

EXHIBIT A
SCHEDULE OF FEES AND CHARGES

Adopted and Approved
December 5, 2023

All System Development Fees, Fees and Charges set forth herein as effective as of January 1, 2024.

SYSTEM DEVELOPMENT FEE (All Developments Other than Hayesmount Estates, Homestead Heights II (aka Country Club Ranchettes) and Ridgeview Estates) \$ 14,760

This fee is a one-time contribution per single-family residential equivalent unit (“EQR”) required of new Customers (or existing Customers having change of use) to be used for capital investment in Regional Facilities and the organization of the District. Regional Facilities shall include the wells, treatment (including the water treatment facility and two evaporation ponds), storage, transmission, mechanical and electrical components, instrumentation and control components constructed, installed and/or acquired by the District on or before September 5, 2017. Regional Facilities shall not include site specific infrastructure or facilities or transmission lines extending from the Regional Facilities to a subdivision. The System Development Fee shall be due within five (5) business days of the first to occur of the following: 1) transfer of a lot from the Original Developer¹ to a subsequent Developer or End User²; or 2) the issuance of a building permit by the County for each lot.

Fees for the following tap sizes will be calculated at the stated EQR values multiplied by the SDF amount stated above:

¾” Size	1 EQR
1” Size	1.67 EQR
1½” Size	3.33 EQR
2” Size	6.67 EQR
3” Size	16.67 EQR
4” Size	33.33 EQR
Larger than 4”	As Determined by District

SYSTEM DEVELOPMENT FEE (Hayesmount Estates)

\$ 25,560

The System Development Fee for Hayesmount Estates is a one-time contribution per single-family residential equivalent unit (“EQR”) required of new Customers (or existing Customers having change of use) to be used for capital investment in Regional Facilities and the organization of the District. Regional Facilities for Hayesmount Estates shall include wells, treatment (including the water treatment facility and current/future concentrate evaporation ponds), water storage tanks, transmission, mechanical and electrical components, and instrumentation and control components constructed, installed, acquired, or planned by the District for its public water system. Regional Facilities for Hayesmount Estates shall not include site specific infrastructure (i.e. distribution

¹ “Original Developer” means the owner of the lot as of December 7, 2021.

² “End User” means any third-party homeowner or tenant of any homeowner occupying or intending to occupy a Residential Unit. A “Residential Unit” means each single family attached and single family detached residential dwelling unit (including, without limitation, condominiums, townhomes, paired homes, rowhouses, duplexes and any other attached and detached single family dwelling units) located within the District.

system improvements (waterlines)) within the subdivision or connected to another subdivision's infrastructure (waterlines). The System Development Fee shall be due within five (5) business days of the first to occur of the following: 1) transfer of a lot from the Original Developer¹ to a subsequent Developer or End User²; or 2) the issuance of a building permit by the County for each lot.

Fees for the following tap sizes will be calculated at the stated EQR values multiplied by the SDF amount stated above:

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2" Size	6.67 EQR
3" Size	16.67 EQR
4" Size	33.33 EQR
Larger than 4"	As Determined by District

SYSTEM DEVELOPMENT FEE (Homestead Heights II (a/k/a Country Club Ranchettes)

\$ 34,000

The System Development Fee for Homestead Heights II (a/k/a Country Club Ranchettes) is a one-time contribution per single-family residential equivalent unit ("EQR") required of new Customers (or existing Customers having change of use) to be used for capital investment in Regional Facilities and the organization of the District. Regional Facilities for Homestead Heights II (a/k/a Country Club Ranchettes) shall include wells, treatment (including the water treatment facility and current/future concentrate evaporation ponds), water storage tanks, transmission, mechanical and electrical components, and instrumentation and control components constructed, installed, acquired, or planned by the District for its public water system. Regional Facilities for Homestead Heights II (a/k/a Country Club Ranchettes) shall not include site specific infrastructure (i.e. distribution system improvements (waterlines)) within the subdivision or connected to another subdivision's infrastructure (waterlines). The System Development Fee shall be due within five (5) business days of the first to occur of the following: 1) transfer of a lot from the Original Developer¹ to a subsequent Developer or End User²; or 2) the issuance of a building permit by the County for each lot.

Fees for the following tap sizes will be calculated at the stated EQR values multiplied by the SDF amount stated above:

¾" Size	1 EQR
1" Size	1.67 EQR
1½" Size	3.33 EQR
2" Size	6.67 EQR
3" Size	16.67 EQR
4" Size	33.33 EQR
Larger than 4"	As Determined by District

SYSTEM DEVELOPMENT FEE (Ridgeview Estates)

\$ 26,280

The System Development Fee for Ridgeview Estates is a one-time contribution per single-family residential equivalent unit (“EQR”) required of new Customers (or existing Customers having change of use) to be used for capital investment in Regional Facilities and the organization of the District. Regional Facilities for Ridgeview Estates shall include wells, treatment (including the water treatment facility and current/future concentrate evaporation ponds), water storage tanks, transmission, mechanical and electrical components, and instrumentation and control components constructed, installed, acquired, or planned by the District for its public water system. Regional Facilities for Ridgeview Estates shall not include site specific infrastructure (i.e. distribution system improvements (waterlines)) within the subdivision or connected to another subdivision’s infrastructure (waterlines). The System Development Fee shall be due within five (5) business days of the first to occur of the following: 1) transfer of a lot from the Original Developer¹ to a subsequent Developer or End User²; or 2) the issuance of a building permit by the County for each lot.

Fees for the following tap sizes will be calculated at the stated EQR values multiplied by the SDF amount stated above:

¾” Size	1 EQR
1” Size	1.67 EQR
1½” Size	3.33 EQR
2” Size	6.67 EQR
3” Size	16.67 EQR
4” Size	33.33 EQR
Larger than 4”	As Determined by District

TAP INSPECTION FEE

\$150

This fee is intended to cover the cost of the District’s inspection of the physical tap and of the Customer’s Service Line, entering the tap location on the District’s as-built drawing set, and other ancillary services needed in connection with a new tap.

MONTHLY WATER SERVICE CHARGES

Base Rate (0 gallons)	\$ 60.00 flat rate
40,000 gallons	\$ 6.00 per 1,000 gals.
40,001 + gallons	\$ 12.20 per 1,000 gals.

LATE CHARGE

\$ 15.00

RENEWABLE WATER RESOURCE FEE

Meter Size	SFE	GPM	Fee*
5/8 & ¾	0.67	20	\$9,936
¾	1	30	\$14,830

1"	1.67	50	\$24,766
1.5"	3.33	100	\$49,384
2"	6.67	200	\$98,916
3"	16.67	500	\$247,216
4"	33.33	1000	\$494,284
6"	66.67	2000	\$988,716

*Fee structure based on Town of Castle Rock Municipal Code, 2012 Renewable Water Resource Fees, Chapter 4.04, Water Dedication Code.

Credit against the renewable water resource fee may be granted in consideration of the dedication of tributary water or surface water rights on such terms and conditions acceptable to the District Board.

Payment of the renewable water resource fee shall be assessed in accordance with the schedule of rates in effect as of the date of inclusion. Payment of the renewable water resource fee shall be a condition to issuance of the issuance of a water tap.

AVAILABILITY OF SERVICE CHARGE

50% of Monthly Water Service Charge
Base Rate

Assessed on each parcel of land established by a recorded final subdivision plat located within the District's boundaries and where the lot line of which is located within one hundred feet (100') of a water line which is installed and ready for connection. Charge assessed and due on same schedule as Monthly Water Service Charge.

INSPECTION FEES

Service Line / Meter Pit Inspection	\$	180.00
Meter Installation	\$	180.00
Other Inspection	\$	180.00

REINSPECTION FEE OR RETURN VISIT FEE \$ 180.00

METER COST

Current cost to District

WATER TURN ON/TURN OFF

\$ 90.00 each on/off
(Customer Requested)

MISCELLANEOUS FEES:

CONSTRUCTION WATER FEE

\$ 50.00 / month

District shall make construction water available to homebuilders, from the date a building permit is pulled until a meter is installed at a flat monthly rate.

FIRE HYDRANT METER FEES

Meter Assembly Rental Deposit	\$ 2,000.00 (refundable)
Monthly Fee	\$ 10.00 / 1,000 gallons

FORMAL INCLUSION HEARING FEE

\$ 1,000.00 / application fee

Plus all costs of publication of notices and engineering, management and attorneys; fees incurred by District in processing the inclusion.

INCLUSION FEE

Initial Deposit	\$ 10,000.00
	Non-refundable
Incremental Refundable Deposits of	\$ 5,000.00

For actual time and expenses incurred over the \$10,000 initial deposit, including but not limited to costs of publication of notices and engineering, management and attorneys' fees.

TRANSFER OF SERVICE FEE

\$ 175.00/occurrence

Fee due and owing upon transfer of account from one responsible party and/or account holder to another.

PLAN REVIEW FEES

Actual Time and expenses incurred by District	\$ 1,500.00 / minimum fee
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PENALTY FEES / FINES:

Excavation During Non-Excavation Period - Bond \$ 5,000.00

December 1 through March 31 of each year. The District may adjust the no-excavation period based on actual weather conditions. The bond is security for repairs which may be required due to damage to the District's existing facilities.

Installation of any non-metered device \$ 2,000.00 / occurrence

Installation of any device (i.e., "jumper") to allow for circumvention of the District's monitoring or delivery systems shall constitute unauthorized tampering and the use of the District water system shall be subject to a penalty fee. Such fines shall, until paid, constitute a lien upon the subject property, pursuant to Section 32-1-1001, C.R.S.

Irrigating with Domestic Water³ - First Offense \$ 1,000.00

Irrigating with Domestic Water³ - Second Offense \$ 2,000.00
& Flow Restrictor will be installed

³ In a dual domestic and irrigation water service area.

Irrigating with Domestic Water³ - Disconnection of Service. Service not to be reinstated until all fees, including penalties, are paid in full.

Failure to Possess Rules and Regulations \$ 1,000.00 / occurrence

Failure to purchase and/or have a copy of the Greatrock North Water and Sanitation District Rules and Regulations, and updates, and approved construction plans on site during construction.

Occupation of Building Prior to Meter Set \$ 1,000.00

Repair of Broken or Damaged Water Meters, Meter Pits and Curb Stop Boxes 100%⁴

Plus any management and attorneys' fees incurred to collect associated costs.

Unauthorized Tampering with District systems or meters: \$ 2,000.00 / incident

Plus actual cost of damage, expense, and loss.

Unauthorized Connection Fee 2 x the current SDF

Plus actual cost of damage, expense, and loss, legal fees, and any other costs incurred in the filing of criminal charges.

⁴ A) If a Customer damages or breaks their water meter, the Customer shall pay 100% of the associated costs for the repair and/or replacement of the water meters, meter pits and curb stop boxes.

B) The District will notify the Customer of the broken or damaged water meters, meter pits and curb stop boxes and the costs of repair and/or replacement. A copy of the invoice for the work will be included with the notice. The Customer will reimburse the costs to the District within thirty (30) days of receipt of the notice.

C) If reimbursement is not received by the District within thirty (30) days of the notice, the costs will be added as a charge to the Customer's water bill for the next billing cycle.