CASTLE PINES NORTH
METROPOLITAN DISTRICT

Regular Board Meeting- August 24, 2026

Castle Pines North Metropolitan District
7404 Yorkshire Drive, Castle Pines, CO 80108
2026-08-24 18:00 - 20:30 MDT

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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.

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.

The District Manager will present a report to the Board regarding district operations, project status, administrative activities, and other matters pertinent to the District

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.

Proposed Motion:I move that the Board convene in executive session pursuant to Colorado Revised Statutes section 24-6-402, subsections 4.b. and 4.e.i., 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.

XI. Director's Matters

Board members may raise and discuss items of interest, concerns, or announcements that are not otherwise included on the agenda.

XII. Adjourn

CASTLE PINES NORTH METROPOLITAN DISTRICT
REGULAR BOARD MEETING MINUTES
July 27, 2026 – 6:00 p.m.

HELD: Monday, July 27, 2026, at 6:00 p.m. via videoconference.

ATTENDEES: Directors Jason Blanckaert (President), Tera Radloff, Jana Krell, James Mulvey, and Leah Enquist were present. Also present were: Nathan Travis, District Manager; Eric Harris, Finance Director, Elevated Clarity LLC; Paul Polito, Esq., Seter, Vander Wall & Mielke, P.C., legal counsel to the District; and members of the public Thomas J. Hasty, 1077 Timbercrest Drive, and Douglas Polzin, 8422 High Ridge Court.

CONFLICTS: Director Krell disclosed that she resides in the Glen Oaks neighborhood and recused herself from the vote on the Glen Oaks HOA leak adjustment request.

QUORUM: Present.

CALL MEETING TO ORDER: The Regular Meeting was called to order at approximately 6:00 p.m. by President Blanckaert.

APPROVAL OF AGENDA

Upon motion duly made by Director Radloff, seconded by President Blanckaert, and unanimously carried, the Board approved the agenda for the July 27, 2026 Regular Meeting as presented.

PUBLIC COMMENT PERIOD

President Blanckaert opened the public comment period. No members of the public requested to comment, and the public comment period was closed.

CONSENT AGENDA

A. Approve the June 22, 2026 Regular Board Meeting Minutes;

B. Approve the June 15, 2026 Work Session Minutes; and

C. Ratify claims for payment, including check numbers 29730–29770 and electronic payments issued from June 11, 2026 to July 15, 2026, totaling $1,839,316.59.

Upon motion duly made by President Blanckaert, seconded, and unanimously carried, the Board approved the items as presented in the Consent Agenda.

LEAK ADJUSTMENT REQUESTS

1077 Timbercrest Drive

Mr. Travis introduced the request of Thomas J. Hasty, 1077 Timbercrest Drive, for a second leak adjustment within the two-year window established by the Board's policy limiting customers to one adjustment every two years; Board action is required to grant an exception, and staff had no objection. Mr. Hasty described a sprinkler system failure in late 2025, for which the District granted an adjustment, and a second leak in April 2026 in the same system, later attributed to high water pressure, which he detected within approximately one week and repaired with new piping, resulting in a bill of approximately $1,400 against a typical monthly bill of approximately $70. A resident since 2016 with a consistent history of low usage, he requested an adjustment of his

April 30, 2026 bill and confirmed he will pay the adjusted balance promptly. Director Mulvey recommended checking the home's pressure reducing valve and considering a smart leak-detection shutoff valve. Upon motion duly made by President Blanckaert, seconded by Director Krell, and unanimously carried, the Board approved the adjustment, with the water usage to be billed at the Tier 1 rate.

Glen Oaks HOA

The Glen Oaks HOA's representative, Bucky Polk, was unable to attend, and the Board proceeded on the HOA's July 11, 2026 written request and staff's presentation. Director Krell disclosed that she resides in the Glen Oaks neighborhood and recused herself from the vote, limiting her participation to factual background. An irrigation service line beneath Glen Oaks Drive at the neighborhood entrance stopped functioning following the City's roadway project and is believed to have been damaged during construction, a bore pit from the preceding utility relocation having been located directly over the affected portion of the since-repaired line. The leak caused the HOA's June through October 2025 water bills to total $13,873.81, against typical monthly bills of approximately $400 to $500. The HOA requested an adjustment extending one month beyond the two months covered under the District's standard policy and is separately pursuing reimbursement of its repair costs from the City. In response to Director Mulvey, Mr. Polito explained that recovery for third-party damage generally proceeds under contract or otherwise through a civil negligence claim, typically beginning with a demand letter. Upon motion duly made by President Blanckaert, seconded by Director Mulvey, and carried by a vote of 4–0 (Director Krell recused), the Board approved the adjustment, with the overage to be billed at the Tier 1 rate.

HEARING: APPEAL REGARDING UNAUTHORIZED USE – 8422 HIGH RIDGE COURT

Mr. Polito opened the hearing, an informal, quasi-judicial proceeding in which the rules of evidence do not apply: the petitioner would present first, the District Manager would present the District's account, and following rebuttal the Board could approve, modify, or reverse the assessed amounts. The hearing concerned the District's May 26, 2026 notice to Douglas Polzin, 8422 High Ridge Court, assessing $13,199.89 for an unmetered connection upstream of the water meter supplying irrigation water outside the metered system, a $1,500.00 unauthorized use penalty, $10,249.89 in estimated unbilled usage, and $1,450.00 in staff, consultant, and legal costs, pursuant to Sections 11.4, 16.1, 16.2.2, 16.2.4, and 16.2.5 of the Rules and Regulations. Mr. Polzin requested the hearing pursuant to Article 17.

Mr. Polzin did not dispute the unmetered connection, which he has corrected, and stated the condition was unknown to him and unintentional. He principally challenged the estimated usage calculation, which applied standard Kentucky bluegrass irrigation rates of 36 inches per year: relying on Colorado State University sources, he stated that the property's Reveille hybrid bluegrass sod requires approximately 23.5 inches per year, that the controller has a functioning rain sensor, and that the system runs a conservative schedule, and he presented a recalculation under the District's methodology producing an estimated usage charge of approximately $5,200 to $6,000. He also requested reduction of the penalty and cost components, citing absence of intent and his cooperation upon discovery.

Mr. Travis described the discovery and assessment. The property was identified during staff's aerial-photography review of potentially high-use accounts; recorded usage had remained steady at approximately 3,000 to 7,000 gallons per billing period with no seasonal irrigation increase, and a technician confirmed the meter was operating properly and identified the upstream connection, which appears to have existed since approximately 2008. The usage estimate applied the District's standard methodology (Kentucky bluegrass and Colorado State University precipitation guidelines, applied consistently across cases) limited to the three-year recovery period counsel advised is available under the statute of limitations, with the minimum $500.00 penalty under the Rules and Regulations then in effect applied to each of the three years and costs consistent with similar matters. The repair has been verified, and the July 2026 meter reading, extrapolated over the season, would fall between the District's estimate and the petitioner's recalculation; Mr. Polzin attributed recent elevated watering to lawn repair. Mr. Travis noted the decision's bearing on precedent for similar matters.

In discussion, Director Krell found the Reveille-specific recalculation of the usage component persuasive but supported retaining the penalty and costs; Director Enquist observed that penalties are not tied to intent and did not support eliminating the penalty and costs; Director Radloff was open to relief on the usage component and questioned the costs; Director Mulvey did not support a reduction given the duration of the unbilled use; and President Blanckaert, questioning whether recovery is limited to three years rather than running from discovery, considered the assessment favorable to the petitioner and did not support any reduction. (Counsel addressed the limitations question during the legal status report). Upon motion duly made by President Blanckaert, seconded by Director Krell, and carried by a vote of 4–1 (Director Radloff opposed), the Board approved the assessed charges as issued, affirming the total assessment of $13,199.89.

FINANCE REPORT

Mr. Harris presented the monthly financial report through May 31, 2026. Billed water usage through May is the highest cumulative usage for that period since 2013, due in part to the Lagae filing coming online. General Fund revenues were $124,270 below the year-to-date budget, driven principally by indirect cost revenue, oil royalties, and property tax timing, while expenditures were $66,096 under budget, with savings in salaries and benefits, professional services, and firm commitments partially offset by overages in insurance and software support. The software support overage principally reflects the purchase of Aquafinity hydraulic modeling software, bringing distribution system modeling in-house in lieu of an approximately $45,000 to $50,000 one-time static model under the tank evaluation scope, at a net savings. In the Water Enterprise Fund, unbudgeted Lagae connection fees were retained and are restricted for renewable water projects, with a restriction policy to be developed through the budgeting process. In the Wastewater Enterprise Fund, collection repairs and maintenance of approximately $478,000 against a $207,000 budget reflect the previously reported lift station wet well failures; those repairs are complete, no further expense is anticipated on the line, and the overage accounts for the fund's unfavorable operating income of approximately $350,000.

Mr. Harris also reviewed current initiatives, including CUSI UB4 billing implementation, accounting system enhancements with Blackbaud Advisory, records management review and SharePoint scoping with Greystone, establishment of the InBank and CSAFE accounts, development of a reserves policy, updated capital project reporting, and commencement of the 2027 budget process. Staff-level work with Bartle & Wells on the rate restructuring continues at the direction of the Board's working group, which will meet again in the coming weeks. There were no questions.

Acceptance of 2025 Audit

Upon motion duly made by President Blanckaert, seconded by Director Radloff, and unanimously carried, the Board accepted the 2025 audit report as presented. The auditors will issue their opinion this week, and the audit will be filed with the State Auditor's Office by the July 31, 2026 deadline.

LEGAL COUNSEL STATUS REPORT

Unauthorized Use Assessment – Limitations Period

In response to the question raised during the hearing, and at Director Enquist's request, Mr. Polito addressed the limitations period applicable to recovery of unbilled usage. He stated that he researched the question before advising the District: Colorado law provides a three-year statute of limitations, and he did not identify an applicable discovery-based exception that applies in this scenario, noting considerations bearing on any longer reach-back, including the District's 2012 field review of the property. Mr. Polito will review the question further and report back to the Board.

For Review and Comment: Draft Amended and Restated Lease Agreement with the City of Castle Pines for 7404 Yorkshire Drive

Mr. Polito presented the draft Amended and Restated Intergovernmental Agreement for the Lease of Real Property for the community center property at 7404 Yorkshire Drive. The original July 1, 2025 lease was written when the District occupied and effectively controlled the entire building; the City has since taken title and completed substantial renovations, and the restated lease realigns the document with the parties' current use and cost responsibilities. The draft has not been circulated to the City and was presented for director comment only; no approval was requested. Principal revisions include narrowing the Leased Premises to the District's administrative offices and a designated basement storage area; defining the restrooms, kitchen, IT room, conference and community rooms, and parking as "Use Areas" in which the District holds use rights but no leasehold; excluding the remainder of the basement, the City's telecommunications facilities and revenues, and the City's rental activities; limiting the District's triple net obligations to the Leased Premises and its use of the Use Areas, with the City solely responsible for capital improvements and reserves; allocating maintenance between the parties, with shared building systems apportioned by square footage; and shifting building property and casualty insurance to the City, with the District insuring its own contents and improvements. The term runs through December 31, 2026 with automatic renewals, and the restated lease supersedes the original in its entirety.

In discussion, Mr. Travis asked that the IT room be moved into the exclusive Leased Premises, and Director Mulvey asked that the basement fiber entry point and the room housing the District's servers and security systems be designated as separate District spaces; counsel will make those revisions. Mr. Travis noted the City is expected to request language regarding the District's use of City-installed audiovisual equipment, with an approximately $2,500 pass-through cost to establish the District's own profile, and confirmed in response to Director Enquist that the City will use the building for meetings rather than offices. Director Radloff commended the approach. Counsel will revise the draft consistent with the comments and work with City staff toward approval.

DISTRICT MANAGER REPORT

Update: South Tank Rehab Project Pre-Construction Services Agreement

Mr. Travis reported that staff is finalizing the pre-construction services agreement with Myers & Sons under the Board's prior award and delegation. Both outstanding items are resolved: an acoustic pipe condition assessment technology has been identified, expanded to the full line from the tank site to the distribution system and coordinated with the District's condition assessment program so costs are spread across approved programs, and tank draining cost estimates were received. A revised proposal is expected to be ready for execution within a few weeks, to be confirmed with Director Krell consistent with the delegation.

Discussion: Current Well Status

Mr. Travis presented a memorandum on the District's production wells, noting that the District has met and expects to continue meeting demand notwithstanding the issues described. Well A6, rehabilitated in late 2025 but unable to complete startup until June 2026 while the treatment plant was offline, failed repeatedly in regular operation, and a start attempt produced smoke in the drive cabinet traced to an electrical connection inside the wellhead. Layne was hesitant to treat the failure as warranty work and proposed equipment removal for approximately $53,600.00; staff solicited other proposals and selected Hydro Resources at $11,730.00 for the same scope, and if the evaluation points to a failure within Layne's scope, staff and counsel will pursue a warranty claim. Well DE6 failed the week of July 20, 2026 on a high-amperage condition and produced significant sand on restart, possibly indicating a screen failure; it is out of service, with a joint field assessment scheduled for July 28, 2026. Both wells are small producers.

Separately, several larger Arapahoe wells have tripped offline intermittently in the sustained extreme heat, as the enclosures' air conditioning is effective only to approximately 80 to 85 degrees ambient; sun-reflective canopies and heat-reflective coatings are being pursued. For Wells A1, A3, and A5, recurring Benshaw soft starter failures have been traced to contactor orientation, and replacement contactors have introduced a control board issue that Benshaw will warranty, with boards of approximately $3,700 each purchased and installed by the District; staff is developing estimates to replace the aging soft starters for the 2027 budget process. Director Mulvey asked technical questions regarding enclosure thermal loading, the DE6 high-current condition, and the contactor issue, and offered to evaluate the well's current draw and wire gauge; Mr. Travis will provide the requested information and noted that any pulled well will receive a deviation survey and downhole camera inspection.

OPERATIONS & ENGINEERING REPORT

The engineering report was included in the Board packet. The operations report was received shortly before the meeting and will be forwarded to the Board. There were no questions on the reports.

EXECUTIVE SESSION

Upon motion duly made by President Blanckaert, seconded, and unanimously carried, the Board entered executive session pursuant to § 24-6-402(4)(e), C.R.S., to develop a strategy for negotiations regarding the Regional Water Opportunities Reconnaissance Study. Upon conclusion of the executive session, the Board returned to open session. No action was taken.

DIRECTOR'S MATTERS

Director Enquist raised watering restrictions, noting Castle Rock's recent move to a further restriction stage. Directors and staff reviewed the District's direction: conservation is being addressed principally through the rate restructuring effort, with water budgets and tier structures targeted for likely implementation in 2028 and a drought response plan to be developed as part of that effort; the Board has previously directed that no fines or mandatory schedules be imposed, though a two-day-per-week watering schedule could be published. Mr. Travis explained that the District's groundwater supply leaves it relatively insulated from drought, with the long-term goal of shifting to renewable surface water and preserving groundwater as a drought reserve. Director Krell cautioned against complacency, and Director Radloff suggested engaging residents on water policy at community events. Director Enquist noted midday watering of common areas, including by the City, which has adjusted the zones brought to its attention. No significant changes are planned for 2027, although an interim step could be considered during the budget process.

ADJOURNMENT

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

CASTLE PINES NORTH METROPOLITAN DISTRICT
WORK SESSION MINUTES
July 20, 2026 – 5:30 p.m.

HELD: Monday, July 20, 2026, at 5:30 p.m. All attendees participated via videoconference.

ATTENDEES: Directors Jason Blanckaert, Tera Radloff, Jana Krell, and James Mulvey were present. Director Leah Enquist was absent. Also present were: Nathan Travis, District Manager; Eric Harris, Finance Director, and Molly Janzen, Elevated Clarity LLC; Paul Polito, Seter, Vander Wall & Mielke, P.C., legal counsel to the District; and Russell White, CPA, Andy Anderson, CPA, RubinBrown LLP, the District's auditors.

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

Presentation and Discussion – 2025 Audit

Mr. Harris introduced the District's 2025 annual audit and the audit team from RubinBrown LLP, including Russell White, CPA, and Andy Anderson. Mr. White thanked the Board and staff, noting that the audit is well ahead of schedule and that the District is back on the timeline it maintained several years ago.

Mr. White first reviewed the auditor communications letter, the auditors' required year-end communications to the Board as those charged with governance. No new accounting treatments or standards were applied in 2025. The principal unusual transaction disclosed is the continuing transfer of the District's parks and recreation assets and services to the City of Castle Pines under the Parks and Recreation IGA. The letter identifies the net pension liability as the key financial statement estimate and related sensitive disclosure. There were no difficulties or disagreements with management during the audit, and uncorrected misstatements were minor and determined to be immaterial.

Turning to the financial statements, Mr. White reported that the District received a clean, unmodified audit opinion, meaning the financial statements are fairly presented in all material respects. Reviewing the Statement of Net Position, he noted the strength of the District's balance sheet: approximately $149 million in total assets against approximately $4.5 million in total liabilities, for a net position of approximately $144 million. Total assets decreased approximately $35.7 million during 2025, driven primarily by the planned conveyance of more than 80 parcels of land and related improvements to the City under the Parks and Recreation IGA. Liabilities decreased approximately $670,000, reflecting lower accounts payable, debt payments, and a slight decrease in the net pension liability. On the Statement of Activities, the conveyance to the City totaled approximately $39 million, and the water and wastewater (business-type) activities increased net position by $3.5 million. Mr. White observed that, backing out the conveyance, the District's net change in position for the year was positive by approximately $4 million.

For the General Fund, assets increased approximately $418,000, largely in cash and prepaid items, reflecting the District's return in 2025 to running transactions through the General Fund, with direct costs charged to, and indirect costs allocated and transferred to, the water and wastewater funds. General Fund revenue declined slightly, primarily in oil royalty and other income. Director Radloff asked whether the oil royalty income is among the revenues conveying to the City. Mr. Harris confirmed that the oil royalties are tied to the District's farm property and will be retained by the District, although they are trending lower and are expected to continue declining in future years; he will provide the Board a brief analysis of the year-over-year change. As to property taxes, Mr. Harris explained that the decrease reflects changes in assessment rates and exemption amounts, with some further decline expected over the next couple of years; the mill levy remains three and one-half mills against a slightly lower tax base, and Hidden Pointe revenues will be added in the future.

Director Mulvey asked how and when values were fixed for the parcels conveyed to the City. Mr. Harris explained that the analysis used market values assigned through the assessor's office in connection with the bill of sale executed in mid-2025, together with a weighted average allocation of historical developer asset costs to each parcel. Ms. Janzen added that the District's book values were matched against the county's records, allocated across the parcels, and shared with the City so that the City's financial statements mirror the District's treatment. Mr. Anderson confirmed that the auditors tested the methodology and assumptions and agreed with the approach. As disclosed in the IGA footnote, the District conveyed $38,809,734 in net book value to the City during 2025, with additional transfer costs of $315,043; approximately $5.6 million in net book value remains to be conveyed, with completion of the conveyance expected in 2026. Mr. Travis reported later in the meeting that seven parcels remain, all of which are in the re-platting process and are expected to be approved by the City Council within the next month or so; parcels transferred during 2026 are not reflected in the 2025 audit. Mr. Harris noted that, once complete, the District's remaining governmental assets will consist of the remaining parcels, the farm property, and the District's water rights, and that staff intends to perform a similar cost-allocation exercise on the enterprise side to break legacy developer assets out by facility.

For the water and wastewater funds, revenue trended down slightly on lower tap fee activity for new builds compared to 2024. Operating income was positive for 2025, compared to a slight operating loss in 2024, and investment earnings remained strong though slightly below 2024. Net position for the funds increased $3.5 million, with total assets of $125 million against $4 million in liabilities, including approximately $49 million held in cash, as the District continues to invest substantially in capital assets.

Mr. Anderson also reviewed the lease of real property footnote concerning the community center. The District conveyed legal title to the community center property to the City in May 2025 and entered into a lease with the City in July 2025 for $1 per year on a triple net basis, renewing automatically on a twelve-month basis. Under governmental accounting standards, because the District retains control of much of the day-to-day activities, the asset remains on the District's books notwithstanding the transfer of title. Director Radloff questioned whether the District in fact controls the building under current arrangements. Mr. Harris acknowledged that legal title and enforceable ownership rest with the City and explained that the accounting determination turns on "financial control" as defined for accounting purposes, a conclusion the auditors reached notwithstanding a minor difference of opinion with staff. He reported that staff and counsel are revisiting the lease with the City; the amended and restated lease will delineate responsibilities among the District's administrative offices, the community center, the revenue-generating telecom facilities, the basement parks and recreation operations area, and shared common spaces, and will address capital reserve, operation and maintenance, and insurance responsibilities. Mr. Harris expects the District to record a lease asset next year in place of carrying the building by default. Mr. White noted that the footnote should change or fall away next year under the amended lease terms, and Director Radloff observed that the triple net description in the footnote, while accurate for 2025, may not remain accurate going forward. In response to Director Mulvey, Mr. Travis confirmed that the District's offices are separated from the community center by lockable, secure doors.

Director Radloff also noted the absence of a management-prepared narrative in the financial statements. Mr. Harris explained the concept of a management's discussion and analysis (MD&A, a management-prepared, unaudited section summarizing the District's financial performance for the year) and stated that staff plans to prepare one beginning with next year's audit, gathering examples from similarly sized districts and returning to the Board with a proposed process and timeline. Mr. White endorsed the addition, suggesting it could include a summary of the District's accomplishments over the last five years. Director Radloff concurred that adding the MD&A next year is appropriate.

Director Radloff asked why the District carries the outstanding Chase loan in the wastewater fund given the District's strong cash position. Mr. Harris explained that the loan, in the approximate original amount of $4.125 million to $5 million, funded the District's contribution to the Plum Creek Water Reclamation Authority for its 3.0 capacity expansion at a time when cash in the wastewater fund was low and the Parker inclusion created uncertainty. The loan carries interest at 3.08%, below the District's current investment returns of approximately 3.75%, so the District has left the loan outstanding while it remains in the call period, with two payments per year; staff continues to evaluate whether prepayment is warranted.

Because this was a work session, no action was taken on the audit. Directors may direct any further questions to Mr. Harris, Ms. Janzen, or the auditors. The audited financial statements will be presented to the Board for acceptance at the next regular meeting and finalized with RubinBrown by the end of the month, ahead of the July 31 filing deadline with the State.

Review of Monthly Claims for Payments Made from June 11, 2026 to July 15, 2026

Mr. Harris presented $1,839,316.59 in payment claims for review, consisting of $1,705,131.16 in checks and $134,185.43 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 two budgeted capital payments: $549,214.00 to Myers & Sons Construction LLC for the Filter Beds Rehabilitation project, which was reviewed through the pay application process with the District Engineer, and $200,000.00 to The Country Club at Castle Pines for the District's obligation toward the Pond #6A 2026 lining project.

Mr. Harris noted that District staff now prepares and enters invoices in the accounting system, with review by Elevated Clarity before payment, and that staff has begun evaluating expense management and workflow modules for the accounting system, targeted for implementation by year end, which could route claims electronically for Board member approval in accordance with the Financial Controls Policy. A comprehensive financial report, including an analysis of financial activity through May 31, 2026, will be provided at the July Board Meeting. There were no questions on the claims.

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

Following the determination that the project must be formally bid, counsel reviewed and revised the construction contract documents prepared by the project engineer, Level Engineering & Architecture, providing comments to conform the package to the District's standard bidding documents and applicable law, principally with respect to the insurance and indemnity requirements. The revised agreement was returned to the project engineer, who has compiled the issued-for-bid contract package for release to prospective bidders. The construction contract will come before the Board for review and award following bid opening; no action was required at the work session. Director Radloff expressed appreciation that the package incorporates the District's standard bidding documents and language.

Hidden Pointe Metropolitan District Inclusion

Mr. Polito reported that on Monday, July 13, 2026, the court entered an order setting the election on the inclusion for November 3, 2026. The election will be conducted by the District as an independent mail ballot election within the boundaries of Hidden Pointe, at Hidden Pointe's expense, with Michele Barrasso of Seter, Vander Wall & Mielke, P.C. serving as Designated Election Official. Director Radloff asked whether adding the question to the November coordinated election ballot would improve response and reduce cost. Mr. Polito explained the considerations weighed: a coordinated ballot might improve turnout but risks reflexive down-ballot "no" votes, while an independent mail ballot arrives as a standalone package that voters may review on its own terms and complements Hidden Pointe's efforts to inform its electorate about the question.

Service Plan Amendment

Counsel continues to work with Douglas County on the District's service plan amendment, which is proceeding smoothly. The County has circulated referrals to collect comments from agencies potentially affected by the amendment; the comment period closed on Wednesday, July 15, 2026. Because the amendment only eliminates services, counsel does not expect many comments. Counsel is awaiting the County's report of any comments received, after which the matter will proceed to a hearing before the County to conclude the amendment process.

Upcoming Matters – Community Center Lease; Hidden Pointe Mill Levy IGA

Mr. Polito previewed two matters expected at upcoming meetings. First, consistent with the discussion under the audit item above, counsel will draft and circulate an amended and restated building lease agreement with the City for the community center property. Second, counsel is preparing a short, self-contained intergovernmental agreement with Hidden Pointe Metropolitan District to address a mill levy timing issue: under state law, territory included into the District after May 1 of a year is not subject to the District's mill levy for the following year, which conflicts with the intent of the inclusion IGA that property included before the December 15 levy certification date would be treated as fully included. Under the proposed IGA, Hidden Pointe would designate the equivalent mill levy and remit the resulting revenue to the District for the affected year, while Hidden Pointe constituents receive in-District rates. Mr. Harris added that he has been coordinating with Hidden Pointe's management company regarding the budgetary implications, and Mr. Polito reported that the Hidden Pointe board president is receptive to the approach. A draft is expected at the next work session, subject to approval by both boards.

Review of June 15, 2026 Work Session Minutes and June 22, 2026 Regular Meeting Minutes

The Board reviewed the draft minutes of the June 15, 2026 Work Session and the June 22, 2026 Regular Board Meeting. No changes were requested. The minutes will be presented for approval at the next regular meeting.

DISTRICT MANAGER ITEMS

Water Treatment Plant Grand Opening and Facility Name Change

Mr. Travis reported that the grand opening of the water treatment plant has been scheduled for September 19, 2026, in an open house format, with communications support from Sigler Communications and a ribbon cutting anticipated. An invitation and additional information will be circulated as details are finalized.

Mr. Travis then proposed that the Board consider a resolution renaming the water treatment plant. In response to President Blanckaert, Mr. Travis estimated that the associated costs would be minimal: a notification to the State regarding the facility name change and a plaque for the building. Board members discussed the proposal, and decided to forego assigning a dedicated name to the water treatment plant.

Other Updates

In response to Director Krell, Mr. Travis provided an update on the change order regarding the Monarch Boulevard project discussed at a recent special meeting. The Board approved an expenditure of approximately $875,000; the official change order and final pricing are still being assembled, and constructability questions regarding the final pipe alignment west of Forest Park Drive are being addressed. Director Mulvey asked that additional background on the run-up to the additional cost be presented at a regular meeting, and Mr. Travis agreed to prepare a report. Mr. Travis also noted that he will provide the Board an update on the District's wells at the upcoming board meeting.

ADJOURNMENT

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

August 12, 2026

Nathan Travis, District Manager
Castle Pines North Metropolitan District
7404 Yorkshire Dr.
Castle Pines, CO 80108

Re: Award Recommendation for CPNMD-CWSD Interconnect Pump Station Surge Modifications

Mr. Travis,

The bid opening for the CPNMD-CWSD Interconnect Pump Station Surge Modifications project was conducted by Level Engineering, LLC on August 6, 2026 at 4:00 PM. The contract is structured as a lump sum project, so bids were evaluated solely on the Total Bid Price for comparison. In total, five bids were received for the project with lump sum costs ranging from $149,636.00 - $523,035.00. While there was a large overall cost range for bids received, the highest bid price was significantly elevated compared with the other bids received. The lowest cost bid on the project was provided by Schleicher Construction LLC. The Total Bid Price provided in Schleicher Construction's bid was $149,636.00. Please reference the attached Tabulation of Bids for more information regarding the bid results.

Level Engineering, LLC reviewed Schleicher Construction's bid submittal for completeness. Schleicher Construction's bid was found to be complete with all required elements. A Bid Bond of 5% with the associated Power of Attorney was also provided in their bid.

The Engineer's Estimate for the project was $150,000.00. The bid from Schleicher Construction was below the Engineer's Estimate, but the Total Bid Price provided in Schleicher Construction's bid is still believed to be a reasonable cost to complete the project and is therefore considered a responsible bid.

Level Engineering evaluated the provided project references in Schleicher Construction's bid for relevance to the scope of work of this project and found them to adequately reflect their ability to perform the work required of this project. Level also has firsthand experience working with Lucas Schleicher on previous projects of similar scope. In Level's previous experience working with Lucas Schleicher and Schleicher Construction, the projects have generally gone smoothly without significant deviations on cost, schedule, or scope of work.

Based on Schleicher Construction's submitted bid price and review of the information provided in their bid, Level Engineering, LLC recommends Schleicher Construction for award of the contract.

Sincerely,

Jay Blackburn, P.E.

| 320 Cleveland Avenue, Loveland CO 80537 | Main: 7 2 0 . 4 0 8 . 0 1 1 9 | admin@levelengineering.com

Level Engineering, LLC
720-792-9751

Attachments:
CPNMD-CWSD Interconnect Pump Station Surge Modifications Bid Tabulation
Schleicher Construction Bid

CASTLE PINES NORTH

METROPOLITAN DISTRICT

CASTLE PINES NORTH METROPOLITAN DISTRICT
CPNMD-CWSD INTERCONNECT PUMP STATION SURGE MODIFICATIONS
BID TABULATION

SCHEDULE OF VALUES				SCHLEICHER CONSTRUCTION, LLC		VELOCITY CONSTRUCTORS, INC.		MYERS & SONS		BARNARD STRUCTURES, INC		GLACIER CONSTRUCTION CO., INC.	
Bid Item	**Description**	**Quantity**	**Units**	**Unit Price ($)**	**Total Price ($)**	**Unit Price ($)**	**Total Price ($)**	**Unit Price ($)**	**Total Price ($)**	**Unit Price ($)**	**Total Price ($)**	**Unit Price ($)**	**Total Price ($)**
	General Work Items												
1	Provision of Project Bonds	1	LS	$3,449.00	$3,449.00	$3,308.00	$3,308.00	$2,500.00	$2,500.00	$24,452.50	$24,452.50	$26,430.00	$26,430.00
2	Provision of Insurance	1	LS	$1,770.00	$1,770.00	$6,788.00	$6,788.00	$7,500.00	$7,500.00	$9,375.00	$9,375.00	$7,930.00	$7,930.00
3	Submittals	1	LS	$220.00	$220.00	$6,250.00	$6,250.00	$5,000.00	$5,000.00	$13,357.50	$13,357.50	$89,340.00	$89,340.00
4	Mobilization / Demobilization	1	LS	$3,186.00	$3,186.00	$31,256.00	$31,256.00	$17,400.00	$17,400.00	$11,254.25	$11,254.25	$44,720.00	$44,720.00
5	Utility Potholing	1	LS	$515.00	$515.00	$6,579.00	$6,579.00	$3,500.00	$3,500.00	$8,468.00	$8,468.00	$5,646.00	$5,646.00
	Utility and Site Modification Work Items												
6	24" Blind Flange with 8" Welded Flanged Outlet Connection to Existing Discharge Header	1	EA	$9,247.00	$9,247.00	$17,036.00	$17,036.00	$15,000.00	$15,000.00	$13,458.27	$13,458.27	$12,100.00	$12,100.00
7	8" Flanged Butterfly Valve (BFV) - Installation Only	1	EA	$668.00	$668.00	$1,120.00	$1,120.00	$1,275.00	$1,275.00	$2,916.78	$2,916.78	$514.00	$514.00
8	6" Flanged Singer Pressure Relief Valve - Installation Only	1	EA	$668.00	$668.00	$979.00	$979.00	$1,275.00	$1,275.00	$3,104.28	$3,104.28	$514.00	$514.00
9	8" x 6" Steel Flanged Reducer	2	EA	$5,982.00	$11,964.00	$3,419.00	$6,838.00	$2,500.00	$5,000.00	$8,238.09	$16,476.18	$5,876.00	$11,752.00
10	8" x 8" Steel Tee w/ Welded Blind Flange On Through Branch	1	EA	$11,926.00	$11,926.00	$9,868.00	$9,868.00	$6,500.00	$6,500.00	$12,474.90	$12,474.90	$11,755.00	$11,755.00
11	8" x 8" Steel Tee w/ Welded Blind Flange On Through Branch and 1" Threaded Tap	1	EA	$11,926.00	$11,926.00	$9,733.00	$9,733.00	$6,500.00	$6,500.00	$13,589.34	$13,589.34	$13,335.00	$13,335.00
12	8" Steel Dismantling Joint	1	EA	$2,677.00	$2,677.00	$2,009.00	$2,009.00	$2,800.00	$2,800.00	$3,799.00	$3,799.00	$3,979.00	$3,979.00
13	8" Steel Flanged 90 Degree Elbow	1	EA	$6,636.00	$6,636.00	$2,498.00	$2,498.00	$6,600.00	$6,600.00	$8,238.09	$8,238.09	$5,965.00	$5,965.00
14	8" X 12" Steel Flanged 90 Degree Reducing Bend	1	EA	$6,725.00	$6,725.00	$10,141.00	$10,141.00	$14,000.00	$14,000.00	$8,863.09	$8,863.09	$8,030.00	$8,030.00
15	12" Steel Flange Welded on Existing 8" X 12" Tee	1	EA	$6,591.00	$6,591.00	$3,143.00	$3,143.00	$9,500.00	$9,500.00	$11,363.09	$11,363.09	$7,780.00	$7,780.00
16	8" Steel Flanged Pipe (Assumed 10' Sticks)	20	LF	$375.00	$7,500.00	$793.00	$15,860.00	$2,250.00	$45,000.00	$523.22	$10,464.40	$1,260.00	$25,200.00
17	6" Steel Flanged Pipe (Assumed 2 Spool Pieces)	6	LF	$2,134.00	$12,804.00	$1,049.00	$6,294.00	$1,950.00	$11,700.00	$2,115.10	$12,690.60	$2,275.00	$13,650.00
18	1" Air/Vac Valve Relocation and Drain Reconnection	1	LS	$1,710.00	$1,710.00	$480.00	$480.00	$1,700.00	$1,700.00	$2,881.56	$2,881.56	$1,410.00	$1,410.00
19	Concrete Floor Slab Coring and GPR Rebar Scan	1	LS	$1,770.00	$1,770.00	$1,995.00	$1,995.00	$5,500.00	$5,500.00	$12,225.31	$12,225.31	$34,050.00	$34,050.00
20	12" Steel Elbow Demolition and Disposal	1	EA	$2,212.00	$2,212.00	$601.00	$601.00	$2,000.00	$2,000.00	$2,881.56	$2,881.56	$945.00	$945.00
21	8" X 12" Steel Tee Demolition and Disposal	1	EA	$2,212.00	$2,212.00	$601.00	$601.00	$4,000.00	$4,000.00	$2,992.88	$2,992.88	$1,585.00	$1,585.00
22	12" Steel Welded Blind Flange	1	EA	$5,310.00	$5,310.00	$3,143.00	$3,143.00	$7,000.00	$7,000.00	$5,502.81	$5,502.81	$14,900.00	$14,900.00
23	Custom Thrust Restraint Mount (Sht S1.2)	2	EA	$7,005.00	$14,010.00	$8,604.00	$17,208.00	$5,000.00	$10,000.00	$12,055.94	$24,111.88	$12,350.00	$24,700.00
24	Custom Vertical Thrust Restraint Mount (Sht S1.3)	1	EA	$2,835.00	$2,835.00	$2,950.00	$2,950.00	$5,000.00	$5,000.00	$7,073.75	$7,073.75	$3,980.00	$3,980.00
25	Eaton B-Line Heavy Duty Pipe Support	4	EA	$935.00	$3,740.00	$800.00	$3,200.00	$2,500.00	$10,000.00	$3,079.06	$12,316.24	$4,700.00	$18,800.00
26	Welded Pipe Support Base (Sht S1.4)	1	EA	$5,282.00	$5,282.00	$5,878.00	$5,878.00	$5,250.00	$5,250.00	$8,384.38	$8,384.38	$6,735.00	$6,735.00
27	Sump Pump	1	LS	$1,315.00	$1,315.00	$420.00	$420.00	$7,000.00	$7,000.00	$3,079.06	$3,079.06	$3,040.00	$3,040.00
28	Interior Drain Piping Connection to Lower Level Sump Pump Discharge and 4" PVC Through Wall Core	1	LS	$1,150.00	$1,150.00	$2,343.00	$2,343.00	$4,750.00	$4,750.00	$4,192.19	$4,192.19	$3,800.00	$3,800.00
29	4" PVC	30	LF	$256.00	$7,680.00	$58.00	$1,740.00	$850.00	$25,500.00	$227.87	$6,836.10	$3,000.00	$90,000.00
30	4" PVC 22.5 Degree Bend	2	EA	$89.00	$178.00	$191.00	$382.00	$450.00	$900.00	$1,159.00	$2,318.00	$150.00	$300.00
31	4" PVC 45 Degree Bend	2	EA	$60.00	$120.00	$166.00	$332.00	$450.00	$900.00	$1,145.89	$2,291.78	$150.00	$300.00
32	4" PVC Connection to Ex. 8" DCDP and Cleanout Replacement	1	EA	$945.00	$945.00	$39,814.00	$39,814.00	$950.00	$950.00	$34,728.75	$34,728.75	$23,500.00	$23,500.00
33	Wall Core for 4" PVC	1	EA	$475.00	$475.00	$650.00	$650.00	$5,000.00	$5,000.00	$4,192.19	$4,192.19	$3,850.00	$3,850.00
34	Coordination with CPNMD's Instrumentation / Controls Contractor	1	LS	$220.00	$220.00	$2,384.00	$2,384.00	$0.00	$0.00	$4,452.50	$4,452.50	$2,500.00	$2,500.00
			Total Bid	**$149,636.00**		**$223,821.00**		**$256,500.00**		**$324,806.05**		**$523,035.00**	

Notes:

Indicates sum of schedule of values does not sum to Total Bid listed in Bid Form

BID FORM FOR CONSTRUCTION CONTRACT

The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 1—OWNER AND BIDDER

1.01 This Bid is submitted to:

Castle Pines North Metropolitan District

c/o Level Engineering LLC

320 Cleveland Avenue

Loveland, CO 80537

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2—ATTACHMENTS TO THIS BID

2.01 The following documents are submitted with and made a condition of this Bid:

A. Section C-430 - Required Bid Bond or Bid security in the form of 5% of the total bid amount;

B. List of Proposed Subcontractors and Suppliers

C. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such authority within the time for acceptance of Bids;

D. Contractor's license number as evidence of Bidder's State Contractor's License or a covenant by Bidder to obtain said license within the time for acceptance of Bids; and

E. C-451 - Required Bidder Qualification Statement with supporting data

ARTICLE 3—BASIS OF BID—LUMP SUM

3.01 *LUMP SUM Bids*

A. Fill in completely the below form – **BID SCHEDULE.**

B. Award of project to be based on the evaluation criteria as described in the Instructions to Bidders.

C. BID SCHEDULE: SEE FOLLOWING PAGE

CASTLE PINES NORTH METROPOLITAN DISTRICT
CPNMD-CWSD INTERCONNECT PUMP STATION SURGE MODIFICATIONS
BID SCHEDULE - BID FORM

Bid Form

Bid Item	Description	Quantity	Units	Unit Price ($)	Total Price ($)
	General Work Items				
1	Provision of Project Bonds	1	LS	$3,449.00	$3,449.00
2	Provision of Insurance	1	LS	$1,770.00	$1,770.00
3	Submittals	1	LS	$220.00	$220.00
4	Mobilization / Demobilization	1	LS	$3,186.00	$3,186.00
5	Utility Potholing	1	LS	$515.00	$515.00
	Utility and Site Modification Work Items				
6	24" Blind Flange with 8" Welded Flanged Outlet Connection to Existing Discharge Header	1	EA	$9,247.00	$9,247.00
7	8" Flanged Butterfly Valve (BFV) - Installation Only	1	EA	$668.00	$668.00
8	6" Flanged Singer Pressure Relief Valve - Installation Only	1	EA	$668.00	$668.00
9	8" x 6" Steel Flanged Reducer	2	EA	$5,982.00	$11,964.00
10	8" x 8" Steel Tee w/ Welded Blind Flange On Through Branch	1	EA	$11,926.00	$11,926.00
11	8" x 8" Steel Tee w/ Welded Blind Flange On Through Branch and 1" Threaded Tap	1	EA	$11,926.00	$11,926.00
12	8" Steel Dismantling Joint	1	EA	$2,677.00	$2,677.00
13	8" Steel Flanged 90 Degree Elbow	1	EA	$6,636.00	$6,636.00
14	8" X 12" Steel Flanged 90 Degree Reducing Bend	1	EA	$6,725.00	$6,725.00
15	12" Steel Flange Welded on Existing 8" X 12" Tee	1	EA	$6,591.00	$6,591.00
16	8" Steel Flanged Pipe (Assumed 10' Sticks)	20	LF	$375.00	$7,500.00
17	6" Steel Flanged Pipe (Assumed 2 Spool Pieces)	6	LF	$2,134.00	$12,804.00
18	1" Air/Vac Valve Relocation and Drain Reconnection	1	LS	$1,710.00	$1,710.00
19	Concrete Floor Slab Coring and GPR Rebar Scan	1	LS	$1,770.00	$1,770.00
20	12" Steel Elbow Demolition and Disposal	1	EA	$2,212.00	$2,212.00
21	8" X 12" Steel Tee Demolition and Disposal	1	EA	$2,212.00	$2,212.00
22	12" Steel Welded Blind Flange	1	EA	$5,310.00	$5,310.00
23	Custom Thrust Restraint Mount (Sht S1.2)	2	EA	$7,005.00	$14,010.00
24	Custom Vertical Thrust Restraint Mount (Sht S1.3)	1	EA	$2,835.00	$2,835.00
25	Eaton B-Line Heavy Duty Pipe Support	4	EA	$935.00	$3,740.00
26	Welded Pipe Support Base (Sht S1.4)	1	EA	$5,282.00	$5,282.00
27	Sump Pump	1	LS	$1,315.00	$1,315.00
28	Interior Drain Piping Connection to Lower Level Sump Pump Discharge and 4" PVC Through Wall Core	1	LS	$1,150.00	$1,150.00
29	4" PVC	30	LF	$256.00	$7,680.00
30	4" PVC 22.5 Degree Bend	2	EA	$89.00	$178.00
31	4" PVC 45 Degree Bend	2	EA	$60.00	$120.00
32	4" PVC Connection to Ex. 8" DCDP and Cleanout Replacement	1	EA	$945.00	$945.00
33	Wall Core for 4" PVC	1	EA	$475.00	$475.00
34	Coordination with CPNMD's Instrumentation / Controls Contractor	1	LS	$220.00	$220.00
				Total Bid	$149,636.00

1. Each Bid Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and
2. Estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids. Final payment for all Work will be based on the sum of the total cost of each line item in the Bid Schedule where the cost of each line item in the Bid Schedule will be determined by the unit price multiplied by the respective quantity for that line item in the Bid Schedule.

ARTICLE 4—TIME OF COMPLETION

4.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

4.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 5—BIDDER'S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA

5.01 *Bid Acceptance Period*

A. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

5.02 *Instructions to Bidders*

A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

5.03 *Receipt of Addenda*

A. Bidder hereby acknowledges receipt of the following Addenda:

Addendum Number	Addendum Date
Addendum #1	7-29-26
Addendum #2	7-31-26

ARTICLE 6—BIDDER'S REPRESENTATIONS AND CERTIFICATIONS

6.01 *Bidder's Representations*

A. In submitting this Bid, Bidder represents the following:

1. Bidder has examined and carefully studied the Bidding Documents, including Addenda.
2. Bidder has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.

4. Bidder has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.

5. Bidder has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.

6. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, if selected as Contractor; and (c) Bidder's (Contractor's) safety precautions and programs.

7. Based on the information and observations referred to in the preceding paragraph, Bidder agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.

8. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

9. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

10. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

11. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

6.02 *Bidder's Certifications*

A. The Bidder certifies the following:

1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.

2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.

3. Bidder has not solicited or induced any individual or entity to refrain from bidding.

4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 8.02.A:

    a. Corrupt practice means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.

    b. Fraudulent practice means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.

    c. Collusive practice means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels.

    d. Coercive practice means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

BIDDER hereby submits this Bid as set forth above:

Bidder:

Schleicher Construction LLC

(typed or printed name of organization)

By:

(individual's signature)

Name: Lucas Schleicher

(typed or printed)

Title: Manager

(typed or printed)

Date: 8-6-26

(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest:

(individual's signature)

Name: Don Schleicher

(typed or printed)

Title: Board Member

(typed or printed)

Date: 8-6-26

(typed or printed)

Address for giving notices:

PO Box 372
Tabernash, CO 80478

Bidder's Contact:

Name: Lucas Schleicher

(typed or printed)

Title: Manager

(typed or printed)

Phone: 303-944-5364

Email: lucas@schleicherconstruction.com

Address

PO Box 372
Tabernash, CO 80478

Bidder's Contractor License No.: (if N/A

SECTION C-900
ADDENDUM NO. 1

RE: Castle Pines North Metropolitan District
CPNMD-CWSD Interconnect Pump Station Surge Modifications

DATE: 7/29/2026

FROM: Level Engineering, LLC
320 Cleveland Avenue
Loveland, CO 80537
Attn: James Fieman
Phone: 720-285-1621
Email: jfieman@levelengineering.com

TO: Prospective Bidders

This addendum forms a part of the Contract Documents and modifies the original Bidding Documents publicized on July 16, 2026.

This Addendum supersedes and takes precedence over any items in the specifications which may be in conflict with this Addendum.

All requirements contained in the Bidding Documents shall apply to this Addendum and the general character of the work called for in this Addendum shall be the same as originally set forth in the applicable portions of the Bidding Documents for similar work, unless otherwise specified under this Addendum as required to complete the work shall be included in the bids, even though not particularly mentioned in this Addendum.

The bidder shall acknowledge receipt of this Addendum below and in the space provided in Article 5 of the Bid Form. Attach this signed addendum and any other information as required by the addendum with bid packages. The Bidder shall also acknowledge receipt of this addendum by immediately emailing this signed sheet to Level Engineering, LLC, Attn: James Fieman.

1.1. REVISIONS TO PROJECT SPECIFICATIONS

A. CONTRACT – PUBLIC WORKS CONSTRUCTION/IMPROVEMENT CONTRACT, (reissued).

1. Section 4 was updated to specify a Completion Date of 12/31/2026.
2. Section 19.B was revised to replace that section with the following language:

B. Time is of the Essence. The performance of the Work of the Contractor shall be undertaken and completed in accordance with this Contract and in such sequence as to assure its expeditious completion in light of the purposes of this Contract. It is agreed that time is of the essence in the performance of this Contract. Contractor and Owner agree that Owner will suffer financial and other losses if the Work is not completed by the Completion Date, as duly modified. The parties also recognize the delays, expense, and difficulties in proving, in a legal or arbitration proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that Contractor shall pay Owner $500 for each day that expires after the Completion Date (as duly adjusted pursuant to the contract) as liquidated damages for delay (but not as penalty) until the Work is complete.

ACKNOWLEDGMENT OF RECEIPT OF ADDENDUM NO. 1

We/I acknowledge receipt of Addendum No. 1 referring to the CPNMD-CWSD Interconnect Pump Station Surge Modifications Project

COMPANY NAME Schleicher Construction, LLC
BY Lucas Schleicher Digitally signed by Lucas Schleicher DN: C=US, E=lucas@schleicherconstruction.com, O=Schleicher Construction LLC, CN=Lucas Schleicher Date: 2026.08.06 10:21:50-06'00'
TITLE Manager
DATE 8-6-26

SECTION C-900
ADDENDUM NO. 2

RE: Castle Pines North Metropolitan District
CPNMD-CWSD Interconnect Pump Station Surge Modifications

DATE: 7/31/2026

FROM: Level Engineering, LLC
320 Cleveland Avenue
Loveland, CO 80537
Attn: James Fieman
Phone: 720-285-1621
Email: jfieman@levelengineering.com

TO: Prospective Bidders

This addendum forms a part of the Contract Documents and modifies the original Bidding Documents publicized on July 16, 2026.

This Addendum supersedes and takes precedence over any items in the specifications which may be in conflict with this Addendum.

All requirements contained in the Bidding Documents shall apply to this Addendum and the general character of the work called for in this Addendum shall be the same as originally set forth in the applicable portions of the Bidding Documents for similar work, unless otherwise specified under this Addendum as required to complete the work shall be included in the bids, even though not particularly mentioned in this Addendum.

The bidder shall acknowledge receipt of this Addendum below and in the space provided in Article 5 of the Bid Form. Attach this signed addendum and any other information as required by the addendum with bid packages. The Bidder shall also acknowledge receipt of this addendum by immediately emailing this signed sheet to Level Engineering, LLC, Attn: James Fieman.

1.1. REVISIONS TO PROJECT SPECIFICATIONS

A. SECTION 01100 – SPECIAL PROJECT PROCEDURES, (reissued).

1. Section 3.4.E was updated to clarify that the piping shall be hydrostatically tested to 350 psi prior to be put into service and startup / commissioning of the surge relief line shall also be performed to confirm that the surge relief piping is operates effectively.

B. SECTION 01500 – CONSTRUCTION FACILITIES, UTILITIES, AND TEMPORARY CONTROLS, (reissued).

1. Section 1.3.D was updated to clarify the requirements for disinfection of the pump station piping as well as disinfection of the clearwell. Procedures surrounding the disinfection and sample collection were also added to that section.

ACKNOWLEDGMENT OF RECEIPT OF ADDENDUM NO. 2

We/I acknowledge receipt of Addendum No. 2 referring to the CPNMD-CWSD Interconnect Pump Station Surge Modifications Project

COMPANY NAME Schleicher Construction, LLC

BY Lucas Schleicher Digitally signed by Lucas Schleicher DN: C=US, E=lucas@schleicherconstruction.com, O=Schleicher Construction LLC, CN=Lucas Schleicher Date: 2026.08.06 10:22:01-06'00'

TITLE Manager

DATE 8-6-26

QUALIFICATIONS STATEMENT

ARTICLE 1—GENERAL INFORMATION

1.01 Provide contact information for the Business:

Legal Name of Business:	Schleicher Construction LLC		
Corporate Office			
Name:	Lucas Schleicher	Phone number:	303-944-5364
Title:	Manager	Email address:	lucas@schleicherconstruction.com
Business address of corporate office:	450 Alpine Drive Tabernash, CO 80478		
Local Office Same as above			
Name:		Phone number:	
Title:		Email address:	
Business address of local office:			

1.02 Provide information on the Business's organizational structure:

Form of Business:	☒ Sole Proprietorship ☐ Partnership ☐ Corporation		
☒ Limited Liability Company ☐ Joint Venture comprised of the following companies:			
1.			
2.			
3.			
Provide a separate Qualification Statement for each Joint Venturer.			
Date Business was formed:	10-18-17	State in which Business was formed:	CO
Is this Business authorized to operate in the Project location?	☒ Yes ☐ No ☐ Pending		

1.03 Identify all businesses that own Business in whole or in part (25% or greater), or that are wholly or partly (25% or greater) owned by Business:

Name of business:	Middle Park Pipe & Supply LLC	Affiliation:	Manager
Address:	PO Box 372, Tabernash CO 80478		
Name of business:	Schleicher Mechanical Construction LLC	Affiliation:	Manager
Address:	PO Box 372, Tabernash CO 80478		

Name of business:		Affiliation:	
Address:			

1.04 Provide information regarding the Business's officers, partners, and limits of authority.

Name:	Lucas Schleicher	Title:	Manager
Authorized to sign contracts: ☒ Yes ☐ No		Limit of Authority:	100%
Name:		Title:	
Authorized to sign contracts: ☐ Yes ☐ No		Limit of Authority:	$
Name:		Title:	
Authorized to sign contracts: ☐ Yes ☐ No		Limit of Authority:	$
Name:		Title:	

ARTICLE 2—LICENSING

2.01 Provide information regarding licensure for Business:

Name of License:	Wage Withholding License		
Licensing Agency:	Colorado Department of Revenue		
License No:	38794784	Expiration Date:	N/A
Name of License:			
Licensing Agency:			
License No:		Expiration Date:	

ARTICLE 3—DIVERSE BUSINESS CERTIFICATIONS N/A

3.01 Provide information regarding Business's Diverse Business Certification, if any. Provide evidence of current certification.

Certification	Certifying Agency	Certification Date
☐ Disadvantaged Business Enterprise		
☐ Minority Business Enterprise		
☐ Woman-Owned Business Enterprise		
☐ Small Business Enterprise		
☐ Disabled Business Enterprise		
☐ Veteran-Owned Business Enterprise		
☐ Service-Disabled Veteran-Owned Business		
☐ HUBZone Business (Historically Underutilized) Business		

☐ Other			
☐ None			

ARTICLE 4—SAFETY

4.01 Provide information regarding Business's safety organization and safety performance.

Name of Business's Safety Officer:	Lucas Schleicher	
Safety Certifications		
Certification Name	Issuing Agency	Expiration
OSHA 10	US Dept of Labor	
Trench Safety	MJS Legacy Safety	

4.02 Provide Worker's Compensation Insurance Experience Modification Rate (EMR), Total Recordable Frequency Rate (TRFR) for incidents, and Total Number of Recorded Manhours (MH) for the last 3 years and the EMR, TRFR, and MH history for the last 3 years of any proposed Subcontractor(s) that will provide Work valued at 10% or more of the Contract Price. Provide documentation of the EMR history for Business and Subcontractor(s).

Year	2024			2025			2026		
Company	EMR	TRFR	MH	EMR	TRFR	MH	EMR	TRFR	MH
SC LLC	.9			.89			.9		

ARTICLE 5—FINANCIAL

5.01 Provide information regarding the Business's financial stability. Provide the most recent audited financial statement, and if such audited financial statement is not current, also provide the most current financial statement.

Financial Institution:	Wells Fargo Bank	
Business address:	78515 US-40 Winter Park, CO 80482	
Date of Business's most recent financial statement:		☐ Attached
Date of Business's most recent audited financial statement:		☐ Attached
Financial indicators from the most recent financial statement		
Contractor's Current Ratio (Current Assets ÷ Current Liabilities)		
Contractor's Quick Ratio ((Cash and Cash Equivalents + Accounts Receivable + Short Term Investments) ÷ Current Liabilities)		

Financial Statement available Upon Request

ARTICLE 6—SURETY INFORMATION

6.01 Provide information regarding the surety company that will issue required bonds on behalf of the Business, including but not limited to performance and payment bonds.

Surety Name:	Bonding Solutions		
Surety is a corporation organized and existing under the laws of the state of:			AZ
Is surety authorized to provide surety bonds in the Project location?			☒ Yes ☐ No
Is surety listed in "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" published in Department Circular 570 (as amended) by the Bureau of the Fiscal Service, U.S. Department of the Treasury? ☒ Yes ☐ No			
Mailing Address (principal place of business):	1635 N Greenfield, #127		
	Mesa, AZ 85205		
Physical Address (principal place of business):			
Phone (main):	480-835-6745	Phone (claims):	

ARTICLE 7—INSURANCE

7.01 Provide information regarding Business's insurance company(s), including but not limited to its Commercial General Liability carrier. Provide information for each provider.

Name of insurance provider, and type of policy (CLE, auto, etc.):			
Insurance Provider		Type of Policy (Coverage Provided)	
IMA Select		General Liability	
		Workers Comp	
		Auto	
Are providers licensed or authorized to issue policies in the Project location?			☒ Yes ☐ No
Does provider have an A.M. Best Rating of A-VII or better?			☒ Yes ☐ No
Mailing Address (principal place of business):	1705 17th St, Ste 100		
	Denver, CO 80202		
Physical Address (principal place of business):			
Phone (main):	(303)534-4567	Phone (claims):	

ARTICLE 8—CONSTRUCTION EXPERIENCE

8.01 Provide information that will identify the overall size and capacity of the Business.

Average number of current full-time employees:	5
Estimate of revenue for the current year:	$1,000,000.00
Estimate of revenue for the previous year:	$1,200,000.00

8.02 Provide information regarding the Business's previous contracting experience.

Years of experience with projects like the proposed project:				
As a general contractor:	9	As a joint venturer:		
Has Business, or a predecessor in interest, or an affiliate identified in Paragraph 1.03:				
Been disqualified as a bidder by any local, state, or federal agency within the last 5 years? ☐ Yes ☒ No				
Been barred from contracting by any local, state, or federal agency within the last 5 years? ☐ Yes ☒ No				
Been released from a bid in the past 5 years? ☐ Yes ☒ No				
Defaulted on a project or failed to complete any contract awarded to it? ☐ Yes ☒ No				
Refused to construct or refused to provide materials defined in the contract documents or in a change order? ☐ Yes ☒ No				
Been a party to any currently pending litigation or arbitration? ☐ Yes ☒ No				
Provide full details in a separate attachment if the response to any of these questions is Yes.				

8.03 List all projects currently under contract in Schedule A and provide indicated information.

8.04 List a minimum of three and a maximum of six projects completed in the last 5 years in Schedule B and provide indicated information to demonstrate the Business's experience with projects similar in type and cost of construction.

8.05 In Schedule C, provide information on key individuals whom Business intends to assign to the Project. Provide resumes for those individuals included in Schedule C. Key individuals include the Project Manager, Project Superintendent, Quality Manager, and Safety Manager. Resumes may be provided for Business's key leaders as well.

ARTICLE 9—REQUIRED ATTACHMENTS

9.01 Provide the following information with the Statement of Qualifications:

A. If Business is a Joint Venture, separate Qualifications Statements for each Joint Venturer, as required in Paragraph 1.02.

B. Diverse Business Certifications if required by Paragraph 3.01.

C. Certification of Business's safety performance if required by Paragraph 4.02.

D. Financial statements as required by Paragraph 5.01.

E. Attachments providing additional information as required by Paragraph 8.02.

F. Schedule A (Current Projects) as required by Paragraph 8.03.

G. Schedule B (Previous Experience with Similar Projects) as required by Paragraph 8.04.

H. Schedule C (Key Individuals) and resumes for the key individuals listed, as required by Paragraph 8.05.

I. Additional items as pertinent.

This Statement of Qualifications is offered by:

Business: Schleicher Construction LLC
(typed or printed name of organization)

By: [signature]
(individual's signature)

Name: Lucas Schleicher
(typed or printed)

Title: Manager
(typed or printed)

Date: 8-3-26
(date signed)

(If Business is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: [signature]
(individual's signature)

Name: Don Schleicher
(typed or printed)

Title: Board Member
(typed or printed)

Address for giving notices:
PO Box 372
Tabernash CO 80478

Designated Representative:

Name: Lucas Schleicher
(typed or printed)

Title: Manager
(typed or printed)

Address:
PO Box 372
Tabernash, CO 80478

Phone: 303-944-5364

Email: lucas@schleicherconstruction.com

SCHEDULE A

SCHLEICHER CONSTRUCTION
PO BOX 372. TABERNASH CO
80478

CURRENT PROJECTS

PROJECT OWNER	OWNER CONTACT & PHONE NUMBER	NAME OF PROJECT	LOCATION OF PROJECT	WORK DESCRIPTION	SC LLC - CONTRACT AMOUNT	GC OR SUB	COMPLETION DATE	PERCENTAGE OF COMPLETION
THE COLLECTION AT WINTER PARK RANCH LLC	NICK COSTELLO 719-427-7578	COLLECTION AT WINTER PARK RANCH	FRASER CO	NEW 7-UNIT DEVELOPMENT. SCOPE INCLUDED: WATER MAIN & SERVICES, SEWER MAIN & SERVICES, EARTHWORK, FOUNDATION EXCAVATION & BACKFILL, STORM SEWER, AND ROAD PREP	$346,116.00	GC	09/1/2026	80%
CITY OF STEAMBOAT SPRINGS	JULIE BAXTER 970-871-8267	YAMPA RIVER STREAMFLOW MONITORING GAUGES	STEAMBOAT SPRINGS CO	INSTALLATION OF FLOW AND TEMPERATURE MONITORING EQUIPMENT IN THE YAMPA RIVER. SCOPE INCLUDED: DIVERTING THE RIVER, INSTALLATION OF CONCRETE BLOCKS, CONDUIT, AND ENCLOSURES FOR GEAR	$44,477.00	GC	10/15/2026	0%
THREE LAKES WATER AND SANITATION DISTRICT	JESSE MARTIN (GC) 720-505-7598	GRAND LAKE WASTEWATER HEAT TRACE REPLACEMENT PROJECT	GRAND LAKE CO	THE PROJECT INVOLVES THE REPLACEMENT OF HEAT TRACE SYSTEMS WITHIN THE WASTEWATER CONVEYANCES FOR TWO DEVELOPED AREAS ALONG THE SHORELINE OF GRAND LAKE. THE PROJECT DOMAIN INCLUDES APPROXIMATELY 13,000 LF OF PRESSURE AND GRAVITY WASTEWATER CONVEYANCE PIPELINE	$1,272,020.00	SUB	11/1/2027	0%

SCHEDULE B

SCHLEICHER CONSTRUCTION

PO BOX 372. TABERNASH CO
80478

PREVIOUS COMPLETED PROJECTS

PROJECT OWNER	OWNER CONTACT & PHONE NUMBER	NAME OF PROJECT	LOCATION OF PROJECT	WORK DESCRIPTION	SC LLC - CONTRACT AMOUNT	GC OR SUB	COMPLETION DATE	PERCENTAGE OF COMPLETION
RENDEZVOUS	MASON KIEFER 303-799-5197	RENDEZVOUS PHASE 2 BOOSTER PUMP STATION	WINTER PARK CO	Assisted in the construction of a 60,000 gallon water storage tank & Booster Pump Station. SC LLC was a sub on the project, our scope included all mechanical pipe for the BPS & Tank, setting of 3 EA pumps, coatings and testing of system.	$395,000.00	SUB	05/1/2025	100%
ECCV	ARIEL PERTROS-GOOD 720-481-8097	WELL L4 & A3/L3 DEMO	DENVER CO	Scope of Work: The work to be performed under this Contract consists of the following work: 1. Removal of the existing pump station building, including removal and disposal of the building foundation, concrete pads, building piers, electrical equipment, and mechanical equipment, decommissioning of the two existing wells per the specifications, removal of the indicated buried utilities and restoring the site.	$156,644.00	SUB	03/1/2025	100%
BLUE VALLEY RANCH	BRIEN ROSE; 970-531-6223	BVR - HATCHERY UPGRADES	KREMMLING CO	Construction of a 3rd Hatchery water line to building, set 3rd pump & minor pipe modifications in bldg.	$52,300.00	GC	10/1/2024	100%
TOWN OF FRASER	GREG STEED 970-819-1783	BYERS AVE WATER SYSTEM REPLACEMENT	FRASER CO	Byers Avenue Water System Replacement · Install temporary domestic potable water service system to 19 residences · Installation of approximately 750 linear feet of 8-inch C900 PVC water main · Installation of 20 new water service lines, corporation stops, and curb stops at applicable homeowner's property line · Associated valves, fittings, connections, thrust blocks, and insulation board · Remove existing fire hydrant assembly and installation of one new fire hydrant and associated appurtenances · Removal and replacement of concrete valley pans and asphalt paving. · Restoration and landscaping repair in disturbed areas	$256,385.00	SUB	10/1/2023	100%
BLUE VALLEY RANCH	BRIEN ROSE; 970-531-6223	BVR - RANCH ROAD CONSTRUCTION	KREMMLING CO	Construction of new roads at Blue Valley Ranch, hauled material from onsite pit, placed and compacted. Topped w/ RB.	$95,000.00	GC	12/15/2022	100%

C LAZY U RANCH	JAMES COCHRAN; 303-444-1951	ASPEN SPRINGS WATER TREATMENT FACILITY REBUILD	GRANBY CO	Reconstruction of a Water Treatment Facility that burned down during the Troublesome Fire. Project included new pumps, water storage tanks, process pipe, filter system, flow meter vault & PRV installation.	$134,905.00	SUB	3/1/2022	100%
ECCV	BRANDON FELIPE; 303-515-9598	STONETREE DEVELOPMENT PRESSURE MODFICATIONS	CENTENNIAL CO	Scope of work: 1. The project includes installing a bypass of existing vault w/ 8" PVC w/ tapping tees. 2. Installation of check valve within manhole and gate valves at west site	$70,000.00	SUB	10/1/2021	100%
BLUE VALLEY RANCH	BRIEN ROSE; 970-531-6223	BVR - HATCHERY WATER SOURCE	KREMMLING CO	Construction of a water supply for the Blue Valley Ranch fish hatchery, Project included, river diversion, setting screened pipe in river, install of a cistern w/ pumps, force main from cistern to hatchery, concrete demo in existing slab of building, form and pour "trenches" for hatchery pipe and equipment.	$148,915.00	GC	5/1/2021	100%
ECCV	BEN SHRIBER 720-744-2218	BEEBE DRAW WELL EQUIPING PROJECT	BRIGHTON CO	Scope of work: 1. The project includes furnishing all materials, equipment, accessories, and labor for performing all operations necessary to provide a complete well system inclusive of, but not limited to, equipping of the wells, installation of buried well vaults, mechanical piping and appurtenances inside the vaults, yard piping, electrical equipment, and site restoration. The project includes installation fiber optic conduit and fiber optic cable to five well sites, installation of 1,300 linear feet of 24” pipeline, and electrical cabinets at five well sites. 2. Programming work will be performed by RSI Company under a separate contract with the Owner.	$496,000.00	SUB	04/30/2020	100%
LAKE FOREST	ELEMENT ENGINEERING	WATER SYSTEM IMPROVEMENTS	GRAND LAKE CO	Lake Forest Subdivision Water System Improvements. SC LLC was a sub on the project, our scope included a temp water system, furnish and install of 111 EA water services, live taps were completed for half of services and install of 49 EA water meter pits.	$764,704.00	SUB	10/1/2019	100%
ECCV	EMILY HUDISH 303-985-3636	WPA-8R & A-4R WELL DRILLING & EQUIPPING PROJECT	CENTENNIAL, LONE TREE CO	Scope of Work: 1. Furnishing all materials, equipment, accessories, and labor for performing all operations necessary to complete the drilling of replacement Wells WPA-8R and A-4R: a. Drill and test the following replacement wells: 1) Well WPA-8R 2) Well A-4R b. Furnish and install noise pollution control equipment around Well A-4R. c. Furnish and install temporary erosion control measures. d. Site cleanup and restoration.	$125,500.00	SUB	05/1/2019	100%

SCHEDULE C

Lucas Schleicher

Address:
450 Alpine Drive
Tabernash, CO 80478

Contact Information:
lucas@schleicherconstruction.com
303-944-5364

Profile:
I have been involved in the Construction industry since 2004 focusing on civil construction. Involved in oil & gas pipelines, water & sewer mains/services, treatment plant work and lift station projects.

Education/Training:

- B.S., Construction Management, Colorado State University, 2008
- Confined Space Trained
- OSHA 10-hour
- Karass Effective Negotiating

Professional Experience:

Schleicher Construction, LLC: October 2017 – Present

- **October 2023- Byers Ave Water System Improvements:** Installation of temp water system to 19 residences, Install of roughly 750 LF of 8” C900 PVC water main, install of 19 water services from main to curb stop, removal and replacement of concrete v-pans and asphalt paving. Project Value: $1,041,987.00. Sub on the project

- **August 2022- Rendezvous at Winter Park, Filing 1, Phase 1:** Rendezvous filing 1 of Winter Park mass earthwork, sewer main and sewer services installation, water main and water service installation, electrical & fiber optic conduit installation, concrete pan and asphalt roads. Project Value: $2,734,393.00. Sub on the project

- **July 2020- Phase 3 Beebe Draw Well Equipping Project:** Installation of 5 new raw water wells, valve vaults, electrical cabinets, fiber optics, and pipelines to connect to transmission system. Project Value: $4,494,307.00. Sub on the project

- **September 2019- LFMWS Water Systems Upgrades:** New water storage tank, water treatment facility upgrades, new water mains and water services to curb stops. Project Value: $3,200,000.00. Sub on the project

- **June 2019- Well WPA-8R Equipping Project:** Project consisted of drilling of replacement wells WPA-8R and A-4R, install yard piping from the well to existing pump station, demo I&C, install new I&C equipment, install upgrades to the chemical feed equipment. Project Value: $1,677,900.00. Sub on the project

Integrated Water Services Inc: April 2016 – October 2017

- **December 2016 - Denver International Airport - Lift Station No 1 Improvements** – Project Manager. Project consisted of installation of 4 new 150 hp Gorman Rupp Pumps, 14” – 18” mechanical piping, electrical upgrades including 4 new VFD’s, slide gate installation in the existing wet well and a new HVAC system. Project Value: $1,823,270.00

Conroy Excavating Inc: May 2012 – April 2016

- **March 2016- Eastside Lift Station Improvements:** Estimator/Project Manager/Superintendent. Project consisted of bypass pumping, cleaning, preparing & epoxy coating the existing wetwell, and valve vault mechanical pipe demo and new install. Project Value: $175,000.00
- **September 2015 - Stillwater Lift Station:** Estimator/Project Manager. Project consisted of installation of a new precast valve vault, process piping, new electrical building, renovation of the existing wetwell, bypass pumping, stopple line stop, & SCADA improvements. Project Value: $1,200,000.00
- **August 2014- Shadow Mountain Lift Station:** Estimator/Project Manager. Project consisted of installation of a new precast valve vault, process piping, new electrical building, renovation of the existing wetwell including new submersible pumps, bypass pumping, stopple line stop & SCADA improvements. Project Value: $850,000.00

- **August 2013** - **North Portal Improvements Project** Estimator/Project Manager. Project consisted of the widening Highway 40, installation of a new traffic light, 2 retaining walls, 2000 LF of storm sewer, 2000 LF of new sidewalks and asphalt improvements. Project Value: $2,000,000.00
- **August 2012**- **Kremmling CDOT Lift Station:** Estimator/Project Manager. Project consisted of 1,300 LF of gravity sewer with precast manholes, new precast valve vault, new precast wetwell, 2 new overflow cisterns, process piping, new submersible pumps & a horizontal directional drill under the muddy creek. Project Value: $1,300,000.00

Barnard Construction: May 2008 – May 2012

- **2011 - 2012** – **Owens Lake Dust Mitigation - Phase 8:** Project Engineer. Barnard's eighth project for the Los Angeles Department of Water and Power to address dust arising from a dry lakebed. This project consisted of crushing, hauling and placing rock on top of geotextile fabric covering 4 sq miles of the dry lake bed. Project Value: $55,000,000.00
- **2010 - 2011** – **Kern River - Apex Expansion - Wasatch Loop:** Project Engineer. Construction of 28 miles of 36-inch-diameter high-pressure gas transmission pipeline through challenging section of the Wasatch Range. The project includes: nearly 5 miles of construction in terrain with a grade steeper than 40 percent; 9 road bores; 20 creek crossings; and construction across a fault line requiring special retaining wall and backfill. This is being built within a tight construction window with strict environmental and wildlife restrictions. Value confidential at owner's request.
- **2009 – 2010 - Owens Lake Dust Mitigation Phase 7:** Project Engineer. Barnard's seventh project for the Los Angeles Department of Water and Power to address dust arising from a dry lakebed. The project included 8,000 LF of access roads, and 9.2 square miles of shallow flooding, and 4.3 lineal miles of berms. Major project components included constructing earthen roads and berms with riprap side slopes (600,000 tons of aggregate required developing a quarry). Pipe installation encompassed subsurface perforated drain pipe, 54-inch welded steel conveyance pipe, and HDPE shallow-flood lateral pipe. The project required 15 control valve facilities, pump stations, cathodic protection systems, 4,800 and 480-V underground power cable, radio telemetry stations, and SCADA control facilities. Project Value: $115,000,000.00
- **2008 - Piceance Creek Development Project:** Project Engineer. Project entailed concurrent work on numerous high-pressure gas pipelines across varied terrain, including installing gathered gas lines; combined liquid lines; clean condensate lines; raw water line; water disposal and distribution lines; and fiber optic and electrical cables. Also included some pipeline conversion, hydrostatic testing, concrete-coating, fusionbonded epoxy coating of welds, and hydro-excavation. Construction of several facilities, including above-ground flanged connections. Located in a remote region, the right-of-way on this job ranged from steep mountainous terrain to relatively flat plains with high groundwater, all so remote that all communication had to be conducted via satellite. Other challenges included encounters with numerous existing gas pipelines in the area, including several miles of parallel construction. Value confidential at owner's request.

BID BOND (PENAL SUM FORM)

Bidder	**Surety**
Name **Schleicher Construction LLC**	Name **Great Midwest Insurance Company**
Address *(principal place of business)*: **450 Alpine Drive** **Tabernash, CO 80478**	Address *(principal place of business)*: **800 Gessner Road, Suite 600** **Houston, TX 77024**
Owner	**Bid**
Name Castle Pines North Metropolitan	Project *(name and location)*: CPNMD-CWSD INTERCONNECT PUMP STATION SURGE MODIFICATIONS
Address *(principal place of business)*: Castle Pines North Metropolitan District 7404 Yorkshire Drive Castle Pines, CO 80108	Bid Due Date: **August 6th, 2026**

Bond

Penal Sum: **Five Percent (5%) of Bid Amount**

Date of Bond: **July 29, 2026**

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

Bidder		Surety	
	Schleicher Construction LLC *(Full formal name of Bidder)*		**Great Midwest Insurance Company** *(Full formal name of Surety) (corporate seal)*
By:	*(Signature)*	By:	*(Signature) (Attach Power of Attorney)*
Name:	Lucas Schleicher *(Printed or typed)*	Name:	**Taylor J. Wilstead** *(Printed or typed)*
Title:	Manager	Title:	**Attorney-In-Fact**
Attest:	*(Signature)*	Attest:	*(Signature)*
Name:	Don Schleicher *(Printed or typed)*	Name:	**Jonathan Bjork** *(Printed or typed)*
Title:	Board Member	Title:	**Bond Manager**

Notes: (1) Note: Addresses are to be used for giving any required notice. (2) Provide execution by any additional parties, such as joint venturers, if necessary.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond will be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder occurs upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation will be null and void if:
   3.1. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
   3.2. All Bids are rejected by Owner, or
   3.3. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions does not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action will be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety, and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond will be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder must be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Postal Service registered or certified mail, return receipt requested, postage pre-paid, and will be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.

10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond will be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute governs and the remainder of this Bond that is not in conflict therewith continues in full force and effect.

11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: **Alec J. Kleiner, Taylor J. Wilstead, Chris Morrow**

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars ($100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

GREAT MIDWEST INSURANCE COMPANY

BY Mark W. Haushill

Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

CHRISTINA BISHOP
My Notary ID # 131090488
Expires April 14, 2029

BY Christina Bishop

Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 29th Day of July 2026.

GREAT MIDWEST INSURANCE COMPANY — CORPORATE SEAL — TEXAS CORPORATION

BY Patricia Ryan

Patricia Ryan
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Schleicher Construction LLC

is a

Limited Liability Company

formed or registered on 07/31/2017 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20171582456 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 07/31/2026 that have been posted, and by documents delivered to this office electronically through 08/04/2026 @ 16:25:59 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 08/04/2026 @ 16:25:59 in accordance with applicable law. This certificate is assigned Confirmation Number 18865314 .

Secretary of State of the State of Colorado

End of Certificate

<u>Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective</u>. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, https://www.coloradosos.gov/biz/CertificateSearchCriteria.do entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. <u>Confirming the issuance of a certificate is merely optional and</u> is not <u>necessary to the valid and effective issuance of a certificate</u>. For more information, visit our website, https://www.coloradosos.gov click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

CERTIFICATE OF EXISTENCE AND AUTHORITY
(Section 38-30-172, C.R.S.)

1. This Certificate of Existence and Authority relates to an entity named Schleicher Construction, LLC.

2. The type of entity is a:

___	corporation	___	registered limited liability partnership
___	nonprofit corporation	___	registered limited liability limited partnership
X	limited liability company	___	limited partnership association
___	general partnership	___	government or governmental subdivision
___	limited partnership		agency

3. The entity was organized on July 31, 2017.

4. The entity is formed under the laws of the State of Colorado.

5. The mailing address for the entity is: c/o Lucas Schleicher, P.O. Box 372, Tabernash, CO 80478.

6. The *name/position/mailing address* of each person individually authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property, personal property, intangible and all other forms of property on behalf of the entity are:

   Lucas Schleicher, Manager, P.O. Box 372, Tabernash, CO 80478
   Don Schleicher, 3827 North 26th Street, Boulder, CO 80304

7. The authority of each of the foregoing persons to individually bind the entity is not limited.

8. Other matters concerning the manner in which the entity deals with interests in real property: None.

9. The Board of Managers/Members have taken all action(s) legally required to open deposit account(s) with Wells Fargo Bank in the name of the entity. The name(s) and office or position of the persons duly authorized to engage in transactions with respect to the account(s) are as follows:

   Lucas Schleicher, Manager
   Don Schleicher, Manager

10. The authority of each of the foregoing persons to bind the entity and otherwise deal with the account(s) is limited as follows: Lucas Schleicher shall be the primary manager but each Manager shall be entitled to act on behalf of the entity without the consent of the other.

11. This Certificate of Existence and Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

12. This Certificate of Existence and Authority amends and supersedes in all respects any prior Certificates of Existence and Authority executed on behalf of the entity.

Schleicher Construction, LLC
A Colorado limited liability company

By: ______________________________
Lucas Schleicher, Manager

STATE OF COLORADO)
) ss:
COUNTY OF GRAND)

The foregoing instrument was acknowledged before me this 23rd day of January, 2018, by Lucas Schleicher as a Manager of Schleicher Construction, LLC, a Colorado limited liability company, on behalf of the company.

Witness my hand and official seal.

Barbara C Atwater
Notary Public

My commission expires: 2/27/22

BARBARA C ATWATER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024006643
MY COMMISSION EXPIRES FEBRUARY 27, 2022

SCHLEICHER CONSTRUCTION LLC

Certification of Authority to Conduct Business — State of Colorado

This certification is submitted as part of a bid package to confirm that Schleicher Construction LLC (the “Contractor”) holds all licenses, registrations, and insurance required to lawfully perform construction work in the State of Colorado as of the date signed below. Bracketed fields must be completed and verified with current, effective documentation before this form is submitted.

PROJECT & BID INFORMATION

Project Name:	CPNMD-CWSD Interconnect Pump Station Surge Modifications
Bid / Solicitation No.:	17571
Owner / Awarding Entity:	Castle Pines North Metropolitan District
Date of Submission:	8-6-26

COMPANY INFORMATION

Legal Business Name:	Schleicher Construction LLC
Entity Type:	Limited Liability Company (LLC)
State of Formation:	Colorado
Principal Business Address:	450 Alpine Drive, Tabernash CO 80478
Federal EIN:	82-3127977
Phone / Email:	303-944-5364 / lucas@schleicherconstruction.com

COLORADO BUSINESS AUTHORIZATION

The undersigned certifies that Schleicher Construction LLC meets the following requirements to lawfully transact business and perform construction work within the State of Colorado:

CO Secretary of State Entity ID:	20171582456
Registered Agent (CO):	Lucas Schleicher
Status with CO Sec. of State:	Good Standing
Colorado Wage Withholding License:	38794784
Workers' Compensation Coverage:	Pinnacol Assurance; Policy #: 4265890
General Liability Insurance:	IMA Select, LLC; Account #: 6X01178

CERTIFICATION STATEMENT

By signing below, the undersigned, on behalf of Schleicher Construction LLC, certifies to the best of their knowledge that:

- The Company is duly organized and validly existing, and, if formed outside Colorado, is authorized to transact business in the State of Colorado.
- The Company is in good standing with the Colorado Secretary of State.
- The Company holds all local, state, and/or trade licenses required to perform the scope of work described in this bid.
- The Company carries workers' compensation and general liability insurance in the amounts required by the awarding entity and applicable law.
- The Company is current on all applicable state tax filings and registrations.
- The information provided in this certification is true and accurate as of the date signed, and the Company will promptly notify the awarding entity of any change in status.

AUTHORIZED SIGNATURE

Lucas Schleicher Digitally signed by Lucas Schleicher DN: C=US, E=lucas@schleicherconstruction.com, O=Schleicher Construction LLC, CN=Lucas Schleicher Date: 2026.08.04 17:09:50-06'00' Signature	8-6-26 Date
Lucas Schleicher Printed Name	Managing Member Title (e.g., Managing Member)

DR 0161 (02/16/11)
COLORADO DEPARTMENT OF REVENUE
DENVER CO 80261-0009

WAGE WITHHOLDING LICENSE

THIS LICENSE IS NOT TRANSFERABLE

USE ACCOUNT NUMBER for all references	LIABILITY INFORMATION	ISSUE DATE
38794784	L 011718	Jul 15 2026

SCHLEICHER CONSTRUCTION LLC
PO BOX 372
TABERNASH CO 80478-0183

Executive Director
Department of Revenue

Detach Here

Important Verification Process

If you are new to Colorado withholding tax visit: Tax.Colorado.gov/training/withholding-training

This license will be valid as long as you are doing business under the same name and ownership shown on the license.
Revenue Online is the way to access your account and file returns. At *www.Colorado.gov/RevenueOnline* you can file and view your returns and payments, update your mailing address, and submit your Annual Reconciliation and withholding statements through your Revenue Online account.

All the information you need to register is on this document; have it with you before you begin. Follow these easy steps.

1. Go to www.Colorado.gov/RevenueOnline and click on the Sign Up link on the right.

2. Profile Setup Steps
   - Enter Your Login Information and Email Address. This email will be used to receive a verifitcation code. Click Next to continue.
   - Set Security Questions. Choose and submit your security question
   - Complete Two-Step Verification. Select a method (Passkeys, Authentication App, Phones, or Emails), enter the code sent to you, then click Confirm and Submit.
   - Log in to Your Profile. Click the Login button to access your account.

NOTE: If you decide to take a break, check your email later for a confirmation message form the Colorado Department of Revenue. If you don't see it in your inbox, check your Junk or Spam folder. Once received, you can click the link to log in to Revenue Online

Your Letter ID is: L0461234064

3. Access Tax Accounts Steps
   - Navigate to Account Access. From your profile, go to the Account Access panel and select Add Access to Your Accounts.
   - Enter Account Information. In the Tax Type dropdown menu, select Other. Use the first 8 digits of your account number as shown on your license. Complete the remaining fields on the screen.

NOTE: if you have additional tax types registered under the same Account Number, such as sales tax, you will be able to view those tax types through the account that you can now access. You do not need to create separate Login IDs and Passwords for each tax in your account

If you are a withholding frequent filer, you must use Electronic Funds Transfer (EFT).
To file a return, go to Revenue Online (*www.Colorado.gov/RevenueOnline*).You must file a return even if you have no tax to remit and file a "**zero**" return. Tax reporting and payment are your responsibility. To avoid late penalties and interest, file online on or before the due date.

You may close your tax account through Revenue Online when you no longer have employees with Colorado withholding.

LIST OF PROPOSED SUBCONTRACTORS AND SUPPLIERS

Project Name: CPNMD-CWSD Interconnect Pump Station Surge Modification Contract Documents **Bid / Project No.:** 17571

Bidder / Prime Contractor Name: Schleicher Construction, LLC **Date:** 8-4-26

The undersigned Bidder proposes to use the following subcontractors and suppliers for the portions of work listed below, in accordance with the bid documents and applicable subcontractor listing requirements. List every subcontractor or supplier performing work or furnishing materials/equipment valued above the threshold stated in the Instructions to Bidders. Attach additional sheets if needed.

Bid Item	Subcontractor / Supplier Name	Trade / Scope of Work	Address	Phone / Email	% of Total Bid
6-18	Core & Main	Pipe & Fittings	9451 Yosemite St, Henderson, CO 80640	303-394-0004	50%
19 & 33	Core & Saw	Concrete Coring	256 Laredo St, Aurora, CO 80011	307-288-4412	1%
20-22	Mountain Man Welding	Welding	6591 Washington St, Denver, CO 80229	303-798-6822	1%

Notes

- Self-performed work should be listed as "Bidder — Self-Performed" under Subcontractor/Supplier Name.
- Percentages in the % of Total Bid column should sum to the proportion of work being subcontracted.
- Substitution of a listed subcontractor after award may require written approval per the contract documents.

By signing below, the Bidder certifies that the information above is true and complete to the best of its knowledge, and that all listed subcontractors and suppliers have agreed to perform the scope indicated at the value shown.

Authorized Signature: Lucas Schleicher Digitally signed by Lucas Schleicher DN: C=US, E=lucas@schleicherconstruction.com, O=Schleicher Construction LLC, CN=Lucas Schleicher Date: 2026.08.04 16:17:40-06'00' **Date:** 8-4-26

Printed Name: Lucas Schleicher **Title:** Manager

CASTLE PINES NORTH METROPOLITAN DISTRICT

CPNMD-CWSD INTERCONNECT PUMP STATION SURGE MODIFICATIONS

BID TABULATION - LUMP SUM BID PRICE

SCHLEICHER CONSTRUCTION, LLC	VELOCITY CONSTRUCTORS, INC.	MYERS & SONS CONSTRUCTION, LLC	BARNARD STRUCTURES, INC	GLACIER CONSTRUCTION CO., INC.
Bid Price	**Bid Price**	**Bid Price**	**Bid Price**	**Bid Price**
$149,636.00	**$223,821.00**	**$256,500.00**	**$324,806.05**	**$523,035.00**

Kennedy Jenks

August 24, 2026

Board of Directors
Castle Pines North Metropolitan District
7404 Yorkshire Drive
Castle Pines, CO 80108

Subject: **Recommendation of Award – Croft Court Water Line Replacement**
Castle Pines North Metropolitan District (District/CPNMD)
KJ Project No. 2646062*00

Dear Board of Directors:

Bids for the Croft Court Water Line Replacement project were opened August 18, 2026. A total of 6 bids were received and evaluated. Diaz Construction submitted the lowest bid with a total price of $194,482.00.

We reviewed their bid package for accuracy, mathematical correctness, and compliance with the project specifications. All documentation is in order. Diaz Construction has a proven track record of successfully completing similar municipal water infrastructure projects, including the Yorkshire Water Line Replacement project in CPNMD.

Based on our evaluation, we recommend that the contract for the Croft Court Water Line Replacement be awarded to Diaz Construction in the amount of $194,482.00. The bid tabulation is attached for your review. If you have any questions or require additional information, please contact me.

Very truly yours,

Kennedy/Jenks Consultants, Inc.

Lisa Schwien

Lisa Schwien, P.E.
Project Manager

Enclosure

215 Union Boulevard, Suite 500 | Lakewood, CO 80228
720-744-2215 | LisaSchwien@kennedyjenks.c

Kennedy Jenks

BID OPENING SUMMARY

Croft Court Water Line Replacement
Castle Pines North Metropolitan District

Tuesday, August 18, 2026
9:00 AM
KJ Job Number: 2646062*00

CONTRACTOR	BID BOND	CONTRACTOR QUALIFICATION STATEMENT	ADD NO. 1	ADD NO. 2	BASE BID AMOUNT	ADD/ALT AMOUNT
Engineer’s Estimate	---	---	---	---	$319,840.00	$36,120.00
Brannan Construction	X	X	X	X	$246,166.00	$34,028.00
Iron Woman Construction	X	NO	X	X	$247,766.00	$71,524.00
ESI*	X	X	X	X	$215,820.00	$33,585.00
Mid City Corporation	X	X	X	X	$223,420.88	$36,778.56
BT Construction	X	X	X	X	$310,106.00	$36,962.00
Diaz Construction Group	X	X	X	X	$167,470.00	$27,012.00

*Indicates a math error on the Contractor’s bid form.

PROJECT: **Croft Court Water Line Replacement**

OWNER: **Castle Pines North Metropolitan District**

BID DATE: **August 18, 2026**

JOB NO.: **2646062*00 BID**

Kennedy Jenks
215 Union Boulevard, Suite 500
Lakewood, CO 80228

BID TABULATION

ITEM NO.	ITEM DESCRIPTION	UNIT	QTY.	ENGINEER'S OPINION OF PROBABLE CONSTR COST		Diaz Construction Group		ESI		Mid City Corporation		Brannan Construction		Iron Woman Construction		BT Construction	
				UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
BASE BID																	
1	Mobilization and Demobilization, Permits	LS	1	$100,000	$100,000.00	$30,000.00	$30,000.00	$39,045.00	$39,045.00	$38,016.00	$38,016.00	$70,000.00	$70,000.00	$20,275.00	$20,275.00	$68,672.00	$68,672.00
2	6-inch / 8-inch AWWA C900, DR 18, PVC Pipe	LF	278	$125	$34,750.00	$130.00	$36,140.00	$93.00	$25,854.00	$146.38	$40,693.64	$103.00	$28,634.00	$137.00	$38,086.00	$141.00	$39,198.00
3	6-inch / 8-inch Gate Valve	EA	2	$3,800	$7,600.00	$2,500.00	$5,000.00	$3,135.00	$6,270.00	$2,399.80	$4,799.60	$3,180.00	$6,360.00	$2,931.00	$5,862.00	$3,415.00	$6,830.00
4	6-inch Horizontal Bend	EA	2	$1,400	$2,800.00	$1,000.00	$2,000.00	$3,780.00	$7,560.00	$1,422.68	$2,845.36	$1,100.00	$2,200.00	$1,007.00	$2,014.00	$771.00	$1,542.00
5	8-inch x 6-inch Tee	EA	1	$3,000	$3,000.00	$2,000.00	$2,000.00	$1,760.00	$1,760.00	$3,571.98	$3,571.98	$1,940.00	$1,940.00	$1,386.00	$1,386.00	$2,126.00	$2,126.00
6	Fire Hydrant Assembly	EA	1	$15,000	$15,000.00	$8,600.00	$8,600.00	$13,725.00	$13,725.00	$14,467.41	$14,467.41	$14,618.00	$14,618.00	$12,438.00	$12,438.00	$12,769.00	$12,769.00
7	Reconnection of Existing Water Service Line	EA	9	$2,200	$19,800.00	$950.00	$8,550.00	$2,245.00	$20,205.00	$1,532.88	$13,795.92	$1,820.00	$16,380.00	$3,719.00	$33,471.00	$3,298.00	$29,682.00
8	Connect to Existing Water Line	EA	1	$7,500	$7,500.00	$4,000.00	$4,000.00	$2,270.00	$2,270.00	$1,512.19	$1,512.19	$7,370.00	$7,370.00	$3,789.00	$3,789.00	$11,943.00	$11,943.00
9	Abandon Existing Water Line	LS	1	$4,000	$4,000.00	$2,000.00	$2,000.00	$4,185.00	$4,185.00	$6,165.59	$6,165.59	$5,320.00	$5,320.00	$10,223.00	$10,223.00	$12,853.00	$12,853.00
10	Comb Concrete Curb, Gutter, Sidewalk Remove/Replace	LF	10	$150	$1,500.00	$55.00	$550.00	$256.00	$2,560.00	$652.08	$6,520.80	$248.00	$2,480.00	$821.00	$8,210.00	$397.00	$3,970.00
11	Asphalt Pavement Removal and Replacement (6-inch depth)	SY	156	$90	$14,040.00	$40.00	$6,240.00	$108.50	$16,926.00	$166.92	$26,039.52	$114.00	$17,784.00	$160.00	$24,960.00	$135.00	$21,060.00
12	Asphalt Rotomill and Overlay (2-inch depth)	SY	1,270	$30	$38,100.00	$32.00	$40,640.00	$22.00	$27,940.00	$23.71	$30,111.70	$27.00	$34,290.00	$32.00	$40,640.00	$27.00	$34,290.00
13	Concrete Cross-Pan Removal and Replacement	SY	30	$225	$6,750.00	$75.00	$2,250.00	$184.00	$5,520.00	$222.79	$6,683.70	$296.00	$8,880.00	$339.00	$10,170.00	$437.00	$13,110.00
14	Traffic Control	LS	1	$20,000	$20,000.00	$5,000.00	$5,000.00	$12,425.00	$12,425.00	$15,768.00	$15,768.00	$8,730.00	$8,730.00	$10,106.00	$10,106.00	$23,370.00	$23,370.00
15	Construction Survey	LS	1	$10,000	$10,000.00	$7,000.00	$7,000.00	$9,320.00	$9,320.00	$2,916.00	$2,916.00	$7,790.00	$7,790.00	$6,316.00	$6,316.00	$4,001.00	$4,001.00
16	Geotechnical Testing	LS	1	$15,000	$15,000.00	$5,000.00	$5,000.00	$13,355.00	$13,355.00	$5,373.00	$5,373.00	$6,680.00	$6,680.00	$10,737.00	$10,737.00	$11,113.00	$11,113.00
17	Erosion and Sediment Control Measures	LS	1	$20,000	$20,000.00	$2,500.00	$2,500.00	$6,380.00	$6,380.00	$4,140.47	$4,140.47	$6,710.00	$6,710.00	$9,083.00	$9,083.00	$13,577.00	$13,577.00
	BASE BID TOTAL				**$319,840.00**		**$167,470.00**		**$215,300.00**		**$223,420.88**		**$246,166.00**		**$247,766.00**		**$310,106.00**
ADD/ALTERNATE ITEMS																	
1A	Controlled Low Strength Material (flow fill)	CY	16	$250	$4,000.00	$160.00	$2,560.00	$175.00	$2,800.00	$283.01	$4,528.16	$278.00	$4,448.00	$793.00	$12,688.00	$365.00	$5,840.00
2A	Remove 1-inch Thick Asphalt Patch (if required)	SY	156	$8	$1,248.00	$5.00	$780.00	$3.00	$468.00	$7.81	$1,218.36	$7.00	$1,092.00	$139.00	$21,684.00	$8.00	$1,248.00
3A	Additional 1-inch Thick Asphalt Patch (if required)	SY	156	$12	$1,872.00	$12.00	$1,872.00	$8.25	$1,287.00	$16.61	$2,591.16	$13.00	$2,028.00	$57.00	$8,892.00	$12.00	$1,872.00
4A	Potholing Unidentified Utilities	EA	2	$1,500	$3,000.00	$500.00	$1,000.00	$875.00	$1,750.00	$1,100.00	$2,200.00	$1,010.00	$2,020.00	$2,432.00	$4,864.00	$1,387.00	$2,774.00
5A	6-inch Vertical Bend	EA	4	$1,500	$6,000.00	$200.00	$800.00	$1,950.00	$7,800.00	$1,560.22	$6,240.88	$1,110.00	$4,440.00	$849.00	$3,396.00	$1,307.00	$5,228.00
6A	Rock Removal Allowance	LS	1	$20,000	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00
	ADD/ALT TOTAL				**$36,120.00**		**$27,012.00**		**$34,105.00**		**$36,778.56**		**$34,028.00**		**$71,524.00**		**$36,962.00**

Indicates a math error on the Contractor's bid form.

<u>PROPOSAL</u>

TO: Castle Pines North Metropolitan District
(Owner)

7404 Yorkshire Drive, Castle Rock, CO 80108
(Address) (City) (State) (Zip)

ALL:

The undersigned (hereafter called the Bidder), a LIMITED LIABILITY COMPANY organized and/or doing business under the laws of the State of COLORADO, hereby proposes and agrees to furnish all the necessary labor, materials, equipment, tools and services necessary for the construction of the Croft Court Water Line Replacement in the City of Castle Pines, all in accordance with the Drawings, Project Manual, and other Contract Documents prepared by Kennedy/Jenks Consultants for the sum of: ONE HUNDRED NINETY-FOUR THOUSAND FOUR HUNDRED EIGHTY TWO DOLLAS AND ZERO CENTS (BASE BID + ALT) ($ $194,2482), plus any and all sums to be added and/or deducted resulting from all extra and/or omitted work in accordance with the unit and/or lump sum prices stated in the itemized Proposal form attached thereto.

The undersigned has examined the location of the proposed work, the Drawings, Project Manual and other Contract Documents and is familiar with the local conditions at the place where the work is to be performed.

The Proposal Guaranty attached, without endorsement, in the sum of not less than ten (10%) percent of the amount of the Proposal, is furnished to the Owner as a guarantee that the Agreement will be executed and a Performance Payment Bond furnished within ten (10) days after award of the Contract to the undersigned. In the event that this Proposal is accepted, and the undersigned and bidder shall fail to execute the Contract and furnish satisfactory Performance and Payment Bonds under the conditions and within the time specified in this Proposal, the Proposal Guaranty shall be forfeited, as liquidated damages for the delay and additional work and costs caused thereby obtaining another bidder, said amount being beforehand determined as being reasonable and containing no penalties.

Within ten (10) days after being awarded the Contract, the undersigned agrees to execute the form of Agreement included as one of the Contract Documents, and to furnish a Performance and Payment Bond in an amount equal to one hundred percent (100%) of the Contract Amount.

The undersigned hereby acknowledges receipt of the following Addenda:

Addendum No(s).	Dated
ADDENDUM 1	JULY 31ST, 2026
ADDENDUM 2	AUGUST 10TH, 2026

If awarded the Contract, the undersigned agrees to complete the work within ____60____ calendar days of the commencement of the Contract Time as defined in the General Provisions of the Contract.

The undersigned understands that the Owner reserves the right to reject any or all Proposals or to waive any formality or technicality in any Proposal in the interest of the Owner:

RESPECTFULLY SUBMITTED BY:

DIAZ CONSTRUCTION GROUP, LLC

(CONTRACTOR)

LUIS DIAZ	MANAGING MEMBER	
(BY)	(TITLE)	
1090 S WADSWORTH BLVD UNIT C-244	LAKEWOOD	
(BUSINESS ADDRESS)	(CITY)	
COLORADO	80226	8/18/2026
(STATE)	(ZIP)	(DATE)
(303) 883-3961		
(TELEPHONE NUMBER)		

Bid Proposal
for
CROFT COURT WATER LINE REPLACEMENT
CASTLE PINES NORTH METRO DISTRICT

Job Number: 2646062

ITEM	QTY	UNIT	DESCRIPTION AND UNIT PRICE WRITTEN IN WORDS	UNIT PRICE	TOTAL PRICE
1	1	LS	Mobilization and Demobilization THIRTY THOUSAND DOLLARS AND ZERO CENTS / LS	$30,000.00	$30,000.00
2	278	LF	6-inch and 8-inch AWWA C900, DR 18, PVC Pipe ONE HUNDRED THIRTY DOLLARS AND ZERO CENTS / LF	$130.00	$36,140.00
3	2	EA	6-inch and 8-inch Gate Valves TWO THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS / EA	$2,500.00	$5,000.00
4	2	EA	6-Inch Horizontal Bend ONE THOUSAND DOLLARS AND ZERO CENTS / EA	$1,000.00	$2,000.00
5	1	EA	8-inch x 6-inch Tee TWO THOUSAND DOLLARS AND ZERO CENTS / EA	$2,000.00	$2,000.00

ITEM	QTY	UNIT	DESCRIPTION AND UNIT PRICE WRITTEN IN WORDS	UNIT PRICE	TOTAL PRICE
6	1	EA	Fire Hydrant Assembly EIGHT THOUSAND SIX HUNDRED DOLLARS AND ZERO CENTS / EA	$8,600.00	$8,600.00
7	9	EA	Reconnection of Existing Water Service Line NINE HUNDRED FIFTY DOLLARS AND ZERO CENTS / EA	$950.00	$8,550.00
8	1	EA	Connect to Existing Water Line FOUR THOUSAND DOLLARS AND ZERO CENTS / EA	$4,000.00	$4,000.00
9	1	LS	Abandon Existing Water Line TWO THOUSAND DOLLARS AND ZERO CENTS / LS	$2,000.00	$2,000.00
10	10	LF	Combination Concrete Curb, Gutter, and Sidewalk Removal and Replacement FIFTY FIVE DOLLARS AND ZERO CENTS / LF	$55.00	$550.00
11	156	SY	Asphalt Pavement Removal and Replacement (6-inch depth) FORTY DOLLARS AND ZERO CENTS / SY	$40.00	$6,240.00

ITEM	QTY	UNIT	DESCRIPTION AND UNIT PRICE WRITTEN IN WORDS	UNIT PRICE	TOTAL PRICE
12	1,270	SY	Asphalt Rotomill and Overlay (2-inch depth) THIRTY TWO DOLLARS AND ZERO CENTS / SY	$32.00	$40,640.00
13	30	SY	Concrete Cross-pan Removal and Replacement (match existing width and thickness) SEVENTY-FIVE DOLLARS AND ZERO CENTS / SY	$75.00	$2,250.00
14	1	LS	Traffic Control FIVE THOUSAND DOLLARS AND ZERO CENTS / LS	$5,000.00	$5,000.00
15	1	LS	Construction Survey SEVEN THOUSAND DOLLARS AND ZERO CENTS / LS	$7,000.00	$7,000.00
16	1	LS	Geotechnical Testing FIVE THOUSAND DOLLARS AND ZERO CENTS / LS	$5,000.00	$5,000.00
17	1	LS	Erosion and Sediment Control Measures TWENTY-FIVE HUNDRED DOLLARS AND ZERO CENTS / LS	$2,500.00	$2,500.00

Bid Proposal
for
CROFT COURT WATER LINE REPLACEMENT
CASTLE PINES NORTH METRO DISTRICT
Add/Alternate Bid Items

Job Number: 2646062

ITEM	QTY	UNIT	DESCRIPTION AND UNIT PRICE WRITTEN IN WORDS	UNIT PRICE	TOTAL PRICE
1A	16	CY	Controlled Low Strength Material (Flow Fill) ONE HUNDRED SIXTY DOLLARS AND ZERO CENTS / CY	$160.00	$2,560.00
2A	156	SY	Remove 1-inch Thick Asphalt Patch (If required) FIVE DOLLARS AND ZERO CENTS / SY	$5.00	$780.00
3A	156	SY	Additional 1-inch Thick Asphalt Patch (If required) TWELVE DOLLARS AND ZERO CENTS / SY	$12.00	$1,872.00
4A	2	EA	Potholing Unidentified Utilities FIVE HUNDRED DOLLARS AND ZERO CENTS / EA	$500.00	$1,000.00
5A	4	EA	6-inch Vertical Bend TWO HUNDRED DOLLARS AND ZERO CENTS / EA	$200.00	$800.00
6A	1	LS	Rock Removal Allowance ($20,000) TWENTY THOUSAND DOLLARS AND ZERO CENTS / EA	$20,000.00	$20,000.00

Bid Proposal
for
CROFT COURT WATER LINE REPLACEMENT
CASTLE PINES NORTH METRO DISTRICT
Summary

Job Number: 2646062

TOTAL BID, ITEMS 1 THROUGH 17 INCLUSIVE: $167,470.00
(In Figures)

ONE HUNDRED SIXTY-SEVEN THOUSAND FOUR HUNDRED SEVENTY DOLLARS AND ZERO CENTS
(In Words)

TOTAL ADD/ALTERNATE BID, ITEMS 1A THROUGH 6A INCLUSIVE: $27,012.00
(In Figures)

TWENTY-SEVEN THOUSAND TWELVE DOLLARS AND ZERO CENTS
(In Words)

DIAZ CONSTRUCTION GROUP, LLC
(Contractor)

SUBMITTED BY: ______________________ (Signature of Bidder)

MANAGING MEMBER
(Title)

1090 S WADSWORTH BLVD UNIT C-244
(Address)

(303) 883-3961
(Telephone No.)

LAKEWOOD	COLORADO	80226
(City)	(State)	(Zip)

LIST OF SUBCONTRACTORS

	NAME	TYPE OF WORK	% OF CONTRACT
1	N/A	N/A	N/A
2			
3			
4			
5			
6			
7			
8			
9			
10			

LIST OF MATERIAL SUPPLIERS

	NAME	TYPE OF MATERIALS	% OF CONTRACT
1	CORE & MAIN	PIPE	80%
2	BRANNAN SAND & GRAVEL COMPANY	AGGREGATE MATERIAL & ASPHALT	15%
3	SRM CONCRETE	CONCRETE	5%
4			
5			
6			
7			
8			
9			
10			

Kennedy/Jenks Consultants

Engineers & Scientists

Contractor's Qualification Statement

The Undersigned certifies under oath the truth and correctness of all statements and of all answers to questions made hereinafter.

SUBMITTED TO: CASTLE PINES NORTH METRO DISTRICT

SUBMITTED BY: NAME: DIAZ CONSTRUCTION GROUP, LLC

ADDRESS: 1090 S WADSWORTH BLVD UNIT C-244

PHONE: 303-883-3961

PRINCIPAL OFFICE: 215 S WADSWORTH BLVD #301 LAKEWOOD CO 80226

(NOTE: Attach separate sheets as required)

( ) Corporation
(✓) Partnership
( ) Individual
( ) Joint Venture
( ) Other ______

1. How many years has your organization been in business as a General Contractor? 17 YEARS

2. How many years has your organization been in business under its present business name? 17 YEARS

3. If a Corporation, answer the following:

Date of Incorporation: ______

State of Incorporation: ______

President: ______

Vice-President (s): ______

______

Secretary: ______

Treasurer: ______

4. If a Partnership, answer the following:

Date of Organization: 07/15/2009

Type of Partnership: LIMITED LIABILITY COMPANY
(General/Limited/Assoc.)

Name and Address of all partners.

LUIS DIAZ - 7310 W BROADVIEW DRIVE LAKEWOOD CO 80214

CHANELLE DIAZ - 7310 W BROADVIEW DRIVE LAKEWOOD CO 80214

______

______

5. If other than a Corporation or Partnership, describe Organization and name Principals:

6. What percent of the work do you normally perform with your own forces? 100% List trades:

UNDERGROUND UTILITIES (WATER, SEWER, STORM),

EXCAVATION

CONCRETE

ASPHALT

7. Have you ever failed to complete any work awarded to you? If so, indicate when, where, and why:

N/A

8. Has any Officer or Partner of your organization ever been an Officer or Partner of another Organization that failed to complete a construction contract? N/A. If so, state circumstances:

9. List major construction projects your Organization has under contract on this date:

PROJECT NAME	OWNER	ARCHITECT/ENGINEER	CONTRACT AMOUNT	CONTRACT DATE	PERCENT COMPLETED	SCHEDULED COMPLETION
Green Mountain DIRP #2	GREEN MOUNTAIN WATER AND SANITATION DISTRICT	RG & ASSOCIATES	$1,816,150.00	02/26/2026	95%	8/28/2026
2026 Watermain Replacement Project	PLATTE CANYON WATER AND SANITATION DISTRICT	JMT	$899,985.00	06/11/2026	45%	10/30/2026
2026 SACWSD Water Systemt Removal and Replacements Phase 2	SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT	MULLER ENGINEERING COMPANY, INC	$1,564,335.00	07/08/2026	0%	11/27/2026

10. List major construction projects your Organization has completed in the past five years:

PROJECT NAME	OWNER	ARCHITECT/ENGINEER	CONTRACT AMOUNT	DATE AWARDED	DATE COMPLETED	PERCENT WITH OWN FORCE
2021 DOLA STORM WATER PROJECT	TOWN OF MOUNTAIN VIEW	RG & ASSOCIATES	$683,850.00	January 2023	February 2024	100%
CIP WATER MAIN REPLACEMENT PROJECT	CHERRY CREEK VILLAGE WATER AND SANITATION DISTRICT	KENNEDY JENKS	$682,805.00	JULY 2023	DECEMBER 2023	100%
WATER SYSTEM REMOVAL AND REPLACEMENT	SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT	MULLER ENGINEERING COMPANY, INC	$2,747,750.00	MAY 2024	DECEMBER 2024	100%
OLD TOWN WATER LINE REPLACEMENT	CITY OF FEDERAL HEIGHTS	CITY OF FEDERAL HEIGHTS	$389,912.00	MAY 2024	AUGUST 2024	100%
2024 WATER MAIN REPLACEMENT PROJECT	PLATTE CANYON WATER AND SANITATION DISTRICT	PLATTE CANYON WATER AND SANITATION DISTRICT	$1,343,300.00	JULY 2024	NOVEMBER 2024	100%

11. List the construction experience of the principal individuals in your organization

INDIVIDUAL'S NAME	CONSTRUCTION EXPERIENCE – YEARS	WITHIN YOUR ORGANIZATION		
		PRESENT POSITION AND YEARS EXPERIENCE	DOLLAR VOLUME RESPONSIBILITY	PREVIOUS POSITION YEARS EXPERIENCE
LUIS DIAZ	20	MANAGING MEMBER		
CHANELLE DIAZ	16	MANAGING MEMBER		
RAMON DIAZ	50	FOREMAN/PROJECT OVERSIGHT		
BRENDEN ANDRUS	3	PROJECT MANAGEMENT		

12. List Major equipment available for this contract: MINI EXCAVATOR, SKID STEER, MILLING MACHINE

13. List Sub-Contractors and suppliers describing services and/or materials to be furnished and summarization of the dollar value of each sub-contract:

NONE

14. List states and categories in which your Organization is legally qualified to do business:

STATE OF COLORADO, UNDERGROUND UTILITIES, WATER, SEWER, STORM SEWER, CONCRETE

15. Bank References:

PNC BANK

7590 W COLFAX AVE LAKEWOOD CO 80214

(303) 233-6561

16. Trade References:

CORE AND MAIN- SUSAN CHAPMAN 9451 Yosemite St, Henderson, CO 80640- 720-258-0085

BRANNAN SAND & GRAVEL COMPANY- RACHEL HENDRICKSON- 303-853-5146

SRM CONCRETE- DONNA YOUNG-629-247-5478

17. Name of Bonding and Insurance Companies and Name and Address of Agents: Max. Bonding Capacity

BONDING COMPANY: LIBERTY SURETY / THE OHIO CASUALTY INSURANCE COMPANY

BONDING AGENT: CHRIS RAMIREZ / RAMIREZ BONDING / 8156 S WADSWORTH BLVD #E-339 LITTLETON CO 80128

CAPACITY : SINGLE JOB = $8,000,000.00, AGGREGATE = $15,000,000.00, AVAILABLE $12,500,000.00

18. The undersigned agrees to furnish, upon request by the Owner, within 24 hours after the Bid Opening, a current Statement of Financial Conditions, including Contractor's latest regular dated financial statement or balance sheet which must contain the following items:

Current Assets: (Cash, joint venture accounts, accounts receivable, notes receivable, accrued interest on notes, deposits, and materials and prepaid expenses), net fixed assets and other assets.

Current Liabilities: (Accounts payable, notes payable, accrued interest on notes, provision for income taxes, advances received from owners, accrued salaries, accrued payroll taxes), other liabilities, and capital (capital stock, authorized and outstanding shares par values, earned surplus).

Date of statement or balance sheet: 12/31/2025

Name of firm preparing statement: QUEST ACCOUNTING By: WILLIAM TOURTILLOTT, CPA
(Agent and Capacity)

19. Is the Bidder authorized to transact business in Colorado?

YES CO
___________ (If the answer is "no", skip the following item nos. 20, 21 and 22).
(yes/no)

20. Is the Bidder's principal place of business in Colorado?

YES
___________ (If the answer is "no", you must answer item 21; if the answer to 20 is "yes", disregard questions 21 and 22
(yes/no)

below).

21. a) Does the Bidder maintain a place of business in Colorado? _____YES_____ (If the answer is "yes", you must go to
(yes/no)

question 21.b).

b) Has the Bidder paid Colorado unemployment compensation taxes in at least 75% of the 8 quarters immediately prior to the date of bid? YES_________ (If the answer to either 20 <u>and</u> 21a and/or 20 <u>and</u> 21b is "no", the Bidder is a
(yes/no)
nonresident of Colorado and must respond to item 22 below).

22. As a non-resident bidder, you must describe below any preference given to the residents of the state or foreign country of your organization's residence (principal place of business) over non-resident bidders. It is your obligation as a bidder for this project to inform yourself as to the existence of any such preference and to disclose the same below (C.R.S. S 8-19-101, et seq):
N/A

23. Dated at 12:02pm this 17th day of August, 2026.

Name of Organization: DIAZ CONSTRUCTION GROUP, LLC

By: ____________________

Title: Vice President

24. NOTARIZATION: State of Colorado, County of Jefferson

Mr. BRENDEN ANDRUS Being duly sworn deposes and says that he (she) is the Vice President of DIAZ CONSTRUCTION GROUP, LLC Contractor(s) and that the answers to the foregoing questions and statements therein contained are true and correct.

Subscribed and sworn before me this 17th day of August, 2026.

Notary Public: ____________________

My Commission Expires: Jan 13, 2030

PHOENIX S PAYANO
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20264001205
MY COMMISSION EXPIRES JAN 13, 2030

RATE SHEET

EQUIPMENT

CAT skidsteer loader	$195/hr
Hitachi ZX160	$325/hr
Hitachi ZX200	$455/hr
Hitachi ZX60	$220/hr
CAT Backhoe 420F	$225/hr
Kenworth W900 Dump Truck	$110/hr
Kenworth w/side dump	$145/hr
Bitelli Miller	$650/hr

LABOR

Laborers	$60/hr
Foreman with Truck	$100/hr

PROPOSAL GUARANTY

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, **Diaz Construction Group, LLC** as Principal, and **The Ohio Casualty Insurance Company**, as Surety, are hereby held and firmly bound unto Castle Pines North Metropolitan District in the penal sum of **Ten Percent (10% of Total Bid Amount** for the payment of which, will and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed, this 17th day of August, 2026.

The Condition of the above obligation is such that whereas the Principal has submitted to Castle Pines North Metropolitan District a certain BID, attached hereto and hereby made a part hereof to enter into a Contract in writing for the: **Croft Court Water Line Replacement**

NOW, THEREFORE,

(a) If said BID shall be rejected, or

(b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID, then this obligation shall be void; otherwise the same shall remain in force and effect, it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which Castle Pines North Metropolitan District may accept such BID; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Diaz Construction Group, LLC
(PRINCIPAL)

The Ohio Casualty Insurance Company
(SURETY)

BY: ______________________
Luis Diaz

BY: ______________________
Chris Ramirez

TITLE: Co-Managing Member
Diaz Construction Group, LLC

TITLE: Attorney-in-Fact
The Ohio Casualty Insurance Company

IMPORTANT – Surety executing BONDS must appear on the Treasury Department's most current list (Circular 575 as amended) and be authorized to transact business in the state where the Work is located.

Liberty Mutual.
SURETY

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8214824-969737

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Dick Minick; Chris Ramirez

all of the city of ALBUQUERQUE state of NM each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 25th day of September, 2025.

LIBERTY MUTUAL INSURANCE COMPANY INCORPORATED 1912 MASSACHUSETTS
THE OHIO CASUALTY INSURANCE COMPANY INCORPORATED 1919 NEW HAMPSHIRE
WEST AMERICAN INSURANCE COMPANY INCORPORATED 1991 INDIANA

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: [signature]
Nathan J. Zangerle, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 25th day of September, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

TERESA PASTELLA COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 17th day of August, 2026.

LIBERTY MUTUAL INSURANCE COMPANY INCORPORATED 1912 MASSACHUSETTS
THE OHIO CASUALTY INSURANCE COMPANY INCORPORATED 1919 NEW HAMPSHIRE
WEST AMERICAN INSURANCE COMPANY INCORPORATED 1991 INDIANA

By: [signature]
Renee C. Llewellyn, Assistant Secretary

NOTICE OF AWARD

City of Castle Pines, Colorado

August 24, 2026
(DATE)

TO: Diaz Construction Group, LLC
(NAME OF CONTRACTOR)

1090 South Wadsworth Blvd, Unit C-244
(ADDRESS)

Lakewood CO 80226
(CITY) (STATE) (ZIP)

The Castle Pines North Metropolitan District (Owner), having duly considered the Proposal submitted on August 18, 2026, for the work covered by the Contract Documents titled and numbered Croft Court Water Line Replacement, sheets G-01, G-02, and C-01 through C-03 and the associated Erosion and Sediment Control plans and it appearing that your Proposal is fair, equitable and to the best interest of the Owner; said Proposal is hereby accepted at the bid prices contained herein.

In accordance with the terms of the Contract Documents, you are required to execute the Contract and Performance Bond in four (4) counterparts within ten (10) consecutive days from and including the date of this Notice. In addition, you are requested to furnish at the same time certificates of insurance evidencing compliance with the requirements for insurance stated in the Contract Documents.

The bid security submitted with your Proposal will be returned upon execution of the Contract and furnishing of the required Performance Bond and Certificates of Insurance within the time limit specified. In the event you should fail to execute the Contract Agreement and Performance Bond within the time limit specified, said bid security will be retained by the Owner as liquidated damages and not as a penalty for the delay and extra work caused thereby.

Castle Pines North Metropolitan District

By: ______________________________

Title: ____________________________

ATTEST:

By: ______________________________________

Title: ____________________________________

CASTLE PINES NORTH

METROPOLITAN DISTRICT

Summer 2026
Communications Board Report

August 24, 2026

Ongoing Communications

17 social media posts (June – August)
- Get the Tea campaign
- Water quality & system facts
- Project updates
- Smart Irrigation Month (July)
- Garden in a Box

Three Ads in Castle Pines Connection
June – Watering schedule & rebates
July – Water Quality Report
August – Get the Tea: Sign Up for Alerts

Bill Inserts
June – Watering schedule & Water Quality Report
July – Get the Tea, watering schedule & new bill look
August – Get the Tea, watering schedule & new bill look

Accomplishments: Summer 2026

- Get the Tea customer campaign
- Media coverage
  - Drug Take Back Day
  - Water conservation Q&A with Nathan Travis
- Watering rules and conservation tips
  - Garden in a Box
  - Sprinkler evaluation with Resource Central
- Water & wastewater projects handout

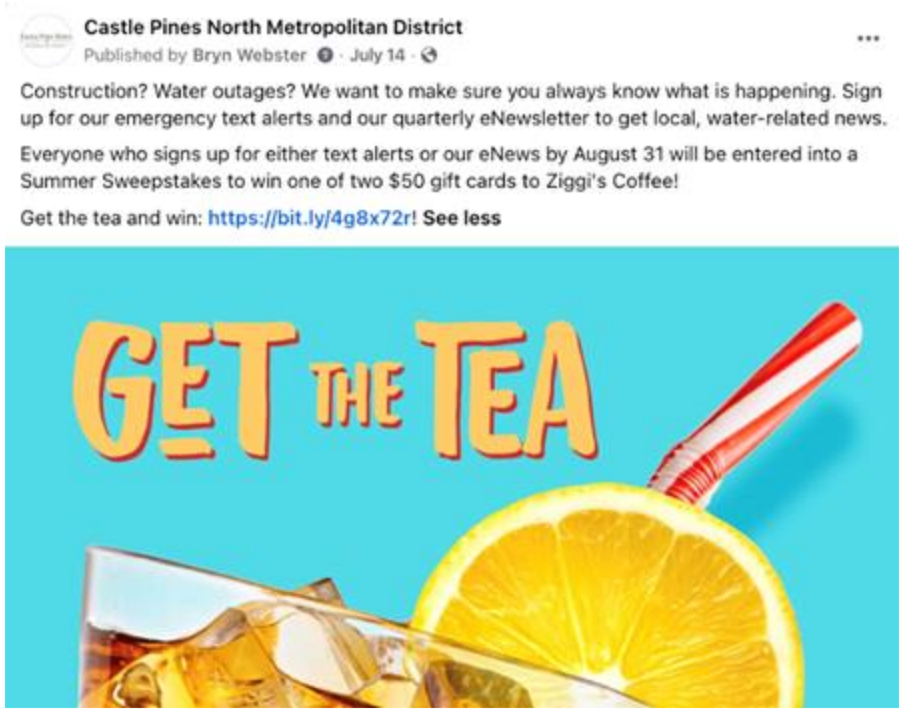
New Staff Headshots

Connecting customers: Get the Tea

- Strengthen the communications link between the District and customers
  - J.D. Power & American Water Works Association
- Increase sign ups
  - Daupler text notifications
  - Current News e-newsletter
- Water outages, emergency alerts, construction impacts & district project updates

Connecting customers: Get the Tea

- Tactics: Bill inserts, Connection ads, owned social media, community events, direct mail
- Paid media component
  - Reach users who do not receive a bill
  - I.e. Multifamily housing
- Two winners selected in September
  - $50 gift card to Ziggi's Coffee



Media Coverage

Municipal Happenings 3

Conserving water during drought

Article and photos provided by the Castle Pines North Metro District

CASTLE PINES NORTH
METROPOLITAN DISTRICT

With extreme drought affecting Douglas County this summer, Castle Pines residents have an important role in protecting the community's water supply. Small, consistent changes can conserve supplies during dry weather without requiring residents to give up attractive, healthy landscapes. Here are some often-asked questions and practical ways households can reduce outdoor water use and waste.

Where can residents make the biggest difference in water conservation?

Start outdoors. Nearly 80% of the Castle Pines North Metro District's treated water is used for irrigation, so efficient lawn watering has a major impact. Follow the current District watering schedule, repair leaks promptly and prevent runoff or overspray onto streets and sidewalks. When it comes to outdoor plants, try to go for native and drought-resistant varieties. Replace thirsty turf with xeric shrubs, ground covers or water-wise grasses such as blue grama and buffalo grass. That combination lowers bills and protects our water supply.

How can homeowners water an existing lawn more efficiently?

Use the "cycle and soak" method. Water for five to 10 minutes, pause for 30 to 60 minutes so moisture can soak into the soil, and repeat the cycle two or three times. This approach encourages deeper absorption and reduces runoff. It can save thousands of gallons annually while helping residents maintain healthy turf with less waste.

What is Resource Central's Slow the Flow program, and how can residents participate?

Slow the Flow provides a limited number of free, 90-minute sprinkler inspections. A technician visually checks for water-wasting problems, makes minor sprinkler-head adjustments, tests how evenly the system waters and creates a customized watering schedule. That schedule could save a household 5,000 gallons per year. To sign up, visit *slowtheflow.resourcecentral.org*.

Does the District offer rebates for conservation upgrades?

Yes. Current incentives include up to $5 per replacement rotator nozzle, up to $50 toward a rain sensor and a $100

Replacing thirsty turf with xeric shrubs, ground covers or water-wise grasses lowers bills and protects our water supplies.

rebate for a WaterSense-labeled smart irrigation controller. Residential sod-replacement rebates can provide up to $3 per square foot. Discounts and rebates are also available for xeric plants, efficient toilets and water-saving shower heads.

What should residents know when installing new sod or plants?

We recommend never planting sod in areas that will not be used. Look for water-wise alternatives like Tahoma 31 or Dog Tuff grass. We recognize establishing new plant material can take a little extra water, but please avoid watering after 8 a.m. or before 8 p.m. Try to avoid new planting in July and August. Water carefully to avoid pooling and runoff.

Every drop matters. For more water conservation tips and watering schedules, visit *cpnmd.specialdistrict.org/save-water*.

Drug Take Back Day success

By Hollen Wheeler; photos by Terri Wiebold

Members of the Castle Pines North Metro District Board and staff joined the Douglas County Sheriff's Office and its Community Service Volunteer team for the prescription Drug Take Back Day in Castle Pines. Inset: Sheriff Darren Weekly.

The spring National Prescription Drug Take Back Day was a great success.

The Douglas County Sheriff's Office, along with the Douglas County Health Department, collected 1,148 pounds of unwanted, unused and expired medications. Other agencies who helped facilitate the event, which happened in two locations, were the City of Castle Pines and the Castle Pines North Metro District, as well as the Highlands Ranch Metro District and Highlands Ranch Water.

"Thank you to everyone in our community who participated," stated Nathan Travis, district manager for the Castle Pines North Metro District. "By safely disposing of unused and expired medications instead of flushing them, you are helping to protect our waterways, supporting the wastewater treatment process and preventing harmful substances from entering our drinking water supplies."

For more information about Drug Take Back Day and an updated list of collection sites, visit *dea.gov/takebackday*.

Water & Wastewater Projects Handout

CASTLE PINES NORTH
METROPOLITAN DISTRICT™

Castle Pines Water & Wastewater Projects

Investing in Our Future

Monarch Water Line Replacement

Well Vault Improvements

Yorkshire Drive Water Line Replacement

Water Treatment Filter Pilot Project

Water Treatment Plant Adjustments

STAY IN THE KNOW: Visit **www.cpnmd.org/news** to sign up for updates via our quarterly eNewsletter.

CASTLE PINES NORTH
METROPOLITAN DISTRICT™

Upgrades Behind the Scenes

Our current water and wastewater systems are aging and haven't been previously upgraded. This reality has brought challenges—but also the opportunity to make meaningful improvements that will benefit our community for decades to come.

Various projects have been necessary to modernize the system, prevent future violations, and make our infrastructure more resilient, including preparing it for possible inclusion into a neighboring water district. Even if you don't see the work happening, these behind-the-scenes investments help ensure safe, reliable service while avoiding costly emergency repairs.

How We Pay for Improvements

Projects are funded through careful financial planning that balances the most pressing system needs with affordability for our customers. We are always pursuing low-interest loans, grants, and partnerships with a focus on maximizing value for every ratepayer dollar.

Key District Projects Include:

- Water treatment & water well upgrades (expanding our supplies to meet current needs)
- Wastewater system improvements (i.e. to our lift stations, which move wastewater)
- Water & wastewater pipeline replacements/repairs
- Partnership projects & future opportunities (i.e. collaboration with Highlands Ranch Water)

Want to Know More?

Scan the QR code to explore past, current and planned projects:

www.cpnmd.org/current-projects-see-what-we-re-working-on

Castle Pines North Metropolitan District
7404 Yorkshire Dr, Castle Pines CO 80108 • (303) 688-8550 • www.cpnmd.org

Lift Station Project Communications

- Updated projects timeline & graphic
- Ongoing social media, Daupler text notifications, and website updates
- Trail closure maps and information
- Individual stakeholder outreach

Up Next

LATE AUGUST
Summer E-Newsletter

SEPTEMBER
Get the Tea Report

SEPTEMBER
Rates Customer Survey

FALL
Budget & Rates

OCTOBER
Crisis Comms
Tabletop Exercise

ONGOING
Project Updates

Questions

CASTLE PINES NORTH
METROPOLITAN DISTRICT

TO: Board of Directors – Castle Pines North Metropolitan District

FROM: Eric Harris, Elevated Clarity (EC)

DATE: August 24, 2026

RE: Financial Report – August 2026 Board of Directors Meeting

General Fund Activity

	2025 Audited Actual	2026 Adopted Budget	2026 Projected Actual	Projected Actual vs. Adopted Budget Favorable/(Unfavorable), % of Budget	Actual Through 6/30/2026	Budget Through 6/30/2026	Favorable/(Unfavorable)
Beginning Funds Available	$153,130	$197,782	*$524,010*	*$326,228 164.9%*	$524,010	$197,782	$326,228
Revenues	$2,732,485	$2,556,272	*$2,492,494*	*$(63,778) (2.5%)*	$1,674,285	$1,756,569	$(82,284)
Total Expenditures	$2,361,605	$2,306,227	*$2,192,130*	*$(114,097) (4.9%)*	$1,201,407	$1,257,557	$56,150
Change in Funds Available	**$370,880**	**$250,045**	***$300,364***	***$50,319 20.1%***	**$472,878**	**$499,012**	**$(26,134)**
Ending Funds Available	**$524,010**	**$447,827**	***$824,374***	***$376,547 84.1%***	**$996,888**	**$696,794**	**$300,094**

Revenues of $1,674,285 came in $82,284 below the $1,756,569 year-to-date budget. The largest driver was indirect cost revenue billed to the Water Fund, $68,641 under budget — the flip side of the Water Fund's own indirect-cost overage discussed below. Oil royalty revenues ($30,892 under budget), general property taxes ($11,558 under budget), and City of Castle Pines IGA reimbursable costs ($10,012 under budget) also ran short. These were partly offset by indirect cost revenue from the Wastewater Fund running $31,635 ahead of budget and interest earnings running $7,612 ahead of budget.

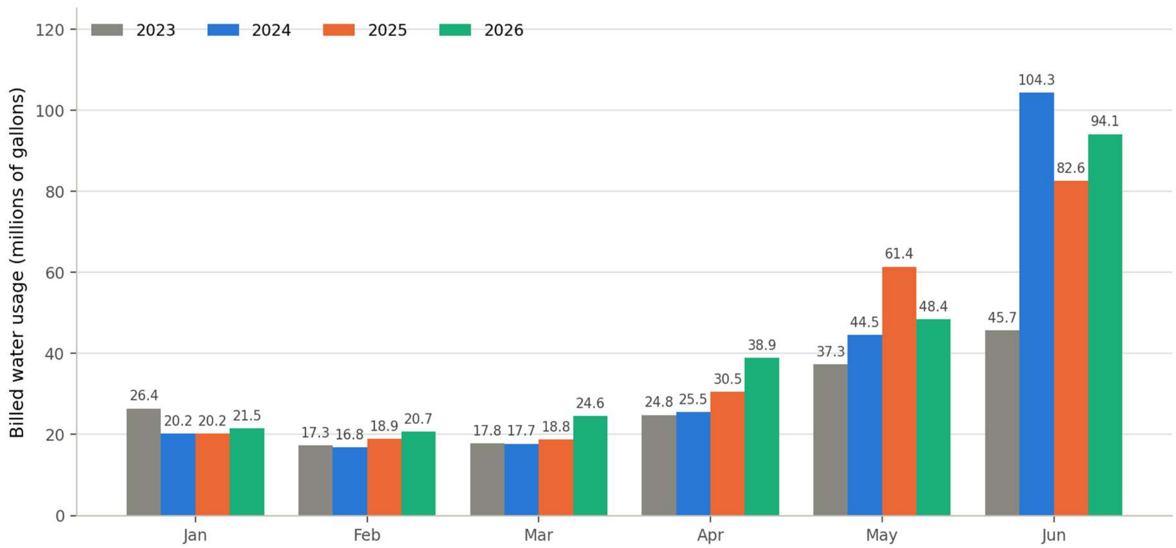
Total expenditures of $1,201,407 were $56,150 under the $1,257,557 year-to-date budget, driven by Salaries and Benefits ($71,235 under budget), Professional Services ($12,586 under), Firm Commitments ($21,034 under), and Staff Support and Operations Support ($6,205 and $8,202 under, respectively). Two 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, $85,136 actual against $50,940 budgeted ($34,196 over).

Although the change in funds available of $472,878 came in $26,134 unfavorable to the $499,012 year-to-date budget, the fund ends the period with $996,888 available against a $696,794 budget, a $300,094 favorable variance driven primarily by the favorable beginning-of-year balance ($524,010 actual versus $197,782 budgeted).

On a full-year basis, the District now projects 2026 revenues of $2,492,494 (versus a $2,556,272 adopted budget, $63,778 short) and expenditures of $2,192,130 (versus $2,306,227 budgeted, $114,097 under), netting to a projected $300,364 change in funds available for the year — $50,319 better than the $250,045 adopted budget, ending the year with projected $824,374 in fund balance, comfortably above both the $447,827 budgeted figure and the $524,010 actually on hand at the start of the year.

Enterprise Fund Activity

Billed water usage for June 2026 was 94,087,000 gallons and 248,225,000 gallons year-to-date, representing a 6.84% 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	-	-
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 June 2026 were $556,657. Wastewater services revenues (volumetric charges) for the same period were $167,552. 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

	Beginning Balance	Revenues	Payments/Adjustments	Ending Balance
5/31/2026	759,109	780,763	(678,826)	861,046
6/30/2026	861,046	1,040,389	(777,917)	1,123,518
YTD		$4,354,716	$(3,854,557)	

Water Enterprise Fund

	2025 Audited Actual	2026 Adopted Budget	2026 Projected Actual	Projected Actual vs. Adopted Budget Favorable/(Unfavorable), % of Budget	Actual Through 6/30/2026	Budget Through 6/30/2026	Favorable/(Unfavorable)
Beginning Funds Available	$43,714,236	$41,656,958	*$43,192,513*	*$1,535,555 3.7%*	$43,042,997	$41,656,958	$1,386,039
Revenues	$8,864,112	$7,967,647	*$8,593,939*	*$626,292 7.9%*	$3,916,008	$3,524,799	$391,209
Total Expenditures	$9,535,351	$19,238,916	*$19,390,053*	*$151,137 0.8%*	$6,927,021	$7,186,423	$259,402
Change in Funds Available	**$(671,239)**	**$(11,271,269)**	***$(10,796,114)***	***$475,155 4.2%***	**$(3,011,013)**	**$(3,661,624)**	**$650,611**
Ending Funds Available	**$43,042,997**	**$30,385,689**	***$32,246,883***	***$1,861,194 6.1%***	**$40,031,984**	**$37,995,334**	**$2,036,650**

Revenues of $3,916,008 exceeded the $3,524,799 year-to-date budget by $391,209, led by Water Service Revenue ($1,478,445 actual vs. $1,248,656 budget through June).

Total expenditures of $6,927,021 came in $259,402 under the $7,186,423 year-to-date budget. Two items ran over budget and are worth tracking: Centennial Delivery Charges ($558,175 actual vs. $280,560 budget, $277,615 over, reflecting greater delivered water volume) and Electricity for IPP Pumping Costs ($92,335 vs. $17,126 budget, $75,209 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 $(3,011,013) was $650,611 better than the budgeted $(3,661,624), leaving ending funds available of $40,031,984 — $2,036,650 above the $37,995,334 budget.

On a full-year basis, the fund's projection shows revenues of $8,593,939 and expenditures of $19,390,053 for 2026, netting to a projected $(10,796,114) change in funds available — a smaller drawdown than the $(11,271,269) adopted budget, meaning the fund still expects to end the year $475,155 better than planned in the budget. Projected ending funds available of $32,246,883 would sit above the $30,385,689 budget, though well below the $43,042,997 on hand at the start of the year, consistent with this year's much larger capital program (chiefly the WTP Filter Rehabilitation Program) drawing the balance down as planned.

Wastewater Enterprise Fund

	2025 Audited Actual	2026 Adopted Budget	2026 Projected Actual	Projected Actual vs. Adopted Budget Favorable/(Unfavorable), % of Budget	Actual Through 6/30/2026	Budget Through 6/30/2026	Favorable/(Unfavorable)
Beginning Funds Available	$5,761,851	$5,310,631	*$5,690,753*	*$380,122 7.2%*	$5,681,913	$5,310,631	$371,282
Revenues	$2,996,299	$7,938,589	*$8,177,534*	*$238,945 3.0%*	$1,701,640	$1,541,653	$159,987
Total Expenditures	$3,076,237	$9,556,601	*$9,846,220*	*$289,619 3.0%*	$3,560,716	$3,187,720	$(372,996)
Change in Funds Available	**$(79,938)**	**$(1,618,012)**	***$(1,668,686)***	***$(50,674) (3.1%)***	**$(1,859,076)**	**$(1,646,067)**	**$(213,009)**
Ending Funds Available	**$5,681,913**	**$3,692,619**	***$4,013,227***	***$320,608 8.7%***	**$3,822,837**	**$3,664,564**	**$158,273**

Revenues of $1,701,640 exceeded the $1,541,653 year-to-date budget by $159,987, led by Sewer Service Charges ($1,099,989 actual vs. $1,028,809 budget through June) and unbudgeted Connect Fees of $44,502.

Total expenditures of $3,560,716 ran $372,996 over the $3,187,720 year-to-date budget, driven almost entirely by Collection – Repairs and Maintenance ($478,400 actual vs. $163,293 budget, $315,107 over) — a swing discussed in prior months and the need to continue to evaluate whether the annual budget for this fund needs revision.

The change in funds available of $(1,859,076) was $213,009 worse than the budgeted $(1,646,067), driven by the operating items above and only partly offset by non-operating revenue running $83,916 ahead of budget. Ending funds available of $3,822,837 remain $158,273 ahead of the $3,664,564 budget, all in the unrestricted category (the Fund currently carries no capital-restricted balance).

On a full-year basis, the fund's projection shows revenues of $8,177,534 and expenditures of $9,846,220 for 2026, netting to a projected $(1,668,686) change in funds available — $50,674 worse than the $(1,618,012) adopted-budget drawdown. Projected ending funds available of $4,013,227 remain above the $3,692,619 budget, though below the $5,681,913 the Fund started the year with, consistent with this year's larger planned capital program (chiefly Lift Station Renovations) drawing down the balance.

Cash and Investment Activity

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

	CITYWIDE/UMB	COLOTRUST	TOTAL
7/31/2025	$902,244	$49,032,569	$49,934,813
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

	CITYWIDE/UMB	COLOTRUST	TOTAL
5/31/2026	1,148,386	45,096,032	46,244,418
6/30/2026	283,300	45,408,019	45,691,319

Accounts Payable Activity

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

Board Meeting Month	Disbursement Dates	Total
September 2025	8/14/25-9/9/25	$1,246,538.25
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
Total		$18,201,114.96

District staff and consultants presented $1,369,183.53 in expenditures for review at the work session held on August 17, 2026. These expenditures were brought to the attention of the Board for consideration of ratification at the Board of Directors Meeting to be held August 24, 2026.

Current Projects

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

- Assist with the implementation of CUSI (billing system) UB4. This system is now live and fully functional. Castle Pines Metropolitan District staff were instrumental in making the transition from CBSW (the prior system) to UB4.
- 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.
- Finalized the District's audit and filed with the State Auditor's Office on July 31, 2026.
- 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.
- Establish the timeline/process to be used in development of the 2027 budget.
- Continue work with Bartle Wells, District staff and the Board to explore new rate structure scenarios.

Anticipated Upcoming Schedule (subject to change)

September 21, 2026 – Monthly Board Meeting

September 28, 2026 – Monthly Board Work Session

CASTLE PINES NORTH

METROPOLITAN DISTRICT

BALANCE SHEET

AND

STATEMENT OF REVENUES & EXPENDITURES

BUDGETARY (NON-GAAP) BASIS

December 31, 2025 Actual, 2026 Adopted Budget

2026 Actual, Projected Actual, Budget and Variance Through June 30, 2026

CASTLE PINES NORTH METROPOLITAN DISTRICT
BALANCE SHEET - ALL FUNDS
BUDGETARY (NON-GAAP) BASIS
December 31, 2025 and June 30, 2026

	Audited Actual 12/31/2025	Unaudited Actual 6/30/2026
Current Assets		
Cash - UMB Bank	$ 769,203	$ 283,300
Cash and Investments - ColoTrust	49,321,023	45,408,018
Cash With County Treasurer	6,348	327,273
Accounts Receivable - Utilities	623,359	1,123,519
Accounts Receivable - Miscellaneous	288,633	135,968
Property Taxes Receivable	970,577	29,513
Prepaid Expenditures	133,783	-
Total Current Assets	$ 52,112,926	$ 47,307,591
Current Liabilities		
Accounts Payable	$ 1,768,835	$ 2,111,391
Hydrant Meter Deposits	14,000	23,500
Payable to City of Castle Pines	39,543	33,960
Payroll Liabilities	16,692	8,003
Retainage Payable	54,359	249,515
Deferred Property Taxes	970,577	29,513
Total Current Liabilities	$ 2,864,006	$ 2,455,882
Fund Balance		
Restricted - TABOR	$ 43,242	$ 33,000
Unassigned - General Fund	480,768	963,888
Water Fund	43,042,997	40,031,984
Wastewater Fund	5,681,913	3,822,837
Total Fund Equity	$ 49,248,920	$ 44,851,709
Total Liabilities and Fund Equity	$ 52,112,926	$ 47,307,591
	-	-

Sustainably all disclosures required by GAAP are omitted. No Assurance is provided on these financial statements.

CASTLE PINES NORTH METROPOLITAN DISTRICT
STATEMENTS OF REVENUES AND EXPENDITURES WITH BUDGETS
BUDGETARY (NON-GAAP) BASIS
December 31, 2025 Actual
Actual, Projected Actual, Budget and Variance Through June 30, 2026

SUMMARY - ALL FUNDS

DESCRIPTION	12/31/2025 AUDITED ACTUAL	2026 ADOPTED BUDGET	2026 PROJECTED ACTUAL	ACTUAL THROUGH 6/30/2026	BUDGET THROUGH 6/30/2026	FAVORABLE (UNFAVOR-ABLE) VARIANCE
GENERAL FUND						
Beginning Funds Available						
Restricted for TABOR	$ 57,298	$ 75,372	$ 43,242	$ 43,242	$ 75,372	$ (32,130)
Unrestricted	95,832	122,410	480,768	480,768	122,410	358,358
Total Beginning Funds Available	**$ 153,130**	**$ 197,782**	**$ 524,010**	**$ 524,010**	**$ 197,782**	**$ 326,228**
Revenues	**$ 2,732,485**	**$ 2,556,272**	**$ 2,492,494**	**$ 1,674,285**	**$ 1,756,569**	**$ (82,284)**
Expenditures						
Salaries and Benefits	**$ 436,588**	**$ 698,356**	**$ 610,598**	**$ 280,442**	**$ 351,677**	**$ 71,235**
Other						
Professional Services	$ 1,076,939	$ 942,608	$ 849,250	$ 478,049	$ 490,635	$ 12,586
Insurance	116,146	85,000	125,755	125,755	85,000	(40,755)
Office & Other	248,189	288,491	332,278	194,707	172,350	(22,357)
Staff Support	23,440	28,649	24,196	3,119	9,324	6,205
Operations Support	63,629	78,564	67,160	31,080	39,282	8,202
Total Expenditures - Other	**$ 1,528,343**	**$ 1,423,312**	**$ 1,398,639**	**$ 832,710**	**$ 796,591**	**$ (36,119)**
Firm Commitments	**$ 396,674**	**$ 184,559**	**$ 182,893**	**$ 88,255**	**$ 109,289**	**$ 21,034**
Total Expenditures	**$ 2,361,605**	**$ 2,306,227**	**$ 2,192,130**	**$ 1,201,407**	**$ 1,257,557**	**$ 56,150**
Change in Funds Available	**$ 370,880**	**$ 250,045**	**$ 300,364**	**$ 472,878**	**$ 499,012**	**$ (26,134)**
Restricted for TABOR	$ 43,242	$ 42,694	$ 39,931	$ 33,000	$ 34,062	$ (1,062)
Unrestricted	480,768	405,133	784,443	963,888	662,732	301,156
ENDING FUNDS AVAILABLE	**$ 524,010**	**$ 447,827**	**$ 824,374**	**$ 996,888**	**$ 696,794**	**$ 300,094**
CONSERVATION TRUST FUND						
Beginning Funds Available	**$ 46**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Revenues	**$ 78,332**	**$ 100,500**	**$ 86,512**	**$ 43,256**	**$ 50,250**	**$ (6,994)**
Expenditures	**78,378**	**100,500**	**86,512**	**43,256**	**50,250**	**6,994**
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	$ 15,565,618	$ 15,464,451	$ 101,167
Restricted for Capital	20,911,236	18,453,564	18,810,972	18,810,972	18,453,564	357,408
Unrestricted	7,419,482	7,738,943	8,666,407	8,666,407	7,738,943	927,464
Total Beginning Funds Available	**$ 43,714,236**	**$ 41,656,958**	**$ 43,042,997**	**$ 43,042,997**	**$ 41,656,958**	**$ 1,386,039**
Operating Revenues	**$ 4,546,525**	**$ 4,184,142**	**$ 4,789,125**	**$ 1,848,595**	**$ 1,633,047**	**$ 215,548**
Operating Expenditures - Direct						
Annual Charges/Assessments	$ 658,936	$ 644,958	$ 638,508	$ 630,930	$ 637,380	$ 6,450
Centennial Delivery Charges	93,161	350,000	900,000	558,175	280,560	(277,615)
Operations	565,756	754,998	663,220	286,218	403,542	117,324
Professional Services	428,030	583,503	442,430	188,652	239,896	51,244
Repairs and Maintenance	1,368,547	1,611,427	1,650,000	556,890	783,208	226,318
Salaries and Benefits - Water Specific	31,361	90,330	96,554	47,296	45,166	(2,130)
Utilities	1,110,685	1,242,102	851,888	285,032	621,050	336,018
Total Operating Expenditures - Direct	**$ 4,256,476**	**$ 5,277,318**	**$ 5,242,600**	**$ 2,553,193**	**$ 3,010,802**	**$ 457,609**
Indirect Costs to General Fund (15% of Direct Costs)	**$ 884,811**	**$ 791,598**	**$ 786,390**	**$ 382,979**	**$ 171,270**	**$ (211,709)**
Total Operating Expenditures	**$ 5,141,287**	**$ 6,068,916**	**$ 6,028,990**	**$ 2,936,172**	**$ 3,182,072**	**$ 245,900**
Operating Income/(Loss)	**$ (594,762)**	**$ (1,884,774)**	**$ (1,239,865)**	**$ (1,087,577)**	**$ (1,549,025)**	**$ 461,448**
Non-Operating Revenues	$ 4,317,587	$ 3,783,505	$ 3,804,814	$ 2,067,413	$ 1,891,752	$ 175,661
Non-Operating Expenditures	$ 4,394,064	$ 13,170,000	$ 13,361,063	$ 3,990,849	$ 4,004,351	$ 13,502
Non-Operating Income/(Loss)	**$ (76,477)**	**$ (9,386,495)**	**$ (9,556,249)**	**$ (1,923,436)**	**$ (2,112,599)**	**$ 189,163**
Change in Funds Available	**$ (671,239)**	**$ (11,271,269)**	**$ (10,796,114)**	**$ (3,011,013)**	**$ (3,661,624)**	**$ 650,611**
Restricted for Renewable Water	$ 15,565,618	$ 15,464,451	$ 15,656,668	$ 15,656,668	$ 15,464,451	$ 192,217
Restricted for Capital	18,810,972	7,316,069	7,662,805	16,012,521	15,465,465	520,052
Unrestricted	8,666,407	7,605,169	8,927,410	8,362,795	7,065,418	1,324,381
ENDING FUNDS AVAILABLE	**$ 43,042,997**	**$ 30,385,689**	**$ 32,246,883**	**$ 40,031,984**	**$ 37,995,334**	**$ 2,036,650**

CASTLE PINES NORTH METROPOLITAN DISTRICT
STATEMENTS OF REVENUES AND EXPENDITURES WITH BUDGETS
BUDGETARY (NON-GAAP) BASIS
December 31, 2025 Actual
Actual, Projected Actual, Budget and Variance Through June 30, 2026

SUMMARY - ALL FUNDS (CONTINUED)

DESCRIPTION	12/31/2025 AUDITED ACTUAL	2026 ADOPTED BUDGET	2026 PROJECTED ACTUAL	ACTUAL THROUGH 6/30/2026	BUDGET THROUGH 6/30/2026	FAVORABLE (UNFAVOR-ABLE) VARIANCE
WASTEWATER ENTERPRISE FUND						
Beginning Funds Available						
Restricted for Capital	$ 2,702,189	$ 1,185,196	$ 1,335,757	$ 1,335,757	$ 1,185,196	$ 150,561
Unrestricted	3,059,662	4,125,435	4,346,156	4,346,156	4,125,435	220,721
Total Beginning Funds Available	**$ 5,761,851**	**$ 5,310,631**	**$ 5,681,913**	**$ 5,681,913**	**$ 5,310,631**	**$ 371,282**
Operating Revenues	**$ 2,650,270**	**$ 3,038,589**	**$ 3,183,032**	**$ 1,567,724**	**$ 1,491,653**	**$ 76,071**
Operating Expenditures - Direct						
PCWRA Sewer Charges	$ 723,490	$ 777,200	$ 775,796	$ 387,898	$ 388,600	$ 702
Operations	380,982	496,525	327,334	156,112	245,193	89,081
Professional Services	12,537	13,736	20,254	10,127	6,868	(3,259)
Repairs and Maintenance	176,981	310,271	692,864	508,157	214,489	(293,668)
Salaries and Benefits - Wastewater Specific	7,840	22,153	23,850	11,825	11,077	(748)
Utilities	97,768	160,352	161,990	68,815	65,797	(3,018)
Total Operating Expenditures - Direct	**$ 1,399,598**	**$ 1,780,237**	**$ 2,002,088**	**$ 1,142,934**	**$ 932,024**	**$ (210,910)**
Indirect Costs to General Fund (15% of Direct Costs)	**$ 221,203**	**$ 267,036**	**$ 300,313**	**$ 171,440**	**$ 21,341**	**$ (150,099)**
Total Operating Expenditures	**$ 1,620,801**	**$ 2,047,273**	**$ 2,302,401**	**$ 1,314,374**	**$ 953,365**	**$ (361,009)**
Operating Income/(Loss)	**$ 1,029,469**	**$ 991,316**	**$ 880,631**	**$ 253,350**	**$ 538,288**	**$ (284,938)**
Non-Operating Revenues	$ 346,029	$ 4,900,000	$ 4,994,502	$ 133,916	$ 50,000	$ 83,916
Non-Operating Expenditures	$ 1,455,436	$ 7,509,328	$ 7,543,819	$ 2,246,342	$ 2,234,355	$ (11,987)
Non-Operating Income/(Loss)	**$ (1,109,407)**	**$ (2,609,328)**	**$ (2,549,317)**	**$ (2,112,426)**	**$ (2,184,355)**	**$ 71,929**
Change in Funds Available	**$ (79,938)**	**$ (1,618,012)**	**$ (1,668,686)**	**$ (1,859,076)**	**$ (1,646,067)**	**$ (213,009)**
Restricted for Capital	$ 1,335,757	$ -	$ -	$ -	$ -	$ -
Unrestricted	4,346,156	3,692,619	4,013,227	3,822,837	3,664,564	158,273
ENDING FUNDS AVAILABLE	**$ 5,681,913**	**$ 3,692,619**	**$ 4,013,227**	**$ 3,822,837**	**$ 3,664,564**	**$ 158,273**
COMBINED WATER AND WASTEWATER ENTERPRISE FUNDS						
Beginning Funds Available						
Restricted for Renewable Water	$ 15,383,518	$ 15,464,451	$ 15,565,618	$ 15,565,618	$ 15,464,451	$ 101,167
Restricted for Capital	23,613,425	19,638,760	20,146,729	20,146,729	19,638,760	507,969
Unrestricted	10,479,144	11,864,378	13,012,563	13,012,563	11,864,378	1,148,185
Total Beginning Funds Available	**$ 49,476,087**	**$ 46,967,589**	**$ 48,724,910**	**$ 48,724,910**	**$ 46,967,589**	**$ 1,757,321**
Operating Revenues	**$ 7,196,795**	**$ 7,222,731**	**$ 7,972,157**	**$ 3,416,319**	**$ 3,124,700**	**$ 291,619**
Operating Expenditures - Direct						
Annual Charges/Assessments - Water Fund	$ 658,936	$ 644,958	$ 638,508	$ 630,930	$ 637,380	$ 6,450
Centennial Delivery Charges - Water Fund	93,161	350,000	900,000	558,175	280,560	(277,615)
PCWRA Sewer Charges - Wastewater Fund	723,490	777,200	775,796	387,898	388,600	702
Operations - Water and Wastewater Funds	946,738	1,251,523	990,554	442,330	648,735	206,405
Professional Services - Water and Wastewater Funds	440,567	597,239	462,684	198,779	246,764	47,985
Repairs and Maintenance - Water and Wastewater Funds	1,545,528	1,921,698	2,342,864	1,065,047	997,697	(67,350)
Salaries and Benefits - Water and Wastewater Funds	39,201	112,483	120,404	59,121	56,243	(2,878)
Utilities - Water and Wastewater Funds	1,208,453	1,402,454	1,013,878	353,847	686,847	333,000
Total Operating Expenditures - Direct	**$ 5,656,074**	**$ 7,057,555**	**$ 7,244,688**	**$ 3,696,127**	**$ 3,942,826**	**$ 246,699**
Indirect Costs to General Fund (15% of Direct Costs)	**$ 1,106,014**	**$ 1,058,634**	**$ 1,086,703**	**$ 554,419**	**$ 192,611**	**$ (361,808)**
Total Operating Expenditures	**$ 6,762,088**	**$ 8,116,189**	**$ 8,331,391**	**$ 4,250,546**	**$ 4,135,437**	**$ (115,109)**
Operating Income/(Loss)	**$ 434,707**	**$ (893,458)**	**$ (359,234)**	**$ (834,227)**	**$ (1,010,737)**	**$ 176,510**
Non-Operating Revenues	$ 4,663,616	$ 8,683,505	$ 8,799,316	$ 2,201,329	$ 1,941,752	$ 259,577
Non-Operating Expenditures	$ 5,849,500	$ 20,679,328	$ 20,904,882	$ 6,237,191	$ 6,238,706	$ 1,515
Non-Operating Income/(Loss)	**$ (1,185,884)**	**$ (11,995,823)**	**$ (12,105,566)**	**$ (4,035,862)**	**$ (4,296,954)**	**$ 261,092**
Change in Funds Available	**$ (751,177)**	**$ (12,889,281)**	**$ (12,464,800)**	**$ (4,870,089)**	**$ (5,307,691)**	**$ 437,602**
Restricted for Renewable Water	$ 15,565,618	$ 15,464,451	$ 15,656,668	$ 15,656,668	$ 15,464,451	$ 192,217
Restricted for Capital	20,146,729	7,316,069	7,662,805	16,012,521	15,465,465	520,052
Unrestricted	13,012,563	11,297,788	12,940,637	12,185,632	10,729,982	1,482,654
ENDING FUNDS AVAILABLE	**$ 48,724,910**	**$ 34,078,308**	**$ 36,260,110**	**$ 43,854,821**	**$ 41,659,898**	**$ 2,194,923**

CASTLE PINES NORTH METROPOLITAN DISTRICT
STATEMENTS OF REVENUES AND EXPENDITURES WITH BUDGETS
BUDGETARY (NON-GAAP) BASIS
December 31, 2025 Actual
Actual, Projected Actual, Budget and Variance Through June 30, 2026

General Fund

DESCRIPTION	12/31/2025 AUDITED ACTUAL	2026 ADOPTED BUDGET	2026 PROJECTED ACTUAL	ACTUAL THROUGH 6/30/2026	BUDGET THROUGH 6/30/2026	FAVORABLE (UNFAVOR-ABLE) VARIANCE
Beginning Funds Available						
Restricted for TABOR	$ 57,298	$ 75,372	$ 43,242	$ 43,242	$ 75,372	$ (32,130)
Unrestricted	95,832	122,410	480,768	480,768	122,410	358,358
Total Beginning Funds Available	**$ 153,130**	**$ 197,782**	**$ 524,010**	**$ 524,010**	**$ 197,782**	**$ 326,228**
Revenues						
General Property Taxes	$ 985,509	$ 970,577	$ 970,577	$ 941,064	$ 952,622	$ (11,558)
Specific Ownership Taxes	76,003	67,961	67,756	33,878	33,980	(102)
Indirect Cost Revenue - Water Fund	884,811	791,598	786,390	382,979	451,620	(68,641)
Indirect Cost Revenue - Wastewater Fund	221,203	267,036	300,313	171,440	139,805	31,635
Interest Earnings	13,869	5,000	20,224	10,112	2,500	7,612
CORE Electric Cooperative Rebate	28,037	25,000	25,000	-	-	-
City of Castle Pines IGA Reimbursable Costs	157,522	50,000	50,000	19,988	30,000	(10,012)
Farm Lease Revenues	42,600	42,600	42,600	-	-	-
Miscellaneous Revenues	-	-	1,000	507	-	507
Oil Royalty Revenues	256,091	266,500	160,300	80,150	111,042	(30,892)
Cell Phone Lease Revenues	66,840	70,000	68,334	34,167	35,000	(833)
Total Revenues	**$ 2,732,485**	**$ 2,556,272**	**$ 2,492,494**	**$ 1,674,285**	**$ 1,756,569**	**$ (82,284)**
Expenditures						
Salaries and Benefits						
Director Compensation	$ 6,365	$ 12,918	$ 9,922	$ 4,961	$ 6,459	$ 1,498
Salaries	269,407	428,980	386,281	176,281	214,490	38,209
Salaries - Hourly	55,995	55,432	59,408	29,704	27,716	(1,988)
Salaries - OT/ Employee Bonuses	-	24,221	10,000	-	12,110	12,110
PERA Employer Contribution	47,257	75,020	71,999	32,545	37,510	4,965
Unemployment Insurance Taxes	378	210	400	243	105	(138)
Workers' Compensation Insurance	1,017	5,000	2,701	2,701	5,000	2,299
Employer Contributions Health Insurance	43,561	67,995	51,692	25,846	33,997	8,151
Employer Contributions Medicare	4,718	14,048	6,607	2,987	7,024	4,037
PERA Matchmaker Contribution	7,890	14,532	11,588	5,174	7,266	2,092
Total Salaries and Benefits	**$ 436,588**	**$ 698,356**	**$ 610,598**	**$ 280,442**	**$ 351,677**	**$ 71,235**
Other						
Professional Services						
Accounting and Payroll	$ 417,898	$ 303,330	$ 300,000	$ 161,640	$ 151,665	$ (9,975)
Audit	53,000	57,240	61,500	54,000	47,240	(6,760)
Communications - Public Outreach	197,918	198,469	177,676	88,838	99,234	10,396
Election	1,650	-	-	-	-	-
Engineering Services	19,361	22,238	20,000	7,616	11,119	3,503
Engineering Services - Mineral Rights	30,006	-	-	-	-	-
GIS/Asset Management	19,240	22,908	30,000	26,980	19,669	(7,311)
Human Resources	6,916	15,000	10,000	4,258	8,997	4,739
Information Technology	25,368	26,931	20,950	10,475	13,465	2,990
Legal Services	233,412	276,492	209,124	104,562	138,246	33,684
Rates and Fees Study	72,170	20,000	20,000	3,463	1,000	(2,463)
Security Master Plan, Risk & Resilience Assess, ERP Update	-	-	122,012	16,217	-	(16,217)
Sub-Total Professional Services	**$ 1,076,939**	**$ 942,608**	**$ 849,250**	**$ 478,049**	**$ 490,635**	**$ 12,586**
Insurance						
Property and Liability Insurance	$ 116,146	$ 85,000	$ 125,755	$ 125,755	$ 85,000	$ (40,755)
Sub-Total Property & Liability Insurance	**$ 116,146**	**$ 85,000**	**$ 125,755**	**$ 125,755**	**$ 85,000**	**$ (40,755)**
Office & Other						
Bank and Credit Card Fees	$ 15,088	$ 15,708	$ 15,776	$ 7,888	$ 7,854	$ (34)
Building Cleaning	9,745	10,100	9,994	4,997	5,050	53
Building Costs/Supplies	1,444	25,446	25,438	12,719	12,723	4
Building Repairs and Maintenance	10,302	4,000	2,674	1,337	2,000	663
Building Utilities	12,718	12,562	13,058	6,529	6,281	(248)
Fuel	125	-	500	-	-	-
Miscellaneous	6,870	1,000	1,000	400	500	100
Office Furniture/Equipment	23,263	5,000	20,000	13,782	5,000	(8,782)
Office Supplies	7,523	7,226	4,246	2,123	3,613	1,490
Phone/Security	72,081	95,527	76,250	38,125	56,262	18,137
Postage and Freight	24,433	23,873	26,106	13,053	11,936	(1,117)
Printing and Copying	16,258	16,058	12,660	6,330	8,029	1,699
Software Support	44,132	67,666	120,000	85,136	50,940	(34,196)
Trash Removal	4,207	4,325	4,576	2,288	2,162	(126)
Sub-Total Office & Other	**$ 248,189**	**$ 288,491**	**$ 332,278**	**$ 194,707**	**$ 172,350**	**$ (22,357)**
Staff Support						
Professional Education/Conferences	$ 11,790	$ 14,453	$ 10,000	$ 1,099	$ 7,226	$ 6,127
Professional Memberships/Subscriptions	11,650	14,196	14,196	2,020	2,098	78
Sub-Total Staff Support	**$ 23,440**	**$ 28,649**	**$ 24,196**	**$ 3,119**	**$ 9,324**	**$ 6,205**
Operations Support						
SCADA	$ 13,511	$ 16,988	$ 10,346	$ 5,173	$ 8,494	$ 3,321
Small Tools	5,561	7,167	9,530	4,765	3,584	(1,181)
Snow Removal	4,500	6,240	5,000	-	3,120	3,120
Underground Utility Locates	40,057	48,169	37,206	18,603	24,084	5,481
Uniforms - Clothing and PPE	-	-	5,078	2,539	-	(2,539)
Sub-Total Operations Support	**$ 63,629**	**$ 78,564**	**$ 67,160**	**$ 31,080**	**$ 39,282**	**$ 8,202**
Total Expenditures - Other	**$ 1,528,343**	**$ 1,423,312**	**$ 1,398,639**	**$ 832,710**	**$ 796,591**	**$ (36,119)**
Firm Commitments						
County Treasurer Collection Fees	$ 14,791	$ 14,559	$ 14,559	$ 14,112	$ 14,289	$ 177
IGA - City of Castle Pines - Cell Phone Lease Revenues	66,840	70,000	68,334	34,167	35,000	833
IGA - City of Castle Pines - Parcel Transfer Costs	315,043	100,000	100,000	39,976	60,000	20,024
Sub-Total Firm Commitments	**$ 396,674**	**$ 184,559**	**$ 182,893**	**$ 88,255**	**$ 109,289**	**$ 21,034**
Total Expenditures	**$ 2,361,605**	**$ 2,306,227**	**$ 2,192,130**	**$ 1,201,407**	**$ 1,257,557**	**$ 56,150**
Change in Funds Available	**$ 370,880**	**$ 250,045**	**$ 300,364**	**$ 472,878**	**$ 499,012**	**$ (26,134)**
Restricted for TABOR	$ 43,242	$ 42,694	$ 39,931	$ 33,000	$ 34,062	$ (1,062)
Unrestricted	480,768	405,133	784,443	963,888	662,732	301,156
ENDING FUNDS AVAILABLE	**$ 524,010**	**$ 447,827**	**$ 824,374**	**$ 996,888**	**$ 696,794**	**$ 300,094**

Sustainably all disclosures required by GAAP are omitted. No Assurance is provided on these financial statements.

CASTLE PINES NORTH METROPOLITAN DISTRICT
STATEMENTS OF REVENUES AND EXPENDITURES WITH BUDGETS
BUDGETARY (NON-GAAP) BASIS
December 31, 2025 Actual
Actual, Projected Actual, Budget and Variance Through June 30, 2026

Conservation Trust Fund

DESCRIPTION	12/31/2025 AUDITED ACTUAL	2026 ADOPTED BUDGET	2026 PROJECTED ACTUAL	ACTUAL THROUGH 6/30/2026	BUDGET THROUGH 6/30/2026	FAVORABLE (UNFAVOR-ABLE) VARIANCE
Beginning Funds Available	**$ 46**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Revenues						
Lottery Proceeds	$ 77,851	$ 100,000	$ 86,256	$ 43,128	$ 50,000	$ (6,872)
Interest Earnings	481	500	256	128	250	(122)
Total Revenues	**$ 78,332**	**$ 100,500**	**$ 86,512**	**$ 43,256**	**$ 50,250**	**$ (6,994)**
Expenditures						
IGA - City of Castle Pines - CTF Revenues	$ 78,378	$ 100,500	$ 86,512	$ 43,256	$ 50,250	$ 6,994
Total Expenditures	**$ 78,378**	**$ 100,500**	**$ 86,512**	**$ 43,256**	**$ 50,250**	**$ 6,994**
Change in Funds Available	**$ (46)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
ENDING FUNDS AVAILABLE	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

CASTLE PINES NORTH METROPOLITAN DISTRICT
STATEMENTS OF REVENUES AND EXPENDITURES WITH BUDGETS
BUDGETARY (NON-GAAP) BASIS
December 31, 2025 Actual
Actual, Projected Actual, Budget and Variance Through June 30, 2026

Water Enterprise Fund

DESCRIPTION	12/31/2025 AUDITED ACTUAL	2026 ADOPTED BUDGET	2026 PROJECTED ACTUAL	ACTUAL THROUGH 6/30/2026	BUDGET THROUGH 6/30/2026	FAVORABLE (UNFAVOR-ABLE) VARIANCE
Beginning Funds Available						
Restricted for Renewable Water	$ 15,383,518	$ 15,464,451	$ 15,565,618	$ 15,565,618	$ 15,464,451	$ 101,167
Restricted for Capital	20,911,236	18,453,564	18,810,972	18,810,972	18,453,564	357,408
Unrestricted	7,419,482	7,738,943	8,666,407	8,666,407	7,738,943	927,464
Total Beginning Funds Available	**$ 43,714,236**	**$ 41,656,958**	**$ 43,042,997**	**$ 43,042,997**	**$ 41,656,958**	**$ 1,386,039**
Water Operating Revenues						
Water Service Revenue	$ 3,634,913	$ 3,415,360	$ 4,043,887	$ 1,478,445	$ 1,248,656	$ 229,789
Golf Course Water Delivery	173,456	-	-	-	-	-
Water Customer Charges	617,754	642,582	636,926	318,463	321,291	(2,828)
Hydrant Meter Use	-	-	500	21	-	21
Late Fees - Water Activity	26,978	20,000	22,824	11,412	10,000	1,412
Inspection Fees	7,800	-	3,900	3,900	-	3,900
Cross Connection Control Program	-	60,000	40,000	15,814	30,000	(14,186)
Reimbursable Costs	58,984	31,200	40,338	20,169	15,600	4,569
Miscellaneous	26,640	15,000	750	371	7,500	(7,129)
Total Water Operating Revenues	**$ 4,546,525**	**$ 4,184,142**	**$ 4,789,125**	**$ 1,848,595**	**$ 1,633,047**	**$ 215,548**
Water Operating Expenditures - Direct						
Annual Charges/Assessments						
Centennial Capacity Readiness	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ -
Chatfield Reservoir Mitigation Annual Assessment	161,966	168,000	152,912	152,912	168,000	15,088
Ditch Operating Assessments	49,635	50,343	56,652	56,652	50,343	(6,309)
Reuter-Hess Maintenance Obligations	26,968	7,578	7,578	-	-	-
Sensus USA Annual Software Support	3,700	3,885	4,699	4,699	3,885	(814)
South Metro Water Supply Authority Dues	16,667	15,152	16,667	16,667	15,152	(1,515)
Sub-Total Annual Charges/Assessments	**$ 658,936**	**$ 644,958**	**$ 638,508**	**$ 630,930**	**$ 637,380**	**$ 6,450**
Centennial Delivery Charges						
Centennial Delivery Charges	$ 93,161	$ 350,000	$ 900,000	$ 558,175	$ 280,560	$ (277,615)
Sub-Total Centennial Delivery Charges	**$ 93,161**	**$ 350,000**	**$ 900,000**	**$ 558,175**	**$ 280,560**	**$ (277,615)**
Operations						
Chemicals	$ 93,955	$ 106,478	$ 50,000	$ 2,177	$ 67,912	$ 65,735
Ditch/Land Rights Operating Expenses	16,677	17,447	17,514	8,757	8,724	(33)
IPS Surge Modifications	44,066	46,826	40,000	8,751	23,412	14,661
Emergency Generators Fuel	-	-	1,500	849	-	(849)
Laboratory Testing	2,442	3,109	3,109	-	-	-
Leak Detection	50,625	70,200	50,000	-	49,140	49,140
Operations Staffing Contract	255,498	272,938	262,964	131,482	136,469	4,987
SCADA	33,616	30,993	26,928	13,464	15,497	2,033
Vehicle Fuel and Mileage	574	2,000	1,880	940	1,000	60
Vehicle Repairs and Maintenance	-	2,000	1,500	214	1,000	786
Water Meters	45,321	180,000	159,328	79,664	90,000	10,336
Water Programs	11,535	6,701	8,400	4,200	2,235	(1,965)
Water Quality Testing	11,447	16,306	15,000	10,623	8,153	(2,470)
WTP Solids Disposal	-	-	25,097	25,097	-	(25,097)
Sub-Total Operations	**$ 565,756**	**$ 754,998**	**$ 663,220**	**$ 286,218**	**$ 403,542**	**$ 117,324**
Professional Services						
Backflow Program	$ 120,000	$ 150,000	$ 116,040	$ 58,020	$ 75,000	$ 16,980
Engineering Services	42,978	52,979	59,412	29,706	26,490	(3,216)
Engineering Services Reimbursable	58,984	31,200	40,338	20,169	15,600	(4,569)
Water Resource Study	21,728	50,000	25,000	4,378	16,668	12,290
Water Rights Consultants	89,466	103,733	98,676	49,338	51,866	2,528
Water Rights Legal Services	26,790	12,498	27,964	13,982	6,249	(7,733)
WTP Site Plan / O&M Manual Development	68,084	183,093	75,000	13,059	48,023	34,964
Sub-Total Professional Services	**$ 428,030**	**$ 583,503**	**$ 442,430**	**$ 188,652**	**$ 239,896**	**$ 51,244**
Repairs and Maintenance						
Grounds Maintenance	$ -	$ 30,000	$ 25,000	$ -	$ 5,000	$ 5,000
Valve, Hydrant and PRV Maintenance	255,784	256,427	300,000	184,573	128,214	(56,359)
Water Distribution Repairs	987,377	750,000	750,000	216,823	375,000	158,177
Water Treatment Plant Repairs	45,821	75,000	75,000	1,764	37,500	35,736
Wells Expenditures	79,565	500,000	500,000	153,730	237,494	83,764
Sub-Total Repairs and Maintenance	**$ 1,368,547**	**$ 1,611,427**	**$ 1,650,000**	**$ 556,890**	**$ 783,208**	**$ 226,318**
Salaries and Benefits - Water Specific						
Salaries	$ 20,169	$ 57,410	$ 59,006	$ 29,503	$ 28,705	$ (798)
Salaries - OT/ Employee Bonuses	-	2,296	2,000	519	1,148	629
PERA Employer Contribution	2,987	9,071	9,486	4,743	4,536	(207)
Unemployment Insurance Taxes	40	34	98	49	17	(32)
Employer Contributions Health Insurance	7,873	18,132	24,094	12,047	9,066	(2,981)
Employer Contributions Medicare	292	1,665	870	435	833	398
PERA Matchmaker Contribution	-	1,722	1,000	-	861	861
Sub-Total Salaries and Benefits - Water Specific	**$ 31,361**	**$ 90,330**	**$ 96,554**	**$ 47,296**	**$ 45,166**	**$ (2,130)**
Utilities						
Electricity for Booster Pump Station	$ 25,673	$ 27,218	$ 27,218	$ 11,906	$ 13,609	$ 1,703
Electricity for IPP Pumping Costs	42,024	34,252	184,670	92,335	17,126	(75,209)
Electricity for Water Treatment Plant	105,422	118,193	100,000	19,058	59,095	40,037
Electricity for Well Pumping	864,713	1,043,125	500,000	135,077	521,563	386,486
Phone/Security	21,608	19,314	40,000	26,656	9,657	(16,999)
Reuse Pumping	51,245	-	-	-	-	-
Sub-Total Utilities	**$ 1,110,685**	**$ 1,242,102**	**$ 851,888**	**$ 285,032**	**$ 621,050**	**$ 336,018**
Total Water Operating Expenditures - Direct	**$ 4,256,476**	**$ 5,277,318**	**$ 5,242,600**	**$ 2,553,193**	**$ 3,010,802**	**$ 457,609**
Indirect Costs to General Fund (15% of Direct Costs)	**$ 884,811**	**$ 791,598**	**$ 786,390**	**$ 382,979**	**$ 171,270**	**$ (211,709)**
Total Operating Expenditures	**$ 5,141,287**	**$ 6,068,916**	**$ 6,028,990**	**$ 2,936,172**	**$ 3,182,072**	**$ 245,900**
Operating Income/(Loss)	**$ (594,762)**	**$ (1,884,774)**	**$ (1,239,865)**	**$ (1,087,577)**	**$ (1,549,025)**	**$ 461,448**

Sustainably all disclosures required by GAAP are omitted. No Assurance is provided on these financial statements.

CASTLE PINES NORTH METROPOLITAN DISTRICT
STATEMENTS OF REVENUES AND EXPENDITURES WITH BUDGETS
BUDGETARY (NON-GAAP) BASIS
December 31, 2025 Actual
Actual, Projected Actual, Budget and Variance Through June 30, 2026

Water Enterprise Fund

DESCRIPTION	12/31/2025 AUDITED ACTUAL	2026 ADOPTED BUDGET	2026 PROJECTED ACTUAL	ACTUAL THROUGH 6/30/2026	BUDGET THROUGH 6/30/2026	FAVORABLE (UNFAVOR-ABLE) VARIANCE
Water Non-Operating Revenues						
Capital Improvement Fees	$ 1,950,000	$ 2,032,505	$ 2,040,996	$ 1,020,498	$ 1,016,252	$ 4,246
Connect Fees	343,800	-	171,900	171,900	-	171,900
Interest Earnings	1,841,687	1,750,000	1,500,000	783,531	875,000	(91,469)
Miscellaneous	-	1,000	868	434	500	(66)
Renewable Water Resources Fees	182,100	-	91,050	91,050	-	91,050
Total Water Non-Operating Revenues	**$ 4,317,587**	**$ 3,783,505**	**$ 3,804,814**	**$ 2,067,413**	**$ 1,891,752**	**$ 175,661**
Water Non-Operating Expenditures						
Arapahoe Wells Re-Drill	$ -	$ 250,000	$ 250,000	$ -	$ -	$ -
Booster Pump Station	-	20,000	20,000	-	-	-
Castle Pines Parkway Waterline Replacement - Phase II	24,562	1,800,000	1,800,000	29,960	29,960	-
Croft Court Waterline Replacement	-	-	255,627	15,664	-	(15,664)
Interconnect Pump Station - Surge Protection System	-	135,000	135,000	10,604	10,604	-
Monarch Waterline Replacement - Phase III	1,827,040	800,000	800,000	680,671	680,671	-
Sampling Station Installation	-	200,000	200,000	15,038	15,038	-
System Condition Assessment - Distribution	-	140,000	75,436	20,834	50,000	29,166
Transfer to Wastewater Enterprise Fund	-	4,800,000	4,800,000	-	-	-
Water Distribution Repairs and Maintenance - Capital Outlay	63,161	-	-	-	-	-
Water Tank Project - Rehabilitation	-	450,000	450,000	143,028	143,028	-
Well Control Vault Rehab Program	446,157	-	-	-	-	-
Well Electrical Equipment Replacement	-	75,000	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	4,500,000	3,075,050	3,075,050	-
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**	**$ 13,361,063**	**$ 3,990,849**	**$ 4,004,351**	**$ 13,502**
Non-Operating Income/(Loss)	**$ (76,477)**	**$ (9,386,495)**	**$ (9,556,249)**	**$ (1,923,436)**	**$ (2,112,599)**	**$ 189,163**
Change in Funds Available	**$ (671,239)**	**$ (11,271,269)**	**$ (10,796,114)**	**$ (3,011,013)**	**$ (3,661,624)**	**$ 650,611**
Restricted for Renewable Water	$ 15,565,618	$ 15,464,451	$ 15,656,668	$ 15,656,668	$ 15,464,451	$ 192,217
Restricted for Capital	18,810,972	7,316,069	7,662,805	16,012,521	15,465,465	520,052
Unrestricted	8,666,407	7,605,169	8,927,410	8,362,795	7,065,418	1,324,381
WATER - ENDING FUNDS AVAILABLE	**$ 43,042,997**	**$ 30,385,689**	**$ 32,246,883**	**$ 40,031,984**	**$ 37,995,334**	**$ 2,036,650**

CASTLE PINES NORTH METROPOLITAN DISTRICT
STATEMENTS OF REVENUES AND EXPENDITURES WITH BUDGETS
BUDGETARY (NON-GAAP) BASIS
December 31, 2025 Actual
Actual, Projected Actual, Budget and Variance Through June 30, 2026

Wastewater Enterprise Fund						
DESCRIPTION	12/31/2025 AUDITED ACTUAL	2026 ADOPTED BUDGET	2026 PROJECTED ACTUAL	ACTUAL THROUGH 6/30/2026	BUDGET THROUGH 6/30/2026	FAVORABLE (UNFAVOR-ABLE) VARIANCE
Beginning Funds Available						
Restricted for Capital	$ 2,702,189	$ 1,185,196	$ 1,335,757	$ 1,335,757	$ 1,185,196	$ 150,561
Unrestricted	3,059,662	4,125,435	4,346,156	4,346,156	4,125,435	220,721
Total Beginning Funds Available	**$ 5,761,851**	**$ 5,310,631**	**$ 5,681,913**	**$ 5,681,913**	**$ 5,310,631**	**$ 371,282**
Wastewater Operating Revenues						
Sewer Service Charges	$ 1,912,389	$ 2,057,618	$ 2,199,978	$ 1,099,989	$ 1,028,809	$ 71,180
Sewer Customer Charges	736,646	781,115	782,374	391,187	390,558	629
Late Fees - Sewer Activity	1,013	-	1,574	787	-	787
Golf Course Water Delivery	-	198,856	198,856	75,761	71,786	3,975
Miscellaneous	222	1,000	250	-	500	(500)
Total Wastewater Operating Revenues	**$ 2,650,270**	**$ 3,038,589**	**$ 3,183,032**	**$ 1,567,724**	**$ 1,491,653**	**$ 76,071**
Wastewater Operating Expenditures - Direct						
PCWRA Sewer Fees						
PCWRA Sewer Fees	$ 723,490	$ 777,200	$ 775,796	$ 387,898	$ 388,600	$ 702
Sub-Total PCWRA Sewer Fees	**$ 723,490**	**$ 777,200**	**$ 775,796**	**$ 387,898**	**$ 388,600**	**$ 702**
Operations						
Collection - Chemical Treatment	$ -	$ 18,420	$ 15,000	$ -	$ 6,141	$ 6,141
Collection - Main Inspection and Cleaning	221,259	306,812	133,424	66,712	153,406	86,694
Collection - Wet Well Cleaning	23,626	27,409	23,162	11,581	13,704	2,123
Operations Staffing Contract	126,086	132,396	137,138	68,569	66,198	(2,371)
Emergency Generators Fuel	-	-	2,000	991	-	(991)
SCADA	9,868	10,688	15,940	7,970	5,344	(2,626)
Vehicle Fuel and Mileage	143	400	470	235	200	(35)
Vehicle Repairs and Maintenance	-	400	200	54	200	146
Sub-Total Operations	**$ 380,982**	**$ 496,525**	**$ 327,334**	**$ 156,112**	**$ 245,193**	**$ 89,081**
Professional Services						
Engineering Services	$ 12,537	$ 13,736	$ 20,254	$ 10,127	$ 6,868	$ (3,259)
Sub-Total Professional Services	**$ 12,537**	**$ 13,736**	**$ 20,254**	**$ 10,127**	**$ 6,868**	**$ (3,259)**
Repairs and Maintenance						
Collection - Emergency Response	$ 7,152	$ 54,528	$ 40,000	$ 1,780	$ 27,264	$ 25,484
Collection - Repairs and Maintenance	145,723	207,879	600,000	478,400	163,293	(315,107)
Grounds Maintenance	-	20,000	10,000	-	10,000	10,000
Lift Station - Generator Repairs and Maintenance	24,106	27,864	27,864	12,977	13,932	955
Reuse Maintenance	-	-	15,000	15,000	-	(15,000)
Sub-Total Repairs and Maintenance	**$ 176,981**	**$ 310,271**	**$ 692,864**	**$ 508,157**	**$ 214,489**	**$ (293,668)**
Salaries and Benefits - Wastewater Specific						
Salaries	$ 5,042	$ 14,353	$ 14,752	$ 7,376	$ 7,176	$ (200)
Salaries - OT/ Employee Bonuses	-	144	260	130	72	(58)
PERA Employer Contribution	747	2,268	2,372	1,186	1,134	(52)
Unemployment Insurance Taxes	10	8	24	12	4	(8)
Employer Contributions Health Insurance	1,968	4,533	6,024	3,012	2,267	(745)
Employer Contributions Medicare	73	416	218	109	208	99
PERA Matchmaker Contribution	-	431	200	-	216	216
Sub-Total Salaries and Benefits - Wastewater Specific	**$ 7,840**	**$ 22,153**	**$ 23,850**	**$ 11,825**	**$ 11,077**	**$ (748)**
Utilities						
Electricity for Wastewater Pumping	$ 92,920	$ 94,831	$ 97,044	$ 48,522	$ 47,416	$ (1,106)
Natural Gas for Lift Stations	4,278	4,539	3,866	1,933	2,269	336
Phone/Security	570	562	660	330	281	(49)
Reuse Pumping	-	60,420	60,420	18,030	15,831	(2,199)
Sub-Total Utilities	**$ 97,768**	**$ 160,352**	**$ 161,990**	**$ 68,815**	**$ 65,797**	**$ (3,018)**
Total Wastewater Operating Expenditures - Direct	**$ 1,399,598**	**$ 1,780,237**	**$ 2,002,088**	**$ 1,142,934**	**$ 932,024**	**$ (210,910)**
Indirect Costs to General Fund (15% of Direct Costs)	**$ 221,203**	**$ 267,036**	**$ 300,313**	**$ 171,440**	**$ 21,341**	**$ (150,099)**
Total Operating Expenditures	**$ 1,620,801**	**$ 2,047,273**	**$ 2,302,401**	**$ 1,314,374**	**$ 953,365**	**$ (361,009)**
Operating Income/(Loss)	**$ 1,029,469**	**$ 991,316**	**$ 880,631**	**$ 253,350**	**$ 538,288**	**$ (284,938)**
Wastewater Non-Operating Revenues						
Connect Fees	$ 89,004	$ -	$ 44,502	$ 44,502	$ -	$ 44,502
Interest Earnings	257,025	100,000	150,000	89,414	50,000	39,414
Transfers In - Water Fund	-	4,800,000	4,800,000	-	-	-
Total Wastewater Non-Operating Revenues	**$ 346,029**	**$ 4,900,000**	**$ 4,994,502**	**$ 133,916**	**$ 50,000**	**$ 83,916**
Wastewater Non-Operating Expenditures						
Debt Service	$ 347,844	$ 344,690	$ 344,690	$ 37,341	$ 37,341	$ -
Flume Replacement - Daniels Gate	-	300,000	300,000	-	-	-
Lift Station Renovations	1,076,011	5,465,000	5,465,000	1,973,343	1,973,343	-
Lift Station Repairs and Maintenance - Capital Outlay	16,150	-	-	-	-	-
Pond Lining Reuse System	-	200,000	200,000	200,000	200,000	-
PCWRA Golf Course Improvements Debt Service	-	47,343	81,834	35,658	23,671	(11,987)
PCWRA Golf Course Improvements Cash Funding	-	1,152,295	1,152,295	-	-	-
Vehicle Purchase	15,431	-	-	-	-	-
Total Wastewater Non-Operating Expenditures	**$ 1,455,436**	**$ 7,509,328**	**$ 7,543,819**	**$ 2,246,342**	**$ 2,234,355**	**$ (11,987)**
Non-Operating Income/(Loss)	**$ (1,109,407)**	**$ (2,609,328)**	**$ (2,549,317)**	**$ (2,112,426)**	**$ (2,184,355)**	**$ 71,929**
Change in Funds Available	**$ (79,938)**	**$ (1,618,012)**	**$ (1,668,686)**	**$ (1,859,076)**	**$ (1,646,067)**	**$ (213,009)**
Restricted for Capital	$ 1,335,757	$ -	$ -	$ -	$ -	$ -
Unrestricted	4,346,156	3,692,619	4,013,227	3,822,837	3,664,564	158,273
WASTEWATER - ENDING FUNDS AVAILABLE	**$ 5,681,913**	**$ 3,692,619**	**$ 4,013,227**	**$ 3,822,837**	**$ 3,664,564**	**$ 158,273**

Sustainably all disclosures required by GAAP are omitted. No Assurance is provided on these financial statements.

SUPPLEMENTAL INFORMATION

CASTLE PINES NORTH METROPOLITAN DISTRICT

Property Tax Reconciliation

2026

	Property Tax	Delinquent Tax, Rebates, Exempt Abatements, TIF	Specific Ownership Tax	Interest	Treasurer's Fees	Total Amount Received	% of Levied Property Tax Received Monthly	% of Levied Property Tax Received Y-T-D	CUMULATIVE TAXES 2026	2025 Property Tax Received	2025 % of Levied Property Tax Received Monthly	2025 % of Levied Property Tax Received 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						-	0.00%	96.96%	960,970.41	10,953.98	1.11%	99.26%
August						-	0.00%	96.96%	960,970.41	4,234.81	0.43%	99.69%
September						-	0.00%	96.96%	960,970.41	1,130.24	0.11%	99.80%
October						-	0.00%	96.96%	960,970.41	188.61	0.02%	99.82%
November						-	0.00%	96.96%	960,970.41	1,733.87	0.18%	100.00%
December						-	0.00%	96.96%	960,970.41	-	0.00%	100.00%
TOTAL	**$ 943,396.09**	**$ (2,331.87)**	**$ 33,877.68**	**$ 140.89**	**$ (14,112.38)**	**$ 960,970.41**	**96.96%**	**96.96%**		**$ 985,509.03**	**100.00%**	**100.00%**
		941,064.22										

	Assessed Valuation	Mill Levy	Amount Levied	% of Levied	Amount Received	% Amount Received to Amount Levied
Property Tax from Mill Levy						
General Fund	$ 277,307,858	3.500	$ 970,577	100.00%	$ 941,064.22	96.96%

Castle Pines North Metro District

Aged Receivables

As of **06/30/2026**

Service	0-30 days	31-60 days	61-90 days	91-120 days	> 120 days	Balance
Grand Total						
WATER	565375.74	-3939.52	4706.75	-2067.28	-5731.91	558343.78
WATER Penalty	1924.07	0.00	156.57	0.00	-137.61	1943.03
WATER Misc	192.00	0.00	36.00	-12.00	0.00	216.00
SEWER	183626.59	0.00	3428.21	77.61	-199.91	186932.50
SEWER Penalty	197.49	0.00	25.00	25.00	550.00	797.49
DRAINAGE	0.00	0.00	0.00	0.00	-3.87	-3.87
CAP MAINT WT	186299.74	0.00	3293.08	138.60	830.67	190562.09
CUST CHG WTR	59147.29	0.00	1250.71	61.14	323.26	60782.40
CUST CHG SWR	73160.78	0.00	1615.57	108.91	410.27	75295.53
RENEWABL WTR	0.00	0.00	0.00	0.00	3.39	3.39
CROSS CONNEC	3507.70	0.00	12.50	0.00	0.00	3520.20
CAP IMP FEE	45125.96	0.00	0.00	0.00	0.00	45125.96
	1118557.36	-3939.52	14524.39	-1668.02	-3955.71	1123518.50
Number of Accounts in Each Column:	4057	16	113	17	43	

Total Number of Outstanding Accounts: **4,074**

Castle Pines North Metropolitan District
Payment Claims
For the Period July 16, 2025 - August 12, 2026
PRESENTED FOR APPROVAL

CHECKS - 29771 through 29812 (Refer to Check Detail Report)	**Amount**
Voucher Checks	$ 1,174,444.31
One-Time Checks (Customer Refunds)	1,279.99
TOTAL CHECKS PRESENTED FOR APPROVAL	**$ 1,175,724.30**

ELECTRONIC PAYMENTS

Item #		
1	Bank and Credit Card Fees	$ 1,365.81
2	Centennial Water and Sanitation	62.06
3	Chargeback Items (Returned Customer Payments)	1,041.79
4	Core Electric	112,659.55
5	Greystone Technology	2,263.46
6	Home Depot	17.79
7	JAN-PRO Cleaning Systems	837.00
8	Konica Minolta Lease Payment	470.00
9	Payroll and Payroll-Related Items (Staff and Board of Directors)	45,212.89
10	Payroll Billing Fees	280.00
11	Pitney Bowes (Postage Machine Rental and Ink Cartridge)	887.75
12	UMB Visa Credit Card Payment	5,069.44
13	Verizon	264.94
14	Xcel	23,026.75
	TOTAL ELECTRONIC PAYMENTS PRESENTED FOR APPROVAL	**$ 193,459.23**

Total Payments Presented for Approval	**$ 1,369,183.53**

Check Detail Report
July 16, 2026 - August 12, 2026

Item #	Vendor name	Invoice number	Invoice description	Amount	Paid by
1	TRUE NORTH Surveying & Mapping LLC	TN 26031-1	LS 6-Egress Easement Survey	$950.00	Check #29811
2	Land s End Business Outfitters	SIN14404993	Logo Water Bottles	$2,244.08	Check #29790
3	Colorado Water Congress	54323	Annual Membership Dues- Associate	$500.00	Check #29779
4	Mountain Peak Controls	4399	Live Reading Displays- Install & Material	$1,893.75	Check #29793
5	DTC Print Brokers	2749	Postcards	$115.00	Check #29785
6	Mountain Peak Controls	4394	Plant Level Sensor Replacement	$8,901.00	Check #29793
7	Backflow Secure; Management Secure LLC	899	Backflow Services Program-July	$9,000.00	Check #29773
8	Colorado Mechanical Systems LLC	TM17842	HVAC Troubleshoot	$280.82	Check #29778
9	USA Blue Book	INV01100946	Pressure Data Logger	$639.95	Check #29804
10	Letters Plus	8022	Postcard Printing, Postage & Delivery	$349.58	Check #29791
11	Land s End Business Outfitters	SIN14374390	Logo Apparel	$631.70	Check #29790
12	City of Castle Pines	23315	Monarch Waterline Project-Pay App 8-Schedule B- Final	$74,449.00	Check #29777
13	Mountain Peak Controls	4372	Reclaim Tank Level- Sensor Repair	$720.00	Check #29793
14	Mountain Peak Controls	4371	Various Well Repairs	$1,800.00	Check #29793
15	Mountain Peak Controls	4367	A5 Board Replacement	$1,080.00	Check #29793
16	Core & Main LP	Z327103	Fire Hose & Adaptor	$1,967.00	Check #29782
17	ENLIVE tv Services LLC	0220	CDN & Captioning-July	$6,090.00	Check #29787
18	USA Blue Book	INV01090651	Fire Hose	$3,391.87	Check #29804
19	USA Blue Book	INV01090444	Fire Hose & Adapter	$2,629.70	Check #29804
20	Castle Pines Connection	15908	Full Page Ad	$2,350.00	Check #29774
21	Security Central Inc.	1033348	Fire Alarm Monitoring-7125 Monarch Blvd	$136.29	Check #29799
22	Security Central Inc.	1033347	Fire Alarm Monitoring-7404 Yorkshire Drive	$142.95	Check #29799
23	Comcast Business	001004384321	Ethernet Service-7404 Yorkshire Drive	$815.67	Check #29780
24	Plum Creek Water Reclamation Authority	RCPN0626	Pond 16-Cap Replacement & Reservoir Project Loan	$14,106.61	Check #29794
25	Plum Creek Water Reclamation Authority	CPNMD0626	Wastewater Treatment-June	$64,649.72	Check #29794
26	AIMS Team LLC	CPNMD-2026-01	AIMS & GIS Services-3/4/26 to 7/8/26	$4,480.00	Check #29771
27	Seter, Vander Wall & Mielke, P.C.	89706	Legal Service-June	$24,763.93	Check #29801
28	Jehn Water Consultants Inc.	871.1/7-26	Hock Hocking Share-June	$1,866.88	Check #29789
29	Castle Pines Metro District	78	Happy Canyon Rd-Infrastructure Repair-CPNMD Irrigation Line	$15,000.00	Check #29775
30	Resource Central	6797	Sprinkler Evaluations- June 2026	$1,200.00	Check #29797
31	Distribution System Resources dba DSR	6659	Fire Hydrant Repairs-June	$22,367.11	Check #29783
32	PROWT Law	6629	Legal Services- Water Rights-June	$186.00	Check #29795
33	Utilo LLC	5440	Locate Service-June	$2,575.00	Check #29806
34	Elevated Clarity LLC	501073	Finance & Accounting-June	$26,586.89	Check #29786
35	Mountain Peak Controls	4368	A6 Well Head Repair	$1,080.00	Check #29793
36	Mountain Peak Controls	4366	Reclaim Pump Repair	$540.00	Check #29793
37	Sigler Communications Inc.	36883	Communications Support-June	$5,173.00	Check #29802
38	DTC Print Brokers	2743	Bill Inserts-6/30/26	$795.00	Check #29785
39	Utility Notification Ctr - CO	226060038	Locate Service-June	$195.08	Check #29805
40	Radiation Pros LLC	2045	Sludge Disposal/Tank	$25,096.90	Check #29796
41	Level Engineering and Inspection	2026-06	Contract 17571-Gen Consult, Parcel Transfer & Tank Eval	$16,535.84	Check #29792
42	Jehn Water Consultants Inc.	125.6/7-26	Resume Review-June	$125.00	Check #29789
43	Jehn Water Consultants Inc.	125.1/7-26	General Water Rights-June	$11,562.50	Check #29789
44	Highlands Ranch Water	111780472	Water Delivery-June	$137,505.00	Check #29788
45	Dominion Water and Sanitation District	1116	Water Study- 2/7/26 to 5/8/26	$4,013.68	Check #29784
46	RubinBrown LLP	1114211	2026 Audit Services- thru 6/30/26	$24,500.00	Check #29798
47	Semocor Inc	10256	ORC, WTP & LSs Ops-June	$39,692.70	Check #29800
48	Myers & Sons Construction LLC	0471-10	Filter Beds Rehab-6/1/26 to 6/30/26	$86,184.50	Check #29810
49	USA Blue Book	INV01084730	Tools	$2,750.06	Check #29804
50	USA Blue Book	INV01084605	Fire Hydrant Adapter	$347.85	Check #29804
51	USA Blue Book	INV01084552	Pressure Data Logger	$639.95	Check #29804
52	Core & Main LP	Z172146	Meters & Parts	$477.50	Check #29782
53	COMCAST	8497202420365418	HS Internet-WTP	$644.38	Check #29781
54	Castle Pines Winwater Works Co	197817 01	Water Meter Key	$87.97	Check #29776
55	Distribution System Resources dba DSR	6655	PRV Inspection & Maintenance-Progress Payment #1- Vault B4	$23,280.00	Check #29783
56	Castle Pines Winwater Works Co	197552 01	Tools	$283.36	Check #29776
57	T Lowell Construction Inc	Pay App 6- 26-1511	Lift Station Upgrades, Scope A- Job #2246035*00	$438,024.57	Check #29803
58	Distribution System Resources dba DSR	6654	Hydrant Program-5/16/26 to 6/10/26	$32,048.97	Check #29783
59	Aquanuity Inc.	1662	AquaTwin Water Pro Software License & Annual Support	$24,000.00	Check #29772
			Grand Total	**$1,174,444.31**	

Check Detail Report - Totals by Vendor
July 16, 2026 - August 12, 2026

Item #	Row Labels	Sum of Amount
1	AIMS Team LLC	$4,480.00
2	Aquanuity Inc.	$24,000.00
3	Backflow Secure; Management Secure LLC	$9,000.00
4	Castle Pines Connection	$2,350.00
5	Castle Pines Metro District	$15,000.00
6	Castle Pines Winwater Works Co	$371.33
7	City of Castle Pines	$74,449.00
8	Colorado Mechanical Systems LLC	$280.82
9	Colorado Water Congress	$500.00
10	COMCAST	$644.38
11	Comcast Business	$815.67
12	Core & Main LP	$2,444.50
13	Distribution System Resources dba DSR	$77,696.08
14	Dominion Water and Sanitation District	$4,013.68
15	DTC Print Brokers	$910.00
16	Elevated Clarity LLC	$26,586.89
17	ENLIVE tv Services LLC	$6,090.00
18	Highlands Ranch Water	$137,505.00
19	Jehn Water Consultants Inc.	$13,554.38
20	Land s End Business Outfitters	$2,875.78
21	Letters Plus	$349.58
22	Level Engineering and Inspection	$16,535.84
23	Mountain Peak Controls	$16,014.75
24	Myers & Sons Construction LLC	$86,184.50
25	Plum Creek Water Reclamation Authority	$78,756.33
26	PROWT Law	$186.00
27	Radiation Pros LLC	$25,096.90
28	Resource Central	$1,200.00
29	RubinBrown LLP	$24,500.00
30	Security Central Inc.	$279.24
31	Semocor Inc	$39,692.70
32	Seter, Vander Wall & Mielke, P.C.	$24,763.93
33	Sigler Communications Inc.	$5,173.00
34	T Lowell Construction Inc	$438,024.57
35	TRUE NORTH Surveying & Mapping LLC	$950.00
36	USA Blue Book	$10,399.38
37	Utility Notification Ctr - CO	$195.08
38	Utilo LLC	$2,575.00
	Grand Total	**$1,174,444.31**

Seter, Vander Wall & Mielke, P.C.
ATTORNEYS AT LAW

KIM J. SETER
BARBARA T. VANDER WALL
COLIN B. MIELKE
ELIZABETH A. DAUER
RUSSELL NEWTON
COURTNEY P. INTARA
PAUL J. POLITO
RYAN T. LISTON

MEMORANDUM

TO: Castle Pines North Metropolitan District

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

DATE: August 21, 2026

RE: Legal Status Report for the August 24, 2026 Board Meeting

MATTERS IN PROGRESS

MATTER: INTERCONNECT PUMP STATION SURGE MODIFICATIONS – CONSTRUCTION CONTRACT

Status: Counsel reviewed and revised the construction contract documents for the District's Interconnect Pump Station Surge Modifications project, prepared by the District's project engineer, Level Engineering & Architecture. Counsel reviewed the form of construction agreement together with the instructions to bidders, general and supplementary conditions, and related bid forms, and provided comments to conform the package to the District's standard bidding documents and applicable law.

Counsel's principal comments addressed the insurance and indemnity requirements, including extending the waiver of subrogation to the workers' compensation coverage, requiring additional insured endorsements covering both ongoing and completed operations on a primary and non-contributory basis, and requiring delivery of certificates and endorsements before the Notice to Proceed together with thirty days' advance notice of any cancellation or material change in coverage.

Counsel returned the revised agreement to the project engineer, who has compiled the issued-for-bid contract package for release to prospective bidders. Counsel was then presented the finalized construction contract on August 14, 2026, and returned final comments the same day. Once the District completes the bidding process and selects a contractor, the construction contract will come before the Board for review and award.

Action: None required. The construction contract will be presented to the Board for award following bid opening.

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 will be sending a final schedule of hearings to confirm the service plan amendment, which shall be shared with the board when available.

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 will send the agreement to the City for review upon final approval from District staff.

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.

CASTLE PINES NORTH
METROPOLITAN DISTRICT™

Memorandum

From: Nathan J. Travis
To: CPNMD Board of Directors
Date: 08/24/26
Re: District Manager's Report

AGENDA ITEMS

Water Treatment Plant Update (Agenda Item A)

- 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. The tour will be rescheduled for this spring once the repair is completed and the area is ready for visitors.

Distribution System Condition Update (Agenda Item B)

- 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.

Opportunities for demonstration turf partnership (Agenda Item C)

- Discussion by Rene Santin during board meeting.

ADDITIONAL UPDATES

Stantec Regional Water Supply Study

- We are waiting on the final report, the most recent meeting was re-scheduled due to scheduling conflicts with one of the other utilities involved. Final comments from the utility providers are due September 14th. CPNMD has already submitted comments.

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 $73,612.00 remaining of our $110,000.00 conservation rebate budget. 7,212 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)

Castle Pines Parkway Rehabilitation

- Waterline work for the original scope has been completed. Plans and pricing has been received for the additional scope. The cost for the additional waterline work is **$524,890.00** this is below the CPNMD staff estimate of $700,000. In addition our portion of the roadway work is anticipated to be $275,000 for a total additional expenditure of **$799,890.** The board had previously approved an expenditure of $900,000 for the expanded scope.

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

- The District has agreed to all aspects of the proposed approach, and final pricing has been received and approved by Director Krell. The updated proposal totals $199,270 and includes design support, constructability and value engineering reviews, cost modeling, scheduling, project meetings, tank draining, and additional condition assessment work. The Myers Preconstruction Services Agreement has been approved by legal counsel and executed.

Interconnect Pump Station- Surge System Modifications

- Bids have been received, and we are seeking approval at the August Regular Board Meeting

Filter Rehab Project Update

- We officially have all 6 filters at our treatment plant up and running! Work remains on several items, including safety railing, flooring, HVAC, and control programming. The filters are performing well, with extremely low post-filter turbidity (water clarity). We look forward to hosting an open house at the facility this coming spring.

PCWRA Reuse Pond Project

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

MISCELLANEOUS

Upcoming Time Off

- None planned

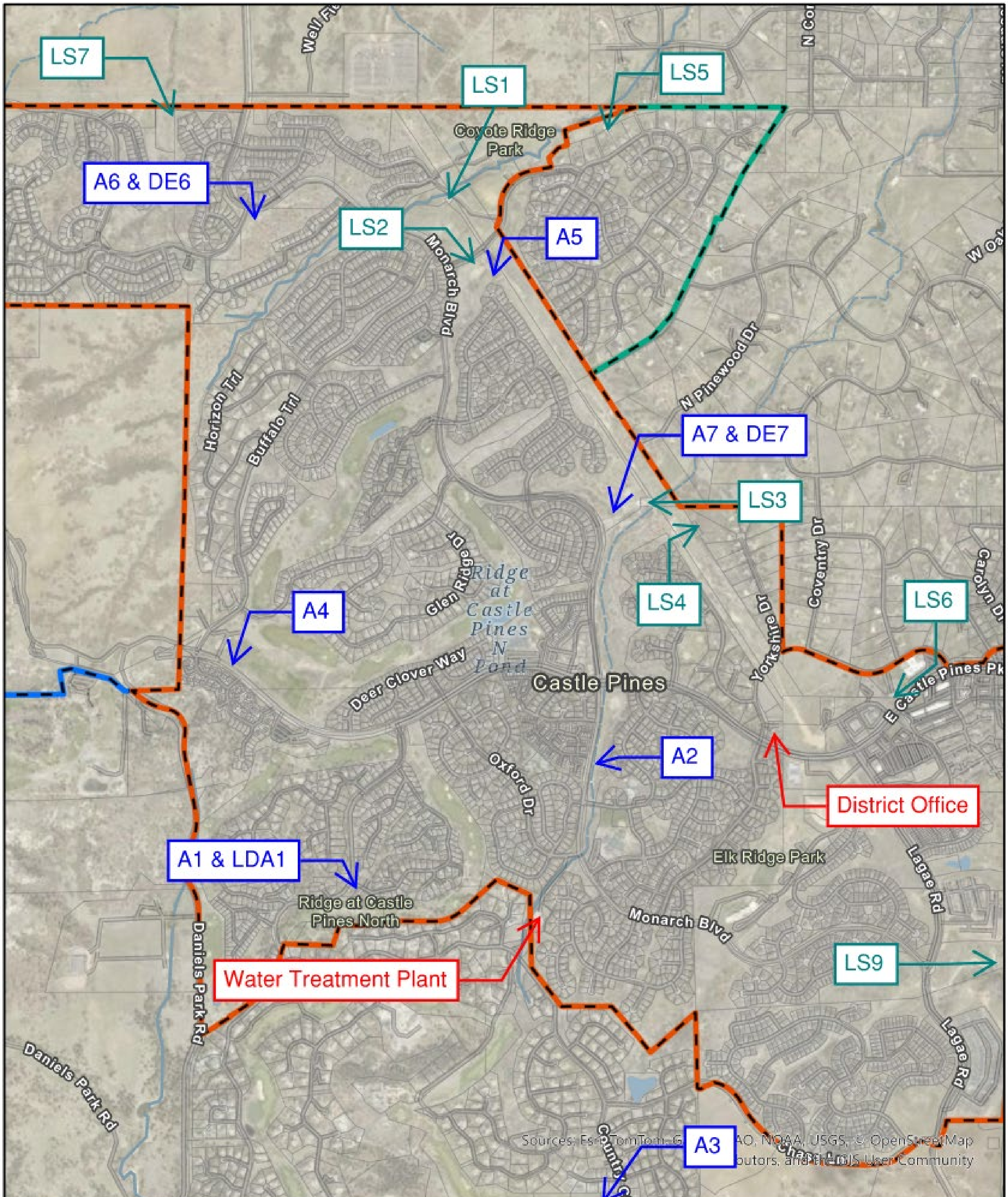
Removed From Prior Monthly Reports

- none

FACILITY STATUS
(map on following page)

Well #	Status		Notes
A1	Good		Replace Soft-Starter- 2027
LDA1	Good		
A2	out of service		Well Failed, Determining Next Steps
A3	Good		Replace Soft-Starter- 2027
A4	Good		
A5	Good		Replace Soft-Starter- 2027
A6	out of service		Well Failed, Equipment Pulled- Awaiting Evaluation
DE6	out of service		Well Failed, Evaluating Electrical Equipment
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



CASTLE PINES NORTH
METROPOLITAN DISTRICT

N
1:27,620

Lift Station
Well Site

PART 7 /// PRECONSTRUCTION SERVICES COSTS

PROPOSAL

CONSTRUCTION MANAGEMENT/GENERAL CONTRACTOR (CMGC) SERVICES FOR THE:

SOUTH TANKS REHABILITATION PROJECT

CASTLE PINES NORTH METROPOLITAN DISTRICT

SUBMITTED ON:
May 18, 2026

SUBMITTED BY:
Myers & Sons Construction, LLC
12700 East 168th Avenue, Brighton, CO 80

PART 7 CONTRACTOR'S PRECONSTRUCTION SERVICES COSTS

	BILL FOX PROJECT MANAGER	JUSTIN REESEE ASSISTANT PM	MARC OSTERTAG PRECON MANAGER	JOSH DEBAKEY SUPER.	GABRIEL CASSATA SAFETY MANAGER	GPRS LINE SCOPING	CORE SOLUTION/ MUELLER TASK DRAINING & PIPE ASSESSMENT	AMOUNT
PRECONSTRUCTION SERVICES								
Hourly Rate	$165.00	$160.00	$160.00	$160.00	$140.00	$285.00	Lump Sum	
Total Hours	76	96	176	120	32	15	N/A	
TOTAL $ PER KEY PERSONNEL	$12,540.00	$14,720.00	$28,160.00	$14,080.00	$4,480.00	$4,275.00	$93,255.00	
Task 1 - South Tank Yard Pipe Location and Condition Assessment	4	8	8	8	2	15	0	$9,055.00
Task 2 - Design Support: Tank Coatings and Quantity Confirmation (2 Tanks)	4	16	16	16	4	0	0	$8,900.00
Task 2 - Design Support: Design Details	4	0	2	0	0	0	0	$980.00
Task 2 - Coatings Workshop	4	4	8	0	0	0	0	$2,580.00
Task 3 - Design Review: 60% and 90% Review & Quantities	4	4	4	4	0	0	0	$2,580.00
Task 3 - Design Review: Risk Register	4	2	4	2	4	0	0	$2,500.00
Task 3 - Design Review: Constructability & Value Engineering (60% and 90%)	4	8	8	4	0	0	0	$3,860.00
Task 4 - Cost Model & Construction Planning: Baseline Cost Model (60%)	2	2	24	2	0	0	0	$4,810.00
Task 4 - Cost Model & Construction Planning: Updated Cost Model (90%)	4	4	24	4	0	0	0	$5,780.00
Task 4 - Cost Model & Construction Planning: Plan Development	4	4	16	4	4	0	0	$5,060.00
Task 5 - GMP Proposal: Development of Proposal including Attachment 1-10	4	4	24	4	0	0	0	$5,780.00
Task 6 - Schedule: Baseline CPM	2	4	4	4	0	0	0	$2,250.00
Task 6 - Schedule: Updates CPM Schedule at 60% and 90%	2	2	4	2	0	0	0	$1,610.00
Task 7 - Meetings: Kickoff Meeting (assumed 4 hours)	2	2	2	2	2	0	0	$1,570.00
Task 7 - Meetings: Check In Meetings, 2x/month, June-January (16x)	16	16	16	16	16	0	0	$12,560.00
Task 7 - Meetings: Value Engineering	4	4	4	4	0	0	0	$2,580.00
Task 8 - District Directed Allowances: Tank Draining	4	4	0	4	0	0	$16,295.00	$18,235.00
Task 8 - District Directed Allowances: Additional Pipe Acoustic Assessment	4	4	8	8	0	0	$76,960.00	$80,820.00
Task 8 - District Directed Allowances: Potholing Services (Hydrovac)	0	4	0	32	0	0	$22,000.00	$27,760.00
Total Cost for CMGC Preconstruction Services								**$199,270.00**

DESCRIPTION	%
Construction Phase Fee	10%
GENERAL CONDITIONS*	
Bonds	0.9%
Insurance	2%
Builders Risk Premium	0.65%

*: The general condition percentages below are fixed. Our indirect costs (project staff, office costs, etc.) will be estimated in open book format during preconstruction

SUBCONTRACTOR, MATERIAL, AND EQUIPMENT COSTS

We have identified no material or equipment costs for the preconstruction phase. Labor and equipment rates will be brought in for the construction phase.

CONTINGENCIES

Myers does not propose any contingency for the preconstruction phase. Contingency will be brought in for the construction phase.

August 19, 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 August 24, 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, led by Mountain Peak Controls, is ongoing. HVAC demolition is complete and installation is partially complete. Remaining punchlist items are primarily associated with approved scope additions, including HVAC, painting, and miscellaneous repairs, with completion efforts being coordinated by the project team.

- South Water Tanks Rehabilitation – Myers & Sons was awarded the CMGC contract for the South Tanks Rehabilitation work. Final contract negotiations and execution are taking place. Kennedy Jenks completed 60% plans and specifications, which were submitted to CPN and Myers & Sons on 8/3/2026.

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 is currently being 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.

  Plan set B – Lift Stations 3, 4, 6, and 7. GSE continues to send material submittals and RFIs for review by KJ.

- 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 has constructed and tested 98% of the water line in Castle Pines Pkwy, west of Monarch. They are completing lateral tie-ins. KJ designed an additional section of water line replacement between Forest Park Drive and the booster station. HEI provided pricing for this additional scope.

  HEI constructed the 12”, 16”, and 20” water line segments in the intersection. They are installing new valves in Monarch, south of Castle Pines Pkwy. The District has been communicating with residents about planned water outages needed to install the valves.

- 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 bid opening took place on August 18. We received 6 bids from qualified contractors, and Diaz Construction was the low bidder at $194,482. KJ is recommending that the Board award the project to Diaz Construction.

- 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 of approximately 12-15 locations to determination pipe condition. The assessments will help determine if these mains should be included in the 10-year CIP. KJ will be present onsite when the waterlines are exposed. KJ will wait for the completion of these assessments before finalizing the Memo and 10-Year CIP. The District would like to have the condition assessment and CIP completed by October 1st.

- District-Wide Security Project – The report associated with the EPA 2026 Risk and Resiliency Assessment (signed in June) is in the process of internal review to be submitted to the District shortly. The Emergency Response Plan update is ongoing and will be delivered later this year.

- 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.

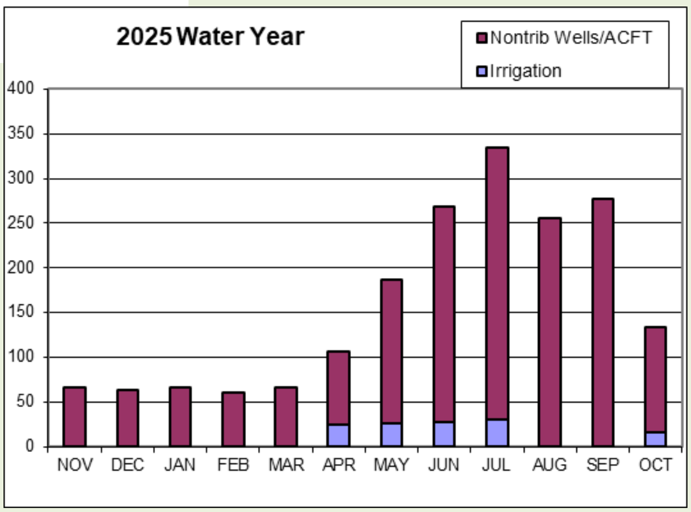
Castle Pines North Systems Report
July 2026

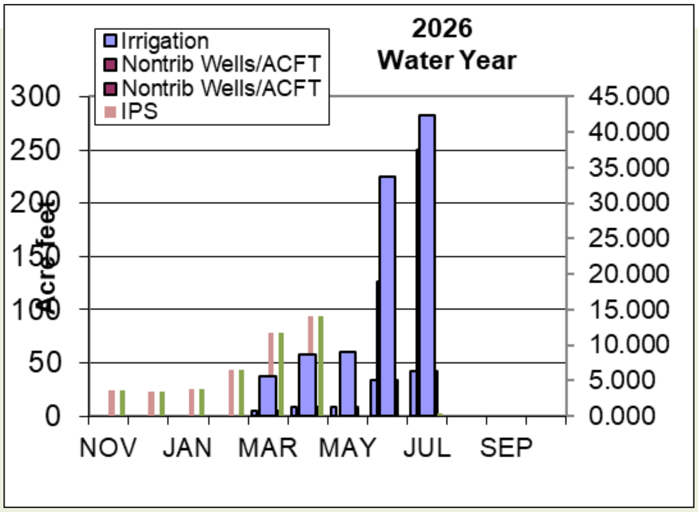
Presented by:

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

Water Treatment

		Jul-25	Jul-26	
LDA-1	1	0.030	4.067	Normal Operation/To Irrigation
Reuse	2	10.000	9.74	Normal Operation/To Irrigation
A-1	3	0.000	0.02	Normal Operation
A-2	4	12.830	18.94	Normal Operation **off line**
A-3	4	11.540	14.12	Normal Operation
A-4	1	21.33	14.42	Normal Operation
A-5	1	11.640	14.41	Normal Operation
A-6	2	8.94	0.00	Normal Operation **off line**
DE-6	1	2.230	0.49	Normal Operation **weak pump and motor**
A-7	1	23.970	13.49	Normal Operation
DE-7	2	6.670	5.50	Normal Operation
Total MG/Month		**99.152**	**81.390**	***LDA-1 and Reuse not into plant.***
Gallons/day		**3,305,067**	**2,625,484**	
Monthly Precipitation		**1.50**	**3.03**	
Water YTD Precipitation		**10.88**	**9.80**	
Total MG/Water Year		*807.402*	*133.330*	***Water Year is from 11-1-2023 through 10-31-2026***





YTD 9% Irrigation used

YTD 15% Irrigation used

Water treatment Plant – 81,390,000 gallons/month and the Daily Avg. = 52.5%, maximum day demand = 75.12% of capacity.

Distribution System- July. 2026

All Water Samples taken for July are good.

IPS Pipeline – Transferred 22.00 MG in July-Normal Operation
(2026 water YTD transfer is 361.00 gallons to the district.)

Water Tanks – Normal Operation

Serena Drive PRV – Normal Operation

Monarch Blvd PRV – Normal Operation

Hidden point PRV – Normal Operation

Zone 4 BPS – Normal Operation.

Meter Readings – Normal Operation

Fire Hydrants – Normal Operation

Water Mains – Monarch pipeline and adding valves Normal Operation

Miscellaneous

Generators Water plant new batteries, and all generators annual maintenance completed Normal Operation

Work Orders – 0

Failed Inspections – 0.

Emergency call outs - 12

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 – 1.

Extra work-

Collection System

Lift stations work is under way.

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

All Maintenance completed on lift stations.

Lift station # 1 - Normal Operation

Lift station # 2 -Normal Operation

Lift station # 3 Normal Operation

Lift station vs. 4 -Normal Operation

Lift station # 5 New vacuum pumps –Normal Operation

Lift station # 6 Normal Operation

Lift station #7 -Normal Operation

Lagae LS – Normal Operation