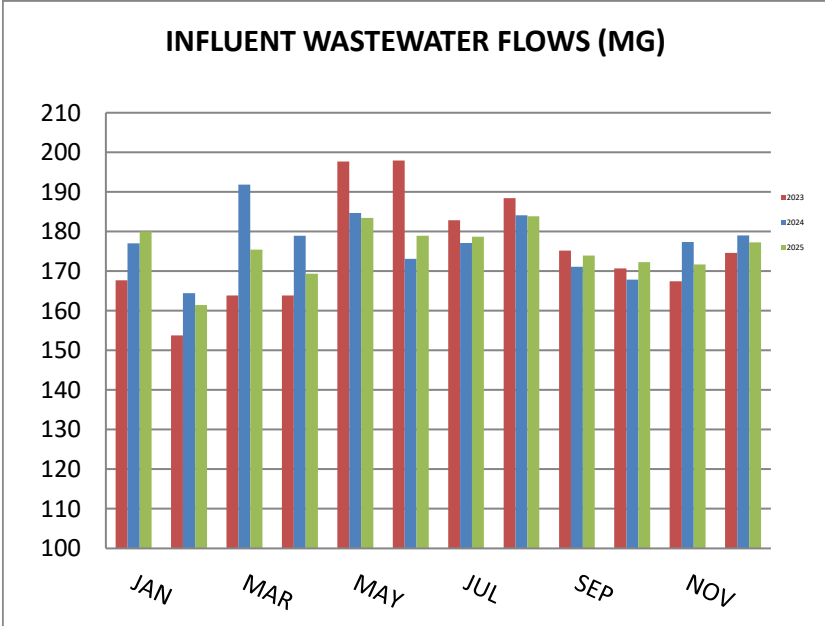
CWWUC has requested party status for the Air Quality Control Division Regulation 26/30 Hearing. There is the potential that the regulation will require wastewater facilities to monitor for hydrogen sulfide and eventually treat for it. The costs could be significantly higher than the Division is stating in the proposal.

CWWUC is also watching Draft Senate Bill 26-0155.01. The Bill will prohibit the discharge of preproduction plastic materials. Depending on how the definitions are interpreted, it could prohibit the land application of biosolids.

OPERATIONS	FINANCIAL
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FOR MONTH OF:	December-25	
WW FLOWS (MG):	Daily AVG	Total
TCR:	4.731	146.656
CPMD:	0.291	9.026
CPNMD:	0.660	20.453
SH (EST.):	0.026	0.794
CC (EST.):	0.012	0.386
TOTAL FLOWS:	5.720	177.315

REVENUES AND EXPENDITURES	
MONTHLY REVENUES:	
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:	\$35,043
EFFLUENT REVENUE (REUSE):	\$9,140
TOTAL:	\$567,549



MONTHLY OPERATING EXPENDITURES	\$470,360
(UNAUDITED & Not Including Capital Expenditures)	
REVENUE OVER(UNDER) EXP.	\$97,189
YTD Capital Reuse Reserves Revenues:	\$100,000
YEAR TO DATE REVENUES:	\$6,882,043
YEAR TO DATE EXPENDITURES:	\$5,747,703
(Not including Capital Expenditures)	
YTD REV OVER(UNDER) EXP. (Not incl. capital)	\$1,234,340
YTD Capital Expenditures & Replacement:	\$1,416,083

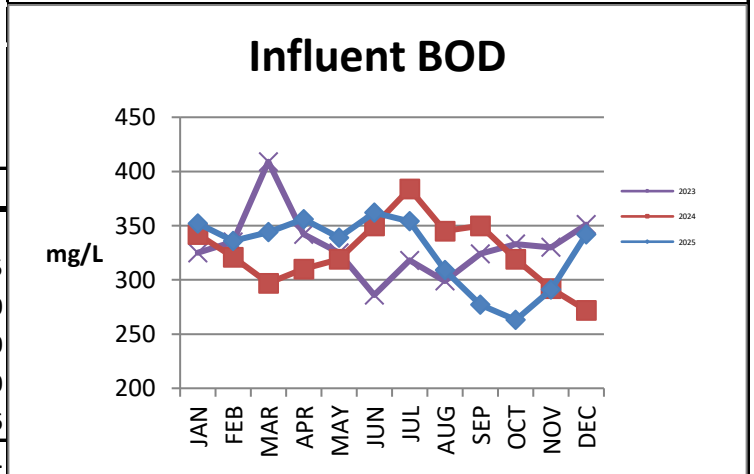
Capacity Ownership (MGD):	Allocated	Used
TCR:	4.587	104%
CPMD:	0.903	32%
CPNMD:	0.895	74%
PLANT TOTAL:	6.440	89%

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

Rate Study Data (mg/L)	TCR	CPN & CPM	CC	SH
Year to Date Average	COD 814	1152	1673	702
	TSS 355	563	372	258
	NH₃ 40	39	47	38
	TP 7	8	38	7
Dec(avg)	COD 878	878	1920	808

Influent BOD:	342	mg/L
30 Day Avg	16125	lbs/day
Loading Limit	19000	lbs/day
Load (% of Permit)	84.87%	

DISTRIBUTION OF TREATED EFF. (MG):	
EAST PLUM CREEK:	199.695
GOLF CLUB GC:	0.000
THE RIDGE GC:	0.000
COUNTRY CLUB GC:	0.000
RED HAWK GC:	2.016
TOTAL EFFLUENT FLOWS:	201.711





CASTLE PINES
METROPOLITAN DISTRICT

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

MEMORANDUM

TO: Castle Pines Village Metropolitan District Board of Directors

FROM: Jason LeTellier, Operations Superintendent

DATE: February 19, 2026

SUBJECT: Operations Report: January & February 2026

WATER OPERATIONS

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

MAJOR ISSUES OR REPAIRS

- **Water Leaks**
 - Repaired a leaking service tap on Golf Club Drive
 - Repaired a leaking service line on Northwood Court

UPCOMING OPERATIONS PRIORITIES

- **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:** District staff assisted with temporary operational changes to our tank transfer line to help facilitate the tie in for that line into the new tank. District operations remain unaffected.

**CASTLE PINES METRO DISTRICT
POTABLE AND RAW WATER BILLED RECAP
YEAR 2026 ACTUAL / CUMULATIVE / PRIOR YEARS**

**EXHIBIT A
ANNUAL COMPARISON**

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Total</u>
POTABLE GALLONS BILLED (000) BY MONTH													
COMPARISON TO PRIOR YEAR ACTUAL:													
YEAR 2026 Actual	8,494												8,494
YEAR 2025 Actual	8,278												8,278

HISTORICAL DATA:													
YEAR 2026 Actual	8,494												8,494
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
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
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
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
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
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
7 YEAR AVERAGE (2019 - 2025):	8,367	7,343	7,927	12,309	33,334	51,262	59,421	56,057	48,131	27,349	8,758	9,088	329,347

CUMULATIVE YTD													
COMPARISON TO PRIOR YEAR ACTUAL:													
YEAR 2026 Actual	8,494												8,494
YEAR 2025 Actual	8,278												8,278

VL RAW WATER GALLONS BILLED (000) BY MONTH													
COMPARISON TO PRIOR YEAR ACTUAL :													
YEAR 2026 Actual	0												0
YEAR 2025 Actual	0												0

HISTORICAL DATA:													
YEAR 2026 Actual	0												0
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
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
7 YEAR AVERAGE (2019 - 2025):	0	0	0	44	2,386	5,133	6,154	4,677	4,051	2,133	0	0	24,579

CUMULATIVE YTD													
COMPARISON TO PRIOR YEAR ACTUAL:													
YEAR 2026 Actual	0												0
YEAR 2025 Actual	0												0

TOTAL BILLED GALLONS													
POTABLE & VL RAW WATER													
YEAR 2026 Actual	8,494												8,494
YEAR 2025 Actual	8,278												8,278

CASTLE PINES METRO DISTRICT
WATER BILLED RECAP AND CONSERVATION STATISTICS
ALL BILLABLE CUSTOMERS
YEAR 2026

EXHIBIT B
YEAR 2026 ALL BILLABLE

1 <Months to date

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
A. TOTAL GALLONS BILLED													
SUB-ASSOCIATION HOMES:													
Number of Homes													479
Total Gallons													1,412,000
Average Mean Per Home													2,948
CUSTOM HOMES:													
Number of Homes													1,195
Total Gallons													5,733,000
Average Per Home													4,797
FULL METRO HOMES:													
Number of Homes													1,674
Total Gallons													7,145,000
Average Per Home													4,268
OTHER CUSTOMERS:													
Village Lake													759,000
Non-residents													8,000
CP Homes Association													28,000
CP Metro District													5,000
South Metro Fire													11,000
Plum Creek Water Reclamation Authority													12,000
CP Golf Club & International													29,000
Country Club at CP													176,000
Urban Village, Commercial													307,000
Cielo Event Center													8,000
Castle Hawk Development													0
Cherokee Ranch - Extraterritorial Water Connec													0
480 HC Rd - Extraterritorial Water Connect													6,000
Coldwell Banker Building													0
The Settlement - Irrigation													0
VL Pumphouse (Raw Water)													0
Total Other													1,349,000
TOTAL WATER BILLED													8,494,000
Cumulative YTD													8,494,000

TOTAL HOMES ANNUALLY	2019	2020	2021	2022	2023	2024	2025	2026-YTD
SUB-ASSOCIATION HOMES	636	643	665	687	703	709	721	721
CUSTOM HOMES/OTHER	1,102	1,117	1,135	1,152	1,172	1,186	1,195	1,195
Non-CPV Residents	2	2	2	2	2	2	2	2
TOTAL HOMES	1,740	1,762	1,802	1,841	1,877	1,897	1,918	1,918

SUB-ASSOCIATIONS / COMMERCIAL
Historical Usage By Month 2023-Present

EXHIBIT C
HISTORICAL USAGE

	CHATEAU RIDGE - 2 Meters					COUNTRY CLUB COTTAGES - 1 Meter					COUNTRY CLUB RIDGE - 1 Meter					FAIRWAYS - 3 Meters				
	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 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	N/A		0	0	0	N/A		0	0	0	N/A	
MARCH	0	0	0	N/A		0	0	0	N/A		0	0	0	N/A		0	0	0	N/A	
APRIL	8,000	0	18,000	TBD		0	0	5,000	TBD		0	0	2,000	TBD		6,000	23,000	67,000	TBD	
MAY	94,000	302,000	182,000	TBD		8,000	16,000	18,000	TBD		31,000	19,000	24,000	TBD		0	225,000	194,000	TBD	
JUNE	268,000	643,000	429,000	TBD		16,000	19,000	30,000	TBD		63,000	81,000	42,000	TBD		157,000	699,000	384,000	TBD	
JULY	622,000	831,000	589,000	TBD		25,000	30,000	33,000	TBD		53,000	82,000	90,000	TBD		440,000	644,000	587,000	TBD	
AUGUST	336,000	310,000	436,000	TBD		17,000	24,000	21,000	TBD		62,000	87,000	100,000	TBD		285,000	368,000	508,000	TBD	
SEPTEMBER	396,000	428,000	301,000	TBD		15,000	27,000	21,000	TBD		47,000	55,000	83,000	TBD		289,000	360,000	230,000	TBD	
OCTOBER	210,000	191,000	99,000	TBD		3,000	20,000	4,000	TBD		20,000	25,000	45,000	TBD		66,000	188,000	131,000	TBD	
NOVEMBER	0	0	0	N/A		0	0	0	N/A		0	0	3,000	N/A		0	0	0	N/A	
DECEMBER	0	0	0	N/A		0	0	0	N/A		0	0	0	N/A		0	0	0	N/A	
	1,934,000	2,705,000	2,054,000		0	84,000	136,000	132,000		0	276,000	349,000	389,000		0	1,243,000	2,507,000	2,101,000		0

	THE GLEN - 2 Meters					THE GREENS - 4 Meters					HUMMINGBIRD - 5 Meters					BROOKFIELD - HOMESTEAD - 2 Meters				
	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 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	19,000
FEBRUARY	0	0	0	N/A		0	0	0	N/A		0	0	1,000	N/A		0	0	0	N/A	
MARCH	0	0	0	N/A		30,000	0	0	N/A		0	0	2,000	N/A		0	0	0	N/A	
APRIL	1,000	0	2,000	TBD		28,000	13,000	74,000	TBD		74,000	19,000	56,000	TBD		0	0	10,000	TBD	
MAY	49,000	118,000	230,000	TBD		186,000	704,000	775,000	TBD		63,000	123,000	88,000	TBD		80,000	41,000	162,000	TBD	
JUNE	90,000	268,000	266,000	TBD		439,000	1,797,000	1,538,000	TBD		79,000	189,000	184,000	TBD		160,000	353,000	144,000	TBD	
JULY	225,000	351,000	352,000	TBD		1,482,000	1,876,000	1,951,000	TBD		159,000	197,000	198,000	TBD		328,000	304,000	338,000	TBD	
AUGUST	109,000	191,000	254,000	TBD		956,000	976,000	1,325,000	TBD		112,000	178,000	189,000	TBD		337,000	307,000	319,000	TBD	
SEPTEMBER	129,000	201,000	174,000	TBD		683,000	1,085,000	766,000	TBD		131,000	195,000	164,000	TBD		256,000	312,000	137,000	TBD	
OCTOBER	63,000	109,000	95,000	TBD		600,000	661,000	335,000	TBD		96,000	163,000	110,000	TBD		50,000	108,000	87,000	TBD	
NOVEMBER	0	0	0	N/A		0	0	0	N/A		0	0	0	N/A		0	0	0	N/A	
DECEMBER	0	0	0	N/A		0	0	0	N/A		0	0	0	N/A		0	0	0	N/A	
	666,000	1,238,000	1,373,000		0	4,404,000	7,112,000	6,764,000		0	714,000	1,064,000	992,000		0	1,211,000	1,425,000	1,197,000		19,000

	MORNING STAR - 2 Meters					NORTHSTAR - 1 Meter					OROFINO - 4 Meters					RIDGE - 8 Meters				
	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 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	80,000	5,000	58,000	TBD	0	0	13,000	TBD	1,000	0	0	0	TBD	7,000	1,000	30,000	TBD			
MAY	64,000	118,000	158,000	TBD	32,000	16,000	62,000	TBD	66,000	60,000	77,000	TBD	101,000	162,000	253,000	TBD				
JUNE	259,000	306,000	307,000	TBD	56,000	27,000	64,000	TBD	66,000	153,000	133,000	TBD	194,000	384,000	409,000	TBD				
JULY	385,000	441,000	341,000	TBD	34,000	31,000	64,000	TBD	107,000	166,000	153,000	TBD	399,000	475,000	447,000	TBD				
AUGUST	344,000	406,000	352,000	TBD	32,000	62,000	59,000	TBD	124,000	143,000	133,000	TBD	317,000	338,000	391,000	TBD				
SEPTEMBER	236,000	326,000	178,000	TBD	29,000	60,000	55,000	TBD	102,000	131,000	117,000	TBD	303,000	336,000	163,000	TBD				
OCTOBER	254,000	203,000	9,000	TBD	26,000	440,000	48,000	TBD	59,000	74,000	78,000	TBD	260,000	291,000	47,000	TBD				
NOVEMBER	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A				
DECEMBER	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A				
	1,622,000	1,805,000	1,403,000		0	209,000	636,000	365,000		0	525,000	727,000	691,000		0	1,581,000	1,987,000	1,740,000		0

	STARBUCK - 3 Meters					TOURNAMENT - 2 Meters					THE SUMMIT - FILING 41 - 1 Meter					VILLAGE LAKE PUMPHOUSE - 1 Master Meter					
	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	2026 Actual Pumphouse	* 2026 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	17,000	0	0	TBD	5,000	0	3,000	TBD	117,000	0	0	0	TBD	757,000	1,903,000	1,874,522	TBD				
MAY	203,000	456,000	518,000	TBD	35,000	66,000	24,000	TBD	175,000	0	48,000	TBD	1,865,000	5,174,000	2,938,010	TBD					
JUNE	306,000	885,000	1,050,000	TBD	25,000	94,000	75,000	TBD	12,000	90,000	164,000	TBD	4,677,000	5,571,000	4,023,976	TBD					
JULY	912,000	1,211,000	1,108,000	TBD	32,000	44,000	98,000	TBD	101,000	226,000	153,000	TBD	2,092,000	3,269,000	2,988,483	TBD					
AUGUST	631,000	912,000	828,000	TBD	45,000	37,000	119,000	TBD	24,000	133,000	101,000	TBD	1,707,000	3,665,000	1,969,902	TBD					
SEPTEMBER	493,000	920,000	552,000	TBD	12,000	8,000	33,000	TBD	34,000	9,000	13,000	TBD	1,603,000	1,784,000	1,905,166	TBD					
OCTOBER	404,000	465,000	236,000	TBD	0	0	0	N/A	14,000	0	0	N/A	0	0	0	N/A					
NOVEMBER	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A					
DECEMBER	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A					
	2,966,000	4,849,000	4,292,000		0	199,000	291,000	386,000		0	507,000	499,000	501,000		0	12,701,000	21,366,000	15,700,059	0	0	

SUB-ASSOCIATIONS / COMMERCIAL
Historical Usage By Month 2023-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				
	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual
JANUARY	10,000	0	0	N/A	0	4,000	0	0	N/A	0	11,000	14,000	9,000	N/A	11,000	12,000	11,000	10,000	N/A	12,000
FEBRUARY	7,000	0	0	N/A		7,000	0	0	N/A		13,000	10,000	10,000	N/A		4,000	9,000	5,000	N/A	
MARCH	14,000	0	0	N/A		8,000	0	0	N/A		10,000	11,000	8,000	N/A		6,000	10,000	7,000	N/A	
APRIL	15,000	20,000	80,000	TBD		24,000	11,000	5,000	TBD		13,000	10,000	10,000	TBD		7,000	11,000	12,000	TBD	
MAY	95,000	562,000	695,000	TBD		123,000	167,000	189,000	TBD		25,000	13,000	30,000	TBD		5,000	11,000	9,000	TBD	
JUNE	379,000	1,123,000	1,034,000	TBD		240,000	426,000	519,000	TBD		32,000	40,000	40,000	TBD		6,000	12,000	6,000	TBD	
JULY	719,000	1,557,000	1,282,000	TBD		434,000	497,000	732,000	TBD		38,000	40,000	31,000	TBD		6,000	13,000	6,000	TBD	
AUGUST	501,000	685,000	911,000	TBD		286,000	295,000	637,000	TBD		36,000	35,000	31,000	TBD		5,000	29,000	16,000	TBD	
SEPTEMBER	894,000	757,000	603,000	TBD		242,000	279,000	312,000	TBD		43,000	39,000	36,000	TBD		5,000	12,000	8,000	TBD	
OCTOBER	286,000	432,000	221,000	TBD		67,000	120,000	165,000	TBD		24,000	30,000	27,000	TBD		7,000	8,000	10,000	TBD	
NOVEMBER	78,000	10,000	0	N/A		7,000	0	0	N/A		11,000	9,000	9,000	N/A		14,000	12,000	8,000	N/A	
DECEMBER	22,000	0	0	N/A		6,000	0	0	N/A		13,000	8,000	10,000	N/A		8,000	8,000	9,000	N/A	
	3,020,000	5,146,000	4,826,000		0	1,448,000	1,795,000	2,559,000		0	269,000	259,000	251,000		11,000	85,000	146,000	106,000		12,000

	CP GOLF CLUB - 17 Meters					COUNTRY CLUB @ CP - 7 Meters					URBAN VILLAGE COMMERCIAL - 8 Meters				
	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual
JANUARY	27,000	28,000	23,000	N/A	29,000	92,000	130,000	136,000	N/A	176,000	292,000	261,000	290,000	N/A	307,000
FEBRUARY	36,000	25,000	22,000	N/A		221,000	139,000	193,000	N/A		291,000	250,000	273,000	N/A	
MARCH	68,000	30,000	34,000	N/A		196,000	121,000	245,000	N/A		324,000	283,000	306,000	N/A	
APRIL	142,000	82,000	116,000	TBD		262,000	140,000	272,000	TBD		340,000	307,000	372,000	TBD	
MAY	336,000	409,000	407,000	TBD		440,000	301,000	330,000	TBD		469,000	494,000	624,000	TBD	
JUNE	421,000	537,000	588,000	TBD		656,000	311,000	360,000	TBD		444,000	730,000	602,000	TBD	
JULY	721,000	546,000	651,000	TBD		670,000	335,000	404,000	TBD		499,000	766,000	689,000	TBD	
AUGUST	486,000	541,000	611,000	TBD		574,000	321,000	371,000	TBD		579,000	667,000	919,000	TBD	
SEPTEMBER	402,000	474,000	529,000	TBD		394,000	288,000	322,000	TBD		666,000	470,000	815,000	TBD	
OCTOBER	278,000	425,000	398,000	TBD		496,000	225,000	368,000	TBD		455,000	357,000	344,000	TBD	
NOVEMBER	51,000	39,000	61,000	N/A		304,000	197,000	325,000	N/A		297,000	306,000	316,000	N/A	
DECEMBER	47,000	49,000	58,000	N/A		161,000	179,000	311,000	N/A		316,000	316,000	385,000	N/A	
	3,015,000	3,185,000	3,498,000		29,000	4,466,000	2,687,000	3,637,000		176,000	4,972,000	5,207,000	5,935,000		307,000

June 2023 2 meters added

SUB-ASSOCIATIONS / COMMERCIAL
Historical Usage By Month 2023-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				
	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual
JANUARY	76,000	7,000	6,000	N/A	8,000	0	0	0	N/A	0	34,000	61,000	0	N/A	0	3,000	8,000	5,000	N/A	6,000
FEBRUARY	65,000	8,000	7,000	N/A		0	0	0	N/A		32,000	51,000	80,000	N/A		6,000	3,000	8,000	N/A	
MARCH	25,000	6,000	9,000	N/A		0	0	18,000	N/A		36,000	45,000	39,000	N/A		3,000	3,000	24,000	N/A	
APRIL	15,000	16,000	15,000	TBD		70,000	129,000	60,000	TBD		43,000	50,000	0	N/A		44,000	49,000	70,000	N/A	
MAY	82,000	41,000	69,000	TBD		94,000	203,000	102,000	TBD		38,000	43,000	0	N/A		35,000	66,000	89,000	N/A	
JUNE	72,000	61,000	87,000	TBD		112,000	302,000	149,000	TBD		36,000	26,000	0	N/A		41,000	150,000	99,000	N/A	
JULY	64,000	65,000	98,000	TBD		202,000	418,000	269,000	TBD		43,000	20,000	0	N/A		93,000	126,000	138,000	N/A	
AUGUST	66,000	80,000	109,000	TBD		245,000	310,000	195,000	TBD		59,000	16,000	0	N/A		100,000	110,000	111,000	N/A	
SEPTEMBER	49,000	80,000	103,000	TBD		225,000	210,000	137,000	TBD		46,000	0	0	N/A		58,000	86,000	68,000	N/A	
OCTOBER	42,000	54,000	79,000	TBD		116,000	55,000	55,000	TBD		40,000	0	0	N/A		65,000	46,000	61,000	N/A	
NOVEMBER	11,000	11,000	13,000	N/A		0	0	0	N/A		52,000	0	0	N/A		4,000	1,000	12,000	N/A	
DECEMBER	12,000	8,000	8,000	N/A		0	0	0	N/A		56,000	0	0	N/A		10,000	3,000	6,000	N/A	
	579,000	437,000	603,000		8,000	1,064,000	1,627,000	985,000		0	515,000	312,000	119,000		0	462,000	651,000	691,000		6,000

	THE CLIFFS - 2 Meters					PRATO - 2 Meters					THE SETTLEMENT - 1 Meter				
	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 Actual	2023	2024	2025	* 2026 Budget	2026 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	N/A		0	0	0	N/A	
MARCH	0	0	0	N/A		0	0	0	N/A		0	0	0	N/A	
APRIL	0	0	0	TBD		0	0	1,000	TBD		0	0	0	TBD	
MAY	13,000	2,000	79,000	TBD		28,000	71,000	126,000	TBD		23,000	34,000	28,000	TBD	
JUNE	11,000	47,000	198,000	TBD		61,000	175,000	156,000	TBD		20,000	52,000	62,000	TBD	
JULY	45,000	52,000	171,000	TBD		173,000	160,000	210,000	TBD		57,000	89,000	72,000	TBD	
AUGUST	67,000	56,000	132,000	TBD		194,000	156,000	203,000	TBD		52,000	83,000	63,000	TBD	
SEPTEMBER	65,000	71,000	59,000	TBD		82,000	114,000	73,000	TBD		55,000	31,000	62,000	TBD	
OCTOBER	35,000	47,000	51,000	TBD		44,000	59,000	36,000	TBD		12,000	19,000	19,000	TBD	
NOVEMBER	0	0	0	N/A		0	0	0	N/A		0	0	0	N/A	
DECEMBER	0	0	4,000	N/A		0	0	0	N/A		0	0	0	N/A	
	236,000	275,000	694,000		0	582,000	735,000	805,000		0	219,000	308,000	306,000		0

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

Held: Tuesday, January 27, 2026, 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, Nicole Koehn, Steve Granie, District Staff; Tom George, Dani Kaiser, Spencer Fane; Mark Larson, Brianna Richmeier, 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 on behalf of the members of the Board with the Office of the Colorado Secretary of State. 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 Lanam.

The Board unanimously approved the Agenda.

Guest Introductions / Community Comments – none.

Employee Recognition – Mr. Shackelford introduced Mr. Steve Granie as the Employee of the Quarter for Q4 2025. Mr. Granie has demonstrated exceptional dedication and professionalism to the District. Mr. Granie has consistently taken the initiative to train and mentor his coworkers. His willingness to share his expertise has strengthened both individual confidence and the team's overall capability. Throughout 2025, Mr. Granie stepped up significantly by providing oversight during extended absences by other staff. During this time, he successfully supervised, planned, and executed projects. Mr. Granie's technical expertise, willingness to step up, and commitment to support his coworkers reflect the value we strive to uphold as an organization. We recognize and congratulate Mr. Granie as our Employee of the Quarter. Director Huser thanked Mr. Granie and said the Board greatly appreciated his efforts.

District Reports

Castle Pines Homes Association Update – Mr. Larson said the association is celebrating the Village at Castle Pines' 45th Anniversary. There will be celebrations of this milestone throughout the year. The annual Castle Pines Home Association meeting is on March 9th, at 6:00 p.m. at Cielo. They have two board seats up for election, Doug Cooper is running for re-election, and Michael Porter is running for the second seat. An election edition of the Village Reporter will come out in February.

There is concern about mountain beetles due to the warm winter. Mr. Larson said they are having Dahl Enterprises, which conducted the Forestry Study, come out to conduct another evaluation in the community. After this evaluation, they provide information sheets and preventive measures residents can take, as well as guidance on actions to take if an outbreak occurs.

District Manager Report – Mr. Shackelford said PCWRA approved the reuse reservoir rehabilitation project, which includes relining the reuse pond as well as rehabilitation of the reuse pump station. The contractor has been working on the project for almost 8 weeks. The relining portion of the project is scheduled to be completed before golf season. District staff, in coordination with legal counsel, received written acknowledgements from both golf courses.

4th Quarter 2025 Updates

General

- The District is in compliance with the State of Colorado backflow regulations.
- The District has issued \$113,800 in backflow credits as part of the backflow compliance program.
- The 2026 Budget was passed.

Finance

- The 2025 revenues exceeded the budget across both funds, driven by strong investment earnings, resulting in a combined positive variance of \$1.3M.
- The fund balance for the General Fund is projected to increase by \$2.6M.
- \$10.3M in bond proceeds have been spent in 2025.

Projects

- The WTP expansion remains on budget and on schedule.
- The tank construction remains on budget and on schedule.
- The 2025 roadway work is complete.

Operations

- Well A-4R rehabilitation was completed, and all wells remain operational.
- M.E. Simpson was out and identified 7 leaks, which have all been repaired.

The billed water usage for December was 9.3MG, and the produced gallons were 12.6MG. We used approximately 5 to 10 million gallons less water overall in 2025 compared to 2024. We also used approximately 85 million gallons less water in 2025 than we did in 2020. We have used less water despite the number of homes increasing year over year.

The unaccounted-for water increased during the 3rd and 4th quarters of 2025 and then began to decline in December. The drop was due to a major leak we found and has since been repaired.

Capital Projects Update – Mr. Person said that for the WTP expansion, the basin concrete work is complete, mechanical and electrical work for the office is nearly complete, and the roof trusses and sheathing are complete. February work includes backfill around the basins, completing the remaining pipeline work around the building, completing stucco work on the office, and starting the interior finishes in the office.

The new water tank has had almost all the pipelines relocated, and the wall shoring is complete. The February work includes completing piping under the slab, preparing subgrade, and placing rebar for the slab pour.

The Sanitary Sewer Master Plan consultant is currently revising the final draft to incorporate District comments. We are planning to issue the final report in February.

Discussion & Action Items

Consent Agenda

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

Approve the Minutes of November 18, 2025, Regular Board Meeting

Ratify the Approval of November 2025 & December 2025 payments of \$4,231,237.60.

Review of December 2025 Financials

Ratify Approval of 2026 Property & Liability Insurance Renewal in the amount of \$119,799.00.

A vote was called, and the motion passed unanimously.

Consider Approval of Resolution of the Board of Directors Regarding the District Name Change – Director Huser made a motion to approve the Resolution of the Board regarding the District name change to Castle Pines Village Metropolitan District, seconded by Director Vetter. Mr. Shackelford noted that last year we changed our trade/operating name to Castle Pines Village Metropolitan District. Mr. George said the purpose of this resolution is to fully and officially change the District's name. He noted that after the Board's approval of this resolution, a motion would be filed with the Douglas County District Court to change the District's name officially, and then they would complete the various required filings and notifications.

A vote was called, and the motion passed unanimously.

Consider Approval of Final Acceptance and Release of Surety for Castle Pines Village Filing 41, Phase 1 – Director Huser made a motion to approve final acceptance and release of surety for Castle Pines Village Filing 41, Phase 1, and authorize the District Manager to release surety in the amount of \$385,745.25 once all paperwork has been completed appropriately, seconded by Director Lanam. Mr. Shackelford said this is to release final surety

for Filing 41, Phase 1. District staff have inspected Filing 41, Phase 1, and the developer has completed all punch list items. The District will continue to hold surety for Phase 2 and Phase 3. These phases are currently undergoing final inspection. Staff recommends approval of final acceptance for Filing 41, phase 1, and authorizes the District Manager to release surety in the amount of \$385,745.25 upon completion of all required paperwork.

A vote was called, and the motion passed unanimously.

Confirm Tuesday, February 24, 2026, Regular Board Meeting at 9:00 a.m. – The Board confirmed the regular Board Meeting for Tuesday, February 24, 2026, at 9:00 a.m.

Executive Session

At 10:05 a.m., Director Huser made a motion to enter into an executive session pursuant to C.R.S. § 24-6-402(4)(b) & (e) for purposes of conferencing with legal counsel and receiving legal advice on specific legal questions and/or discussing matters subject to negotiations, developing negotiation positions and strategy, and instructing negotiators regarding, the backflow compliance program, the reuse pond at PCWRA, and the District name change. Mr. George, Ms. Kaiser, and Mr. Shackelford were invited to remain.

Upon a vote, unanimously carried, the Board entered into an executive session.

The Board left the executive session, and the regular session resumed at 10:30 p.m.

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 February 2026. The preceding constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary

Castle Pines Village Metropolitan District
Payments for Ratification
For the periods ending January 31, 2026

Payment		Vendor	Check Amount
Payment Date	Number		
1/5/2026	925	Comcast Cable <i>Internet Service</i>	\$366.84
1/5/2026	926	Standard Insurance Company <i>Disability Insurance</i>	\$1,275.20
1/5/2026	927	Wells Fargo Bank - Mastercard <i>Software, Employee Training, Office Supplies</i>	\$4,038.12
1/5/2026	928	Comcast Cable <i>Internet Service</i>	\$111.85
1/9/2026	929	Invoice Cloud <i>Invoice Cloud Fees</i>	\$506.05
1/9/2026	930	ADP, Inc. <i>Payroll Services</i>	\$669.07
1/14/2026	931	Xcel Energy <i>Natural Gas Service</i>	\$1,841.16
1/15/2026	932	CenturyLink <i>Internet Service</i>	\$84.99
1/14/2026	46625	4Rivers Holdings, LLC <i>John Deere Backhoe</i>	\$162,979.23
1/14/2026	46626	Amazon Capital Services <i>Facilities Maintenance Supplies, Office Supplies</i>	\$567.24
1/14/2026	46627	Bobcat of the Rockies <i>Equipment Maintenance</i>	\$75.12
1/14/2026	46628	Brody Chemical <i>Ice Melt</i>	\$762.75
1/14/2026	46629	Castle Pines Homes Association <i>Village Reporter</i>	\$1,192.29
1/14/2026	46630	Cintas Corp <i>Safety Supplies, Janitorial Supplies</i>	\$786.36
1/14/2026	46631	Cintas Fire <i>Fire System Inspection</i>	\$5,116.02
1/14/2026	46632	Clark Hill PLC <i>Water Rights Legal</i>	\$930.00
1/14/2026	46633	Colorado Employer Benefit Trust <i>Health Insurance Premium</i>	\$30,441.84
1/14/2026	46634	Complete Business Systems <i>Copier Maintenance</i>	\$367.20
1/14/2026	46635	Core & Main LP <i>Water Distribution Supplies</i>	\$6,267.18
1/14/2026	46636	CPS HR Consulting <i>HR Consulting Services</i>	\$8,372.50
1/14/2026	46637	Discount Tire <i>Vehicle Maintenance</i>	\$1,030.00

Payment			
Payment Date	Number	Vendor	Check Amount
1/14/2026	46638	Dominion Water & Sanitation District <i>Water Study</i>	\$4,330.31
1/14/2026	46639	Employers Council Services, Inc. <i>Office Supplies</i>	\$60.00
1/14/2026	46640	EON Office <i>Office Supplies</i>	\$290.58
1/14/2026	46641	Garney Companies Inc <i>New Tank Construction Services</i>	\$1,054,078.36
1/14/2026	46642	General Air <i>Welding Supplies</i>	\$192.46
1/14/2026	46643	HBS <i>Trash Service</i>	\$604.68
1/14/2026	46644	Home Depot <i>Facilities Maintenance Supplies, Storm Drainage Supplies</i>	\$368.44
1/14/2026	46645	Jehn Water Consultants, Inc. <i>Water Resources Accounting, Hydrologist Services</i>	\$2,145.02
1/14/2026	46646	JHL Constructors LLC <i>Water Treatment Plant 2 Construction Services</i>	\$933,923.17
1/14/2026	46647	John Deere Financial <i>Welding Supplies</i>	\$85.96
1/14/2026	46648	Level 3 Communications, LLC <i>Telephone Service</i>	\$550.26
1/14/2026	46649	Live Voice <i>Answering Service</i>	\$160.68
1/14/2026	46650	Mile High Metal Supply LLC <i>Welding Supplies</i>	\$62.79
1/14/2026	46651	Mountain States Imaging, LLC <i>Document Storage</i>	\$167.70
1/14/2026	46652	Paramount Technologies, DBA Pairsoft <i>Electronic Document Retention Software</i>	\$10,010.00
1/14/2026	46653	Pitney Bowes Inc. <i>Postage Meter Service, Ink</i>	\$459.41
1/14/2026	46654	Plum Creek Water Reclamation Authority <i>Wastewater Treatment, Effluent Use</i>	\$35,044.73
1/14/2026	46655	PreCise MRM LLC <i>Fleet GPS Service</i>	\$475.00
1/14/2026	46656	Solid Rock Excavation <i>Hydrant Meter Deposit Return</i>	\$1,345.00
1/14/2026	46657	Spencer Fane LLP <i>Legal Services</i>	\$8,884.28
1/14/2026	46658	Streamline <i>Website Hosting</i>	\$560.00
1/14/2026	46659	T-MOBILE <i>Cell Phone Service</i>	\$1,155.46
1/14/2026	46660	UNCC <i>811 Locate Fees</i>	\$146.67

Payment			
Payment Date	Number	Vendor	Check Amount
1/14/2026	46661	Xuma Communications Inc <i>Branding Services, Marketing Materials</i>	\$44,326.73
1/14/2026	46662	HBS <i>Trash Service (Check Reissue)</i>	\$455.60
1/28/2026	46663	1 On Point Locate & Mapping <i>Utility Locates</i>	\$5,810.00
1/28/2026	46664	Absolute Pest Control <i>Pest Control</i>	\$175.00
1/28/2026	46665	Acoma Security Group, LLC <i>Security Services</i>	\$540.00
1/28/2026	46666	ACTT, Inc. <i>IT Services</i>	\$1,940.00
1/28/2026	46667	All American Wildlife Control <i>Pest Control</i>	\$2,100.00
1/28/2026	46668	Amazon Capital Services <i>Office Supplies, Shop Supplies</i>	\$537.67
1/28/2026	46669	Aquatic Informatics Inc. <i>WIMS Software Annual Support</i>	\$2,692.25
1/28/2026	46670	Armstrong Sweeping Inc. <i>Street Sweeping</i>	\$13,320.00
1/28/2026	46671	Canterbury Construction Management Serv. Inc. <i>New Tank Owner's Advisory Services</i>	\$32,535.00
1/28/2026	46672	Castle Pines North Metropolitan District <i>New Tank Engineering Services</i>	\$8,410.67
1/28/2026	46673	Castle Pines WinWater Company <i>Storm Drainage Supplies</i>	\$3,704.82
1/28/2026	46674	Castle Rock Remodeling, LLC <i>Building Maintenance</i>	\$11,000.00
1/28/2026	46675	Causey Public Finance, LLC <i>Bond Investment Advisory Services</i>	\$6,525.00
1/28/2026	46676	Chatfield Reservoir Mitigation CO, Inc. <i>Chatfield Reallocation Fees</i>	\$15,200.00
1/28/2026	46677	Chatfield Watershed Authority <i>Membership Dues</i>	\$2,400.00
1/28/2026	46678	Cintas Corp <i>Janitorial Supplies</i>	\$167.65
1/28/2026	46679	Cintas Fire <i>Fire System Testing and Maintenance</i>	\$6,714.93
1/28/2026	46680	Colorado Employer Benefit Trust <i>Health Insurance Premium</i>	\$38,199.30
1/28/2026	46681	Colorado Pump & Supply <i>Well A-4R Rehabilitation</i>	\$387,470.00
1/28/2026	46682	Common Knowledge Technology Inc <i>IT Services</i>	\$4,253.50
1/28/2026	46683	Complete Business Systems <i>Copier Service</i>	\$52.95

Payment			
Payment Date	Number	Vendor	Check Amount
1/28/2026	46684	Consor North America, Inc <i>Sanitary Sewer Master Plan</i>	\$3,901.50
1/28/2026	46685	Core & Main LP <i>Sensus Analytics Software Subscription, Hydrant Supplies</i>	\$27,216.32
1/28/2026	46686	CORE Electric Cooperative <i>Electricity</i>	\$24,339.99
1/28/2026	46687	Cummins Rocky Mountain LLC <i>Generator Maintenance</i>	\$4,618.00
1/28/2026	46688	DK Solutions <i>Water Distribution System Maintenance</i>	\$16,242.06
1/28/2026	46689	Employers Council Services, Inc. <i>Pre-Employment Background Check</i>	\$197.00
1/28/2026	46690	Fusion Connect, Inc <i>Telephone Service</i>	\$474.57
1/28/2026	46691	Garney Companies Inc <i>New Tank Construction</i>	\$856,146.14
1/28/2026	46692	Grainger Parts <i>Water Treatment Plant Supplies</i>	\$1,233.28
1/28/2026	46693	Hach Company <i>Water Treatment Plant Supplies</i>	\$2,428.94
1/28/2026	46694	Home Depot <i>Facilities Maintenance Supplies</i>	\$228.66
1/28/2026	46695	HSS Security LLC <i>Camera Improvements</i>	\$2,600.00
1/28/2026	46696	IMEG Consultants <i>New Tank Easement Design</i>	\$5,177.50
1/28/2026	46697	JHL Constructors LLC <i>Water Treatment Plant 2 Construction Services</i>	\$2,179,388.24
1/28/2026	46698	Kimley-Horn <i>Water Treatment Plant 2 Construction Services</i>	\$52,967.77
1/28/2026	46699	Kubat Equipment & Service Co. <i>Fuel Inventory System</i>	\$5,191.76
1/28/2026	46700	Lawson Products, Inc <i>Water Treatment Plant Supplies</i>	\$1,277.91
1/28/2026	46701	Lighthouse <i>Streetlight Repair</i>	\$35,454.36
1/28/2026	46702	Lingo <i>Telephone Service</i>	\$158.60
1/28/2026	46703	LRE Water <i>Renewable Water Feasibility Study</i>	\$19,491.00
1/28/2026	46704	Majestic Plumbing LLC <i>Leak Repair Services</i>	\$245.00
1/28/2026	46705	Nearmap US Inc <i>GIS Aerial Subscription</i>	\$2,970.25
1/28/2026	46706	Olsson <i>Roadway Improvement Program Construction Management Services</i>	\$2,716.50

Payment			
Payment Date	Number	Vendor	Check Amount
1/28/2026	46707	OpenGov, Inc. <i>OpenGov Software Subscription</i>	\$21,113.63
1/28/2026	46708	Professional Compliance & Testing, LLC <i>Annual Membership Fee, DOT Testing</i>	\$319.00
1/28/2026	46709	Radiation Pros, LLC <i>TENORM Monitoring</i>	\$1,296.64
1/28/2026	46710	Service Uniform <i>Rug Cleaning</i>	\$121.92
1/28/2026	46711	South Newport Brokers, LLC <i>Safety Supplies</i>	\$234.00
1/28/2026	46712	Talos Technologies LTD <i>SCADA Cybersecurity</i>	\$5,566.00
1/28/2026	46713	The Elite Pipe MD <i>Water Line Repair</i>	\$19,450.00
1/28/2026	46714	Treatment Technology <i>Sodium Hypochlorite</i>	\$3,680.00
1/28/2026	46715	USA BlueBook <i>Water Treatment Plant Supplies</i>	\$1,925.15
1/28/2026	46716	VertexOne Software, LLC <i>WaterSmart Transaction Fees</i>	\$12.19
1/28/2026	46717	West Coast Civil, Inc. <i>Storm Drainage Improvements</i>	\$4,630.00
Total Payments for Ratification			\$6,174,426.92

Castle Pines Village Metropolitan District
Financial Reports
January 31, 2026

This report includes unaudited financial reports for the Castle Pines Village Metropolitan District (District) year-to-date budget and actual activity as of January 31, 2026. The purpose of these reports is to inform the Board of Directors (Board) of the District's financial activities and demonstrate compliance with the 2026 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

1 – Taxes are collected by Douglas County and remitted to the District the following month. The District does not typically receive *Property Tax* or *Specific Ownership Tax* before January financial reports are produced. *County Treasurer Fees* reflected as an expense in the Finance department are also not reflected in January since these fees are calculated as a percentage of property taxes collected by the county.

2 – In the Executive and Administrative department, *Insurance* expense is 90% spent. Property and liability coverage is paid once annually at the beginning of the calendar year to take advantage of an early payment discount.

3 – In the Operations Department, a backhoe was purchased in January replacing other obsolete equipment. Using cooperative purchasing programs, the District was able to save over \$37,000 on the purchase after trade-in allowances.

Water and Sewer Fund

4 – In the Executive and Administrative department, *Insurance* expense is 90% spent. Property and liability coverage is paid once annually at the beginning of the calendar year to take advantage of a prompt payment discount.

5 – In the Operations and Finance departments, *Office Expenses* are 60% and 48% spent, respectively. Activity in these accounts is highest at the beginning of the year when several annual software subscriptions are renewed.

**Castle Pines Village Metropolitan District
Budget and Actual Activity - General Fund
For the Period Ending January 31, 2026**

	January Activity	Year to Date Activity	2026 Budget		Budget Remaining	Note Ref.
			Original	Working		
Revenue						
Property Tax	\$ -	\$ -	\$ 8,552,902	\$ 8,552,902	\$ 8,552,902	1
Investment Income	21,163	21,163	385,000	385,000	363,837	
Specific Ownership Tax	-	-	525,000	525,000	525,000	1
Charges for Services	1,845	1,845	30,000	30,000	28,155	
Penalties and Interest on Taxes	-	-	8,553	8,553	8,553	
Other Income	-	-	9,500	9,500	9,500	
Total Revenue	23,008	23,008	9,510,955	9,510,955	9,487,947	
Expenditures						
Executive and Administrative						
Personnel	234,637	234,637	2,589,853	2,589,853	2,355,216	
Professional Services	754	754	132,610	132,610	131,856	
Marketing and Communications	5,562	5,562	50,250	50,250	44,688	
Office Expenses	1,502	1,502	76,582	76,582	75,080	
Insurance	62,527	62,527	69,278	69,278	6,751	2
Operations and Maintenance	-	-	12,000	12,000	12,000	
Training and Development	151	151	40,155	40,155	40,004	
Total	305,133	305,133	2,970,728	2,970,728	2,665,595	
Operations						
Operations and Maintenance	19,964	19,964	1,677,700	1,677,700	1,657,736	
Utilities	4,448	4,448	193,500	193,500	189,052	
Professional Services	4,254	4,254	113,600	113,600	109,346	
Office Expenses	19,969	19,969	86,650	86,650	66,681	
Training and Development	4,510	4,510	35,000	35,000	30,490	
Capital Outlay - General	162,979	162,979	525,000	525,000	362,021	3
Total	216,124	216,124	2,631,450	2,631,450	2,415,326	
Finance						
County Treasurer Fees	-	-	128,294	128,294	128,294	1
Office Expenses	21,612	21,612	27,573	27,573	5,961	
Professional Services	-	-	12,000	12,000	12,000	
Training and Development	-	-	1,750	1,750	1,750	
Total	21,612	21,612	169,617	169,617	148,005	
Capital Programs						
Operations and Maintenance	-	-	3,500,000	3,500,000	3,500,000	
Professional Services	-	-	320,000	320,000	320,000	
Total	-	-	3,820,000	3,820,000	3,820,000	
Total Expenditures	542,869	542,869	9,591,795	9,591,795	9,048,926	
Transfers Out to Other Funds	-	-	(765,000)	(765,000)	(765,000)	
Net Change in Fund Balance	\$ (519,861)	\$ (519,861)	(845,840)	(845,840)	\$ (325,979)	
Beginning Fund Balance, Estimated			18,933,340	18,933,340		
Operating Reserves			2,266,699	2,266,699		
Capital Reserves			1,000,000	1,000,000		
Ending Fund Balance, Estimated			\$ 14,820,801	\$ 14,820,801		

**Castle Pines Village Metropolitan District
Budget and Actual Activity - Water & Sewer Fund
For the Period Ending January 31, 2026**

	Year to Date		2026 Budget		Budget Remaining	Note Ref.
			January Activity	Activity		
Revenue						
Charges for Services	\$ 446,004	\$ 446,004	\$ 6,990,000	\$ 6,990,000	\$ 6,543,996	
Investment Income	20,327	20,327	280,000	280,000	259,673	
Effluent Pumping	-	-	345,499	345,499	345,499	
Other Income	4,579	4,579	34,660	34,660	30,081	
Total Revenue	470,910	470,910	7,650,159	7,650,159	7,179,249	
Operating Expenses						
Executive and Administrative						
Personnel	98,223	98,223	977,914	977,914	879,691	
Operations and Maintenance	-	-	728,712	728,712	728,712	
Water Resources	15,200	15,200	250,000	250,000	234,800	
Professional Services	280	280	113,700	113,700	113,420	
Marketing and Communications	5,562	5,562	54,200	54,200	48,638	
Insurance	62,657	62,657	69,278	69,278	6,621	4
Training and Development	2,801	2,801	34,650	34,650	31,849	
Office Expenses	177	177	50,750	50,750	50,573	
Total	184,900	184,900	2,279,204	2,279,204	2,094,304	
Operations						
Operations and Maintenance	46,643	46,643	2,169,600	2,169,600	2,122,957	
Utilities	1,745	1,745	674,500	674,500	672,755	
Professional Services	12,990	12,990	175,400	175,400	162,410	
Office Expenses	39,539	39,539	65,400	65,400	25,861	5
Training and Development	-	-	21,000	21,000	21,000	
Capital Outlay - General	-	-	170,000	170,000	170,000	
Total	100,917	100,917	3,275,900	3,275,900	3,174,983	
Finance						
Depreciation	-	-	1,400,000	1,400,000	1,400,000	
Office Expenses	40,029	40,029	83,670	83,670	43,641	5
Professional Services	-	-	36,500	36,500	36,500	
Training and Development	-	-	1,500	1,500	1,500	
Principal and Interest on Loans	-	-	254,373	254,373	254,373	
Total	40,029	40,029	1,776,043	1,776,043	1,736,014	

**Castle Pines Village Metropolitan District
Budget and Actual Activity - Water & Sewer Fund
For the Period Ending January 31, 2026**

	Year to Date		2026 Budget		Budget Remaining	Note Ref.
			January Activity	Activity		
Capital Programs						
Professional Services	-	-	290,000	290,000	290,000	
Operations and Maintenance	-	-	690,000	690,000	690,000	
Capital Outlay - General	-	-	8,925,000	8,925,000	8,925,000	
Total	-	-	9,905,000	9,905,000	9,905,000	
Total Operating Expenses	325,846	325,846	17,236,147	17,236,147	16,910,301	
Transfers In from Other Funds	-	-	765,000	765,000	765,000	
Change in Fund Balance	\$ 145,064	\$ 145,064	(8,820,988)	(8,820,988)	\$ (8,966,052)	
Beginning Unrestricted Fund Balance, Estimated			16,982,179	16,982,179		
Operating Reserves			2,035,287	2,035,287		
Capital Reserves			1,000,000	1,000,000		
Ending Unrestricted Fund Balance, Estimated			\$ 5,125,904	\$ 5,125,904		
Nonoperating Activity						
Investment Income on Bond	\$ 38,851	\$ 38,851	\$ 250,000	\$ 250,000	\$ 211,149	
Capital Outlay - Bond	-	-	(10,800,000)	(10,800,000)	(10,800,000)	
Interest on Bond	-	-	(1,071,350)	(1,071,350)	(1,071,350)	
Principal on Bond	-	-	(270,000)	(270,000)	(270,000)	
Total Nonoperating Activity	\$ 38,851	\$ 38,851	\$ (11,891,350)	\$ (11,891,350)	\$ (11,930,201)	