

Regular Board Meeting- September 28 2026

Castle Pines North Metropolitan District
7404 Yorkshire Drive, Castle Pines, CO 80108
2026-09-28 18:00 - 21:00 MDT

Table of Contents

I. Call meeting to order

A. Pledge of Allegiance

B. Roll call, disclosure of potential conflicts, confirm quorum

C. Consider: Approval of the agenda

Proposed motion: I move to approve the agenda as presented.

II. Public comment period (three minute maximum per person)

Public comment is designed to share your thoughts and concerns with the district, but it is not an interactive discussion.

If you would like to participate, please sign up at the back of the room or if you are attending virtually, type your name and address in the chat feature to be placed in the queue.

III. Consent Agenda

This is a group of items to be acted on with a single motion, second and vote by the Board to expedite the handling of limited routine matters. The Board has previously received information on these matters and/or discussed them at a prior study session. Any board member may move an item from the consent agenda to the meeting agenda at this time.

Proposed Motion: I move to approve the items as presented in the consent agenda.

A. Ratify claims for payment including check numbers 29813 – 29860 and

electronic payments issued from August 13, 2026 to September 16, 2026 totaling

\$3,090,455.49

B. Approve Meter Radio Expenditure in the amount of \$140,940.00.....3

Meter Radio Expense Request.pdf.....3

IV. Well Condition Update and Discussion

Emily is in attendance to provide an update on A2, answer any questions the board may have, and discuss CPNMD's well system in general.

V. Legal Counsel Status Report.....10

Legal Counsel will provide an update on legal matters affecting the District, including but not limited to: contracts, compliance issues, ongoing or potential litigation, and other legal considerations for the Board's information and guidance.

9.25.2026 Legal Status Report - CPNMD 4908-2132-3220 v.1.pdf.....	10
A. Well A-2 - Addendum to Layne Proposal.....	16
CPNMD A2 Pull Video Inspect Proposal 2026 Final.pdf.....	16
Layne-CPNMD A2 Addendum.docx.....	20
B. Approve August 17, 2026 Work Session Minutes.....	24
Proposed Motion: I move to approve the August 17, 2026 Work Session Minutes	
CPNMD Work Session Minutes 8.17.26 DRAFT 4924-5722-4659 v.1.pdf.....	24
C. Approve August 24, 2026 Regular Board Meeting Minutes.....	28
Proposed Motion: I move to approve the August 24, 2026 Regular Board Meeting Minutes	
CPNMD Board Meeting Minutes 8.24.26 DRAFT 4905-8571-4131 v.1.pdf.....	28
VI. Finance Report.....	35
The Finance Director will present an overview of the District's financial condition, including budget performance, revenue and expenditure activity, cash balances, and other financial matters for the Board's review.	
CPNMD 09.26.2026 Finance Board Packet.pdf.....	35
VII. District Manager Report.....	55
The District Manager will present a report to the Board regarding district operations, project status, administrative activities, and other matters pertinent to the District	
District Manager Board Report 9_28_26.pdf.....	55
VIII. Operations & Engineering Report.....	59
These reports are included in the monthly Board Packet, this agenda item serves as an opportunity for the board to ask any questions they have regarding the reports.	
Engineering Board Memo Sept 2026.pdf.....	59
Operations Report- August 2026.pdf.....	62
IX. Director's Matters	
Board members may raise and discuss items of interest, concerns, or announcements that are not otherwise included on the agenda.	
X. Adjourn	



Memorandum

From: Nathan J. Travis

To: CPNMD Board of Directors

Date: September 21, 2026

Re: Expenditure Approval Request, Meter Radio Replacement

Vendor: Core & Main

Contract Amount: \$140,940.00

Need and Purpose of Expenditure

The District has budgeted funding in 2026 for meter and meter-radio replacement. As part of that effort, I am requesting approval to purchase 783 Sensus M2 meter radios from Core & Main at \$180 each, for a total cost of \$140,940.

This purchase is intended to serve both an immediate need and as the first phase of a larger meter replacement and Advanced Metering Infrastructure (AMI) program. While the radio replacement is a budgeted expense for this year, the larger meter replacement program will be included in the 2027 budget.

Replacing the radios now allows us to begin upgrading our existing meter infrastructure while moving toward a system capable of providing more detailed and timely water-use information. Ultimately, this approach is intended to position the District to have customer water-usage portals available in 2028, allowing customers to monitor their own water consumption while improving the information available to District staff.

Alternative Means

The primary alternative would be to defer the radio replacements and complete the radio, meter, and AMI upgrades together as one larger project. Because funding for radio replacement is already included in the current-year budget, staff does not recommend delaying this portion of the work.

We also evaluated NEXT meters as an alternative to continuing with the Sensus platform. Based on the information and pricing reviewed by staff, a broader conversion utilizing NEXT meters was projected to cost closer to \$4 million. Given the significantly higher anticipated cost, staff determined that this was not the preferred path forward.

Instead, staff recommends a phased approach: purchase the budgeted radios in 2026, incorporate the larger meter replacement program into the 2027 budget, and continue implementation of the AMI system with the goal of providing customer-facing usage information in 2028.

Alternative Proposals

Staff obtained two proposals from Core & Main related to the proposed meter and AMI improvements.

The first proposal, Castle Pines North Metro Radio Replacement, dated August 24, 2026, is for the purchase of 783 Sensus M2 radios at \$180 each, for a total of \$140,940. This proposal represents the expenditure for which approval is currently being requested.

The second proposal, Castle Pines North Metro AMI Project, dated April 17, 2026, provides a broader picture of the infrastructure and services required for AMI implementation. The proposal totals \$383,076.60 and includes Sensus M420B base stations, 800 M2 radio endpoints, software setup and integration, training, analytics, commissioning, and projected software and warranty costs through Year 5. Installation is not included, and the number and location of base stations would ultimately be determined through a Sensus propagation study.

At this time, staff is not requesting approval of the full \$383,076.60 AMI proposal. It is included to provide the Board with context regarding the anticipated system architecture and future costs. The current request is limited to the \$140,940 radio purchase, which was contemplated as part of the District's 2026 budget and will support the larger meter replacement and AMI program moving forward.



Bid Proposal for CASTLE PINES NORTH METRO DISTRICT- RADIO REPLACEMENT

CUSTOMER	CASTLE PINES NORTH METRO DIST. 7404 YORKSHIRE DR CASTLE ROCK, CO 80108	Job CASTLE PINES NORTH METRO DISTRICT- RADIO REPLACEMENT CASTLE PINES, CO Bid Date: 08/24/2026 Bid #: 5162759
	Sales Representative Jonathan Wheeler (M) 406-370-7652 (T) 406-370-7652 Jonathan.Wheeler@coreandmain.com	Core & Main 700 Alcott St Denver, CO 80204 (T) 3036236161
CONTACT		
NOTES		



Bid Proposal for CASTLE PINES NORTH METRO DISTRICT- RADIO REPLACEMENT

CASTLE PINES NORTH METRO DIST.

Job Location: CASTLE PINES, CO

Bid Date: 08/24/2026

Core & Main Bid #: 5162759

Core & Main

700 Alcott St

Denver, CO 80204

Phone: 3036236161

Fax: 3036231667

Seq#	Qty	Part Number	Description	Units	Price	Ext Price
10	783	425396353751201MI	510M M2 S/POINT TC SP HR & LD NON-PIT SET 5396353751201MI	EA	180.00	140,940.00
Sub Total						140,940.00
Tax						0.00
Total						140,940.00

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.



Bid Proposal for CASTLE PINES NORTH METRO DISTRICT- AMI PROJECT

CUSTOMER	CASTLE PINES NORTH METRO DIST. 7404 YORKSHIRE DR CASTLE ROCK, CO 80108	Job CASTLE PINES NORTH METRO DISTRICT- AMI PROJECT CASTLE ROCK, CO Bid Date: 04/17/2026 Bid #: 4879462
	Sales Representative Jonathan Wheeler (M) 406-370-7652 (T) 406-370-7652 Jonathan.Wheeler@coreandmain.com	Core & Main 700 Alcott St Denver, CO 80204 (T) 3036236161
CONTACT	INSTALLATION NOT INCLUDED.	
	BASE STATION QUANTITY AND LOCATION TO BE DETERMINED BY SENSUS RF PROPOGATION STUDY.	
NOTES	BASE STATION WARRANTY PLANS NOT REQUIRED BUT RECOMMENDED.	
	SENSUS SAAS RNI ANNUAL FEES BASED ON NUMBER OF ENDPOINTS CONNECTED TO SYSTEM.	



Bid Proposal for CASTLE PINES NORTH METRO DISTRICT- AMI PROJECT

CASTLE PINES NORTH METRO DIST.**Job Location:** CASTLE ROCK, CO**Bid Date:** 04/17/2026**Core & Main Bid #:** 4879462**Core & Main**

700 Alcott St

Denver, CO 80204

Phone: 3036236161**Fax:** 3036231667

Seq#	Qty	Part Number	Description	Units	Price	Ext Price
10			BASE STATIONS			
20			**QTY. DETERMINED BY SENSUS**			
30	2	NS	SENSUS M420B WITH SPM-900	EA	38,000.00	76,000.00
			BASE STATION			
BASE STATIONS (Avg. Based On 2EA)						76,000.00
Average price per					EA	38,000.00
60			ENDPOINT INFRASTRUCTURE			
70	800	425396353751201MI	510M M2 S/POINT TC SP HR & LD NON-PIT SET 5396353751201MI	EA	185.00	148,000.00
ENDPOINT INFRASTRUCTURE (Avg. Based On 800EA)						148,000.00
Average price per					EA	185.00
90			SOFTWARE SERVICES ONE TIME FEE			
100	1	NS	SENSUS SAAS RNI- SETUP FEE	EA	7,782.23	7,782.23
110	1	NS	SENSUS TRAINING- AMI FLEXNET	EA	13,333.34	13,333.34
			CORE EDUCATION			
130	1	NS	SENSUS ANALYTICS- SETUP FEE	EA	3,666.67	3,666.67
140	1	NS	SENSUS ANALYTICS- STD INTEGRAT	EA	7,638.89	7,638.89
150	2	NS	BASE STATION COMMISSIONING	EA	250.00	500.00
SOFTWARE SERVICES ONE TIME FEE (Avg. Based On 4041EA)						32,921.13
Average price per					EA	8.15



Bid Proposal for CASTLE PINES NORTH METRO DISTRICT- AMI PROJECT

Bid #: 4879462

Seq#	Qty	Part Number	Description	Units	Price	Ext Price
170			SOFTWARE SERVICES ANNUAL YEAR1			
180			BASED ON 4041 RADIOS DEPLOYED			
190	1	NS	SENSUS SAAS RNI- YEAR 1 FEE	EA	10,813.72	10,813.72
200	1	NS	SENSUS ANALYTICS- YEAR 1 FEE	EA	9,128.89	9,128.89
SOFTWARE SERVICES ANNUAL YEAR1 (Avg. Based On 4041EA)						19,942.61
Average price per						EA 4.94
220			SOFTWARE SERVICES ANNUAL YEAR2			
230			BASED ON 4100 RADIOS DEPLOYED			
240	1	NS	SENSUS SAAS RNI- YEAR 2 FEE	EA	11,204.57	11,204.57
250	1	NS	SENSUS ANALYTICS- YEAR 2 FEE	EA	9,402.76	9,402.76
260	2	NS	BASE STATION WARRANTY PLAN	EA	2,303.67	4,607.34
SOFTWARE SERVICES ANNUAL YEAR2 (Avg. Based On 4100EA)						25,214.67
Average price per						EA 6.15
280			SOFTWARE SERVICES ANNUAL YEAR3			
290			BASED ON 4200 RADIOS DEPLOYED			
300	1	NS	SENSUS SAAS RNI- YEAR 3 FEE	EA	11,656.70	11,656.70
310	1	NS	SENSUS ANALYTICS- YEAR 3 FEE	EA	9,684.84	9,684.84
320	2	NS	BASE STATION WARRANTY PLAN	EA	2,372.78	4,745.56
SOFTWARE SERVICES ANNUAL YEAR3 (Avg. Based On 4200EA)						26,087.10
Average price per						EA 6.22
340			SOFTWARE SERVICES ANNUAL YEAR4			
350			BASED ON 4300 RADIOS DEPLOYED			
360	1	NS	SENSUS SAAS RNI- YEAR 4 FEE	EA	12,125.87	12,125.87
370	1	NS	SENSUS ANALYTICS- YEAR 4 FEE	EA	9,975.39	9,975.39
380	2	NS	BASE STATION WARRANTY PLAN	EA	2,443.96	4,887.92
SOFTWARE SERVICES ANNUAL YEAR4 (Avg. Based On 4300EA)						26,989.18
Average price per						EA 6.28
400			SOFTWARE SERVICES ANNUAL YEAR5			
410			BASED ON 4300 RADIOS DEPLOYED			
420	1	NS	SENSUS SAAS RNI- YEAR 5 FEE	EA	12,612.70	12,612.70
430	1	NS	SENSUS ANALYTICS- YEAR 5 FEE	EA	10,274.65	10,274.65
440	2	NS	BASE STATION WARRANTY PLAN	EA	2,517.28	5,034.56
SOFTWARE SERVICES ANNUAL YEAR5 (Avg. Based On 4400EA)						27,921.91
Average price per						EA 6.35
Sub Total						383,076.60
Tax						0.00
Total						383,076.60

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

MEMORANDUM

TO: Castle Pines North Metropolitan District

FROM: Seter, Vander Wall & Mielke, P.C.; Paul Polito, Esq.

DATE: September 25, 2026

RE: Legal Status Report for the September 28, 2026 Board Meeting

MATTERS IN PROGRESS

**MATTER: WELL A-2 – LAYNE CHRISTENSEN COMPANY PROPOSAL AND
ADDENDUM**

Status: Well A-2 experienced a further failure of its pumping equipment in August 2026, the latest in a series of seal shaft failures at that well since 2023. Layne Christensen Company, which installed the equipment, submitted a proposal dated August 25, 2026 to pull the well, complete a video survey of the well, and ship the motor, seal, and pump to the equipment manufacturer (Baker Hughes) for disassembly and inspection, for a lump sum price of \$70,000, with Layne proposing to absorb one-half of that amount. Layne has confirmed in writing that its warranty covers workmanship and material defects for one year following installation and does not cover failures caused by well conditions or operating conditions.

Counsel prepared an Addendum to the proposal that (i) provides for the District to select the third-party inspector, who will participate in the manufacturer's disassembly and testing rather than merely observe, with no destructive testing to be performed without the District's consent; (ii) confirms that the removed equipment remains the District's property and will be returned to the District following the inspection, notwithstanding Layne's standard terms and conditions; (iii) memorializes the warranty framework described above and treats the equal division of the cost as an interim allocation subject to reallocation once the cause of the failure is determined, with the equal division standing if no determination is reached; and (iv) preserves both parties' rights with respect to prior work at the well. Layne's legal department returned comments on September 15, 2026, and counsel provided a responsive redline on September 23, 2026. The parties are finalizing the Addendum so that the well can be pulled. Kennedy Jenks is

evaluating the well and operating conditions in parallel with the manufacturer's inspection.

Action: None required at this meeting. Counsel will report to the Board on the results of the inspection and any resulting warranty determination or reallocation of costs.

MATTER: HIDDEN POINTE METRO DISTRICT – MILL LEVY EQUIVALENT PAYMENT AGREEMENT

Status: The Inclusion Agreement with the Hidden Pointe Metropolitan District (HPMD) contemplates that, if the inclusion becomes effective before December 15, 2026, the District will certify its uniform mill levy for tax year 2026 (for collection in 2027) against property within the HPMD territory, and that the twenty-five percent (25%) surcharge on water and wastewater charges currently applied within that territory will cease upon inclusion. Under C.R.S. § 39-1-110(1.5), however, a special district may not levy a tax against newly included property for the year of inclusion unless the court order of inclusion is recorded before July 1 of that year. Because the inclusion election will not be held until November 3, 2026, that deadline cannot be met, and the Douglas County Assessor has advised that the District's mill levy will not apply to the HPMD territory until tax year 2027 (for collection in 2028). Absent a further agreement, the District would serve the HPMD territory during 2027 without the benefit of either the surcharge or property tax revenue from that area.

To close this gap, counsel has drafted a Mill Levy Equivalent Payment Agreement under which HPMD would pay the District, in lieu of the tax year 2026 levy, an amount equal to the District's 2026 mill levy applied to the final 2026 assessed valuation of the HPMD territory, together with the apportioned specific ownership taxes attributable to that territory. At the District's anticipated levy of 3.500 mills and the preliminary 2026 assessed valuation reported by the Assessor, the payment would be approximately \$62,900. The draft reinstates the surcharge if the payment is not made when due and terminates automatically if the inclusion is not approved at the election. Counsel circulated the draft to District staff and the District's financial consultant on September 10, 2026, and has finalized it based on their comments. Counsel sent the agreement to Hidden Pointe staff on September 22, 2026. The agreement will be presented to this board once finalized with Hidden Pointe representatives.

Action: No action required. The Agreement will be presented for the Board's consideration and approval at a future meeting following HPMD's review.

MATTER: HIDDEN POINTE METRO DISTRICT INCLUSION

Status: The Board previously approved an Inclusion Agreement with the Hidden Pointe Metropolitan District (HPMD) dated April 2, 2026, governing the inclusion of the HPMD territory into the District, and HPMD approved the same. The Board thereafter adopted Resolution No. 2026-6-2 proposing the inclusion of the Inclusion Area, which comprises Green Valley Subdivision Filing Nos. 1A and 1B and is coextensive with the boundaries of HPMD.

The Board held the noticed public meeting on June 22, 2026. No petition objecting to the inclusion was filed, and no municipality or county filed a written objection. At the conclusion of the meeting the Board finally adopted the Resolution and made its order granting the inclusion, subject to the conditions set forth in the Inclusion Agreement.

Because the Inclusion Area contains eligible electors, the question of inclusion must be submitted to those electors. On July 10, 2026, counsel filed the District's Motion for Order Setting Election on Inclusion of Property with the District Court, Douglas County (Case No. 1984CV126), pursuant to C.R.S. § 32-1-401(2). On July 13, 2026, the Court entered its Order Setting Election on Inclusion of Property, finding the statutory requirements satisfied and directing that the question be submitted to the eligible electors of the Inclusion Area.

Under the Order, the election will be held on November 3, 2026, within the Inclusion Area, conducted as an independent mail ballot election by the District's designated election official, who is directed to give published notice of the time and place of the election and of the question to be submitted, together with a summary of the conditions attached to the proposed inclusion. The Court approved the form of the ballot question. The inclusion will become effective only if the ballot question is approved by a majority of the eligible electors of the Inclusion Area voting thereon; if it is not approved, the inclusion will not take effect and the Inclusion Agreement will terminate in accordance with its terms. Upon certification of a favorable result, the District may apply to the Court for an order including the Inclusion Area within the District's boundaries and directing the recording and notice required by statute.

Action: None required. Counsel will coordinate with the District's designated election official regarding the notice and conduct of the November 3, 2026 election.

MATTER: SERVICE PLAN AMENDMENT

Status: The intergovernmental agreements with the City of Castle Pines require CPNMD to amend its Service Plan to eliminate Park and Recreation and Stormwater services. The board approved the second amendment at its February 23, 2026 board meeting. The amendment specifically removes the District's authority to provide,

own, or maintain parks, trails, open space, and stormwater systems to reflect the property transfers to the City of Castle Pines. Additionally, it establishes a maximum operations mill levy cap of 7 mills, as required in the IGA regarding Park and Recreation services. Staff met with the Douglas County Planning Department on March 18, 2026, for a pre-application meeting to discuss the logistics and procedure of the amendment filing. The County provided the results of a referral comment review on July 22, 2026. No referral agencies objected to the service plan amendment. Counsel submitted a final, formal service plan application package to the County on August 14, 2026.

The County provided a hearing schedule for consideration of the service plan amendment, as follows: October 5, 2026 – Planning Commission Meeting; October 27, 2026 – Board of County Commissioners Meeting to set hearing date; November 10, 2026 - Board of County Commissioners to adopt resolution of approval or provide reasons for denial.

Action: Nothing required at this time.

**MATTER: AMENDED AND RESTATED COMMUNITY CENTER LEASE – IGA
WITH THE CITY OF CASTLE PINES**

Status: Pursuant to the Parks, Open Space and Recreational Facilities IGA, the District conveyed the Community Center Property at 7404 Yorkshire Drive to the City of Castle Pines, and the Parties concurrently entered into an Intergovernmental Agreement for the Lease of Real Property dated July 1, 2025, providing for the District’s continued use of the building for its administrative and operational functions. The City has since completed substantial renovations to the Community Center Property, and the Parties’ use of the building has changed. District staff and counsel met on July 14, 2026 to identify the revisions necessary to reflect current conditions, and counsel has prepared an Amended and Restated Intergovernmental Agreement for the Lease of Real Property.

The restated Lease revises the description of the leased space. The Leased Premises are limited to the administrative office portion on the main level and a designated storage area within the basement, in each of which the District holds exclusive use and possession. The restrooms, kitchen, IT room, community center conference room, community room, and parking areas are defined separately as “Use Areas,” in which the District holds rights of use only and no leasehold interest. The District’s “triple net” obligations and maintenance responsibilities are correspondingly limited to the Leased Premises and to the District’s use of the Use Areas, and do not extend to the community room, auditorium, or other renovated portions of the building. Where a building system serves both the Leased Premises

and other portions of the property, the cost of repair, refurbishment, or replacement is allocated between the Parties in proportion to square footage.

The restated Lease further confirms that the City is solely responsible for capital improvements to, and capital reserves for, the Community Center Property; shifts casualty and property insurance for the building and the City's improvements to the City, with the District insuring its own contents, equipment, and District-installed improvements; expressly excludes the City's telecommunications assets and building rental activities, and any revenues from either, from the District's leasehold; and updates the meeting provisions, including moving study sessions to the Monday preceding the fourth Monday of each month and requiring notice to the City Clerk of any change to the recurring meeting schedule.

Counsel revised the lease agreement in response to comments from staff and Board member Jim Mulvey, and the agreement was sent to the City. The City is currently reviewing the agreement.

Action: None required at this meeting. The Amended and Restated Lease Agreement will be presented for the Board's consideration and approval at a future meeting following the City's review.

INACTIVE MATTERS

MATTER: SALE OF FARM PROPERTIES

Status: The District has received a contract and offer of \$469,504.00 for "36.68 estimated mineral acres." Legal counsel communicated with the potential buyer to determine the extent of "mineral acres." This is a price of \$12,800.00 per acre but counsel is not certain the buyer is offering anything for the surface rights. This offer is being revised and will increase substantially.

District personnel, including general counsel, water law counsel, district manager, and financial manager, held a conference on March 18, 2025, to discuss ideal timing and efficacy of potential sales of farm property, mineral rights, and water conveyance agreements pertaining to farm properties. General counsel and district manager will continue to update the board as potential sale opportunities arise.

Action: None required.

MATTER: REVISIT MEMORANDA OF UNDERSTANDING BETWEEN CASTLE PINES METRO DISTRICT AND CASTLE PINES NORTH METRO DISTRICT RE WATER RIGHTS

Status: We drafted a Memoranda of Understanding (MOUs) between CPNMD and CPMD regarding the joint use of shared water rights as part of the effort to include in Parker Water. It was not executed once the Parker Water and Sanitation District inclusion was terminated.

We are revisiting the MOUs and discussing them with the water attorneys to ensure clarity, proper documentation, and resolution and will restart discussions with CPMD at that time.

Action: None required.



Office
5810 East 77th Avenue
Commerce City, CO 80022

T (303-755-1281)
graniteconstruction.com

25 August 2026

Castle Pines North Metropolitan District
7404 Yorkshire Drive
Castle Pines, CO 80108

Attn: Mr. Nathan Travis, General Manager

Subj: A2 Pull, Video Inspection, Equipment Factory Inspection

Dear Mr. Travis:

Layne Christensen Company is pleased to present this proposal for service work on the above-mentioned well. Layne would propose the following scope of work:

- Mobilize pump hoisting rig and crew to/from the well site
- Remove downhole equipment from the well
- Mobilize tv video van to/from the well location
- Complete post rehabilitation televised video survey of the well with both straight down hole perspective and side scan perspective (as needed to view an item of interest), provide copies of the survey
- Ship motor/seal/pump to equipment manufacturer for disassembly/inspection. Provide a 3rd party inspector to observe.

Layne would propose completing the work for the lump sum price of \$70,000.00. Layne would propose CPNMD paying half of this fee and Layne absorbing the other half of the fee. This proposal is subject to the following attached terms and conditions. If acceptable, please sign below and the work will be scheduled. If you have any questions, please contact our office. Layne Christensen Company has appreciated this opportunity to be of service.

Sincerely,
LAYNE CHRISTENSEN COMPANY

Brian W Dellett
Brian W Dellett, Senior Account Manager

Accepted: _____ Date: _____



Office
5810 East 77th Avenue
Commerce City, CO 80022

T (303-755-1281)
graniteconstruction.com

LIABILITY OF CONTRACTOR: Contractor shall not be liable for any bodily injury, death, or injury to or destruction of tangible property except, as the same may have been caused by the negligence of Contractor. In no event shall Contractor be liable for any delays or special, indirect, incidental or consequential damages. Purchaser agrees that the total limit of Contractor's liability (whether based on negligence, warranty, strict liability or otherwise) hereunder, shall not exceed the aggregate amount due Contractor for services rendered under this contract. All claims, including claims for negligence or any other cause whatsoever, shall be deemed waived unless made in writing and received by Contractor within one (1) year after Contractor's completion of work hereunder.

INSURANCE: Contractor shall provide worker's compensation insurance, public liability and property damage insurance covering its employees and operation. Purchaser, at its option, may maintain such insurance as will protect it against claims arising out of the work.

TERMS: Net 30 days from date of invoice. For extended projects, Contractor shall submit invoices on a monthly basis for any and all work completed, and materials or equipment provided during the previous month. Past due invoices shall be subject to a delinquency charge.

MATERIAL SHORTAGES AND COST INCREASES: If any portion of materials or equipment which Contractor is required to furnish becomes unavailable, either temporarily or permanently, through causes beyond the control and without the fault of Contractor, then in the case of temporary unavailability any completion time frames shall be extended for such period of time as Contractor shall be delayed by such above-described unavailability, and in the case of permanent unavailability Contractor shall be excused from the requirement of furnishing such materials or equipment. Purchaser agrees to pay Contractor any increase in cost between the cost of the materials or equipment, which become permanently unavailable and the cost of the closest substitute, which is then reasonably available.

DELAYS: If Contractor is delayed at any time in the progress of work by labor disputes, fire, unusual delays in transportation, unavoidable casualties, weather, or any cause beyond Contractor's reasonable control, then any completion time frames shall be extended by a reasonable period of time, at least equal to the period of delay.

CHANGED CONDITIONS:

- a. The discovery of any hazardous waste, substances, pollutants, contaminants, underground obstructions or utilities on or in the jobsite which were not brought to the attention of Contractor prior to the date of this contract will constitute a materially different site condition entitling Contractor, at its sole discretion to immediately terminate this contract without further liability.
- b. In the event adequate circulation cannot be properly maintained by Contractor for two (2) consecutive hours, the Client will be notified, and drilling operations will immediately revert to Contractor's negotiated hourly and material rates. After circulation has been adequately maintained, the drilling operation will revert back to the contracted footage rate. Should circulation be lost again, the hourly rate will start immediately at Contractor's negotiated hourly and material rates.
- c. In the event subsurface and/or geologic conditions slow the drilling rate below 5 feet per hour, the client will be notified, and drilling operations will revert to contractor's negotiated hourly and material rate. When the drilling rate moves above 5' per hour and is adequately maintained, the drilling operation will revert back to the footage rate.

GUARANTEE AND LIABILITY: Contractor warrants that its labor supplied hereunder shall be free from defect and shall conform to the standards of care in effect in its industry at the time of performance of such labor for a period of twelve (12) months after substantial completion of Contractor's work. Contractor agrees, to the extent it is permitted, to pass on any warranties provided by the manufactures of materials and/or equipment furnished under this contract. Contractor itself provides no warranty, express, implied or otherwise, on any such materials or equipment. Contractor will not be responsible for; work done, material or equipment furnished, or repairs or alterations made by others.

For any breach hereunder, Contractor shall be liable only for the values of the installation work or, if it wrongfully fails to install, then its liability is limited to the difference between the contract price herein, and the value of other similar installation work. If Contractor's breach damages any materials or equipment furnished hereunder,



Contractor shall only be liable for the value of such materials or equipment. Under no circumstances will Contractor be liable for consequential, special or indirect damages, including without limitation, any crop loss or damage to other equipment, structures or property, nor for any other similar or dissimilar damages or losses whether due to delay, failure to furnish or install, delay in installation, defective material or equipment, defective workmanship, defective installation, delay in replacing, nor for any cause or breach whatsoever. In any event, Contractor's total liability towards Purchaser for alleged faulty performance or nonperformance under this contract shall be limited to the total contract price. No materials, equipment or services contracted herein carries any guarantee not mentioned in this contract. THE ABOVE WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WHICH ARE HEREBY DISCLAIMED.

Water well rehabilitation or well repair may require the use of strong chemical agents and/or mechanical techniques that impart higher than normal stresses on the well. This is necessary to effectively repair the well casing or disperse and distribute the chemicals to breakdown any mineral build up, biofouling or encrustation. Layne will use standard industry practices available to repair or rehabilitate the well; however, it is possible due to poor construction practices, poor construction materials, pre-existing conditions, etc. that damage may occur. Impairment is very unlikely, and rarely occurs, but should such events such as gas production, increased sand production, reduced capacity, casing damage, surface subsidence, water quality changes or complete well failure occur, Layne Christensen will not be held liable for any damage due to these repair or rehabilitation processes.

TITLE AND OWNERSHIP: In case of default on Purchaser's part, Contractor shall have the right to enter the premises upon which any material or equipment furnished herein have been installed and retake such goods not then paid for and pursue any further remedy provided by law, including recovery of attorney's fees and any deficiency to the maximum extent and in the manner provided by law. Such materials and equipment shall retain their character as personal property of Contractor until Contractor receives payment in full, regardless of their mode of attachment. Unless prior specific written instructions are received to the contrary, surplus and replaced materials and equipment resulting from repair of installation work shall become the property of Contractor.

DELIVERY: Shipment schedules and dates, express or implied, are contingent on normal conditions. Contractor will not be responsible for any delays in shipment or completion caused by factors beyond its control such as, but not limited to, suppliers' failures, accidents, work stoppages or operation of or changes in the law. Shipments will be made as promptly as Contractor's ability to obtain materials and/or equipment and scheduling will permit. No delay in shipments or variances from shipping schedule shall be cause of cancellation or any claim for damage. Any changes in layout or design requested after acceptance of this contract will be made at Purchaser's additional cost. Any such change and/or time taken to supply engineering data or to approve drawings will automatically extend shipping schedules.

Equipment will be shipped "knocked down" to the extent Contractor considers necessary, with small parts stripped from equipment and crated. On and after delivery to the carrier for transportation to the Purchaser's site, Purchaser shall be responsible for all loss or damage to materials or equipment due to any cause, including but not limited to loss or damage resulting from casualty.

INDEMNIFICATION: Purchaser agrees to indemnify and hold Contractor, its directors, officers, stockholders, employees, agents and subcontractors, harmless from and against any and all claims, demands, causes of action (including third party claims, demands or causes of actions for contribution or indemnification), liability and costs (including attorneys' fees and other costs of defense) asserted and/or filed by Purchaser or any third party(ies), including without limitation Purchaser's employees, and arising out of or as a result of: (i) the presence of Contractor or its subcontractors at the job-site, (ii) the work performed by Contractor or its subcontractors, or (iii) any negligent act or omission of Purchaser, its employees, agents, consultants, or other contractors or any person or entity under Purchaser's control; except to the extent that such claims, demands, causes of action, liabilities or costs are caused by the negligence of Contractor or its subcontractors.

INTERPRETATION: This contract shall be governed by and construed in accordance with the laws of the state of the job-site location. In any term, provision or condition contained herein shall, to any extent, be invalid or unenforceable, pursuant to state law or otherwise, the remainder of the terms, provisions and conditions herein (or the application of such term, provision, or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision and condition of this contract shall be valid and enforceable to the fullest extent permitted by law.



ASSIGNMENT AND SUBLETTING: Purchaser shall not have the right to transfer or assign its rights and/or obligations under this contract to any third party, related or unrelated, without the express written consent of Contractor. Contractor shall have the right to transfer, assign or sublet all or any portion of its rights or obligations hereunder, but such transfer, assignment or subletting shall not relieve Contractor from its full obligations to Purchaser unless such transfer, assignment or subletting is pursuant to the sale of Contractor, or the division of Contractor responsible for this contract, to a third party.

LOST CIRCULATION: Contractor agrees to maintain its' equipment in good condition at all times and shall use reasonable means to prevent losses and maintain the integrity of the borehole. However, in the event adequate circulation cannot be properly maintained by Contractor for two (2) consecutive hours, the Client will be notified, and drilling operations will immediately revert to Contractor's currently published hourly rates. After circulation has been adequately maintained for one (1) consecutive hour, the drilling operation will revert back to the contracted footage rate. Should circulation be lost again, the hourly rate will start immediately at Contractor's currently published hourly rates. Client will be invoiced for all drilling fluids, additives, special equipment, tooling, or the like that is required to correct and/or maintain adequate circulation, at Contractor's cost plus 20%.

In the event that Contractor is required to drill through or encounters formations or conditions that result in stuck and/or broken drill pipe and tools, Contractor will make every effort to notify the Client and to remove the tooling for a period of 8 hours. During that time, all work will revert to the Contractor's currently published hourly rate. The Contractor will work in a reasonable and safe manner to remove the tooling for a period up to an additional 32 hours (40 hours total). If Contractor is not successful in removing the tooling at that point, Client may direct Contractor to proceed with the recovery effort. Otherwise, the tooling will be deemed as lost. If the tools are lost due to formation or geologic conditions, or due to uncontrollable lost circulation, or due to an inadequate water supply, and not due to Contractor's sole negligence, then the Client agrees to compensate Contractor for all work completed at the applicable contracted rates, for any special tooling and equipment mobilized to the jobsite for use or possible use in the recovery or conditioning process, and for the replacement value (at cost) of all tooling and equipment damaged and/or lost.

WELL CONDITIONS and "FISHING": Purchaser having custody and control of the well and superior knowledge of the conditions in and surrounding it, shall provide Contractor with all necessary information to enable Contractor to perform its services safely and efficiently. Contractor's services are designed to operate under conditions normally encountered in the well bore; however, if hazardous or unusual conditions exist, Purchaser shall notify Contractor in advance and make special arrangements for servicing such wells.

In the event any of Contractor's and/or Contractor's subcontractors tooling are lost or lodged in a well, the Purchaser shall recover them without cost to Contractor and/or Contractor's subcontractor or shall pay the full replacement value. In the event any wireline cable is lost or damaged in the well or during a recovery effort, Purchaser shall pay the full replacement cost of a winch spool of cable. Contractor has certain "fishing" tools available on a rental basis as needed. In case it is necessary for the Purchaser to "fish" for any of Contractor's/Contractor's subcontractor downhole equipment, Purchaser assumes the entire responsibility for such operation, but Contractor will, if so desired by Purchaser, without any responsibility or liability on Contractor's part, render assistance in an advisory capacity for the recovery of such equipment and instruments. None of Contractor's employees is authorized to do anything other than advise and consult with Purchaser in connection with such "fishing" operations, and Contractor shall not be liable or responsible for any damage that City may incur or sustain through its use of any "fishing" tools furnished by Contractor or by reason of such advice or assistance rendered by Contractor's agents or employees, irrespective of cause.

MISCELLANEOUS: The terms and conditions set forth herein constitute the entire understanding of the parties relating to the work to be performed, and materials and equipment to be provided, by Contractor for the Purchaser. All previous proposals offers and other communications relative to the provisions of the subject work, oral or written, are hereby superseded, except to the extent that they have been expressly incorporated herein. Any modifications or revisions of any provisions herein or any additional provisions contained in any purchase order, acknowledgement, or other form of the Purchaser are hereby expressly objected to by Contractor and shall not operate to modify this contract. This contract shall take effect upon acceptance and execution by both parties.

ADDENDUM NO. 1 TO PROPOSAL FOR A-2 PULL, VIDEO INSPECTION, AND EQUIPMENT FACTORY INSPECTION

This Addendum No. 1 (this “Addendum”) is entered into as of _____, 2026, by and between CASTLE PINES NORTH METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and LAYNE CHRISTENSEN COMPANY (“Layne”). The District and Layne are referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS

A. Layne submitted to the District a proposal dated August 25, 2026, for “A2 Pull, Video Inspection, Equipment Factory Inspection” at the District’s Well A-2 (the “Well”), together with Layne’s standard terms and conditions attached thereto (collectively, the “Proposal”).

B. The Proposal contemplates that the motor, seal, and pump removed from the Well (collectively, the “Equipment”) will be shipped to the equipment manufacturer for disassembly and inspection, with a third-party inspector provided to observe.

C. The Well has experienced repeated equipment failures, and the Parties share an interest in determining the cause. The Parties desire to clarify certain terms governing the inspection, the custody of the Equipment, and the allocation of costs, and to confirm that neither Party’s rights with respect to prior work at the Well are affected by the Proposal or this Addendum.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and the Parties’ respective performance under the Proposal, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Third-Party Inspector.** The third-party inspector referenced in the Proposal shall be selected ~~as mutually agreed by Layne and the District and engaged by the District.~~ by the District, subject to Layne’s approval, which shall not be unreasonably withheld, conditioned, or delayed, and shall be engaged by the District. The District shall notify Layne in writing of its proposed inspector, and Layne may object within five (5) business days after such notice only on the grounds that the proposed inspector lacks the qualifications to perform the inspection or is not independent of Layne, its affiliates, and the manufacturer. Absent timely objection, the District’s selection shall be deemed approved. The cost of the inspector’s engagement shall be borne by the District, and the lump sum price stated in the Proposal shall be reduced by the amount, if any, included therein for third-party inspection services. Layne shall coordinate with the manufacturer as necessary to ensure that the District’s inspector is afforded the access described in Section 2.

2. **Inspector Access.** With respect to the disassembly, inspection, and testing of the Equipment by the manufacturer, the District’s inspector shall be permitted to: (a) be present for all disassembly, inspection, and testing of the Equipment; (b) receive not less than five (5) business days’ advance written notice of the date, time, and location of such activities; (c) photograph the Equipment and its components and take measurements thereof; (d) receive copies of all inspection reports, test data, dimensional measurements, and photographs generated in connection with the

inspection; and (e) receive advance notice of, and be present for, any destructive testing, sectioning, or other procedure that will materially alter the condition of any component. No destructive testing or sectioning of any component shall be performed without the District's prior written consent.

3. **Custody and Return of Equipment.** The Equipment removed from the Well is and shall remain the property of the District. This Addendum constitutes the District's prior specific written instruction to the contrary for purposes of the "Title and Ownership" provision of Layne's standard terms and conditions, and no Equipment or component thereof shall become the property of Layne or of the manufacturer. Layne shall document the chain of custody of the Equipment from the wellhead through its return to the District. Upon completion of the manufacturer's inspection, Layne shall cause all Equipment and components, including all fractured shaft sections and seal components, to be returned to the District. No component shall be scrapped, discarded, repaired, altered, or retained by Layne or the manufacturer without the District's prior written consent.

4. **Alternative if Access Is Not Available.** If the manufacturer declines to permit the access described in Section 2, or conditions its inspection upon terms inconsistent with Section 2 or Section 3, Layne shall promptly notify the District and the Equipment shall be delivered into the District's custody rather than to the manufacturer. In that event, the Parties shall confer regarding an alternative evaluation of the Equipment, and the lump sum price stated in the Proposal shall be equitably adjusted to reflect the scope of work not performed.

5. **Warranty.** The Parties confirm their shared understanding, as stated in Layne's correspondence of August 24, 2026, that Layne's warranty with respect to pumping equipment furnished and installed by Layne at the Well covers workmanship and material defects for a period of one (1) year following installation, and does not cover failures caused by well conditions that lead to failure (including sand production and gas generation) or by operating conditions (including electrical or control malfunctions and lightning).

6. **Determination of Cause; Allocation of Costs.** The Parties' agreement to share equally in the lump sum price stated in the Proposal is an interim allocation only, subject to reallocation as follows.

(a) *Definitions.* As used in this Addendum, "Failure" means the failure of the pumping equipment at the Well occurring in August 2026, and "Determination" means a written finding, set forth in the manufacturer's inspection report or in a written analysis prepared by a qualified engineer or failure analyst, that identifies the predominant cause of the Failure with reasonable engineering certainty.

(b) *Exchange of Analyses.* Promptly following completion of the manufacturer's inspection, Layne shall deliver to the District a complete copy of the manufacturer's inspection report together with all supporting data, measurements, and photographs. Each Party may, but shall not be required to, deliver to the other Party any other report or analysis upon which it relies.

(c) *Conference.* Within thirty (30) days after delivery of the manufacturer's inspection report, the Parties shall confer regarding the cause of the Failure and the allocation of the

costs of the work performed under the Proposal.

~~(d)~~ — *Allocation Upon Determination.* ~~If it is determined after inspection that the Failure is a result of workmanship or a material defect within the scope of Section 5, a Determination attributes the Failure predominantly to workmanship or a material defect within the scope of Section 5,~~ Layne shall bear the entire cost of the work performed under the Proposal and shall promptly reimburse the District for any amounts the District has paid ~~for the inspection.~~

~~(e)(d)~~ ~~If it is determined after inspection that t the Failure to well conditions or operating conditions as described in Section 5, are not due to workmanship or a material defect a Determination attributes the Failure predominantly to well conditions or operating conditions as described in Section 5,~~ the District shall bear the entire such cost ~~of the work performed under the Proposal~~ and shall promptly reimburse Layne for any amounts Layne has ~~borne paid.~~ If a Determination attributes the Failure to a combination of such causes, the Parties shall allocate the cost in proportion to the causes so identified.

~~(f)(e)~~ *If No Determination Is Reached.* ~~If it is determined after inspection that no Determination is reached~~ no Determination is reached, if the analyses available to the Parties conflict and the Parties do not agree upon the predominant cause of the Failure, or if the Parties do not otherwise reach agreement within sixty (60) days after the conference described in subsection (c), then the equal division of the lump sum price stated in the Proposal shall stand as the final allocation of the costs of the work performed under the Proposal. The Parties may extend any period under this Section by mutual written agreement.

~~(g)(f)~~ *Without Prejudice; Later Determination.* The allocation of costs under this Section relates solely to the cost of the work performed under the Proposal. It does not constitute a settlement, release, accord and satisfaction, or compromise of any claim, and shall not be construed as an admission by either Party as to the cause of the Failure or as to responsibility for any other cost, damage, or obligation, including the cost of any subsequent repair, replacement, or reinstallation.

7. **No Effect on Prior Work.** Notwithstanding the “Miscellaneous” provision of Layne’s standard terms and conditions or any similar provision, the Proposal and this Addendum govern only the work described in the Proposal. Neither the Proposal nor this Addendum supersedes, waives, releases, modifies, or otherwise affects (a) any agreement, proposal, correspondence, or course of dealing between the Parties relating to any prior work at the Well or at any other District facility, (b) any warranty applicable to such prior work, or (c) any right, claim, or defense either Party may have arising out of such prior work. No period of limitation applicable to any such right or claim shall be shortened, restarted, or otherwise affected by the Proposal or by this Addendum.

8. **Indemnification.** The “Indemnification” provision of Layne’s standard terms and conditions is deleted in its entirety and shall be of no force or effect. Each Party shall be responsible for the acts and omissions of itself and its own employees, agents, and subcontractors, as provided by applicable law.

9. **Governmental Immunity.** Nothing in the Proposal or in this Addendum shall be construed

as a waiver of any protection, immunity, defense, or limitation available to the District or to its directors, officers, employees, or agents under the Colorado Governmental Immunity Act, §§ 24-10-101, *et seq.*, C.R.S., or under any other applicable law.

10. **Annual Appropriation.** The District's obligations under the Proposal and this Addendum are subject to annual appropriation by the District's Board of Directors and are not intended to create, and shall not create, a multiple-fiscal year direct or indirect debt or other financial obligation of the District within the meaning of Article X, Section 20 of the Colorado Constitution.

11. **Reservation of Rights.** Each Party reserves all rights, claims, and defenses available to it. Neither the execution of this Addendum, nor the performance of the work described in the Proposal, nor either Party's participation in the inspection or evaluation described herein, shall be construed as an admission of liability, a waiver of any right or claim, or a concession as to the cause of any failure at the Well.

12. **Conflict; Remaining Terms; Counterparts.** In the event of any conflict or inconsistency between this Addendum and the Proposal, including Layne's standard terms and conditions, this Addendum shall control. Layne's proposal dated August 25, 2026 inclusive of the terms and conditions is incorporated. Except as expressly modified by this Addendum, the terms of the Proposal remain in full force and effect. This Addendum may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument, and signatures delivered electronically shall be deemed original signatures.

IN WITNESS WHEREOF, the Parties have executed this Addendum as of the date first written above.

**CASTLE PINES NORTH METROPOLITAN
DISTRICT**

a quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____
Name: _____
Title: _____

LAYNE CHRISTENSEN COMPANY

By: _____
Name: _____
Title: _____

**CASTLE PINES NORTH METROPOLITAN DISTRICT
WORK SESSION MINUTES
August 17, 2026 – 5:30 p.m.**

HELD: Monday, August 17, 2026, at 5:30 p.m. at 7404 Yorkshire Drive, Castle Pines, Colorado.

ATTENDEES: Directors Jason Blanckaert (President), Tera Radloff, Jana Krell, James Mulvey, and Leah Enquist were present. Also present were: Nathan Travis, District Manager, and Rene Santin, Deputy District Manager; Eric Harris, Finance Director, Elevated Clarity LLC; and Paul Polito, Esq., Seter, Vander Wall & Mielke, P.C., legal counsel to the District.

CONFLICTS: None.

QUORUM: Present.

CALL MEETING TO ORDER: The Work Session was called to order at approximately 5:30 p.m. by President Blanckaert.

FINANCE ITEMS

Review of Monthly Claims for Payments Made from July 16, 2026 to August 12, 2026

Mr. Harris presented \$1,369,183.53 in payment claims for review, consisting of \$1,175,724.30 in checks (check numbers 29771 through 29812) and \$193,459.23 in electronic payments. All invoices included in the payment claims were reviewed and evaluated for compliance with the District's Financial Controls Policy and Matrix. Mr. Harris highlighted a payment of \$438,024.57 to T Lowell Construction Inc. under Pay Application No. 6 for Phase One of the Lift Station Upgrades Project, and a payment of \$86,184.54 on the filter rehabilitation project. Based on the latest update from Kennedy Jenks, the filter project contract, including change orders, totals approximately \$3,731,000, with approximately \$200,000 in retainage remaining, and the project is nearing completion; projections will be updated for the regular meeting.

Mr. Harris reported that staff has moved recurring firm commitments, such as payroll, utility payments, and payroll processing fees, to electronic payment, and has implemented recurring entries to streamline the monthly close. In response to Director Radloff, Mr. Harris confirmed that bank and credit card fees have decreased slightly, and noted that the transition to InBank has not yet been completed and is expected by year end. A comprehensive financial report, including an analysis of financial activity through June 30, 2026 and annual projections that will form the basis for the 2027 preliminary budget, will be provided at the August 24, 2026 Board Meeting.

Finance Department Updates

Mr. Harris reported that the District has fully transitioned to the CUSI UB4 billing platform, with no impact on customers; the online payment portal has been redirected to the new system, and he credited District staff member Susan Nagel for her testing work. The cloud-based platform is more flexible than the prior hosted system and gives staff better access to account data. Staff is working through the 2027 budget calendar, to be finalized by the end of August, and a draft budget is expected next month.

The first phase of the District's records management project, mapping the District's records to its records retention policy, was completed approximately one month ago. Staff has received a proposal from Greystone to move the District's files to an online SharePoint solution, organized

into records libraries by functional area with permission-based access and including ongoing administrative support, which is expected to come to the Board next month. Following the migration, the District's servers would retain only a backup of the GIS system, and the District will also keep a local backup consistent with EPA guidance calling for a minimum of three backups on at least two types of media in different locations. In response to Director Mulvey, Mr. Travis confirmed that administrative access to District records will be limited to the District Manager and Deputy District Manager, with human resources records limited to the District Manager. Greystone is also conducting its annual IT compliance review of the District.

President Blanckaert noted the deficiencies identified during the recent EPA cybersecurity briefing. Mr. Travis reported that Greystone has addressed many of them and that he will obtain a status update; that Colorado Networks, the District's subcontractor for SCADA integration, has completed network security improvements and established individual operator logins at the District's water operations facilities, allowing permissions to be partitioned and user activity to be tracked; and that the District's updated Risk and Resilience Assessment has been submitted to the EPA. These efforts are being incorporated into the District's broader security and access control program.

Mr. Harris further reported that staff continues to work with Bartle & Wells on a proposed revenue-neutral rate structure, including conservation considerations, to be brought to the Board. Staff is also evaluating the conservation rebate program, including reimbursement rates and a means of tying rebates to measurable water savings, and is considering funding the program through a rolling fund balance, rather than an annual appropriation that resets each year, incorporated into the rate structure. A significant pending conservation proposal may come before the Board at a future meeting.

LEGAL ITEMS

Mr. Polito presented the legal status report included in the Board packet and provided the following updates.

Interconnect Pump Station Surge Modifications – Construction Contract

Counsel received the finalized construction contract for the project on August 14, 2026 and returned final comments the same day. The bid results were discussed under District Manager Items below.

Hidden Pointe Metropolitan District Inclusion

The inclusion remains on track for the November 3, 2026 election, and all required filings have been made to date. The election will be conducted as an independent mail ballot election, and eligible electors will receive a separate mail ballot packet.

Service Plan Amendment

Douglas County provided the results of its referral comment review on July 22, 2026, and no referral agencies objected to the amendment. At the County's request, counsel submitted a final, formal service plan application package on August 14, 2026. Counsel anticipates County hearings in September and October, with the amendment finalized in late October or November depending on the County's schedule.

Amended and Restated Community Center Lease with the City of Castle Pines

Counsel expects to send the lease to the City within the next few days. Director Mulvey asked about the status of the IT-related spaces raised at the July meeting and how access to those

areas will be controlled. Mr. Polito responded that those spaces are being addressed and that the District would lease the space it occupies, subject to negotiation with the City, including a secured portion of the basement for District records. Mr. Travis noted that certain District IT infrastructure in the basement will also need to be secured, and that he will provide counsel with exhibits identifying the District's basement space. In response to Director Radloff, Mr. Travis reported that the Board-approved security project for the water treatment plant is moving forward, that he will provide a more detailed update at the regular meeting, and that the District building's IT infrastructure could readily be added to that project's scope.

Review of July 20, 2026 Work Session Minutes and July 27, 2026 Regular Board Meeting Minutes

The Board reviewed the draft minutes of the July 20, 2026 Work Session and the July 27, 2026 Regular Board Meeting. No comments were raised. The minutes will be presented for approval at the next regular meeting.

DISTRICT MANAGER ITEMS

Review and Discuss: Interconnect Pump Station Surge System Modifications Bid

Mr. Travis presented the bid tabulation for the CPNMD-CWSD Interconnect Pump Station Surge Modifications project. Five lump sum bids were received and opened on August 6, 2026: Schleicher Construction, LLC, \$149,636.00; Velocity Constructors, Inc., \$223,821.00; Myers & Sons Construction, LLC, \$256,500.00; Barnard Structures, Inc., \$324,806.05; and Glacier Construction Co., Inc., \$523,035.00. Mr. Travis noted that five responses is a strong result for a project of this size and that the low bid is in line with pricing staff previously obtained through direct solicitation. The District's project engineer, Level Engineering & Architecture, has recommended award to Schleicher Construction, LLC, with which Level has worked on a number of projects with positive results; Schleicher is a small firm of approximately five employees with low overhead that specializes in internal mechanical piping projects of this size, while the other bidders are substantially larger firms.

In response to Director Radloff, Mr. Travis confirmed that Schleicher has references beyond Level. President Blanckaert asked about the difference between the low bid and the other bids, which Mr. Travis attributed principally to overhead. Director Krell confirmed with staff that the low bid is consistent with staff's expectations. Mr. Travis confirmed that the contract requires bonding and includes liquidated damages of \$500 per day. In response to Director Krell, Mr. Travis noted that no contingency is included for this project, although the District typically includes approximately ten percent. Mr. Travis will present the construction contract for award at the August 24, 2026 Regular Meeting, once counsel's revisions to the contract language are complete.

Other Updates

Mr. Travis reported that he will provide updates at the regular meeting on several well issues and on the water treatment plant. The grand opening of the water treatment plant will likely be moved to early spring 2027. A floor drain line that receives unused reagent from the plant's chemical monitoring equipment, and into which a valved-off mix tank drain is tied, requires repair beneath a structural floor. The older ductile iron drain line may have collapsed based on camera inspection, and staff needs to confirm that water is not leaking into the plant's foundation. Staff met with a structural engineer earlier in the day and will provide more information at the regular meeting.

At President Blanckaert's request, Mr. Travis reviewed the three recent line breaks with the aid of a map. The first, reported over the weekend, involved water surfacing through cracks in the street

between two homes. It was not severe enough to warrant an after-hours response, and the flow was diminishing when staff arrived. Given the heavy precipitation over the weekend, the neighborhood's lack of any history of line breaks, and the good, properly wrapped condition of the pipe in that area, staff believes the water is more likely stormwater or sump pump discharge than a main break. Staff will pothole the location and run leak detection to confirm. In response to Director Krell, Mr. Travis confirmed that the four affected homes were notified but their water service was never shut off, and that the preliminary estimate included in his notification to the Board will be revised once the cause is determined.

The other two breaks occurred almost simultaneously in the District's early filings, installed in the late 1980s with unwrapped pipe. One was a corrosion break with an approximately three-inch hole in pipe in poor condition, which is consistent with staff's expectations for that area. The second was likely induced by valve operations for the Monarch valve replacements and tie-ins, which were performed slowly but affected pipe that was already close to failure.

Mr. Travis reported on the distribution system condition assessment. Pipe recently exposed during tie-ins was found in good condition and properly wrapped, in an area that staff had anticipated would require near-term replacement; that area can now remain on a normal replacement schedule. Draft assessment results are expected in early October. Staff will not pothole the early filings, where replacement needs are already known, but will pothole Filing 21 around the elementary school, an adjacent filing, and other locations over the next few weeks.

In response to Director Radloff, Mr. Harris explained that the capital improvement plan previously assumed approximately \$1.5 million in general maintenance capital for line replacements over a ten-year horizon. The assessment data will allow staff to phase line replacements into the ten-year plan, tailor reserves and the rate study accordingly, and reduce repair and maintenance costs over time. These items will be part of the budget discussions. Mr. Travis offered a rough preliminary estimate of \$10 million to \$14 million for the full pipe replacement program. In response to Director Mulvey's question about staging the program given funding and contractor capacity, Mr. Travis explained that the assessment report will present options with projected costs and the tradeoffs of each approach. A phased approach spreads costs over time. One or two larger projects reduce mobilization costs, provide some protection from inflation, and attract larger contractors with more competitive pricing. Mr. Harris added that staff will estimate annual linear footage of replacement and model the options against the District's cash balances. In response to Director Krell, Mr. Travis confirmed that Kennedy Jenks performs inspection of the District's current construction work and maintains daily logs.

ADJOURNMENT

There being no further business to come before the Board, the Work Session was adjourned.

**CASTLE PINES NORTH METROPOLITAN DISTRICT
REGULAR BOARD MEETING MINUTES
August 24, 2026 – 6:00 p.m.**

HELD: Monday, August 24, 2026, at 6:00 p.m. at 7404 Yorkshire Drive, Castle Pines, Colorado, with one attendee participating via videoconference.

ATTENDEES: Directors Jana Krell, James Mulvey, and Tera Radloff were present. President Jason Blanckaert and Director Leah Enquist were absent. Director Krell presided in President Blanckaert's absence. Also present were: Nathan Travis, District Manager, and Rene Santin, Deputy District Manager; Eric Harris, Finance Director, and Molly Janzen, Accountant, Elevated Clarity LLC; Paul Polito, Esq., Seter, Vander Wall & Mielke, P.C., legal counsel to the District; Patrice Quintero, Sigler Communications, via videoconference; and Steve Dawes, a member of the public.

CONFLICTS: None.

QUORUM: Present.

CALL MEETING TO ORDER: The Regular Meeting was called to order by Director Krell.

APPROVAL OF AGENDA

Upon motion duly made by Director Radloff, seconded by Director Mulvey, and unanimously carried (3–0; President Blanckaert and Director Enquist absent), the Board approved the agenda for the August 24, 2026 Regular Meeting as presented.

PUBLIC COMMENT PERIOD

Steve Dawes thanked Mr. Travis for the map and summary of well performance attached to the District Manager's report. Mr. Dawes reviewed the Board's reports since January 2026 on the reinstallation of Wells A-1, A-2, and A-6 following Layne's warranty work, and noted that Well A-2 started smoothly in June and was reported to be running better than it had in years, but is not currently running. He observed that the report does not describe the cause of the failure and asked that the public be informed of the status to the extent possible outside the executive session scheduled for the meeting. Mr. Travis responded that the cause of the failure has not been determined. The well had been operating well under the District's online monitoring and failed suddenly in the middle of a run cycle. The District's next step is a full root cause failure analysis, and staff is in contact with Layne to coordinate that effort. In response to a follow-up question, Mr. Travis reiterated that the cause has not yet been determined. No other members of the public, in person or online, requested to comment, and the public comment period was closed.

CONSENT AGENDA

- A. Approve the July 27, 2026 Regular Board Meeting Minutes;
- B. Approve the July 20, 2026 Work Session Minutes;
- C. Ratify claims for payment, including check numbers 29771–29812 and electronic payments issued from July 16, 2026 to August 12, 2026, totaling \$1,369,183.53; and
- D. Award the Interconnect Pump Station Surge System Modifications bid to Schleicher Construction, LLC, in the amount of \$149,636.00.

Upon motion duly made by Director Radloff, seconded by Director Mulvey, and unanimously carried (3–0; President Blanckaert and Director Enquist absent), the Board approved the items as presented in the Consent Agenda.

DISCUSS AND CONSIDER: CROFT COURT WATER LINE REPLACEMENT PROJECT AWARD

Mr. Travis explained that the water line in Croft Court, off Yorkshire Drive, broke several months ago and extensively damaged the street. Because the line is in very poor condition, it would not make sense to complete a large street repair over it, so staff notified the Board at the time that it intended to replace the line this year as a small, unbudgeted capital project. Kennedy Jenks designed the project, and bids were opened on August 18, 2026. Six bids were received, and Diaz Construction submitted the lowest bid, \$194,482.00, consisting of a base bid of \$167,470.00 and a bid alternate of \$27,012.00. The engineer's estimate was \$319,840.00 for the base bid and \$36,120.00 for the alternate. Lisa Schwien, P.E., of Kennedy Jenks recommended award to Diaz Construction, which completed the Yorkshire Water Line Replacement project for the District. Mr. Travis added that Diaz is a single-crew contractor that specializes in projects of this size, and that staff is comfortable with the firm.

In response to Director Krell, Mr. Travis confirmed that the recommended award includes the base bid and the bid alternate, which addresses the uncertain quantity of asphalt repair. Director Radloff noted that the bid was well below the engineer's estimate and confirmed with staff that it is a fixed-price bid, subject only to change orders. Mr. Travis reported that Ms. Schwien confirmed with Diaz that it is comfortable with its bid, and noted that Diaz was also significantly lower than the next bidder on the Yorkshire project. Director Krell observed that recent bids in her own professional experience have come in well under estimates, reflecting a softening market. Mr. Travis added that larger contractors are increasingly bidding on smaller projects. Director Mulvey asked whether the District has per-linear-foot cost metrics to benchmark bids of this type. Mr. Travis stated that the District has a baseline figure from its prior capital forecasting and will provide it, and Director Mulvey suggested developing simple cost metrics for future replacement projects.

Upon motion duly made by Director Krell, seconded by Director Radloff, and unanimously carried (3–0; President Blanckaert and Director Enquist absent), the Board awarded the Croft Court Water Line Replacement Project to Diaz Construction in the amount of \$194,482.00.

QUARTERLY COMMUNICATIONS REPORT

Mr. Travis introduced Patrice Quintero of Sigler Communications, who is filling in for Bryn Webster. Ms. Quintero presented the summer 2026 communications report. From June through August, Sigler published 17 social media posts covering the Get the Tea campaign, water quality and system facts, project updates, Smart Irrigation Month, and the Garden in a Box program. The District also ran three advertisements in the Castle Pines Connection and distributed monthly bill inserts. Other accomplishments included media coverage of Drug Take Back Day, a water conservation Q&A with Mr. Travis in the Connection, watering rules and conservation tips (including Garden in a Box and sprinkler evaluations through Resource Central), and a water and wastewater projects handout that directs residents to the District's website.

The Get the Tea campaign, which runs from July through the end of August, aims to strengthen the District's connection with its customers by increasing signups for Daupler text notifications and the Current News e-newsletter, which provide information on water outages, emergency alerts, construction impacts, and District projects. The campaign used bill inserts, Connection advertisements, social media, community events, direct mail, and paid media to reach users who do not receive a bill, such as renters and residents of multifamily housing. Mr. Travis noted that

staff identified approximately 700 such addresses within the District and sent direct mailers to all of them. Two winners, one from each signup channel, will each receive a \$50 gift card to Ziggi's Coffee in September. In response to Director Radloff, Ms. Quintero reported that early indications suggest a couple hundred new signups, with final results to follow once the campaign ends.

Ms. Quintero also reported on ongoing lift station project communications, including the updated project timeline, trail closure information, and individual stakeholder outreach. Sigler plans to pitch a Connection article on the District's wastewater system projects for November, and an article on the District's treatment plant upgrades to Rocky Mountain Water magazine for its November issue. Upcoming items include a late-summer e-newsletter on winterization and fall watering, a September report on the Get the Tea campaign, a customer survey on water conservation programs (begun at a recent community event), fall budget and rate communications, and an October crisis communications tabletop exercise.

In response to Director Krell, Mr. Travis and Ms. Quintero explained that the tabletop exercise is an internal training exercise for staff and consultants, not a public event. Sigler is writing the scenarios, including one addressing cybersecurity threats to water systems, and the exercise will follow the District's crisis communications plan, so Directors may receive test notifications, with advance notice. At Director Mulvey's request, Mr. Travis agreed to provide the Board with a debrief of lessons learned from the exercise. Directors commended the campaign.

FINANCE REPORT

Ms. Janzen presented the quarterly financial report, reflecting activity through June 30, 2026 and projections through year end. General Fund revenues were \$1,674,285, which is \$82,284 below the year-to-date budget, and expenditures were \$1,201,407, which is \$56,150 under budget. For the full year, the District projects General Fund revenues of \$2,492,494 (\$63,778, or 2.5%, below budget) and expenditures of \$2,192,130 (\$114,097, or 4.9%, under budget), for a projected change in funds available of \$300,364, which is \$50,319 better than budgeted. Projected ending funds available are \$824,374, compared to a budgeted \$447,827, due principally to the higher-than-budgeted beginning balance of \$524,010. Two expenditure lines are over budget. Property and liability insurance, a one-time annual cost, is \$40,755 over. Software support is over because of system upgrades and the consolidation of all software costs, some previously carried in other lines, into that line item.

Billed water usage for June was 94,087,000 gallons, and year-to-date usage was 248,225,000 gallons, a 6.84% increase over the prior year-to-date period. Receivables are seasonally higher in summer. In the Water Fund, revenues through June were \$3,916,008, which is \$391,209 above budget, led by water service revenue, and expenditures were \$6,927,021, which is \$259,402 under budget. Centennial delivery charges and electricity for interconnect pumping ran over budget, consistent with this year's greater reliance on interconnect water delivery instead of well pumping. For the full year, the Water Fund projects a change in funds available of \$(10,796,114), which is \$475,155 better than budgeted. Projected ending funds available are \$32,246,883, compared to a budgeted \$30,385,689, reflecting the planned drawdown from the capital program, principally the water treatment plant filter rehabilitation. The projection includes the unbudgeted Croft Court project, estimated at \$255,627.

Director Radloff asked how unanticipated expenditures are captured in the projections. Ms. Janzen explained that staff projects each revenue and expenditure line item individually, and cited examples from the Water Fund's repair and maintenance lines and the Croft Court project, which is carried as an unbudgeted line in non-operating expenditures and rolls into total expenditures. Mr. Harris added that Elevated Clarity meets weekly with District staff and incorporates known

events occurring after the reporting period, such as recent line breaks, into the projections. He also noted that statutory budget compliance is measured against each fund's total appropriation, so the Croft Court project does not require a budget amendment if the fund's appropriation can absorb it. Close monitoring of the projections allows staff to identify any need for a budget amendment hearing in time to provide notice.

Director Mulvey asked that staff track spending on unanticipated and emergency repairs over time, to help prioritize areas of the system. Mr. Harris explained that the accounting system tracks costs only by fund and account, but that staff can prepare a manual analysis tying repair costs to specific events. Director Radloff questioned whether the value would justify the additional staff time, given the ongoing pipe condition assessment. Mr. Travis responded that staff already tracks break history as part of the condition assessment, which will include a map of approximately 15 years of break history, and that he will add a break summary to the District Manager's report.

In the Wastewater Fund, the beginning fund balance was approximately \$380,000 (7.2%) above budget, revenues are projected approximately 3% above budget, and the projected change in funds available is approximately 3% below budget, driven principally by collection system repair and maintenance costs. Mr. Travis stated that he expects collection system costs to decline significantly in future years. Under a simplified rating system for manholes and pipe segments, approximately 97% of the collection system is now rated in good condition, compared to an industry average of 70% to 80%, and the District expects to move to a routine annual evaluation. Director Mulvey commended staff's proactive approach. Ms. Janzen also reviewed the balance sheet, noting that cash is being drawn down as planned for capital projects, that the majority of property tax revenue is received in the first half of the year, and that accounts payable have averaged approximately \$2 million in recent months.

Mr. Harris reported that warmer weather earlier in the year increased water service revenue, while wastewater revenue remains predictable because it is based on winter usage, and that electrical costs were lower due to rate forecasting and the timing of the filter program. He then provided updates on several initiatives. Staff is executing the cash management strategy under the District's investment policy, including opening the CSAFE accounts, with InBank accounts in progress and a report to follow at an upcoming work session. The UB4 billing system is live, with August billing to be processed with Susan Nagel of District staff. Customer bills will look slightly different, and third-party bill printing will be added after a few billing cycles to save staff time. Ms. Janzen cleared approximately ten years of archival records from the accounting system's cash management module, so bank reconciliations, which have always been performed monthly outside the system, can now be performed within it. A preliminary draft 2027 budget is expected next month.

Mr. Harris also reported that staff is working with Bartle & Wells on scenario analyses of potential conservation rate structures, water budgets, and indoor and irrigation allotments, based on the District's revenue requirement and ten-year cost forecast. He described this as a multi-year process that will include communications with customers. A preliminary finding is that approximately 90% of customers currently use only Tier 1, compared to approximately 20% under block structures without water budgets, which illustrates the potential customer impacts. In response to Director Mulvey, Mr. Harris confirmed that the analysis, which uses 2021 through 2024 data, will return to the Board's rate working group, which includes Directors Krell and Mulvey, before staff seeks any direction, and then to a Board work session. He also explained that customer bills depend on tap size, water budget, and customer classification. Director Radloff thanked staff for the report and its new summary tables.

LEGAL COUNSEL STATUS REPORT

Mr. Polito presented the legal status report included in the Board packet and provided the following updates.

Interconnect Pump Station Surge Modifications – Construction Contract

The Board awarded the project under the Consent Agenda. The construction contract incorporates the protective terms described in the status report, and the matter will be removed from future reports.

Hidden Pointe Metropolitan District Inclusion

The inclusion is proceeding smoothly. Ballots will be mailed to the eligible electors within Hidden Pointe between October 2 and October 9, 2026. In response to Director Krell, Mr. Polito confirmed that only Hidden Pointe electors will vote on the inclusion.

Service Plan Amendment

Counsel submitted the formal service plan amendment application package to Douglas County on August 14, 2026, and the County responded favorably. The application fee is being submitted, after which the County will set hearings over the next one to two months.

Amended and Restated Community Center Lease with the City of Castle Pines

Staff and counsel have made further revisions to the restated lease, which has not yet been sent to the City. Counsel expects to send it within the next few days and to present the lease for final approval once the City returns comments.

DISTRICT MANAGER REPORT

Discuss: Water Treatment Plant Update

Mr. Travis reported that the water treatment plant tour and open house has been postponed to early spring 2027, likely around March. A floor drain line at the plant was found to be badly deteriorated during a camera inspection. Because the drain runs beneath a structural floor, it cannot simply be cut out and replaced. Kennedy Jenks and its structural team are developing a repair approach, with design expected to take two to three weeks and the repair approximately one month. Concrete curing time before the floor coating system can be completed will be the principal source of delay.

In response to Director Mulvey, Mr. Travis and Mr. Santin explained that the floor is an elevated slab. It spans the clearwell to the pipe gallery support wall, rests on columns rather than on grade over a void form, and has the drain line in the soil below, so any saw cutting requires an engineered plan. In response to Director Krell, Mr. Travis explained that no alternative alignment is available because the drain is confined between the filter gallery and the clearwell. In response to Director Mulvey, he explained that the pipe is too small and corroded to sleeve, and that sleeving would still require cutting the floor.

Distribution System Condition Assessment Update

Mr. Travis reported that the distribution system condition assessment with Kennedy Jenks is nearing completion, with the final deliverable expected in early October. The District's break history for approximately the last 15 years has been mapped and is updated as breaks occur. Some planned pothole locations are no longer needed because recent line breaks exposed the pipe there. Staff plans approximately eight full excavations, rather than vacuum excavation, over a single week, coordinated with the City. Full excavation gives a better view of pipe condition and avoids damaging properly wrapped pipe. Staff selected two locations in each filing installed between approximately 1996 and 1999, where roughly half of the ductile iron pipe found to date

has been properly wrapped. One location in each filing has dense service connections and one is a lower-density straight run, because service line density strongly affects corrosion, the cause of most of the District's breaks. The area already known to be in poor condition will not be potholed. The final component is acoustic leak detection on the main transmission line from the District's tanks to Castle Pines Parkway and Monarch Boulevard, to be performed as part of the tank rehabilitation project. A section of the unwrapped 18-inch main exposed during recent valve installations on Castle Pines Parkway was in much better condition than expected, and Mr. Travis hopes that line may not require full replacement for another 20 to 30 years. The assessment will present capital program options ranging from approximately ten \$1 million projects over ten years to a single larger project.

In response to Director Krell, Mr. Travis described the excavation method: the crew will backhoe alongside the pipe and hand dig to expose it. Director Mulvey urged coordination with the City to avoid excavating streets twice. Mr. Travis reported that staff has been coordinating with City staff on the City's side-street projects and will meet with the City once the assessment is complete to align the District's work with the City's roadway program. Some conflicts with recently resurfaced streets may be unavoidable, but he is not aware of any full street reconstructions affected. In response to Director Mulvey's question about ongoing fiber optic installations, Mr. Travis explained that the fiber is being installed principally by directional boring. Staff has coordinated with the City's Public Works Director and identified no direct conflicts with District water lines, and the City is notifying the District of planned installations. Prior conflicts on Castle Pines Parkway and Monarch Boulevard were resolved by relocating the water line into the right-of-way. In response to Director Krell, Mr. Travis explained that the District restores excavations with flowable fill to avoid compaction problems, and completes asphalt repairs with a milled six-inch ledge and infrared patching.

Discuss: Opportunities for Demonstration Turf Partnerships

Mr. Santin reported that staff met with the Brambleridge HOA and Buffalo Ridge Elementary about a demonstration garden comparing the water use of Tahoma 31 grass, Dog Tuff grass, and xeriscape. The Brambleridge site, an approximately 3,000-square-foot park behind the HOA clubhouse near Monarch Boulevard, would allow approximately 1,000 square feet for each planting type, but is not readily accessible to the public. At Buffalo Ridge Elementary, near Shoreham Drive and Monarch Boulevard, the school has added an outdoor classroom, and three areas of approximately 500 square feet each could be planted, with xeriscape filling in as needed. Staff recommends the Buffalo Ridge site because of its central location and educational value; the principal is enthusiastic about using the garden to teach students about conservation. Each area would be separately metered so water use can be compared directly. Staff anticipates including the project in the 2027 budget.

Mr. Travis noted that coordination with the school district, and possibly an intergovernmental agreement, will be needed. Staff's initial concept is for the District to fund installation and metering, with ongoing maintenance possibly provided through student programs. Director Radloff supported the proposal and urged a written agreement that addresses maintenance responsibilities and exit terms, noting that a prior community garden at the school was not sustained. In response to Director Mulvey, Mr. Santin explained that staff would engage a landscape architect for design and install in March. The Dog Tuff grass is installed by plugs and takes about a year to establish, and the other grasses would be sodded. Mr. Travis stated that the goal is to maintain the demonstration for many years, since the value of the comparative meter data grows over time. Director Mulvey suggested sharing the results with other water providers.

Other Updates

Mr. Travis's written report, included in the Board packet, also provided updates on other projects. Director Krell approved the South Tank Rehab pre-construction services proposal from Myers & Sons, totaling \$199,270, and the agreement has been reviewed by counsel and executed. The additional Castle Pines Parkway waterline and roadway work is estimated at \$799,890, within the \$900,000 previously approved by the Board. The report also covered the Stantec regional water supply study, the conservation rebate program, the lift station renovation program, the filter rehabilitation project, the PCWRA reuse pond project, and the Jam Ranch inclusion matter.

OPERATIONS & ENGINEERING REPORT

The operations and engineering reports were included in the Board packet. There were no questions. Director Radloff complimented the new visual format of the operations report.

EXECUTIVE SESSION REGARDING WELL A-2

Upon motion duly made by Director Krell, seconded, and unanimously carried (3-0; President Blanckaert and Director Enquist absent), the Board convened in executive session pursuant to § 24-6-402(4)(b) and (4)(e)(I), C.R.S., to receive legal advice on specific legal questions and to determine positions on matters that may be subject to negotiation regarding an equipment failure at Well A-2. Following the executive session, Mr. Polito stated for the record that the only matters discussed were those within the announced purpose of the executive session. The Board returned to open session, and no action was taken.

DIRECTOR'S MATTERS

There were no Director's matters.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.

CASTLE PINES NORTH



METROPOLITAN DISTRICT

TO: Board of Directors – Castle Pines North Metropolitan District

FROM: Eric Harris, Elevated Clarity (EC)

DATE: September 28, 2026

RE: Financial Report – September 2026 Board of Directors Meeting

General Fund Activity

	2025 Audited Actual	2026 Adopted Budget	Actual Through 7/31/2026	Budget Through 7/31/2026	Favorable/(Unfavorable)
Beginning Funds Available	\$153,130	\$197,782	\$524,010	\$197,782	\$326,228
Revenues	\$2,732,485	\$2,556,272	\$1,697,876	\$1,907,845	\$(209,969)
Total Expenditures	\$2,361,605	\$2,306,227	\$1,430,565	\$1,441,078	\$10,513
Change in Funds Available	\$370,880	\$250,045	\$267,311	\$466,767	\$(199,456)
Ending Funds Available	\$524,010	\$447,827	\$791,321	\$664,549	\$126,772

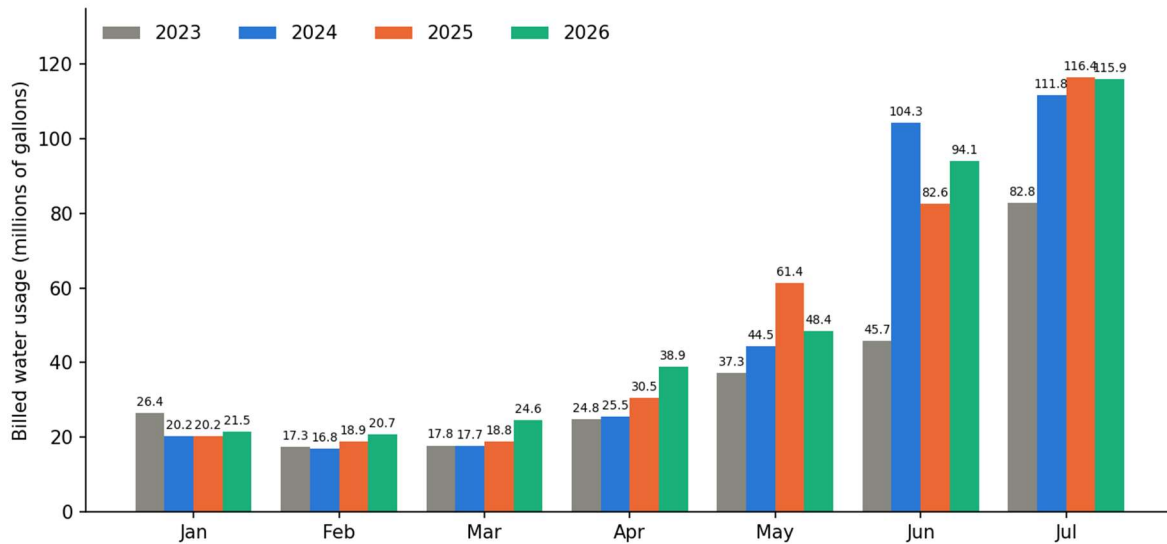
Revenues totaled \$1,697,876, which was \$209,969 below the \$1,907,845 year-to-date budget. The primary shortfalls were indirect cost revenue from the Water Fund (\$97,509 under budget), reflecting the Water Fund timing discussed below, and from the Wastewater Fund (\$59,647 under budget). General property taxes and oil royalty revenues were also below budget by \$13,361 and \$39,600, respectively, partially offset by interest earnings that exceeded budget by \$10,200.

Total expenditures of \$1,430,565 were \$10,513 under the \$1,441,078 year-to-date budget, driven by Salaries and Benefits (\$74,977 under budget), Firm Commitments (\$23,667 under), and Staff Support (\$1,373 under). Two items ran over budget as reported in previous months: Property & Liability Insurance, \$125,755 actual against an \$85,000 year-to-date budget (\$40,755 over, reflecting the annual premium paid/booked in full in the first quarter), and Software Support, \$95,120 actual against \$53,728 budgeted (\$41,392 over).

Although the change in funds available of \$267,311 came in \$199,456 unfavorable to the \$466,767 year-to-date budget, the fund ends the period with \$791,321 available against a \$664,549 budget, a \$126,772 favorable variance driven primarily by the favorable beginning-of-year balance (\$524,010 actual versus \$197,782 budgeted).

Enterprise Fund Activity

Billed water usage for July 2026 was 115,949,000 gallons and 364,174,000 gallons year-to-date, representing a 4.43% increase over the prior year-to-date period.



	2023	Cumulative	2024	Cumulative	2025	Cumulative	2026	Cumulative
January	26,439,000	26,439,000	20,217,000	20,217,000	20,222,000	20,222,000	21,463,000	21,463,000
February	17,334,000	43,773,000	16,844,000	37,061,000	18,852,000	39,074,000	20,709,000	42,172,000
March	17,766,000	61,539,000	17,744,000	54,805,000	18,810,000	57,884,000	24,612,000	66,784,000
April	24,839,000	86,378,000	25,517,000	80,322,000	30,472,000	88,356,000	38,906,000	105,690,000
May	37,307,000	123,685,000	44,494,000	124,816,000	61,357,000	149,713,000	48,448,000	154,138,000
June	45,739,003	169,424,003	104,276,000	229,092,000	82,618,000	232,331,000	94,087,000	248,225,000
July	82,846,000	252,270,003	111,770,000	340,862,000	116,398,000	348,729,000	115,949,000	364,174,000
August	77,494,000	329,764,003	90,502,000	431,364,000	97,641,000	446,370,000	-	-
September	69,434,000	399,198,003	93,912,000	525,276,000	78,316,000	524,686,000	-	-
October	61,514,000	460,712,003	72,133,000	597,409,000	52,041,000	576,727,000	-	-
November	20,852,000	481,564,003	22,591,000	620,000,000	25,644,000	602,371,000	-	-
December	17,116,000	498,680,003	20,563,000	640,563,000	20,648,000	623,019,000	-	-

Water services revenues (volumetric charges) for July 2026 were \$703,064. Wastewater services revenues (volumetric charges) for the same period were \$166,081. Wastewater service charges are assessed and set based upon the winter usage for individual account holders.

The following table summarizes year-to-date accounts receivable and revenues activity:

	Beginning Balance	Revenues	Payments/Adjustments	Ending Balance
1/31/2026	\$623,359	\$603,649	\$(563,650)	\$663,358
2/28/2026	663,358	598,480	(594,280)	667,558
3/31/2026	667,558	608,897	(633,646)	642,809
4/30/2026	642,809	722,538	(606,238)	759,109
5/31/2026	759,109	780,763	(678,826)	861,046
6/30/2026	861,046	1,040,389	(777,917)	1,123,518
7/31/2026	1,123,518	1,185,366	(1,080,618)	1,228,266
YTD		\$5,540,082	\$(4,935,175)	

Water Enterprise Fund

	2025 Audited Actual	2026 Adopted Budget	Actual Through 7/31/2026	Budget Through 7/31/2026	Favorable/(Unfavorable)
Beginning Funds Available	\$43,714,236	\$41,656,958	\$43,042,997	\$41,656,958	\$1,386,039
Revenues	\$8,864,112	\$7,967,647	\$4,948,275	\$4,569,810	\$378,465
Total Expenditures	\$9,535,351	\$19,238,916	\$8,355,721	\$8,875,616	\$519,895
Change in Funds Available	\$(671,239)	\$(11,271,269)	\$(3,407,446)	\$(4,305,806)	\$898,360
Ending Funds Available	\$43,042,997	\$30,385,689	\$39,635,551	\$37,351,152	\$2,284,399

Revenues of \$4,948,275 (operating and non-operating combined) exceeded the \$4,569,810 year-to-date budget by \$378,465, led by Water Service Revenue running ahead of budget along with Capital Improvement Fees and Connect Fees. Total expenditures (operating and non-operating combined) of \$8,355,721 came in \$519,895 under the \$8,875,616 year-to-date budget. Two items ran over budget and are worth tracking: Centennial Delivery Charges (\$606,767 actual vs. \$280,805 budget, \$325,962 over, reflecting greater delivered water volume) and Electricity for IPP Pumping Costs (\$114,210 vs. \$19,980 budget, \$94,230 over) — both consistent with a shift toward interconnect water delivery over well pumping this year.

Net of all activity, the change in funds available of \$(3,407,446) was \$898,360 better than the budgeted \$(4,305,806), leaving ending funds available of \$39,635,551 — \$2,284,399 above the \$37,351,152 budget.

Wastewater Enterprise Fund

	2025 Audited Actual	2026 Adopted Budget	Actual Through 7/31/2026	Budget Through 7/31/2026	Favorable/(Unfavorable)
Beginning Funds Available	\$5,761,851	\$5,310,631	\$5,681,913	\$5,310,631	\$371,282
Revenues	\$2,996,299	\$7,938,589	\$1,975,519	\$1,864,049	\$111,470
Total Expenditures	\$3,076,237	\$9,556,601	\$4,707,214	\$5,893,036	\$1,185,822
Change in Funds Available	\$(79,938)	\$(1,618,012)	\$(2,731,695)	\$(4,028,987)	\$1,297,292
Ending Funds Available	\$5,681,913	\$3,692,619	\$2,950,218	\$1,281,644	\$1,668,574

Revenues of \$1,975,519 (operating and non-operating combined) exceeded the \$1,864,049 year-to-date budget by \$111,470, led by Sewer Service Charges and unbudgeted Connect Fees of \$44,502.

Total expenditures (operating and non-operating combined) of \$4,707,214 came in \$1,185,822 under the \$5,893,036 year-to-date budget, as several of the Fund's large capital items (Lift Station Renovations, the Flume Replacement, and the PCWRA Golf Course Improvements Cash Funding) have not yet been fully drawn against their year-to-date budget pace. Within operating expenditures, Collection – Repairs and Maintenance ran \$298,427 over budget (\$479,043 actual vs. \$180,616 budget) — a swing discussed in prior months and the need to continue to evaluate whether the annual budget for this line needs revision.

The change in funds available of \$(2,731,695) was \$1,297,292 better than the budgeted \$(4,028,987). Ending funds available of \$2,950,218 remain \$1,668,574 ahead of the \$1,281,644 budget, all in the unrestricted category (the Fund currently carries no capital-restricted balance).

Cash and Investment Activity

The following table summarizes the District's Monthly Cash Position:

	CITYWIDE/UMB	COLOTRUST	TOTAL
8/31/2025	801,581	49,097,776	49,899,357
9/30/2025	683,418	49,300,256	49,983,674
10/31/2025	988,795	49,451,543	50,440,338
11/30/2025	746,352	49,625,162	50,371,514
12/31/2025	769,203	49,321,024	50,090,227
1/31/2026	451,581	48,948,294	49,399,875
2/28/2026	718,648	47,110,528	47,829,176
3/31/2026	674,060	47,169,060	47,843,120
4/30/2026	1,036,037	45,835,685	46,871,722
5/31/2026	1,148,386	45,096,032	46,244,418
6/30/2026	283,300	45,408,019	45,691,319
7/31/2026	1,100,931	44,844,348	45,945,279

Accounts Payable Activity

The following table summarizes the District's year-to-date monthly disbursements summary:

Board Meeting Month	Disbursement Dates	Total
October 2025	9/10/25-10/15/25	1,077,226.22
November 2025	10/16/25-11/13/25	1,255,195.94
January 2026	11/14/25-1/13/26	2,665,662.73
February 2026	1/14/26-2/11/26	1,895,968.59
March 2026	2/12/26-3/11/26	1,859,339.06
April 2026	3/12/26-4/15/26	1,425,616.50
May 2026	4/16/26-5/12/26	1,966,413.96
June 2026	5/13/26-6/10/26	1,600,653.59
July 2026	6/11/26-7/15/26	1,839,316.59
August 2026	7/16/26-8/12/26	1,369,183.53
September 2026	8/13/26-9/16/26	3,090,455.49
Total		\$20,045,032.20

District staff and consultants presented \$3,090,455.49 in expenditures for review at the work session held on September 21, 2026. These expenditures were brought to the attention of the Board for consideration of ratification at the Board of Directors Meeting to be held September 28, 2026.

Current Projects

Currently, EC is working with District staff and contractors on implementing the following process changes and projects:

- Continue work with Blackbaud Advisory consultants to strengthen the District's general ledger and financial system configuration. Current quarter priorities are to (i) build report groupings to streamline financial reporting and (ii) update the Vendor Master File in preparation for transitioning to the online AP function (Payment Assist) and expense management modules which will streamline and enhance monthly financial reporting.
- Continue work on the District Records Management Structure with District Staff and consultants. More details will be forthcoming as they become available.
- Establish accounts with InBank and CSAFE as authorized by the Board. The CSAFE account is now active, and transfers between CSAFE and ColoTrust have already occurred. Next steps will include development of a cash management tool to ensure cash balances are in alignment with the Investment Policy approved by the Board in 2025.
- Evaluate reserve levels and types of reserves to develop, recommend, and ultimately adopt a reserves policy.
- Update and streamline reporting for capital projects.
- The 2027 Proposed Budget process and timeline have been established and discussed at the Board Work Session held on September 21, 2026.
- Continue work with Bartle Wells, District staff and the Board to explore new rate structure scenarios.

Anticipated Upcoming Schedule (subject to change)

October 15, 2026 – 2027 Proposed Budget Submitted to the Board

October 19, 2026 – Monthly Work Session - Budget Work Session With Board

October 26, 2026 – Monthly Board Meeting – Budget Discussion and Discussion on Rate Plan

November 16, 2026 – Monthly Work Session – Budget Work Session With Board (if needed)

November 23, 2026 – Monthly Board Meeting – Rate Hearing and Budget Hearing

December 15, 2026 – Certify Mill Levy to the Board of County Commissioners

CASTLE PINES NORTH



METROPOLITAN DISTRICT

STATEMENT OF REVENUES & EXPENDITURES

BUDGETARY (NON-GAAP) BASIS

December 31, 2025 Actual, 2026 Adopted Budget

2026 Actual, Budget and Variance Through July 31, 2026

DESCRIPTION	12/31/2025 AUDITED ACTUAL	2026 ADOPTED BUDGET	ACTUAL THROUGH 7/31/2026	BUDGET THROUGH 7/31/2026	FAVORABLE (UNFAVOR- ABLE) VARIANCE
GENERAL FUND					
Beginning Funds Available					
Restricted for TABOR	\$ 57,298	\$ 75,372	\$ 43,242	\$ 75,372	\$ (32,130)
Unrestricted	95,832	122,410	480,768	122,410	358,358
Total Beginning Funds Available	\$ 153,130	\$ 197,782	\$ 524,010	\$ 197,782	\$ 326,228
Revenues	\$ 2,732,485	\$ 2,556,272	\$ 1,697,876	\$ 1,907,845	\$ (209,969)
Expenditures					
Salaries and Benefits	\$ 436,588	\$ 698,356	\$ 334,480	\$ 409,457	\$ 74,977
Other					
Professional Services	\$ 1,076,939	\$ 942,608	\$ 599,724	\$ 572,591	\$ (27,133)
Insurance	116,146	85,000	125,755	85,000	(40,755)
Office & Other	248,189	288,491	221,890	197,989	(23,901)
Staff Support	23,440	28,649	4,075	5,448	1,373
Operations Support	63,629	78,564	43,024	45,309	2,285
Total Expenditures - Other	\$ 1,528,343	\$ 1,423,312	\$ 994,468	\$ 906,337	\$ (88,131)
Firm Commitments	\$ 396,674	\$ 184,559	\$ 101,617	\$ 125,284	\$ 23,667
Total Expenditures	\$ 2,361,605	\$ 2,306,227	\$ 1,430,565	\$ 1,441,078	\$ 10,513
Change in Funds Available	\$ 370,880	\$ 250,045	\$ 267,311	\$ 466,767	\$ (199,456)
Restricted for TABOR	\$ 43,242	\$ 42,694	\$ 34,743	\$ 35,989	\$ (1,246)
Unrestricted	480,768	405,133	756,578	628,560	128,018
ENDING FUNDS AVAILABLE	\$ 524,010	\$ 447,827	\$ 791,321	\$ 664,549	\$ 126,772
CONSERVATION TRUST FUND					
Beginning Funds Available	\$ 46	\$ -	\$ -	\$ -	\$ -
Revenues	\$ 78,332	\$ 100,500	\$ 43,272	\$ 50,292	\$ (7,020)
Expenditures	78,378	100,500	43,272	50,292	7,020
Change in Funds Available	\$ (46)	\$ -	\$ -	\$ -	\$ -
ENDING FUNDS AVAILABLE	\$ -	\$ -	\$ -	\$ -	\$ -
WATER ENTERPRISE FUND					
Beginning Funds Available					
Restricted for Renewable Water	\$ 15,383,518	\$ 15,464,451	\$ 15,565,618	\$ 15,464,451	\$ 101,167
Restricted for Capital	20,911,236	18,453,564	18,810,972	18,453,564	357,408
Unrestricted	7,419,482	7,738,943	8,666,407	7,738,943	927,464
Total Beginning Funds Available	\$ 43,714,236	\$ 41,656,958	\$ 43,042,997	\$ 41,656,958	\$ 1,386,039
Operating Revenues	\$ 4,546,525	\$ 4,184,142	\$ 2,583,402	\$ 2,362,767	\$ 220,635
Operating Expenditures - Direct					
Annual Charges/Assessments	\$ 658,936	\$ 644,958	\$ 630,930	\$ 637,380	\$ 6,450
Centennial Delivery Charges	93,161	350,000	606,767	280,805	(325,962)
Operations	536,077	754,998	346,295	484,256	137,961
Professional Services	428,030	583,503	216,412	297,165	80,753
Repairs and Maintenance	1,398,226	1,611,427	610,198	927,078	316,880
Salaries and Benefits - Water Specific	31,361	90,330	55,184	52,694	(2,490)
Utilities	1,110,685	1,242,102	444,278	724,558	280,280
Total Operating Expenditures - Direct	\$ 4,256,476	\$ 5,277,318	\$ 2,910,064	\$ 3,403,936	\$ 493,872
Indirect Costs to General Fund (15% of Direct Co	\$ 884,811	\$ 791,598	\$ 413,081	\$ 171,270	\$ (241,811)
Total Operating Expenditures	\$ 5,141,287	\$ 6,068,916	\$ 3,323,145	\$ 3,575,206	\$ 252,061
Operating Income/(Loss)	\$ (594,762)	\$ (1,884,774)	\$ (739,743)	\$ (1,212,439)	\$ 472,696
Non-Operating Revenues	\$ 4,317,587	\$ 3,783,505	\$ 2,364,873	\$ 2,207,043	\$ 157,830
Non-Operating Expenditures	\$ 4,394,064	\$ 13,170,000	\$ 5,032,576	\$ 5,300,410	\$ 267,834
Non-Operating Income/(Loss)	\$ (76,477)	\$ (9,386,495)	\$ (2,667,703)	\$ (3,093,367)	\$ 425,664
Change in Funds Available	\$ (671,239)	\$ (11,271,269)	\$ (3,407,446)	\$ (4,305,806)	\$ 898,360
Restricted for Renewable Water	\$ 15,565,618	\$ 15,464,451	\$ 15,656,668	\$ 15,464,451	\$ 192,217
Restricted for Capital	18,810,972	7,316,069	15,141,103	14,338,781	266,654
Unrestricted	8,666,407	7,605,169	8,837,780	7,547,920	1,825,528
ENDING FUNDS AVAILABLE	\$ 43,042,997	\$ 30,385,689	\$ 39,635,551	\$ 37,351,152	\$ 2,284,399

SUMMARY - ALL FUNDS (CONTINUED)					
DESCRIPTION	12/31/2025 AUDITED ACTUAL	2026 ADOPTED BUDGET	ACTUAL THROUGH 7/31/2026	BUDGET THROUGH 7/31/2026	FAVORABLE (UNFAVOR- ABLE) VARIANCE
WASTEWATER ENTERPRISE FUND					
Beginning Funds Available					
Restricted for Capital	\$ 2,702,189	\$ 1,185,196	\$ 1,335,757	\$ 1,185,196	\$ 150,561
Unrestricted	3,059,662	4,125,435	4,346,156	4,125,435	220,721
Total Beginning Funds Available	\$ 5,761,851	\$ 5,310,631	\$ 5,681,913	\$ 5,310,631	\$ 371,282
Operating Revenues	\$ 2,650,270	\$ 3,038,589	\$ 1,829,062	\$ 1,805,716	\$ 23,346
Operating Expenditures - Direct					
PCWRA Sewer Charges	\$ 723,490	\$ 777,200	\$ 452,548	\$ 453,367	\$ 819
Operations	380,982	496,525	185,931	287,082	101,151
Professional Services	12,537	13,736	10,387	8,013	(2,374)
Repairs and Maintenance	176,981	310,271	509,596	242,011	(267,585)
Salaries and Benefits - Wastewater Specific	7,840	22,153	13,796	12,924	(872)
Utilities	97,768	160,352	82,654	82,709	55
Total Operating Expenditures - Direct	\$ 1,399,598	\$ 1,780,237	\$ 1,254,912	\$ 1,086,106	\$ (168,806)
Indirect Costs to General Fund (15% of Direct Co	\$ 221,203	\$ 267,036	\$ 103,270	\$ 21,341	\$ (81,929)
Total Operating Expenditures	\$ 1,620,801	\$ 2,047,273	\$ 1,358,182	\$ 1,107,447	\$ (250,735)
Operating Income/(Loss)	\$ 1,029,469	\$ 991,316	\$ 470,880	\$ 698,269	\$ (227,389)
Non-Operating Revenues	\$ 346,029	\$ 4,900,000	\$ 146,457	\$ 58,333	\$ 88,124
Non-Operating Expenditures	\$ 1,455,436	\$ 7,509,328	\$ 3,349,032	\$ 4,785,589	\$ 1,436,557
Non-Operating Income/(Loss)	\$ (1,109,407)	\$ (2,609,328)	\$ (3,202,575)	\$ (4,727,256)	\$ 1,524,681
Change in Funds Available	\$ (79,938)	\$ (1,618,012)	\$ (2,731,695)	\$ (4,028,987)	\$ 1,297,292
Restricted for Capital	\$ 1,335,757	\$ -	\$ -	\$ -	\$ -
Unrestricted	4,346,156	3,692,619	2,950,218	1,281,644	1,668,574
ENDING FUNDS AVAILABLE	\$ 5,681,913	\$ 3,692,619	\$ 2,950,218	\$ 1,281,644	\$ 1,668,574
COMBINED WATER AND WASTEWATER ENTERPRISE FUNDS					
Beginning Funds Available					
Restricted for Renewable Water	\$ 15,383,518	\$ 15,464,451	\$ 15,565,618	\$ 15,464,451	\$ 101,167
Restricted for Capital	23,613,425	19,638,760	20,146,729	19,638,760	507,969
Unrestricted	10,479,144	11,864,378	13,012,563	11,864,378	1,148,185
Total Beginning Funds Available	\$ 49,476,087	\$ 46,967,589	\$ 48,724,910	\$ 46,967,589	\$ 1,757,321
Operating Revenues	\$ 7,196,795	\$ 7,222,731	\$ 4,412,464	\$ 4,168,483	\$ 243,981
Operating Expenditures - Direct					
Annual Charges/Assessments - Water Fund	\$ 658,936	\$ 644,958	\$ 630,930	\$ 637,380	\$ 6,450
Centennial Delivery Charges - Water Fund	93,161	350,000	606,767	280,805	(325,962)
PCWRA Sewer Charges - Wastewater Fund	723,490	777,200	452,548	453,367	819
Operations - Water and Wastewater Funds	917,059	1,251,523	532,226	771,338	239,112
Professional Services - Water and Wastewater Fu	440,567	597,239	226,799	305,178	78,379
Repairs and Maintenance - Water and Wastewater	1,575,207	1,921,698	1,119,794	1,169,089	49,295
Salaries and Benefits - Water and Wastewater Fur	39,201	112,483	68,980	65,618	(3,362)
Utilities - Water and Wastewater Funds	1,208,453	1,402,454	526,932	807,267	280,335
Total Operating Expenditures - Direct	\$ 5,656,074	\$ 7,057,555	\$ 4,164,976	\$ 4,490,042	\$ 325,066
Indirect Costs to General Fund (15% of Direct Co	\$ 1,106,014	\$ 1,058,634	\$ 516,351	\$ 192,611	\$ (323,740)
Total Operating Expenditures	\$ 6,762,088	\$ 8,116,189	\$ 4,681,327	\$ 4,682,653	\$ 1,326
Operating Income/(Loss)	\$ 434,707	\$ (893,458)	\$ (268,863)	\$ (514,170)	\$ 245,307
Non-Operating Revenues	\$ 4,663,616	\$ 8,683,505	\$ 2,511,330	\$ 2,265,376	\$ 245,954
Non-Operating Expenditures	\$ 5,849,500	\$ 20,679,328	\$ 8,381,608	\$ 10,085,999	\$ 1,704,391
Non-Operating Income/(Loss)	\$ (1,185,884)	\$ (11,995,823)	\$ (5,870,278)	\$ (7,820,623)	\$ 1,950,345
Change in Funds Available	\$ (751,177)	\$ (12,889,281)	\$ (6,139,141)	\$ (8,334,793)	\$ 2,195,652
Restricted for Renewable Water	\$ 15,565,618	\$ 15,464,451	\$ 15,656,668	\$ 15,464,451	\$ 192,217
Restricted for Capital	20,146,729	7,316,069	15,141,103	14,338,781	266,654
Unrestricted	13,012,563	11,297,788	11,787,998	8,829,564	3,494,102
ENDING FUNDS AVAILABLE	\$ 48,724,910	\$ 34,078,308	\$ 42,585,769	\$ 38,632,796	\$ 3,952,973

General Fund					
DESCRIPTION	12/31/2025 AUDITED ACTUAL	2026 ADOPTED BUDGET	ACTUAL THROUGH 7/31/2026	BUDGET THROUGH 7/31/2026	FAVORABLE (UNFAVOR- ABLE) VARIANCE
Beginning Funds Available					
Restricted for TABOR	\$ 57,298	\$ 75,372	\$ 43,242	\$ 75,372	\$ (32,130)
Unrestricted	95,832	122,410	480,768	122,410	358,358
Total Beginning Funds Available	\$ 153,130	\$ 197,782	\$ 524,010	\$ 197,782	\$ 326,228
Revenues					
General Property Taxes	\$ 985,509	\$ 970,577	\$ 950,034	\$ 963,395	\$ (13,361)
Specific Ownership Taxes	76,003	67,961	39,886	39,643	243
Indirect Cost Revenue - Water Fund	884,811	791,598	413,081	510,590	(97,509)
Indirect Cost Revenue - Wastewater Fund	221,203	267,036	103,270	162,917	(59,647)
Interest Earnings	13,869	5,000	13,117	2,917	10,200
CORE Electric Cooperative Rebate	28,037	25,000	-	-	-
City of Castle Pines IGA Reimbursable Costs	157,522	50,000	23,582	35,000	(11,418)
Election Costs Reimbursable - Hidden Point	-	-	495	-	495
Farm Lease Revenues	42,600	42,600	19,300	19,300	-
Miscellaneous Revenues	-	-	1,257	-	1,257
Oil Royalty Revenues	256,091	266,500	93,650	133,250	(39,600)
Cell Phone Lease Revenues	66,840	70,000	40,204	40,833	(629)
Total Revenues	\$ 2,732,485	\$ 2,556,272	\$ 1,697,876	\$ 1,907,845	\$ (209,969)
Expenditures					
Salaries and Benefits					
Director Compensation	\$ 6,365	\$ 12,918	\$ 5,824	\$ 7,536	\$ 1,712
Salaries	269,407	428,980	211,110	250,238	39,128
Salaries - Hourly	55,995	55,432	35,216	32,335	(2,881)
Salaries - OT/ Employee Bonuses	-	24,221	166	14,128	13,962
PERA Employer Contribution	47,257	75,020	38,946	43,762	4,816
Unemployment Insurance Taxes	378	210	254	123	(131)
Workers' Compensation Insurance	1,017	5,000	2,701	5,000	2,299
Employer Contributions Health Insurance	43,561	67,995	30,470	39,663	9,193
Employer Contributions Medicare	4,718	14,048	3,574	8,195	4,621
PERA Matchmaker Contribution	7,890	14,532	6,219	8,477	2,258
Total Salaries and Benefits	\$ 436,588	\$ 698,356	\$ 334,480	\$ 409,457	\$ 74,977
Other					
Professional Services					
Accounting and Payroll	\$ 417,898	\$ 303,330	\$ 194,665	\$ 176,943	\$ (17,722)
Audit	53,000	57,240	61,500	57,240	(4,260)
Communications - Public Outreach	197,918	198,469	108,474	115,773	7,299
Election	1,650	-	-	-	-
Election Exp Reimbursable	-	-	495	-	(495)
Engineering Services	19,361	22,238	21,590	12,972	(8,618)
Engineering Services - Mineral Rights	30,006	-	-	-	-
GIS/Asset Management	19,240	22,908	15,080	19,669	4,589
Human Resources	6,916	15,000	4,258	9,998	5,740
Information Technology	25,368	26,931	15,617	15,709	92
Legal Services	233,412	276,492	126,295	161,287	34,992
Rates and Fees Study	72,170	20,000	19,633	3,000	(16,633)
Security Master Plan, Risk & Resilience A	-	-	32,117	-	(32,117)
Sub-Total Professional Services	\$ 1,076,939	\$ 942,608	\$ 599,724	\$ 572,591	\$ (27,133)
Insurance					
Property and Liability Insurance	\$ 116,146	\$ 85,000	\$ 125,755	\$ 85,000	\$ (40,755)
Sub-Total Property & Liability Insurance	\$ 116,146	\$ 85,000	\$ 125,755	\$ 85,000	\$ (40,755)
Office & Other					
Bank and Credit Card Fees	\$ 15,088	\$ 15,708	\$ 9,400	\$ 9,163	\$ (237)
Building Cleaning	9,745	10,100	5,834	5,892	58
Building Costs/Supplies	1,444	25,446	12,780	12,794	14
Building Repairs and Maintenance	10,302	4,000	3,929	2,333	(1,596)
Building Utilities	12,718	12,562	7,595	7,328	(267)
Fuel	125	-	178	-	(178)
Miscellaneous	6,870	1,000	223	583	360
Office Furniture/Equipment	23,263	5,000	17,894	5,000	(12,894)
Office Supplies	7,523	7,226	4,056	4,215	159
Phone/Security	72,081	95,527	39,524	71,139	31,615
Postage and Freight	24,433	23,873	13,860	13,925	65
Printing and Copying	16,258	16,058	8,850	9,367	517
Software Support	44,132	67,666	95,120	53,728	(41,392)
Trash Removal	4,207	4,325	2,647	2,522	(125)
Sub-Total Office & Other	\$ 248,189	\$ 288,491	\$ 221,890	\$ 197,989	\$ (23,901)
Staff Support					
Professional Education/Conferences	\$ 11,790	\$ 14,453	\$ 1,555	\$ 3,000	\$ 1,445
Employee Enrichment	-	-	-	-	-
Professional Memberships/Subscriptions	11,650	14,196	2,520	2,448	(72)
Sub-Total Staff Support	\$ 23,440	\$ 28,649	\$ 4,075	\$ 5,448	\$ 1,373
Operations Support					
SCADA	\$ 13,511	\$ 16,988	\$ 6,253	\$ 9,910	\$ 3,657
Small Tools	5,561	7,167	11,823	4,181	(7,642)
Snow Removal	4,500	6,240	-	3,120	3,120
Underground Utility Locates	40,057	48,169	21,777	28,098	6,321
Uniforms - Clothing and PPE	-	-	3,171	-	(3,171)
Sub-Total Operations Support	\$ 63,629	\$ 78,564	\$ 43,024	\$ 45,309	\$ 2,285
Total Expenditures - Other	\$ 1,528,343	\$ 1,423,312	\$ 994,468	\$ 906,337	\$ (88,131)
Firm Commitments					
County Treasurer Collection Fees	\$ 14,791	\$ 14,559	\$ 14,249	\$ 14,451	\$ 202
IGA - City of Castle Pines - Cell Phone Le	66,840	70,000	40,204	40,833	629
IGA - City of Castle Pines - Parcel Transf	315,043	100,000	47,164	70,000	22,836
Sub-Total Firm Commitments	\$ 396,674	\$ 184,559	\$ 101,617	\$ 125,284	\$ 23,667
Total Expenditures	\$ 2,361,605	\$ 2,306,227	\$ 1,430,565	\$ 1,441,078	\$ 10,513
Change in Funds Available	\$ 370,880	\$ 250,045	\$ 267,311	\$ 466,767	\$ (199,456)
Restricted for TABOR	\$ 43,242	\$ 42,694	\$ 34,743	\$ 35,989	\$ (1,246)
Unrestricted	480,768	405,133	756,578	628,560	128,018
ENDING FUNDS AVAILABLE	\$ 524,010	\$ 447,827	\$ 791,321	\$ 664,549	\$ 126,772

Conservation Trust Fund					
DESCRIPTION	12/31/2025 AUDITED ACTUAL	2026 ADOPTED BUDGET	ACTUAL THROUGH 7/31/2026	BUDGET THROUGH 7/31/2026	FAVORABLE (UNFAVOR- ABLE) VARIANCE
Beginning Funds Available	\$ 46	\$ -	\$ -	\$ -	\$ -
Revenues					
Lottery Proceeds	\$ 77,851	\$ 100,000	\$ 43,128	\$ 50,000	\$ (6,872)
Interest Earnings	481	500	144	292	(148)
Total Revenues	\$ 78,332	\$ 100,500	\$ 43,272	\$ 50,292	\$ (7,020)
Expenditures					
IGA - City of Castle Pines - CTF Revenues	\$ 78,378	\$ 100,500	\$ 43,272	\$ 50,292	\$ 7,020
Total Expenditures	\$ 78,378	\$ 100,500	\$ 43,272	\$ 50,292	\$ 7,020
Change in Funds Available	\$ (46)	\$ -	\$ -	\$ -	\$ -
ENDING FUNDS AVAILABLE	\$ -	\$ -	\$ -	\$ -	\$ -

Water Enterprise Fund					
DESCRIPTION	12/31/2025 AUDITED ACTUAL	2026 ADOPTED BUDGET	ACTUAL THROUGH 7/31/2026	BUDGET THROUGH 7/31/2026	FAVORABLE (UNFAVOR- ABLE) VARIANCE
Beginning Funds Available					
Restricted for Renewable Water	\$ 15,383,518	\$ 15,464,451	\$ 15,565,618	\$ 15,464,451	\$ 101,167
Restricted for Capital	20,911,236	18,453,564	18,810,972	18,453,564	357,408
Unrestricted	7,419,482	7,738,943	8,666,407	7,738,943	927,464
Total Beginning Funds Available	\$ 43,714,236	\$ 41,656,958	\$ 43,042,997	\$ 41,656,958	\$ 1,386,039
Water Operating Revenues					
Water Service Revenue	\$ 3,634,913	\$ 3,415,360	\$ 2,148,750	\$ 1,914,310	\$ 234,440
Golf Course Water Delivery	173,456	-	-	-	-
Water Customer Charges	617,754	642,582	371,571	374,840	(3,269)
Hydrant Meter Use	-	-	63	-	63
Late Fees - Water Activity	26,978	20,000	13,073	11,667	1,406
Inspection Fees	7,800	-	3,900	-	3,900
Cross Connection Control Program	-	60,000	19,042	35,000	(15,958)
Reimbursable Costs	58,984	31,200	22,608	18,200	4,408
Miscellaneous	26,640	15,000	4,395	8,750	(4,355)
Total Water Operating Revenues	\$ 4,546,525	\$ 4,184,142	\$ 2,583,402	\$ 2,362,767	\$ 220,635
Water Operating Expenditures - Direct					
Annual Charges/Assessments					
Centennial Capacity Readiness	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ -
Chatfield Reservoir Mitigation Annual Assessmer	161,966	168,000	152,912	168,000	15,088
Ditch Operating Assessments	49,635	50,343	56,652	50,343	(6,309)
Reuter-Hess Maintenance Obligations	26,968	7,578	-	-	-
Sensus USA Annual Software Support	3,700	3,885	4,699	3,885	(814)
South Metro Water Supply Authority Dues	16,667	15,152	16,667	15,152	(1,515)
Sub-Total Annual Charges/Assessments	\$ 658,936	\$ 644,958	\$ 630,930	\$ 637,380	\$ 6,450
Centennial Delivery Charges					
Centennial Delivery Charges	\$ 93,161	\$ 350,000	\$ 606,767	\$ 280,805	\$ (325,962)
Sub-Total Centennial Delivery Charges	\$ 93,161	\$ 350,000	\$ 606,767	\$ 280,805	\$ (325,962)
Operations					
Chemicals	\$ 93,955	\$ 106,478	\$ 9,870	\$ 79,444	\$ 69,574
Ditch/Land Rights Operating Expenses	16,677	17,447	10,312	10,178	(134)
IPS Surge Modifications	44,066	46,826	28,611	27,314	(1,297)
Emergency Generators Fuel	-	-	849	-	(849)
Laboratory Testing	2,442	3,109	-	-	-
Leak Detection	50,625	70,200	-	70,200	70,200
Operations Staffing Contract	225,819	272,938	148,193	159,214	11,021
SCADA	33,616	30,993	15,624	18,080	2,456
Vehicle Fuel and Mileage	574	2,000	1,114	1,167	53
Vehicle Repairs and Maintenance	-	2,000	214	1,167	953
Water Meters	45,321	180,000	81,631	105,000	23,369
Water Programs	11,535	6,701	7,851	2,980	(4,871)
Water Quality Testing	11,447	16,306	16,929	9,512	(7,417)
WTP Solids Disposal	-	-	25,097	-	(25,097)
Sub-Total Operations	\$ 536,077	\$ 754,998	\$ 346,295	\$ 484,256	\$ 137,961
Professional Services					
Backflow Program	\$ 120,000	\$ 150,000	\$ 67,020	\$ 87,500	\$ 20,480
Engineering Services	42,978	52,979	32,015	30,905	(1,110)
Engineering Services Reimbursable	58,984	31,200	22,608	18,200	(4,408)
Water Resource Study	21,728	50,000	4,378	22,224	17,846
Water Rights Consultants	89,466	103,733	62,522	60,510	(2,012)
Water Rights Legal Services	26,790	12,498	14,647	7,291	(7,356)
WTP Site Plan / O&M Manual Development	68,084	183,093	13,222	70,535	57,313
Sub-Total Professional Services	\$ 428,030	\$ 583,503	\$ 216,412	\$ 297,165	\$ 80,753
Repairs and Maintenance					
Grounds Maintenance	\$ -	\$ 30,000	\$ -	\$ 15,000	\$ 15,000
Valve, Hydrant and PRV Maintenance	255,784	256,427	192,155	149,583	(42,572)
Water Distribution Repairs	129,489	750,000	54,918	437,500	382,582
Water Distribution Repairs - Emergency Respons	907,932	-	181,421	-	(181,421)
Water Treatment Plant Repairs	45,821	75,000	5,740	43,750	38,010
Wells Expenditures	59,200	500,000	175,964	281,245	105,281
Sub-Total Repairs and Maintenance	\$ 1,398,226	\$ 1,611,427	\$ 610,198	\$ 927,078	\$ 316,880
Salaries and Benefits - Water Specific					
Salaries	\$ 20,169	\$ 57,410	\$ 34,607	\$ 33,489	\$ (1,118)
Salaries - OT/ Employee Bonuses	-	2,296	652	1,339	687
PERA Employer Contribution	2,987	9,071	5,571	5,292	(279)
Unemployment Insurance Taxes	40	34	49	20	(29)
Employer Contributions Health Insurance	7,873	18,132	13,794	10,577	(3,217)
Employer Contributions Medicare	292	1,665	511	972	461
PERA Matchmaker Contribution	-	1,722	-	1,005	1,005
Sub-Total Salaries and Benefits - Water Spe	\$ 31,361	\$ 90,330	\$ 55,184	\$ 52,694	\$ (2,490)
Utilities					
Electricity for Booster Pump Station	\$ 25,673	\$ 27,218	\$ 13,619	\$ 15,877	\$ 2,258
Electricity for IPP Pumping Costs	42,024	34,252	114,210	19,980	(94,230)
Electricity for Water Treatment Plant	105,422	118,193	33,231	68,944	35,713
Electricity for Well Pumping	864,713	1,043,125	256,283	608,490	352,207
Phone/Security	21,608	19,314	26,935	11,267	(15,668)
Reuse Pumping	51,245	-	-	-	-
Sub-Total Utilities	\$ 1,110,685	\$ 1,242,102	\$ 444,278	\$ 724,558	\$ 280,280
Total Water Operating Expenditures - Direct	\$ 4,256,476	\$ 5,277,318	\$ 2,910,064	\$ 3,403,936	\$ 493,872
Indirect Costs to General Fund (15% of Direct Co	\$ 884,811	\$ 791,598	\$ 413,081	\$ 171,270	\$ (241,811)
Total Operating Expenditures	\$ 5,141,287	\$ 6,068,916	\$ 3,323,145	\$ 3,575,206	\$ 252,061
Operating Income/(Loss)	\$ (594,762)	\$ (1,884,774)	\$ (739,743)	\$ (1,212,439)	\$ 472,696

Water Enterprise Fund					
DESCRIPTION	12/31/2025 AUDITED ACTUAL	2026 ADOPTED BUDGET	ACTUAL THROUGH 7/31/2026	BUDGET THROUGH 7/31/2026	FAVORABLE (UNFAVOR- ABLE) VARIANCE
Water Non-Operating Revenues					
Capital Improvement Fees	\$ 1,950,000	\$ 2,032,505	\$ 1,190,807	\$ 1,185,627	\$ 5,180
Connect Fees	343,800	-	171,900	-	171,900
Interest Earnings	1,841,687	1,750,000	911,116	1,020,833	(109,717)
Miscellaneous	-	1,000	-	583	(583)
Renewable Water Resources Fees	182,100	-	91,050	-	91,050
Total Water Non-Operating Revenues	\$ 4,317,587	\$ 3,783,505	\$ 2,364,873	\$ 2,207,043	\$ 157,830
Water Non-Operating Expenditures					
Arapahoe Wells Re-Drill	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ 250,000
Booster Pump Station	-	20,000	-	20,000	20,000
Castle Pines Parkway Waterline Replacement - F	24,562	1,800,000	42,624	42,624	-
Croft Court Waterline Replacement	-	-	24,505	-	(24,505)
Interconnect Pump Station - Surge Protection Sy	-	135,000	-	-	-
Monarch Waterline Replacement - Phase III	1,827,040	800,000	1,393,195	1,393,195	-
Sampling Station Installation	-	200,000	15,038	15,038	-
System Condition Assessment - Distribution	-	140,000	27,661	50,000	22,339
Transfer to Wastewater Enterprise Fund	-	4,800,000	-	-	-
Water Distribution Repairs and Maintenance - Ca	63,161	-	-	-	-
Water Tank Project - Rehabilitation	-	450,000	211,116	211,116	-
Well Control Vault Rehab Program	446,157	-	-	-	-
Well Electrical Equipment Replacement	-	75,000	-	-	-
Wells Repairs and Maintenance - Capital Outlay	569,378	-	-	-	-
WTP Repairs and Maintenance - Capital Outlay	12,950	-	-	-	-
WTP Filter Rehabilitation Program	1,315,994	4,500,000	3,318,437	3,318,437	-
WTP Liquid Ammonia Sulfate	62,039	-	-	-	-
WTP Process Tank Rehab	44,126	-	-	-	-
Vehicle Purchase	28,657	-	-	-	-
Total Water Non-Operating Expenditures	\$ 4,394,064	\$ 13,170,000	\$ 5,032,576	\$ 5,300,410	\$ 267,834
Non-Operating Income/(Loss)	\$ (76,477)	\$ (9,386,495)	\$ (2,667,703)	\$ (3,093,367)	\$ 425,664
Change in Funds Available	\$ (671,239)	\$ (11,271,269)	\$ (3,407,446)	\$ (4,305,806)	\$ 898,360
Restricted for Renewable Water	\$ 15,565,618	\$ 15,464,451	\$ 15,656,668	\$ 15,464,451	\$ 192,217
Restricted for Capital	18,810,972	7,316,069	15,141,103	14,338,781	266,654
Unrestricted	8,666,407	7,605,169	8,837,780	7,547,920	1,825,528
WATER - ENDING FUNDS AVAILABLE	\$ 43,042,997	\$ 30,385,689	\$ 39,635,551	\$ 37,351,152	\$ 2,284,399

Wastewater Enterprise Fund					
DESCRIPTION	12/31/2025 AUDITED ACTUAL	2026 ADOPTED BUDGET	ACTUAL THROUGH 7/31/2026	BUDGET THROUGH 7/31/2026	FAVORABLE (UNFAVOR- ABLE) VARIANCE
Beginning Funds Available					
Restricted for Capital	\$ 2,702,189	\$ 1,185,196	\$ 1,335,757	\$ 1,185,196	\$ 150,561
Unrestricted	3,059,662	4,125,435	4,346,156	4,125,435	220,721
Total Beginning Funds Available	\$ 5,761,851	\$ 5,310,631	\$ 5,681,913	\$ 5,310,631	\$ 371,282
Wastewater Operating Revenues					
Sewer Service Charges	\$ 1,912,389	\$ 2,057,618	\$ 1,266,069	\$ 1,239,376	\$ 26,693
Sewer Customer Charges	736,646	781,115	456,441	455,651	790
Late Fees - Sewer Activity	1,013	-	912	-	912
Golf Course Water Delivery	-	198,856	105,640	110,106	(4,466)
Miscellaneous	222	1,000	-	583	(583)
Total Wastewater Operating Revenues	\$ 2,650,270	\$ 3,038,589	\$ 1,829,062	\$ 1,805,716	\$ 23,346
Wastewater Operating Expenditures - Direct					
PCWRA Sewer Fees					
PCWRA Sewer Fees	\$ 723,490	\$ 777,200	\$ 452,548	\$ 453,367	\$ 819
Sub-Total PCWRA Sewer Fees	\$ 723,490	\$ 777,200	\$ 452,548	\$ 453,367	\$ 819
Operations					
Collection - Chemical Treatment	\$ -	\$ 18,420	\$ 7,411	\$ 8,188	\$ 777
Collection - Main Inspection and Cleaning	221,259	306,812	66,712	178,974	112,262
Collection - Wet Well Cleaning	23,626	27,409	13,994	15,988	1,994
Operations Staffing Contract	126,086	132,396	79,620	77,231	(2,389)
Emergency Generators Fuel	-	-	991	-	(991)
SCADA	9,868	10,688	16,870	6,235	(10,635)
Vehicle Fuel and Mileage	143	400	279	233	(46)
Vehicle Repairs and Maintenance	-	400	54	233	179
Sub-Total Operations	\$ 380,982	\$ 496,525	\$ 185,931	\$ 287,082	\$ 101,151
Professional Services					
Engineering Services	\$ 12,537	\$ 13,736	\$ 10,387	\$ 8,013	\$ (2,374)
Sub-Total Professional Services	\$ 12,537	\$ 13,736	\$ 10,387	\$ 8,013	\$ (2,374)
Repairs and Maintenance					
Collection - Emergency Response	\$ 7,152	\$ 54,528	\$ 2,036	\$ 31,808	\$ 29,772
Collection - Repairs and Maintenance	145,723	207,879	479,043	180,616	(298,427)
Grounds Maintenance	-	20,000	-	13,333	13,333
Lift Station - Generator Repairs and Maintenance	24,106	27,864	12,977	16,254	3,277
Reuse Maintenance	-	-	15,540	-	(15,540)
Sub-Total Repairs and Maintenance	\$ 176,981	\$ 310,271	\$ 509,596	\$ 242,011	\$ (267,585)
Salaries and Benefits - Wastewater Specific					
Salaries	\$ 5,042	\$ 14,353	\$ 8,652	\$ 8,372	\$ (280)
Salaries - OT/ Employee Bonuses	-	144	163	84	(79)
PERA Employer Contribution	747	2,268	1,393	1,323	(70)
Unemployment Insurance Taxes	10	8	12	5	(7)
Employer Contributions Health Insurance	1,968	4,533	3,448	2,645	(803)
Employer Contributions Medicare	73	416	128	243	115
PERA Matchmaker Contribution	-	431	-	252	252
Sub-Total Salaries and Benefits - Wastewater	\$ 7,840	\$ 22,153	\$ 13,796	\$ 12,924	\$ (872)
Utilities					
Electricity for Wastewater Pumping	\$ 92,920	\$ 94,831	\$ 53,803	\$ 55,319	\$ 1,516
Natural Gas for Lift Stations	4,278	4,539	2,211	2,647	436
Phone/Security	570	562	330	281	(49)
Reuse Pumping	-	60,420	26,310	24,462	(1,848)
Sub-Total Utilities	\$ 97,768	\$ 160,352	\$ 82,654	\$ 82,709	\$ 55
Total Wastewater Operating Expenditures - D	\$ 1,399,598	\$ 1,780,237	\$ 1,254,912	\$ 1,086,106	\$ (168,806)
Indirect Costs to General Fund (15% of Direct Co	\$ 221,203	\$ 267,036	\$ 103,270	\$ 21,341	\$ (81,929)
Total Operating Expenditures	\$ 1,620,801	\$ 2,047,273	\$ 1,358,182	\$ 1,107,447	\$ (250,735)
Operating Income/(Loss)	\$ 1,029,469	\$ 991,316	\$ 470,880	\$ 698,269	\$ (227,389)
Wastewater Non-Operating Revenues					
Connect Fees	\$ 89,004	\$ -	\$ 44,502	\$ -	\$ 44,502
Interest Earnings	257,025	100,000	101,955	58,333	43,622
Transfers In - Water Fund	-	4,800,000	-	-	-
Total Wastewater Non-Operating Revenues	\$ 346,029	\$ 4,900,000	\$ 146,457	\$ 58,333	\$ 88,124
Wastewater Non-Operating Expenditures					
Debt Service	\$ 347,844	\$ 344,690	\$ 37,341	\$ 37,341	\$ -
Flume Replacement - Daniels Gate	-	300,000	-	300,000	300,000
Lift Station Renovations	1,076,011	5,465,000	3,068,337	3,068,337	-
Lift Station Repairs and Maintenance - Capital O	16,150	-	-	-	-
Pond Lining Reuse System	-	200,000	200,000	200,000	-
PCWRA Golf Course Improvements Debt Servio	-	47,343	43,354	27,616	(15,738)
PCWRA Golf Course Improvements Cash Fundin	-	1,152,295	-	1,152,295	1,152,295
Vehicle Purchase	15,431	-	-	-	-
Total Wastewater Non-Operating Expenditu	\$ 1,455,436	\$ 7,509,328	\$ 3,349,032	\$ 4,785,589	\$ 1,436,557
Non-Operating Income/(Loss)	\$ (1,109,407)	\$ (2,609,328)	\$ (3,202,575)	\$ (4,727,256)	\$ 1,524,681
Change in Funds Available	\$ (79,938)	\$ (1,618,012)	\$ (2,731,695)	\$ (4,028,987)	\$ 1,297,292
Restricted for Capital	\$ 1,335,757	\$ -	\$ -	\$ -	\$ -
Unrestricted	4,346,156	3,692,619	2,950,218	1,281,644	1,668,574
WASTEWATER - ENDING FUNDS AVAILABLE	\$ 5,681,913	\$ 3,692,619	\$ 2,950,218	\$ 1,281,644	\$ 1,668,574

SUPPLEMENTAL INFORMATION

CASTLE PINES NORTH METROPOLITAN DISTRICT
Property Tax Reconciliation
2026

										CUMULATIVE TAXES 2026	2025			
Property Tax	Delinquent Tax, Rebates, Exempt Abatements, TIF	Specific Ownership Tax	Interest	Treasurer's Fees	Total Amount Received	% of Levied Property Tax Received			Property Tax Received		% of Levied Property Tax Received			
						Monthly	Y-T-D				Monthly	Y-T-D		
January	\$ 15,825.55	\$ (3.60)	\$ 6,095.29		\$ (237.32)	\$ 21,679.92	1.63%		1.63%	\$ 21,679.92	\$ 19,702.34	2.00%	2.00%	
February	382,054.43	(912.74)	5,346.48		(5,717.15)	380,771.02	39.27%		40.90%	402,450.94	398,127.87	40.40%	42.40%	
March	59,787.52	(140.30)	5,677.51	19.71	(895.02)	64,449.42	6.15%		47.05%	466,900.36	38,878.32	3.94%	46.34%	
April	111,359.24	(378.44)	5,329.58	11.66	(1,659.11)	114,662.93	11.43%		58.48%	581,563.29	136,704.51	13.87%	60.21%	
May	47,760.19	(396.36)	5,444.32	36.92	(711.03)	52,134.04	4.88%		63.36%	633,697.33	62,349.32	6.33%	66.54%	
June	326,609.16	(500.43)	5,984.50	72.60	(4,892.75)	327,273.08	33.60%		96.96%	960,970.41	311,505.16	31.61%	98.15%	
July	8,971.53	(1.95)	6,007.84	132.01	(136.55)	14,972.88	0.92%		97.88%	975,943.29	10,953.98	1.11%	99.26%	
August						-	0.00%		97.88%	975,943.29	4,234.81	0.43%	99.69%	
September						-	0.00%		97.88%	975,943.29	1,130.24	0.11%	99.80%	
October						-	0.00%		97.88%	975,943.29	188.61	0.02%	99.82%	
November						-	0.00%		97.88%	975,943.29	1,733.87	0.18%	100.00%	
December						-	0.00%		97.88%	975,943.29	-	0.00%	100.00%	
TOTAL	\$ 952,367.62	\$ (2,333.82)	\$ 39,885.52	\$ 272.90	\$ (14,248.93)	\$ 975,943.29	97.88%		97.88%		\$ 985,509.03	100.00%	100.00%	
		950,033.80												

Property Tax from Mill Levy
General Fund

Assessed Valuation	Mill Levy	Amount Levied	% of Levied	Amount Received	% Amount Received to Amount Levied
\$ 277,307,858	3.500	\$ 970,577	100.00%	\$ 950,033.80	97.88%

Castle Pines North Metro District

Aged Receivables

As of 07/31/2026

Service	0-30 days	31-60 days	61-90 days	91-120 days	> 120 days	Balance
Grand Total						
WATER	661541.48	37253.48	1569.13	-694.16	-5803.26	693866.67
WATER Penalty	1649.90	481.75	149.17	39.21	-162.61	2157.42
WATER Misc	24.00	60.00	0.00	0.00	-12.00	72.00
SEWER	162553.41	16962.90	3349.27	396.12	-195.78	183065.92
SEWER Penalty	125.00	50.00	25.00	25.00	575.00	800.00
DRAINAGE	0.00	0.00	0.00	0.00	-3.87	-3.87
CAP MAINT WT	167273.26	15945.23	3328.04	485.10	830.67	187862.30
CUST CHG WTR	52306.19	6054.82	1261.51	181.16	323.26	60126.94
CUST CHG SWR	64302.41	7841.58	1620.56	228.34	396.26	74389.15
RENEWABL WTR	0.00	0.00	0.00	0.00	3.39	3.39
CROSS CONNEC	3178.23	184.70	0.00	0.00	0.00	3362.93
CAP IMP FEE	22562.98	0.00	0.00	0.00	0.00	22562.98
	1135516.86	84834.46	11302.68	660.77	-4048.94	1228265.83

Number of Accounts in Each Column: 4052 521 117 24 41

Total Number of Outstanding Accounts: 4,075

Castle Pines North Metropolitan District
Payment Claims
For the Period August 13, 2025 - September 16, 2026
PRESENTED FOR APPROVAL

CHECKS - 29813 through 29860 (Refer to Check Detail Report)

	<u>Amount</u>
Voucher Checks	\$ 2,792,263.79
One-Time Checks (Customer Refunds)	1,336.05
TOTAL CHECKS PRESENTED FOR APPROVAL	<u>\$ 2,793,599.84</u>

ELECTRONIC PAYMENTS

Item #

1	Bank and Credit Card Fees	\$ 1,463.70
2	Centennial Water and Sanitation	212.06
3	Century Link (2 Months)	334.98
4	Chargeback Items (Returned Customer Payments)	14,353.84
5	Core Electric	146,477.61
6	Greystone Technology	6,625.68
7	JAN-PRO Cleaning Systems	1,147.96
8	Konica Minolta Lease Payment	470.00
9	Payroll and Payroll-Related Items (Staff and Board of Directors)	89,636.45
10	Payroll Billing Fees	280.00
11	UMB Visa Credit Card Payment	13,407.69
12	Verizon	3,260.65
13	Waste Management	359.00
14	Xcel	18,826.03
	TOTAL ELECTRONIC PAYMENTS PRESENTED FOR APPROVAL	<u>\$ 296,855.65</u>

Total Payments Presented for Approval

\$ 3,090,455.49

Check Detail Report
August 13, 2026 - September 16, 2026

Item #	Vendor name	Invoice number	Invoice description	Amount	Paid by
1	Backflow Secure; Management Secure LLC	903	Backflow Services Program-August	\$9,000.00	Check #29813
2	Castle Pines Chamber of Commerce	4508	Patron Membership- 8/1/26 to 8/1/27	\$10,000.00	Check #29814
3	Castle Pines Connection	15991	Full Page Ad	\$2,350.00	Check #29815
4	City of Castle Pines	23317	Waterline-Sch A Ph 1, Sch B Ph 2 & Sch C	\$577,590.64	Check #29816
5	Colorado Dept of Public Health & Environment	FGD20260294	Drinking Water Fee July 2026 to June 2027	\$2,042.00	Check #29817
6	COMCAST	8497202420365418	HS Internet-WTP	\$644.38	Check #29819
7	Comcast Business	001004595753	Ethernet Service-7404 Yorkshire Drive	\$815.67	Check #29818
8	Continental Utility Solutions Inc.	INVC-15422	UB4 SaaS- 8/1/26 to 7/31/27	\$28,953.12	Check #29820
9	Core & Main LP	Z564926	Meters & Parts	\$13,510.00	Check #29821
10	Distribution System Resources dba DSR	6668	ARV Inspections	\$7,582.28	Check #29822
11	DTC Print Brokers	2750	Bill Envelopes	\$2,050.00	Check #29823
12	DTC Print Brokers	2755	Bill Inserts-7/31/26	\$795.00	Check #29823
13	Elevated Clarity LLC	501084	Finance & Accounting-July	\$32,745.04	Check #29824
14	Emergency Pipe Repairs & Excavation LLC	4137	WTP, CP Pkwy & Monarch- Curb Stop & Line Repairs	\$41,633.80	Check #29826
15	Emergency Pipe Repairs & Excavation LLC	4135	5672 Jasper Pointe Circle-Line Repair	\$28,052.44	Check #29826
16	Emergency Pipe Repairs & Excavation LLC	4145	7417 Shoreham Drive- Curb Stop Box & Irrigation Line Repair	\$1,431.45	Check #29826
17	Emergency Pipe Repairs & Excavation LLC	4144	CP Pkwy & Max- Meter Pit Repair	\$6,770.82	Check #29826
18	Emergency Pipe Repairs & Excavation LLC	4149	10 Roder Gate Ln- Curb Stop Repair	\$1,581.13	Check #29826
19	Emergency Pipe Repairs & Excavation LLC	4146	298 Warwick Place- Curb Stop Box Repair	\$1,138.50	Check #29826
20	ENLIVE tv Services LLC	0225	CDN & Captioning-August	\$5,070.00	Check #29825
21	Ferguson Enterprises LLC	1685304	6" Relief Surge BfV & 8" Offset BfV	\$15,569.88	Check #29827
22	First Rate Fence & Access Control LLC	2358	WTP Access Control & Repair	\$7,451.00	Check #29828
23	First Rate Fence & Access Control LLC	2357	LS Fence Repair	\$4,128.00	Check #29828
24	Highlands Ranch Water	111780475	Water Delivery- July	\$48,380.40	Check #29829
25	Hydro Resources- Rocky Mountain, Inc.	App 1- 906833	Well A-6- Project RKY-R-0952	\$9,930.00	Check #29830
26	Jehn Water Consultants Inc.	871.1/8-26	Hock Hocking Share-July	\$1,555.73	Check #29831
27	Jehn Water Consultants Inc.	125.6/8-26	Resume Review-July	\$83.33	Check #29831
28	Jehn Water Consultants Inc.	125.1/8-26	General Water Rights-July	\$13,101.00	Check #29831
29	Kennedy Jenks Consultants Inc	189447	Croft Court Water Line Replacement	\$2,366.17	Check #29832
30	Kennedy Jenks Consultants Inc	189446	Security Master Plan, RRA & ERP	\$11,890.32	Check #29832
31	Kennedy Jenks Consultants Inc	189445	Water Distribution System Risk Analysis & CIP	\$15,455.15	Check #29832
32	Kennedy Jenks Consultants Inc	189444	South Tanks Rehab Design	\$51,168.67	Check #29832
33	Kennedy Jenks Consultants Inc	189443	General Engineering & 7 Brew	\$9,253.78	Check #29832
34	Kennedy Jenks Consultants Inc	189442	Foundry Church	\$1,294.20	Check #29832
35	Kennedy Jenks Consultants Inc	189441	CP Pkwy Water Line Repl PH 2	\$14,350.20	Check #29832
36	Kennedy Jenks Consultants Inc	189440	Monarch Water Line Repl PH 3	\$11,588.27	Check #29832
37	Kennedy Jenks Consultants Inc	189439	Filter Beds Rehab	\$49,433.93	Check #29832
38	Kennedy Jenks Consultants Inc	189438	Wastewater Cease & Desist Order	\$116.91	Check #29832
39	Kennedy Jenks Consultants Inc	189437	Facility Documentation Program	\$2,032.19	Check #29832
40	Kennedy Jenks Consultants Inc	189436	Lift Stations Permitting & Upgrades	\$20,911.03	Check #29832
41	Kennedy Jenks Consultants Inc	189739	Croft Court Water Line Replacement	\$8,840.52	Check #29833
42	Kennedy Jenks Consultants Inc	189738	Security Master Plan, RRA & ERP	\$15,899.85	Check #29833
43	Kennedy Jenks Consultants Inc	189737	Water Distribution System Risk Analysis & CIP	\$6,827.10	Check #29833
44	Kennedy Jenks Consultants Inc	189736	South Tanks Rehab Design	\$68,087.97	Check #29833
45	Kennedy Jenks Consultants Inc	189735	General Engineering	\$5,007.09	Check #29833
46	Kennedy Jenks Consultants Inc	189734	CP Pkwy Water Line Replacement Ph2	\$12,664.37	Check #29833
47	Kennedy Jenks Consultants Inc	189733	Monarch Water Line Repl Ph3	\$7,164.68	Check #29833
48	Kennedy Jenks Consultants Inc	189732	Filter Beds Rehab	\$37,674.22	Check #29832
49	Kennedy Jenks Consultants Inc	189731	Facility Documentation Program	\$162.48	Check #29832
50	Kennedy Jenks Consultants Inc	189730	Lift Stations Permitting & Upgrades	\$14,129.54	Check #29832
51	Letters Plus		Mailing & Postage Fund	\$7,500.00	Check #29834
52	Level Engineering and Inspection	2026-07	Contract 17571- Gen Consult, Parcel Transfer & Tank Eval	\$17,907.71	Check #29835
53	Mountain Peak Controls	4500	A2 Overtemp Fault Repair	\$900.00	Check #29836
54	Mountain Peak Controls	4533	Locate & Replace filter turbidity meters	\$3,285.36	Check #29836
55	Mountain Peak Controls	4514	Re-establish communications at various sites	\$1,080.00	Check #29836
56	Mountain Peak Controls	4501	DE-6 Troubleshoot & Testing	\$450.00	Check #29836
57	Mountain Peak Controls	4435	Flowmeter Adjustment	\$540.00	Check #29836
58	Mountain Peak Controls	4434	Well A3 & A4 Communication Repair	\$2,160.00	Check #29836
59	Mountain Peak Controls	4480	Replaced Teal Sim Cards	\$2,160.00	Check #29836
60	Mountain Peak Controls	4479	LS 3 Tosi Relocated	\$1,490.00	Check #29836
61	Mountain Peak Controls	4494	High Service Pump Maintenance	\$720.00	Check #29836
62	Mountain Peak Controls	4493	WTP Alarm Testing	\$2,880.00	Check #29836
63	Mountain Peak Controls	4512	A7/DE7 Site- Teal Sim Card Repair	\$540.00	Check #29836
64	Mountain Peak Controls	4538	LS4 Troubleshoot	\$720.00	Check #29836
65	Mountain Peak Controls	4535	Filter Diff P Sensor	\$1,260.00	Check #29836
66	Mountain Peak Controls	4534	Tank 2 Site- Install New Enclosure & Solar Panel	\$27,689.00	Check #29836
67	Myers & Sons Construction LLC	0471-11	Filter Beds Rehab-7/1/26 to 7/31/26	\$206,901.00	Check #29837
68	Nevada Tap Master Inc dba Colorado Tap Master	0726-173	18" Reentry Line Stop	\$18,270.00	Check #29838
69	Plum Creek Water Reclamation Authority	RCPN0726	Pond 16-Cap Replacement & Reservoir Project Loan	\$15,976.61	Check #29839
70	Plum Creek Water Reclamation Authority	CPNMD0726	Wastewater Treatment-July	\$64,649.72	Check #29839
71	Power Systems West Colorado	SI2660002153	LS 2- R/R Battery & Cooling System Service	\$4,760.81	Check #29840
72	Principle Electric	3462	A1 Well-Contactor Replacement	\$4,789.72	Check #29841
73	PROWT Law	6925	Legal Services- Water Rights- July	\$665.00	Check #29842
74	QP Services LLC	722-005	MH Raising- 6/1 - 6/30/2026	\$1,934.82	Check #29843
75	QP Services LLC	732-005	Ozone Repair	\$5,475.75	Check #29843
76	QP Services LLC	732-001A	LS Vac Trucks on Standby	\$2,413.13	Check #29843
77	Resource Central	6846	Sprinkler Evaluations- July 2026	\$3,651.00	Check #29844
78	RubinBrown LLP	1116612	2026 Audit Services- Final Billing- thru 7/31/26	\$7,500.00	Check #29845
79	Semacor Inc	10349	PFAs Samples & Testing	\$5,616.01	Check #29846
80	Semacor Inc	10298	ORC, WTP & LSs Ops-July	\$46,359.40	Check #29846
81	Seter, Vander Wall & Mielke, P.C.	89782	Legal Service- July	\$22,228.25	Check #29847
82	Sigler Communications Inc.	36901	Communication Support-July	\$4,825.00	Check #29848
83	T Lowell Construction Inc	Pay App 7-26-2121	Lift Stations Upgrades, Scope A- Job #2246035*00	\$1,054,969.87	Check #29849
84	USA Blue Book	INV01115793	6' Cable Extension & Inspection Camera	\$581.18	Check #29850
85	USA Blue Book	INV01130975	Combo Valve & Curb Key Set	\$1,133.90	Check #29850
86	Utility Notification Ctr - CO	226071940	Locate Service-July	\$193.33	Check #29851
87	Utilo LLC	5542	Locate Service-July	\$2,980.00	Check #29851
88	Xcel Energy	990040020	349 Crossing Cir & 750 Hidden Point Contracts- Advance Pay	\$4,832.97	Check #29851
Grand Total				\$2,792,263.79	

Check Detail Report - Totals by Vendor

August 13 2026 - September 16, 2026

Item #	Row Labels	Sum of Amount
1	Backflow Secure; Management Secure LLC	\$9,000.00
2	Castle Pines Chamber of Commerce	\$10,000.00
3	Castle Pines Connection	\$2,350.00
4	City of Castle Pines	\$577,590.64
5	Colorado Dept of Public Health & Environment	\$2,042.00
6	COMCAST	\$644.38
7	Comcast Business	\$815.67
8	Continental Utility Solutions Inc.	\$28,953.12
9	Core & Main LP	\$13,510.00
10	Distribution System Resources dba DSR	\$7,582.28
11	DTC Print Brokers	\$2,845.00
12	Elevated Clarity LLC	\$32,745.04
13	Emergency Pipe Repairs & Excavation LLC	\$80,608.14
14	ENLIVE tv Services LLC	\$5,070.00
15	Ferguson Enterprises LLC	\$15,569.88
16	First Rate Fence & Access Control LLC	\$11,579.00
17	Highlands Ranch Water	\$48,380.40
18	Hydro Resources- Rocky Mountain, Inc.	\$9,930.00
19	Jehn Water Consultants Inc.	\$14,740.06
20	Kennedy Jenks Consultants Inc	\$366,318.64
21	Letters Plus	\$7,500.00
22	Level Engineering and Inspection	\$17,907.71
23	Mountain Peak Controls	\$45,874.36
24	Myers & Sons Construction LLC	\$206,901.00
25	Nevada Tap Master Inc dba Colorado Tap Master	\$18,270.00
26	Plum Creek Water Reclamation Authority	\$80,626.33
27	Power Systems West Colorado	\$4,760.81
28	Principle Electric	\$4,789.72
29	PROWT Law	\$665.00
30	QP Services LLC	\$9,823.70
31	Resource Central	\$3,651.00
32	RubinBrown LLP	\$7,500.00
33	Semocor Inc	\$51,975.41
34	Seter, Vander Wall & Mielke, P.C.	\$22,228.25
35	Sigler Communications Inc.	\$4,825.00
36	T Lowell Construction Inc	\$1,054,969.87
37	USA Blue Book	\$1,715.08
38	Utility Notification Ctr - CO	\$193.33
39	Utilo LLC	\$2,980.00
40	Xcel Energy	\$4,832.97
	Grand Total	\$2,792,263.79

	Contracted					Project to-Date					Financial Information					Retainage Withheld	Notes
	Effective as Report Date ¹				Engineering Contracted Total Costs	Paid to Contractor	Paid to Engineer	Total Expense	% Completion	2026 Budget	July 2026 YTD Actuals	July 2026 YTD Variance	2026 Projection				
	Contract	Change Order	Adjustments	Total													
Capital Projects (Kennedy Jenks Managed) ²																	
Well Vaults Rehabilitation	\$ 659,000	\$ 79,648	\$ (30,000)	\$ 708,648	\$ 200,914	\$ 708,648	\$ 204,398	\$ 913,046	100%	\$ -	\$ -	\$ -	\$ -	\$ -		Project is complete	
Lift Stations Permitting and & Upgrade (Scope A)	5,430,000	207,799	-	5,637,799	1,203,808	3,610,818	881,762	4,682,623	68%	2,215,000	3,068,337	3,068,337	5,465,000	190,043		Permitting and Upgrade, Scope A (\$4.7MM- LSs 2, 1 and 5) & B (\$XX - LS 3, 7, 4, 6) All done by 2027. Initially Projected \$11MM	
Lift Stations Permitting and & Upgrade (Scope B)	4,886,000	-	-	4,886,000		-		-	0%	3,250,000				-		Work has started, but no payments have been made to the contractor yet.	
Monarch Water Line Replacement PH1 & PH2	2,077,562	152,063	-	2,229,625	244,990	1,891,335	244,640	2,135,975	86%	-	-	-	-	-		Project is complete. Costs are only for Schedule B - water line.	
Monarch Water Line Replacement PH2B	726,660	166,208	-	892,868	-	697,612	-	697,612	78%	-	12,037	(12,037)	-	-		Project is complete. Costs are only for Schedule B - water line.	
Monarch Water Line Replacement PH3	574,210	71,453	-	645,663	84,210	537,723	61,373	627,397	86%	800,000	1,393,195	-	2,000,000	28,301		Schedule A & B (contractor is HEI)	
Liquid Ammonia Sulfate (LAS) Improvements	307,700	(12,987)	-	294,713	441,442	294,713	437,682	732,395	99%	-	-	-	-	-		Project is complete	
CPN South Tanks Rehab Design	199,270	-	-	199,270	430,801	-	234,500	234,500	37%	450,000	211,116	211,116	450,000	-		CMGC contract executed with Myers & Sons.	
Castle Pines Pkwy Water Line Repl PH2	931,035	614,910	-	1,545,945	156,580	792,580	83,421	917,716	54%	1,800,000	42,624	-	1,800,000	41,715		Project Currently in Design Phase	
CPN Water System Condition Assessment and CIP	-	-	-	-		-		-	0%	-	-	-	-	-		Project Currently in Design Phase	
CPN District Wide Security Study-RRA-ERP	-	-	-	-		-		-	0%	-	-	-	-	-		Project Currently in Design Phase	
CPN Croft Ct Water Line Replacement	194,482	-	-	194,482	59,630	-	25,097	25,097	10%	-	24,505	(24,505)	255,627	-		Project Currently in Design Phase	
Filter Beds Rehabilitation	3,628,528	102,927	-	3,731,455	1,346,023	3,170,344	1,194,556	4,459,391	88%	4,500,000	3,318,437	-	4,500,000	94,491		This is a CMGC project. Construction is approx 90% complete. Change orders for added scope HVAC work, plant drain work, and misc. T&M work are forthcoming	
Totals - Capital Projects	\$ 19,614,447	\$ 1,382,021	\$ (30,000)	\$ 20,966,468	\$ 4,168,398	\$ 11,703,772	\$ 3,367,429	\$ 15,425,751		\$ 13,015,000	\$ 8,070,251	\$ 3,242,911	\$ 14,470,627	\$ 354,550			
Capital Projects (CPNMD Managed)																	
Assessments																	
Chatfield Reservoir Mitigation Company Assessments	\$ 161,996	\$ -	\$ -	\$ 161,996					0%	\$ 168,000	\$ 152,912	\$ 15,088	\$ 161,966	\$ -		Annual Assessments	
Total Operating Assessments	\$ 161,996	\$ -	\$ -	\$ 161,996	\$ -	\$ -	\$ -	\$ -		\$ 168,000	\$ 152,912	\$ 15,088	\$ 161,966	\$ -			
Maintenance Capital (Non-Operating)																	
25 Sampling Stations									0%	200,000	15,038	34,962	200,000				
CPN Facility Documentation Program					467,667		322,932			183,093	13,222	32,551	75,000				
System Condition Assessment					75,436		34,709		0%	140,000	27,661	7,339	75,436				
Wastewater Cease and Desist Order					30,111		28,222			-	-	-	-			Handled in General Engineering	
Arapahoe Well Re-Drill									0%	250,000	-	-	250,000				
Booster Pump Station									0%	20,000	-	-	20,000				
Well Electrical Equipment Replacement									0%	75,000	-	-	75,000				
Interconnect Pump Station - Surge Protection System									0%	135,000	-	-	135,000				
Pond Liner Reuse System									0%	200,000	200,000	-	200,000				
Flume Replacement - Daniels Gate									0%	300,000	-	-	300,000				
CPN District Wide Security Study-RRA-ERP					122,012		47,005		0%	-	-	-	-				
									0%	-	-	-	-				
Total Maintenance Capital	\$ -	\$ -	\$ -	\$ -	\$ 695,226	\$ -	\$ 432,868	\$ -		\$ 1,503,093	\$ 255,921	\$ 74,852	\$ 1,330,436	\$ -			

¹ Contracts in place as of Report Preparation Date

² Costs include Engineering Services

Memorandum

From: Nathan J. Travis
To: CPNMD Board of Directors
Date: 09/28/26
Re: District Manager's Report

AGENDA ITEMS

None

UPDATES

Stantec Regional Water Supply Study

- We are waiting on the final report, the most recent meeting was re-scheduled due to scheduling conflicts due to SDA. Final comments from the utility providers have been submitted. The final stakeholder meeting has not been scheduled yet. I hesitate to project a date as this meeting has been rescheduled multiple times since July.

Conservation

- The new rebates are in place and are being well utilized, though sod removal has continued to be slower through August. We have a projected \$47,762.33 remaining of our \$110,000.00 conservation rebate budget. 16,112 square feet of sod has been removed under the program.

JAM Ranch Inclusion

- Holdover: Jam ranch is moving forward with the formation of their own metro district. Recently filed for a zoning change with the county. CPNMD provided a letter detailing our concerns, this letter was presented to the board at the February work session.

PROJECT UPDATES

(for additional information please refer to the engineering report)

Water Treatment Plant Update

- The planned plant tour has been delayed due to a necessary drain repair identified at the facility. The affected drain is located beneath the structural floor, making the repair more involved than initially anticipated. We are working on a solution that will potentially avoid excavating under the floor. The tour will be rescheduled for this spring once the repair is completed and the area is ready for visitors.

Castle Pines Parkway Rehabilitation

- Waterline work for the original scope has been completed. We anticipate waterline work to be completed by the first week of October.

Distribution System Condition Update

- Potholing is set to begin this week. The District is continuing its Distribution System Condition Assessment with Kennedy Jenks, focusing on older ductile iron waterlines and incorporating repair history, recent failures, confirmed pipe conditions, and planned replacement projects. Staff have also developed a targeted potholing plan to verify pipe material and condition- some of these planned pothole locations have been removed due to recent line breaks, eliminating the need for additional excavation. Kennedy Jenks is developing cost estimates and evaluating both phased and larger-scale replacement strategies, with final assessment results and recommendations expected in October.

Lift Station Renovation Program

- Scope A (Lift Stations 1, 2, & 5) The project remains on schedule. All trails are currently open, a simple schedule and status for this project has been added to the final pages of this report.
- Scope B (Lift Stations 3, 4, & 7) A preliminary schedule has been set, and work is set to begin on this phase late this fall.

South Tank Rehab Capital Project

- Work is continuing on the South Tank Rehab Project. We plan to complete work on tank 2 this fall/winter. Staff is currently working with the Golf Course and Kennedy Jenks to consider abandoning tank 1, and constructing a new- larger tank at a different location on the same property. To allow for that evaluation and to provide sufficient time for long lead items that would be needed for Tank 1, we are delaying the Tank 1 Rehab to next fall/ winter.

Interconnect Pump Station- Surge System Modifications

- All contracts have been signed, a pre-construction meeting and schedule development is anticipated to occur in the coming weeks.

PCWRA Reuse Pond Project

- Holdover: This project is well underway with completion expected this fall

MISCELLANEOUS

Upcoming Time Off

- October 7th-8th

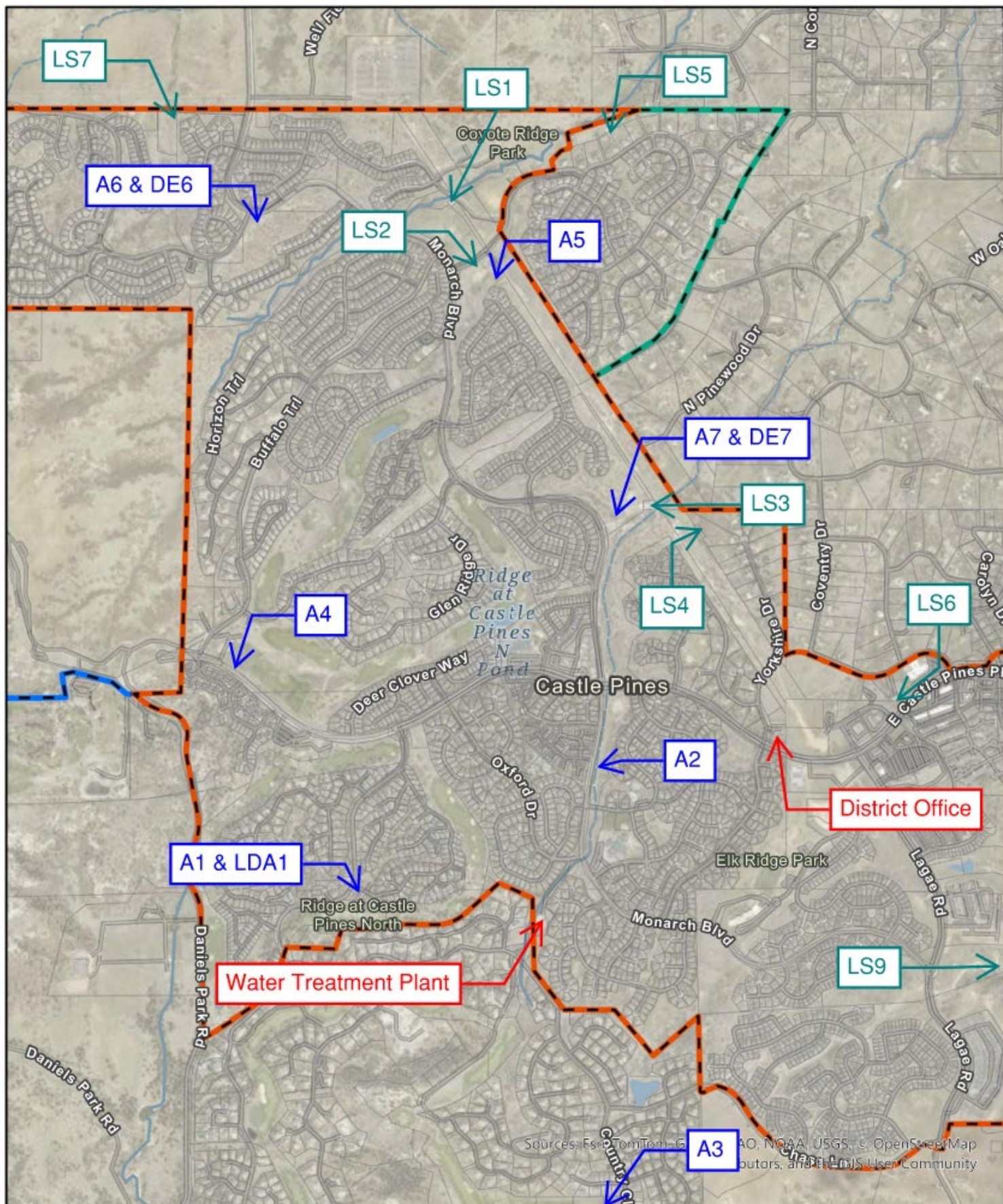
Removed From Prior Monthly Reports

- none

FACILITY STATUS
(map on following page)

Well #	Status	Failure Condition	Notes
A1	Good		Replace Soft-Starter- 2027
LDA1	Good		
A2	out of service	Undercurrent	Well Failed, Planned to be pulled and inspected
A3	Good		Replace Soft-Starter- 2027
A4	Good		
A5	Good		Replace Soft-Starter- 2027
A6	out of service	Undercurrent	Equipment Pulled- Awaiting Evaluation
DE6	out of service	Overcurrent	Well Failed, Equipment past useful life, will run intermittently, well rehab and equipment replacement needed.
A7	Good		
DE7	Good		

Lift Station #	Status	Est. Completion Date	Notes
LS1	Under Construction	Feb-27	Renovate Existing Station
LS2	Under Construction	Feb-27	To be Demolished
LS3	Pre-Construction	Aug-27	Renovate Existing Station
LS4	Pre-Construction	Aug-27	Replace Existing Station
LS5	Under Construction	Feb-27	Replace Existing Station
LS6	Pre-Construction	Aug-27	Replace Existing Station
LS7	Pre-Construction	Aug-27	Renovate Existing Station
LS9	Good	N/A	N/A



September 24, 2026

Memorandum

To: Nathan Travis, District Manager
Castle Pines North Metropolitan District

From: Lisa Schwien, P.E.

Subject: District Engineer Report for Board of Directors Meeting on September 28, 2026
Castle Pines North Metropolitan District
KJ Job No. 2646002*GENW

Briefly presented below are the items that we have been involved in during the past month as well as on-going engineering related items.

DISTRICT PROJECTS

Water Treatment Plant & Finished Water Upgrades – Projects in Progress:

- ❖ Filter Rehabilitation Project – Site Acceptance Testing is complete, and the facility has entered the 30-day performance testing period. The project is substantially complete with respect to the original contract scope. Additional work authorized during construction remains in progress, including HVAC improvements to the electrical room, plant drain modifications, filter operational improvements, and interior painting. A planned plant shutdown is anticipated before year-end to facilitate completion of the plant drain improvements.
- ❖ South Water Tanks Rehabilitation – The contract for Myers and Sons has been executed. Kennedy Jenks provided early procurement documents (specifications and drawings) for the proposed vault to Myers on 9/10/26. KJ is working on the 90% deliverable documents, which will be delivered to Myers and the District on 10/21/26. Recent Update: Proposed construction sequencing has been revised – both tanks will be rehabilitated in 2026-27, and the valve vault will be constructed in 2027-28.

Collection and Distribution Projects – Projects in Progress:

❖ Lift Station Upgrades

Plan set A – Lift Stations 1, 2, and 5. T Lowell has installed the overflow vaults, and the associated manhole and piping, at LS1. They have installed gravity sewer from LS1 to LS2, and the 10" force main near LS2. Trail access has been fully restored near LS2. The new backup generator has been set in-place at the LS1 site. T Lowell has installed the overflow vaults at LS5, and a new manhole on the gravity sewer main to use for bypass pumping. They also installed a new water service at LS5. The Gorman Rupp pump skids for LS1 and LS5 were delivered and are being stored per manufacturer's recommendations. T Lowell is coordinating with the bypass contractor and other subcontractors to prepare a detailed sequencing plan for work at LS1 and LS5.

Memorandum

Engineer Report – Castle Pines North Metropolitan District
September 24, 2026
Page 2

Plan set B – Lift Stations 3, 4, 6, and 7. GSE continues to send material submittals and RFIs for review by KJ. We have started bi-weekly coordination meetings with GSE, KJ, Semocor, and the District.

- ❖ CP Tank Site Water Line Relocations – Garney completed the relocation of all three CPNMD water lines at the tank site (20" potable, 24" potable, and 8" raw water). All pipes have been filled, tested, and tie-ins are complete. We requested record drawings from Garney and CP Village.
- ❖ Monarch Water Line Phase 3 and Castle Pines Pkwy Water Line Phase 2 – HEI constructed and tested the 12", 16", and 20" water line segments in the Monarch/CPP intersection, made tie-ins, and replaced several valves in Monarch, south of Castle Pines Pkwy. This portion of new water line (Monarch Water Line Phase 3) is complete.

HEI constructed and tested 100% of the water line in Castle Pines Pkwy, west of Monarch (original scope to Forest Park Drive). Lateral tie-ins are complete. KJ designed an additional section of water line replacement between Forest Park Drive and the booster station. HEI has constructed approximately 60% of this section.

- ❖ US 85 Sedalia to Meadows Pkwy Improvements – CDOT has provided 30% design plans for major improvements to Highway 85. These improvements will impact the CPN and the Villages sewer outfalls at the area near the PCWRA Plant. We reviewed the plans and provided comments to the design engineer, and we will continue coordination with them to address our comments. We also provided a high-level cost estimate for engineering design services.
- ❖ Croft Court Water Line Replacement – The project was awarded to Diaz Construction at the August board meeting. A pre-construction meeting was held on September 18, and Diaz plans to start construction on October 12, pending issuance of ROW permits by the City. Kennedy Jenks will provide part-time construction observation and Engineering Services During Construction (ESDC), as needed.
- ❖ Water System Condition Assessment and CIP – This study will help the District prioritize and budget for short-term and long-term water line improvements. The final deliverable will be a Capital Improvement Plan (CIP) that can be refined and updated in the future. KJ is working through phasing and cost breakdowns by CIP year for review by the District. KJ met with the District on 8/17/26, and we discussed targeted open-cut evaluations to determine pipe condition. The assessments will help determine if these mains should be included in the 10-year CIP. Update – The District has proposed and scheduled open-cut assessments (11 locations total), starting next week, to determine pipe conditions and necessity for pipe replacement. The District acquired an ultrasonic thickness gauge that will be used to assist with the assessment of the exposed pipes. KJ will be present onsite for the evaluations. Once the field work is complete, KJ will finalize the draft assessment and CIP send it to the District for review.
- ❖ District-Wide Security Project, RRA, ERP, and Alarm Testing – The report associated with the EPA 2026 Risk and Resiliency Assessment (RRA) (signed in June) has been sent to the District for review. KJ is currently working on the Emergency Response Plan (ERP) update, which will be delivered later this year. As part of the ERP, KJ is updating the security and

Memorandum

Engineer Report – Castle Pines North Metropolitan District
September 24, 2026
Page 3

cybersecurity assessments and road mapping. Meetings are currently ongoing to complete the initial assessment with the District's security team. The field assessment site visit was completed in June. The security road mapping will be completed by November and will be included in the ERP. A task was added to this project for alarm testing and verification at all District facilities. KJ and the District had a scoping meeting on 9/22/26 to go over the latest scoping proposal. KJ is waiting for alarm testing findings completed by Mountain Peak Controls earlier this month. Once we receive this information, we will complete the proposal and move forward with verification.

- ❖ Well Failure Support – Kennedy Jenks is assisting the District in evaluating recent well failures, especially at Wells A-6 and A-2. We are reviewing record drawings and well drilling logs, gathering information about each well and the associated equipment, performing site visits on 9/24/26, and preparing pump calculations for A-6.
- ❖ Submitted Engineering Proposals to the District – The following engineering proposals have been submitted to the District for review. These are pending future board approval.

➤ Tank 3 Pre-Design

DEVELOPMENT PROJECTS

- ❖ Foundry Church – This project is for a proposed church in Lagae on Mira Vista Lane. The plan review process is complete, and KJ received a final set of plans from the engineer. He is currently getting Fire Dept approval. We are coordinating with the engineer, District, and City to record water and sewer easements.
- ❖ Lagae Ranch PA-7 Site (Century Communities) – Construction of the water and sewer modifications on the south end of the development is complete. We received record drawings from the engineer, delivered those to Nathan, and coordinated updates to AIMS. Water services still need to be installed/inspected in this area.
- ❖ New Service Line Reviews – As requests are received by the District, we will continue observations of new water and sewer taps and services for conformance to the District standards.
- ❖ Golf Cart Tunnel – KJ and the District met with Castle Pines Golf Club on September 2 to discuss a potential golf cart tunnel near 355 W Happy Canyon Rd. This will require the District's 18" sanitary sewer outfall to be re-constructed in this area. KJ will review the engineer's design once received by the District.

Castle Pines North Systems Report

August 2026

Presented by:
Semocor, Inc.
3995 Castlewood Canyon Rd.
Castle Rock CO, 80104

Water Treatment

		Aug-25	Aug-26	
LDA-1	1	0.000	3.388	Normal Operation/To Irrigation
Reuse	2	0.000	5.81	Normal Operation/To Irrigation
A-1	3	0.000	0.35	Normal Operation
A-2	4	0.000	10.87	Normal Operation
A-3	4	13.470	18.26	Normal Operation
A-4	1	22.38	15.62	Normal Operation
A-5	1	9.250	13.59	Normal Operation
A-6	2	2.70	0.61	Normal Operation
DE-6	1	2.200	0.00	Normal Operation
A-7	1	26.940	16.34	Normal Operation
DE-7	2	6.470	5.79	Normal Operation

Total MG/Month **83.408** **90.628** *LDA-1 and Reuse not into plant.*

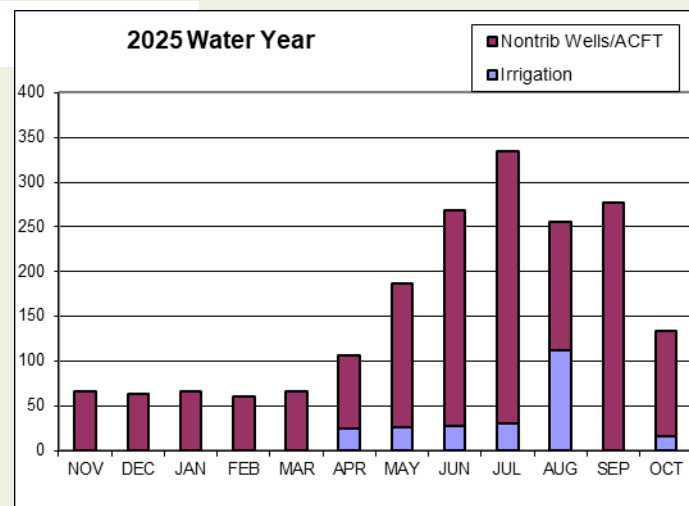
Gallons/day **2,690,581** **2,923,483**

Monthly Precipitation **1.89** **1.47**

Water YTD Precipitation **12.77** **11.27**

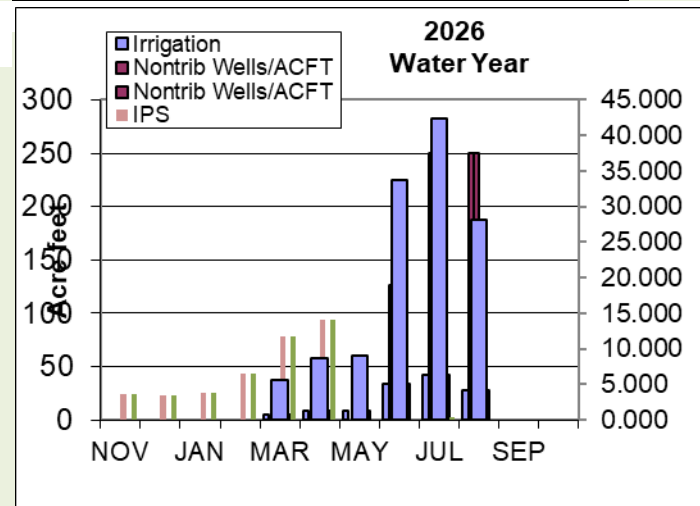
Total MG/Water

Year **890.810** **223.958**



YTD 44% Irrigation used

Water Year is from 11-1-2023 through 10-31-2026



YTD 10% Irrigation used

Water treatment Plant – 90,628,000 gallons/month and the Daily Avg. = 31.0%, maximum day demand = 82.56% of capacity.

Distribution System- Aug. 2026

All Water Samples taken for Aug are good.

IPS Pipeline – Transferred 00 MG in Aug-Normal Operation
(2026 water YTD transfer is 361.00 gallons to the district.)

Water Tanks – Alarm testing complete Normal Operation

Serena Drive PRV – Normal Operation

Monarch Blvd PRV – Normal Operation

Hidden point PRV – Normal Operation

Zone 4 BPS – Alarm testing complete Normal Operation.

Meter Readings – Normal Operation

Fire Hydrants – Normal Operation

Water Mains – Normal Operation

Miscellaneous

Generators Normal Operation

Work Orders – 0

Failed Inspections – 0.

Emergency call outs - 7

Non-payment shut-offs - 0.

Tag hangings – 0.

Turn off and turn on (normal work orders) – 0.

Final and meter Re-reads – 0

Curb-stop valves/meter pit repairs – 0.

Extra work-

Collection System

Lift stations work is under way.

Lift stations will be cleaned and checked every three months for any Maintenance items.

Lift station # 1 -Alarm testing complete Normal Operation

Lift station # 2 - Alarm testing complete Normal Operation

Lift station # 3 Alarm testing complete Normal Operation

Lift station vs. 4 - Alarm testing complete Normal Operation

Lift station # 5 – Alarm testing complete Normal Operation

Lift station # 6 Alarm testing complete Normal Operation

Lift station #7 - Alarm testing complete Normal Operation

Lagae LS – Alarm testing complete Normal Operation