



CITY MANAGER'S
PROPOSED 2027 ANNUAL BUDGET

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Budget Message

September 30, 2026

Dear Mayor Engerman, Members of the City Council, and Citizens of the City of Castle Pines,

This year's financial plan implements City Council's established goals as envisioned with the latest strategic plan. The strategic plan is a working, living document that reflects the policy direction of the City Council. Each year, a budget policy retreat is held to review strategic projects planned for the upcoming years. and provide staff direction towards implementation of the strategic plan for the upcoming year's budget. The primary purpose of the annual budget retreat is to obtain Council policy direction of the planned strategic projects for the upcoming year. Purposefully, the discussion does not detail dollar amounts or required staff hours but seeks affirmation of what projects City Council wants to see move forward.

At this year's budget policy retreat, staff received Council's policy direction to move forward with the strategic project list planned for 2027. I am pleased to say that the proposed 2027 Annual Budget submitted for your consideration implements the strategic projects as discussed during this year's budget retreat.

In addition to being mindful of the strategic project list, the proposed budget is a financial plan that will provide all services and amenities that the City Council and staff strive to maintain year after year. The budget was developed by maintaining conservative forecasting, adhering to the City's reserve policy, and is balanced in all funds.

2026-2027 STRATEGIC PLAN ALIGNMENT

SAFE AND SUSTAINABLE INFRASTRUCTURE

With \$16 million in roadway capital improvements, the 2026 budget marked the greatest single-year amount budgeted for the City's transportation network to date. This year's proposed budget exceeds that with an additional commitment of \$22 million.

Leading this commitment is the multi-year Happy Canyon/I-25 Interchange project, an expanded and reconfigured intersection of an aged bridge. The 2027 budget increases the budgeted amount by \$11 million and another \$16 million is planned in 2028, which would bring the total construction budget to \$39 million. As a regional transportation effort, planned funding for the project comes from Douglas County, Colorado Department of Transportation, and the North Canyons and Castle Pines Town Center developments.

Although second in terms of dollar amount, but equally significant in accomplishment proposed funding towards the multi-year Road Solutions Plan. The 2027 budget proposes investing \$7.4 million to go towards three more phases identified within the Plan: Monarch Road from Castle Pines Parkway to Shoreham Circle (\$3,000,000); Castle Pines Parkway from Forest Park Drive to Pine Ridge Trail, including the Buffalo Trail roundabout (\$2,400,000); and Castle Pines Parkway from Village Square Drive to Beverly Boulevard (\$2,000,000). The Monarch Road project is split evenly over two years with another \$3.0 million planned for 2028. Completing these three phases will complete the Roads Solution Plan, a long-term roadway infrastructure investment in the major corridors through the City. In 2021, the estimated cost of the entire Plan was \$39 million, and it would take 13 years to complete. With the expected completion of the final phase in 2028, the total cost will be \$34 million, and the plan will be done 5 years sooner.

The budget includes \$3.5 million proposed for the annual Pavement Maintenance Program, which ensures that local streets are maintained and improved in a manner consistent with the pavement condition index (PCI) supported by City Council. Maintaining a citywide PCI rating of 80 is a proactive investment in pavement maintenance that is essential in preserving the City's most valuable infrastructure asset. This benchmark guides both near-term maintenance and long-term capital planning, ensuring that Castle Pines' transportation system remains safe, reliable, and financially sustainable.

The proposed budget requests funding for a new Engineering Inspector position. Currently, the work is contracted out and bringing the position in-house would significantly reduce the outsourced cost while enhancing service levels with increased first-hand knowledge of and care for the community.

Finally, the 2027 budget includes stormwater infrastructure improvements, including a \$500,000 contribution to the Mile High Flood District for work on Spring Tributary at Lagae Road. In 2025 and 2026, the City contributed over \$1.5 million for work on Happy Canyon Tributary. Additionally, another drainage improvement in the community is to South Newlin Gulch. The improvement is required by Mile High Flood District as part of North Canyons development. This project will require staff time but funded entirely by the developer.

A SENSE OF PLACE

The 2027 budget proposes at least \$2.0 million that strategically enhances and maintains the City's Sense of Place identity. As capital improvements budgeted in 2026 for Coyote Ridge Park continue (\$8.7 million), a total of \$1.1 million is proposed in 2027 for capital projects. In the Parks and Recreation Fund, the budget request includes capital funding for design and construction of an open-air pavilion with an accompanying parking lot just north of the newly

renovated Community Center (\$500,000). In addition, the budget proposes capital funding for gateway monumentation at the City's western entrance on Castle Pines Parkway building upon previous gateway investments as identified in the City's Gateway and Wayfinding Plan (\$600,000).

The proposed budget requests funding for two new positions: Planner II and Parks Foreman. Both positions will enhance the sense of place, the Planner II position by its contribution to shaping how the community looks and feels as it grows and the Parks Foreman position by providing dedicated maintenance to spaces our residents continue to enjoy. Land development activity is increasing in the Canyons, including the community benefit zone, and an added Planner II position will provide needed assistance to the already taxed Community Development staff. With more parks coming online this year from the Canyons development, nearly doubling the City's responsibility in terms of park acreage, a second Parks Foreman position is needed to ensure that our parks are maintained at the same level as the parks we already maintain.

The Trails Master Plan was adopted in 2020 as the City's first comprehensive trail planning document. The 2027 budget requests \$90,000 to create an updated plan that will consider the City's significant growth since 2020, refresh trail inventory, incorporate new connections, and ensure that the updated document will serve as an accurate and actionable guide for future capital decisions. The budget also includes plans for another year of events that the community currently enjoys.

In 2027, staff will analyze bringing recreational programs in-house, long supported by community surveys, planning documents, and Council strategic goals. Recreational programming has been available to Castle Pines residents but has historically been provided by private organizations. The results of what recreational programming will consist of will be discussed with City Council and will include the programs that could be provided, necessary staffing, fee structure, and total cost.

Finally, a unique ZIP code for Castle Pines continues to get close to the finish line. When successful, this will strengthen community identity, improve service delivery, enhance revenue collections, and distinguish Castle Pines within the region.

VIBRANT AND HEALTHY ECONOMIC DEVELOPMENT

The 2026 budget included funding for a consultant to create an Economic Development Strategic Plan as the City's policy guide for shaping commercial growth, public investment, partnerships, and economic development work. City Council approved the plan in August by resolution. Six primary considerations were recommended in the plan: west side infrastructure and long-term positioning; public space framework and design expectations;

responsive and policy-driven City role; economic development metrics and benchmarking; civic spaces as catalysts for investment; and branding and positioning strategy. The Plan provides a realistic five-year strategic framework with actionable implementation steps. Steps in 2027 may require staff time and consultant services. The budget includes \$50,000 for possible consultant engagement beyond what will be accomplished with the update of the City's Unified Land Development Code (ULDC) and Design Guidelines.

Platting is expected to occur in the Community Benefit Zone, which is within The Canyons Planned Development. This will go a long way toward advancing the City's goal of attracting uses that deliver quantifiable public benefits that strengthen the City's long-term economic sustainability. Similarly, east side commercial/mixed use platting in PA-2 is expected to be completed in 2026 and this will open opportunity for further economic development.

At the 2026 budget retreat, City Council expressed interest in exploring lodging tax and admissions tax. Staff will conduct research and analysis for Council consideration for placing one or both measures on the 2027 election ballot. These two issues were previously explored in 2022 for a potential election in 2023 among other potential new taxes. Ultimately, City Council decided to not ask voters for a lodging tax or admissions tax and only ask for a property tax restricted to parks and recreation purposes and a sales/use tax restricted to roads. The 2022 study found that lodging tax revenue in other cities is restricted to specific purposes; such as, promotion of the city, tourism, economic development, and special events, to name a few. Similarly, the use of admissions tax revenue could be restricted.

In addition, the City will continue to support the Castle Pines Urban Renewal Authority (URA) as a vehicle for redevelopment and reinvestment opportunities. Possibly occurring later this year or in 2027, the property owner of privately-owned commercial streets, Village Square Terrace and Village Square Drive, is interested in transferring these streets to the City. When the transfer occurs, the City would seek to repair the streets and bring them up to the City's standards, via the URA, at a currently estimated cost of \$600,000. The owner of Village Square is looking at improvements to this commercial area that we anticipate may be the first project to come forward and funded by the URA.

GREAT GOVERNMENT

The 2027 budget continues the City's commitment to fiscal stewardship, organizational excellence, and transparent governance. The General Fund is balanced, maintains compliance with the City's 25 percent reserve policy, and reflects conservative revenue forecasting to ensure resiliency during uncertain economic conditions.

Castle Pines remains one of the smallest employee-based municipal organizations in Colorado when compared to peer cities, relying on a contract-based model rather than a large

employee workforce. Yet, despite its size, the City consistently accomplishes much, delivering high-quality services and advancing major capital projects with efficiency and accountability. Recognizing the importance of supporting this lean but high-performing structure, the first policy question for Council each year remains employee compensation.

The 2026 budget included funding for an outsourced comprehensive compensation study. The report from the study is in final draft stages and will be reviewed with Councilmembers Blue and Eubanks. Following the review, the study results and recommended action will be presented to City Council for discussion and approval. The 2027 proposed budget uses the recommended salary range midpoint determined by the study and continues the compensation philosophy for employee compa-ratio placement within the range based on the employees' years of service and successful performance.

Although budgeted in 2026, work on the ULDC and the Comprehensive Plan update continue into 2027 and will go a long way toward completing two foundational planning tools that will provide clarity and direction for development decisions in Castle Pines for the future.

In 2026, implementation of a single software system (ERP), OpenGov, began and replaces individual (siloed) financial, permitting, and asset management software. The software will become fully functional in 2027, giving the City a single, integrated platform that enhances operational efficiency, strengthens financial oversight, and improves transparency, all core tenets of Great Government.

The budget proposes hiring a consultant to facilitate documentation of Standard Operating Procedures across all departments. Creating or updating City manuals and policies will produce effective and efficient local government services, ensuring institutional knowledge is preserved and consistently applied regardless of staff changes.

Mentioned as part of the other strategic key focus areas, the Planner II, Parks Foreman, and Engineering Inspector positions also serve to meet this key focus area, as well.

Together, the four strategic key focus areas ensure that the City's financial resources are aligned with Council's vision and community priorities, providing both a near-term roadmap for 2027 and a foundation for long-term success:

- **SAFE AND SUSTAINABLE INFRASTRUCTURE** – advancing major roadway improvements, continuing the Road Solutions Plan, investing in the pavement maintenance program, supporting stormwater infrastructure improvements, and adding a position that directly contributes to safe and sustainable infrastructure.

- **A SENSE OF PLACE** – enhancing community identity through parks, events, and gateways, adding positions that directly contribute to a community’s sense of place, and continuing pursuit of a unique ZIP code for Castle Pines.
- **VIBRANT AND HEALTHY ECONOMIC DEVELOPMENT** – implementing recommendations of the Economic Development Strategic Plan, supporting development that will enhance economic development, exploring revenue diversification for general or restricted use purposes, and supporting the URA.
- **GREAT GOVERNMENT** – maintaining fiscal stewardship with adherence to a healthy reserve policy, investing in employee compensation, improving use of technology, creation of standard operating procedures, and modernizing codes and planning tools.

POLICY QUESTIONS

Each year, to advance major strategic priorities, the budget submittal includes a set of policy questions for Council consideration. Many of this year’s policy questions stem from the strategic projects discussed at the budget policy retreat. At the retreat, Council indicated its interest in moving forward with these projects, but costs were not presented or considered at that time. These projects are now brought forward as policy questions, with associated costs, so Council can make an informed funding decision.

A summary of the policy questions is below. Full details, including the proposed funding amounts, applicable funds, and narrative explanations, are provided in the Policy Question section of the budget.

1. Does City Council support keeping employee compensation in line with the City’s compensation philosophy to include implementing the results of the externally prepared compensation study?
2. Does City Council support adding a Planner II position?
3. Does City Council support adding a Parks Foreman position?
4. Does City Council support adding an Engineering Inspector position?
5. Does City Council support continued work on the Road Solutions Plan with improvements to Castle Pines Parkway from Village Square Dr. to Beverly Blvd.?
6. Does City Council support continued work on the Road Solutions Plan with improvements to Castle Pines Parkway from Forest Park Dr. to Pine Ridge Trail?
7. Does City Council support continued work on the Road Solutions Plan with improvements to Monarch Blvd from Castle Pines Parkway to Shoreham Circle?
8. Does City Council support funding the pavement maintenance program consistent with the PCI target of 80?

9. Does City Council affirm its continuing support for construction of the multi-year Happy Canyon Road/I-25 interchange project?
10. Does City Council support park capital improvements with priorities shaped by the PRAB?
11. Does City Council support continuing investment in gateway monumentation that will enhance the City's community identity?
12. Does City Council support continuing the City's multi-year investment in stormwater infrastructure, including a contribution in 2027 to the Mile High Flood District for improvements to Spring Tributary at Lagae Road?

KEY HIGHLIGHTS

GENERAL FUND

- The proposed 2027 budget projects an ending fund balance of \$2.1 million, equal to 25% of operating expenditures, in full compliance with the City's reserve policy and ensuring continued financial resiliency.
- Revenues are forecast at \$13.8 million, a 2.5% decrease from the 2026 budget of \$14.2 million. The primary cause of this decline is lower building permit-related revenues as new home construction slows. However, for 2026, stronger than expected sales and construction use tax revenues lead to 6.4% increase in the total year-end revenue projection.
- Expenditures total \$8.2 million, a 5.6% increase over the adopted 2026 budget, while year-end projections are 6.3% greater than the adopted budget. Several things contribute to this variance: building permit fee revenue is greater than expected and building services expenditures directly correlate with the revenue; the cost of the ULDC update and Comprehensive Plan update increased due to project scope changes exceeding the budgeted amount (City Council approved the contracts); and, development review of the proposed Crowsnest annexation was not anticipated and unbudgeted. A supplemental appropriation will be requested at year-end, if needed.
 - Software ERP system - Funding for a grant module to be added to the recently purchased OpenGov ERP system. *City Manager's Office - \$35,000 (covers implementation and first year support).*
 - Wildfire Mitigation Contributions - Funding to continue providing grants to HOAs and residents to assist them with efforts to reduce wildfire risk in alignment with the Castle Pines Wildfire Mitigation Plan. *Interdepartmental - \$30,000.*
 - Community Center - Funding for Community Center Maintenance moved to the General Fund now that the majority use is for City Council meetings and for use by Castle Pines North Metro District. Costs include utilities, snow removal, landscape and facility maintenance. Staff will analyze use of the facility for park operations and allocate those costs to the Parks and Recreation Fund. *Community Center - \$294,000*

- Community Events - Funding continues the strong momentum of Castle Pines' community events program, building on the success of past years. With funding dedicated to seasonal celebrations and family-friendly activities, residents will enjoy opportunities throughout the year to connect, celebrate, and strengthen the sense of community that defines Castle Pines. *Community Events - \$522,000.*
- Transfer to the Capital Improvements Fund - Funding to support major transportation projects and other priority capital improvements. The transfer represents the funds available after supporting all General Fund operations and maintaining a 25% reserve, consistent with the policy established by City Council. *Transfers Out - \$10,300,000.*

PARKS AND RECREATION FUND

- The proposed 2027 budget projects an ending fund balance of \$2.2 million, equal to 40% of operating expenditures, in full compliance with the City's reserve policy. Staff is recommending that the fund balance remains at this level in anticipation of future capital improvements to Soaring Hawk Park.
- By late 2026, it is expected that the final property transfers to the City of all parks and open spaces located within city will be completed and the City will be responsible for all operations, maintenance, and capital expenditures for all parks and open spaces located in the City. In 2026, parks in the Canyons development were still maintained by the Metro District pending the parcel transfers of these properties to the City. Meanwhile, the City reimbursed the district for those expenditures.
- The fund is supported entirely by the voter-approved 12-mill property tax, now providing a stable and sustainable revenue source projected at \$5.36 million, a 2.7% increase over 2026.
- Total expenditures are \$5.8 million and relatively flat compared to 2026. With nearly one full year of park operations and maintenance, staff is gaining experience on the costs of maintaining City parks. In 2027, that experience will grow with it being the second year of operations and with the City's direct responsibility of maintaining parks transferred to the City in late 2026.

ROADS FUND

- The proposed 2027 budget projects an ending fund balance of \$973,000 (25%), in compliance with the City's reserve policy.
- Revenues are projected at \$5.6 million, relatively unchanged from 2026. The Roads Fund is supported by the dedicated 1% sales and use tax, intergovernmental revenues, and Douglas County shareback funding.
- Expenditures total \$3.9 million, and an additional \$2.7 million is transferred to the Capital Improvements Fund for roadway projects.

CAPITAL IMPROVEMENTS FUND

- With a \$16 million beginning fund balance, proposed revenues and transfers at \$25 million and capital expenditures at \$30 million, the proposed 2027 budget will end with an \$11 million fund balance. The fund balance remains at this level in anticipation of future capital improvements, including the multi-year Happy Canyon/I-25 Interchange project, the final phase of the Roads Solution Plan, and the City's ongoing Pavement Maintenance Program.

STORMWATER UTILITY ENTERPRISE FUND

- The proposed 2027 budget projects an ending fund balance of \$425,000, equal to 102% of operating expenditures, in full compliance with the City's reserve policy.
- The Stormwater Utility Fund remains entirely fee-supported, with \$766,000 in revenues and \$1.1 million in expenditures planned for 2027. The fund balance is intentionally drawn down to support stormwater infrastructure investments.

CITY STAFF

In the City of Castle Pines, the achievements outlined in this budget have been made possible by the dedication and hard work of a small but highly capable staff of 17.25 full-time equivalent (FTE) employees. As discussed above, this budget proposes adding three new positions: Planner II, Parks Foreman, and Engineering Inspector, increasing the staffing level to 20.25 FTE positions. Growth and commitment to quality service drive the request to add these positions; however, this team is still considered lean and will continue to consistently deliver exceptional service across all City functions.

What makes Castle Pines unique is its contract-based model of government. In addition to carrying out core responsibilities, City staff manage and oversee an extensive network of contractors who provide specialized services such as law enforcement, engineering, public works, and sales tax collection. This approach allows the City to remain nimble and cost-efficient while still delivering the full range of municipal services expected in a growing community.

Each staff member plays a critical role in both service delivery and contract management, ensuring accountability, high performance, and alignment with City Council priorities. The ability to accomplish so much with such a modest workforce underscores the talent, commitment, and efficiency of the organization. This year's budget continues to invest in these professionals, who are the backbone of Castle Pines' progress and long-term success.

The chart below illustrates the allocation of FTEs across departments, highlighting the breadth of responsibilities managed by the City's staff. Every position represents an essential contribution toward keeping Castle Pines a vibrant, well-served, and resilient community.

City Staff Positions by Department (FTE)	2023	2024	2025	2026	2027
City Manager					
City Manager	1.00	1.00	1.00	1.00	1.00
Asst. to the City Manager (formerly Mgmt Analyst)	1.00	1.00	1.00	1.00	1.00
Communication					
Communication and Engagement Director	1.00	1.00	1.00	1.00	1.00
Communication Specialist	0.00	0.00	0.50	0.50	0.50
City Clerk					
City Clerk/HR Director	1.00	1.00	1.00	1.00	1.00
Deputy City Clerk	1.00	1.00	1.00	1.00	1.00
Community Development					
Community Development Director	1.00	1.00	1.00	1.00	1.00
Senior Planner	1.00	1.00	1.00	1.00	1.00
Planner II	0.00	0.00	0.00	0.00	1.00*
Finance					
Finance Director	1.00	1.00	1.00	1.00	1.00
Public Works					
Public Works Director	1.00	1.00	1.00	1.00	1.00
Capital Projects and Operations Manager	1.00	1.00	1.00	1.00	1.00
Stormwater Manager	1.00	1.00	1.00	1.00	1.00
City Engineer	1.00	1.00	1.00	1.00	1.00
Permit Technician	1.00	1.00	1.00	1.00	1.00
Engineering Inspector	0.00	0.00	0.00	0.00	1.00*
Parks, Recreation, Trails, and Open Space					
Parks and Recreation Director	0.00	0.00	1.00	1.00	1.00
Community Events and Recreation Programming Mgr	0.50	0.75	0.75	0.75	0.75
Parks, Trails, Open Space Manager	1.00	1.00	1.00	1.00	1.00
Parks Foreman	0.00	1.00	1.00	1.00	2.00*
Total City FTE	14.50	15.75	17.25	17.25	20.25
*requesting 3 new FTEs in proposed budget					

CONCLUSION

In closing, the 2027 budget reflects the City's ongoing commitment to fiscal responsibility, strategic investment, and responsive governance. It balances the resources needed to maintain high-quality services today with forward-looking investments that will shape Castle Pines for decades to come. Still coming in 2026, staff is preparing a long-term financial plan, staffing plan, and capital improvement plan for Council's review and input. On behalf of staff, I thank City Council for its leadership and guidance, and I look forward to working together to deliver on the vision and priorities of our community in the year ahead.

Best Regards,

Michael Penny, City Manager

POLICY QUESTIONS

POLICY QUESTIONS

POLICY QUESTION #1 – EMPLOYEE COMPENSATION

DOES CITY COUNCIL SUPPORT MAINTAINING THE CITY’S COMPENSATION PHILOSOPHY AND IMPLEMENTING THE RESULTS OF THE EXTERNALLY PREPARED COMPENSATION STUDY?

FUNDING SOURCES: *General Fund, Parks and Recreation Fund, Roads Fund, Stormwater Fund*

COUNCIL-ADOPTED SUPPORTING POLICY: *Strategic Plan*

STRATEGIC PLAN KEY FOCUS AREA SUPPORTED: *Great Government*

Maintaining competitive compensation is essential for the City to recruit and retain high-quality employees and to continue delivering on the focus areas of the City Council’s Strategic Plan.

In 2022, staff conducted the City’s first comprehensive compensation study for the twelve (12) existing positions. During a study session, City Council affirmed the results of the study and endorsed the City’s Compensation Philosophy.

The philosophy states that a comprehensive salary survey is to be conducted every three to five years with annual adjustments to salary ranges in the between years. Four years have passed since the 2022 study and the 2026 adopted budget included funding for an externally prepared study. A consultant was selected through a competitive request for proposals process (RFP) and in summary, their study found that overall, market ranges for the City’s eighteen (18) positions increased further than the adjustments made in the years between the two comprehensive studies. The detailed results of the study will be presented to City Council.

The philosophy also states that the City will meet the market, meaning that City salary ranges will be determined by setting the City’s salary range midpoint equal to the market’s average midpoint and building the range around that midpoint. Further, the philosophy states that as the ranges move, salaries will be kept at the compa-ratio point within the range based on years of experience and depending on successful performance of the employee.

years of experience	compa-ratio % of mid-point
1 to 2	92.0%
3 to 5	96.0%
6 to 7	100.0%
8 plus	102.0%

Key considerations include:

- Compensation Philosophy – City Council previously supported the proposed compensation philosophy and the recommended results of the 2022 salary study, reinforcing the City’s ability to remain competitive with peer communities.
- Comprehensive Compensation Study – Externally prepared study presented to City Council in detail. Note: The presentation will take place after this proposed budget’s submittal date.

- Previous year salary ranges – Position salary range movement for 2024 (+4.9%), 2025 (+3.5%), and 2026 (+4.5%) were determined using data from informal surveys and nearby Douglas County entities.
- Only 12 positions existed at the time of the 2022 study. Since then, 6 positions have been added, and a total of 18 positions were evaluated in the 2026 study. Additionally, 5 positions that were evaluated in the 2022 study have been reclassified due to changing duties and responsibilities.

The proposed compensation budget is based on the results of the 2026 Comprehensive Compensation Study and the City's Compensation Philosophy. The salary ranges obtained from surveyed comparators were for 2026. Therefore, the proposed 2027 salary ranges are 2.5% higher so as to not start behind the market by a year (this was not done with the 2022 study). This rate was determined using data from an CML listserv informal survey that asked what other entities plans were for 2027 compensation. Of the 22 entities that responded, there was an average 3.9% increase planned. Entities responded with increases as a merit component and/or a market/COLA component. Those components averaged between 2.5% and 2.6%, which is why we went with 2.5%.

The proposed budget represents potential salary adjustments based on the new 2027 salary ranges, the employees' years-of-experience and compa-ratio milestones. Adjustments are dependent on successful employee performance. This is the same approach used since the 2022 study.

Budget Impact – On a total 2026 salary budget of \$2.2 million, the 2027 adjustments total \$245,000 (+11%), comprised of:

- \$182,000 (+8.4%) for 2026 salary range adjustments
- \$59,000 (+2.5%) for 2027 salary range adjustments
- \$5,000 (0.2%) for years-of-experience compa-ratio adjustments
- Retirement contributions and payroll taxes add another \$45,000

POLICY QUESTION #2 – PLANNER II POSITION

DOES CITY COUNCIL SUPPORT ADDING A PLANNER II POSITION?

FUNDING SOURCE: *General Fund*

COUNCIL-ADOPTED SUPPORTING POLICIES: *Strategic Plan, Comprehensive Plan, Economic Development Plan*

STRATEGIC PLAN KEY FOCUS AREA SUPPORTED: *Great Government, A Sense of Place*

Staff analyzed the community development and growth projections for the next 10 years and believe that this position will be necessary to maintain current service levels for the continued land development activity in the Canyons, including the community benefit zone and the upcoming Castle Pines Town Center development. This position is needed to bring and keep planning efforts up to date including sub-area plans, public space and placemaking, mixed-use design guidelines, landscaping guidelines, research and implement best practices and SOPs. Staff considered contracting for the Planner II position but believe that an in-house position is best suited given their first-hand knowledge of the community. Previous use of contracted positions in the Community Development Department attests to this.

Budget Impact – \$63,000 (we anticipate hiring this person in the second quarter – est. \$83,000 annual), \$30,000 estimated total benefits plus furniture and technology-related purchases.

POLICY QUESTION #3 – PARKS FOREMAN POSITION

DOES CITY COUNCIL SUPPORT ADDING A PARKS FOREMAN POSITION?

FUNDING SOURCE: *Parks and Recreation Fund*

COUNCIL-ADOPTED SUPPORTING POLICIES: *Strategic Plan, Comprehensive Plan, Parks and Recreation Comprehensive Plan*

STRATEGIC PLAN KEY FOCUS AREA SUPPORTED: *Great Government, Safe and Sustainable Infrastructure, A Sense of Place*

Parks, trails, and open-space parcels east of I-25 are currently maintained by the Canyons Metro District. It is anticipated that in December 2026, all parcels will be transferred to the City. That will essentially double the amount of area the City will have maintenance and operational responsibility for. Currently, we have a Parks Manager and one Parks Foreman. We are requesting an additional Parks Foreman. The Parks Foreman position provides dedicated and on-site oversight of landscape maintenance contracts, as well as direct day-to-day upkeep of parks, trails, and open space. The position will ensure contract compliance, maintenance quality, and response time to issues associated with the coming increase in park and park-related responsibilities. Given the number of current complaints and ongoing concerns on the east side, staff believes this position will be critical to maintaining high-quality services for the entire community.

Budget Impact – \$78,000 plus estimated benefits totaling \$37,000. The proposed budget includes a field truck for this position (\$48,000), plus fuel, maintenance, and technology-related purchases.

POLICY QUESTION #4 – ENGINEERING INSPECTOR POSITION

DOES CITY COUNCIL SUPPORT ADDING AN ENGINEERING INSPECTOR POSITION?

FUNDING SOURCE: *Roads Fund*

COUNCIL-ADOPTED SUPPORTING POLICIES: *Strategic Plan, Comprehensive Plan, Master Transportation Plan*

STRATEGIC PLAN KEY FOCUS AREA SUPPORTED: *Great Government, Safe and Sustainable Infrastructure*

Overall, this position is requested to maintain current service levels for the continued land development on the east side of the City while ensuring quality work continues on the west side of town. Currently, the majority of the inspection work is contracted out and bringing the position in-house would significantly reduce the outsourced cost while enhancing service levels with increased first-hand knowledge of and care for the community. As staff has previously community, the quality of initial infrastructure installation is critical to reducing the long-term maintenance costs.

Budget Impact – \$75,000 plus estimated benefits totaling \$36,000. The proposed budget includes a field truck for this position (\$52,000), plus fuel, maintenance, and technology-related purchases.

The next three Policy Questions propose funding for the seventh year of the Road Solutions Plan. The Road Solutions Plan (illustrated in the graphic below) establishes a long-term strategy for addressing major corridors throughout Castle Pines.

Road Solutions Plan

The Road Solutions Plan is a long-term roadway infrastructure investment in the major corridors through the City. In 2021, the City estimated the total cost to reconstruct and rehabilitate the majority of Castle Pines Parkway and Monarch Boulevard at \$38.8 million and would take 13 years to complete. Most of the phases in the plan are complete and the entire Road Solutions Plan is projected to be completed in 2028 at a total cost of \$34.1 million, \$4.7 million lower and five years earlier than initial estimates.

Road Solutions Plan	2021	2022	2023	2024	2025
Castle Pines Parkway - Monarch Blvd. to Yorkshire Dr.	\$ 2,221,000				
Castle Pines Parkway - Yorkshire Dr. to Village Square Dr.		\$ 7,779,000			
Castle Pines Parkway EB - Forest Park Dr. to Monarch Blvd.					\$ 1,969,000
Castle Pines Parkway WB - Monarch Blvd. to Forest Park Dr.					
Monarch Blvd. - Winter Berry Dr. to north city limits			\$ 1,577,000		
Monarch Blvd. - Castle Pines Parkway to Glen Oaks Ave.				\$ 4,916,000	
Monarch Blvd. - Glen Oaks Ave. to Winter Berry Dr.					\$ 3,450,000
TOTAL	\$ 2,221,000	\$ 7,779,000	\$ 1,577,000	\$ 4,916,000	\$ 5,419,000

Roads Solution Plan	2026	2027	2028	2029	2030
Castle Pines Parkway WB - Monarch Blvd. to Forest Park Dr.	\$ 1,750,000				
Castle Pines Parkway - Village Square Dr. to Beverly Blvd.		\$ 2,000,000	~~\$ 2,700,000~~		
Castle Pines Parkway - Forest Park Dr. to Pine Ridge Trail		\$ 2,400,000		~~\$ 2,200,000~~	
Monarch Blvd. - Castle Pines Parkway to Shoreham Cir.		\$ 3,000,000	\$ 3,000,000		~~\$ 6,000,000~~
TOTAL	\$ 1,750,000	\$ 7,400,000	\$ 3,000,000	\$ -	\$ -

Note: The red project amounts represent the projects as they were projected as part of the 2026 budget.

POLICY QUESTION #5 – ROAD SOLUTIONS PLAN

DOES CITY COUNCIL SUPPORT CONTINUED WORK ON THE ROAD SOLUTIONS PLAN WITH IMPROVEMENTS TO CASTLE PINES PARKWAY FROM VILLAGE SQUARE DR. TO BEVERLY BLVD.?

FUNDING SOURCES: *Capital Improvement Fund via transfer from Roads Fund, General Fund*

COUNCIL-ADOPTED SUPPORTING POLICIES: *Road Solutions Plan, Master Transportation Plan, Safety Action Plan, Comprehensive Plan, Strategic Plan*

STRATEGIC PLAN KEY FOCUS AREA SUPPORTED *Safe and Sustainable Infrastructure*

This Policy Question requests funding to improve Castle Pines Parkway from Village Square Dr. to Beverly Blvd. While the scope of the project is still being developed, as are its construction impacts and its relationship with the Happy Canyon Interchange project, the intent is to improve the existing median, diamond grind the concrete where needed, and concrete panel replacement where appropriate. As shown in the Road Solutions Plan table below, this project was anticipated for 2028 (when presented with the 2026 budget); however, the goal is to move the Roads Solution Plan forward and be ahead of schedule.



Budget Impact – \$2,000,000

POLICY QUESTION #6 – ROAD SOLUTIONS PLAN

DOES CITY COUNCIL SUPPORT CONTINUED WORK ON THE ROAD SOLUTIONS PLAN WITH IMPROVEMENTS TO CASTLE PINES PARKWAY FROM FOREST PARK DR. TO PINE RIDGE TRAIL?

FUNDING SOURCES: *Capital Improvement Fund via transfer from Roads Fund, General Fund*

COUNCIL-ADOPTED SUPPORTING POLICIES: *Road Solutions Plan, Master Transportation Plan, Safety Action Plan, Comprehensive Plan, Strategic Plan*

STRATEGIC PLAN KEY FOCUS AREA SUPPORTED *Safe and Sustainable Infrastructure*

This Policy Question requests funding to improve Castle Pines Parkway from Forest Park Dr. to Pine Ridge Trail. This project will improve the road with a raised median with low water vegetation and rebuild and improve the roundabout at Buffalo Trail. The most recent Castle Pines Parkway reconstruction projects from 2025 and 2026 have already improved all of the waterlines and driving lanes, so this project will focus on adding a median to match the rest of Castle Pines



Parkway, as well as improving the Buffalo Trail Roundabout to bring it up to current roundabout standards and improve the landscaping. As shown in the Road Solutions Plan table below, this project was anticipated for 2029 (when presented with the 2026 budget); however, the goal is to move the Roads Solution Plan forward and be ahead of schedule.

Budget Impact – \$2,400,000

POLICY QUESTION #7 – ROAD SOLUTIONS PLAN

DOES CITY COUNCIL SUPPORT CONTINUED WORK ON THE ROAD SOLUTIONS PLAN WITH IMPROVEMENTS TO MONARCH BLVD FROM CASTLE PINES PARKWAY TO SHOREHAM CIRCLE?

FUNDING SOURCES: *Capital Improvement Fund via transfer from Roads Fund, General Fund*

COUNCIL-ADOPTED SUPPORTING POLICIES: *Road Solutions Plan, Master Transportation Plan, Safety Action Plan, Comprehensive Plan, Strategic Plan*

STRATEGIC PLAN KEY FOCUS AREA SUPPORTED *Safe and Sustainable Infrastructure*

This Policy Question requests funding to reconstruct Monarch Boulevard from Castle Pines Parkway to Shoreham Circle. The Castle Pines North Metro District is evaluating its waterline infrastructure along the corridor to determine whether the waterlines need to be replaced, presenting an opportunity to partner with the City on full reconstruction. This proposal is to reconstruct Monarch from Castle Pines Parkway to Shoreham over two years. As shown in the Road Solutions Plan table below, this project was anticipated for 2030 (when presented with the 2026 budget); however, the goal is to move the Roads Solution Plan forward and be ahead of schedule.



Budget Impact – \$3,000,000 in 2027 (and \$3,000,000 in 2028)

POLICY QUESTION #8 – PAVEMENT MAINTENANCE PROGRAM

DOES CITY COUNCIL SUPPORT FUNDING THE PAVEMENT MAINTENANCE PROGRAM CONSISTENT WITH THE PCI TARGET OF 80?

FUNDING SOURCES: *Capital Improvement Fund via transfer from Roads Fund, General Fund*

COUNCIL-ADOPTED SUPPORTING POLICIES: *Transportation Master Plan, Safety Action Plan, Comprehensive Plan, Strategic Plan*

STRATEGIC PLAN KEY FOCUS AREA SUPPORTED *Safe and Sustainable Infrastructure*

Local streets represent one of the City’s most valuable infrastructure assets. In 2025, City Council reviewed a Pavement Maintenance Program (PMP) analysis and supported staff’s recommendation to maintain a citywide Pavement Condition Index (PCI) rating of 80. Achieving this target requires ongoing investment in proactive maintenance, including resurfacing, overlays, and localized repairs. The 2027 budget provides dedicated funding to ensure neighborhood roads are maintained consistently with this standard, avoiding more costly reconstruction needs in the future. The specific roads will be identified in early 2027 and presented to Council.

Budget Impact - \$3,500,000

POLICY QUESTION #9 – HAPPY CANYON ROAD/I-25 INTERCHANGE

DOES CITY COUNCIL AFFIRM ITS CONTINUING SUPPORT FOR CONSTRUCTION OF THE MULTI-YEAR HAPPY CANYON ROAD/I-25 INTERCHANGE PROJECT?

FUNDING SOURCES: *Capital Improvements Fund with grant funding from CDOT and contributions from Douglas County and North Canyons*

COUNCIL-ADOPTED SUPPORTING POLICIES: *Transportation Master Plan, Comprehensive Plan, Strategic Plan*

STRATEGIC PLAN KEY FOCUS AREA SUPPORTED *Safe and Sustainable Infrastructure*



While City Council has previously supported this project, its size and scope warrant explicit affirmation as part of the 2027 budget process. The Happy Canyon Road/I-25 Interchange project represents the largest transportation investment in Castle Pines' history, with a construction cost estimate of \$39.3 million. The project will significantly improve regional mobility and safety while supporting future growth in the community. Through 2026, the City will have invested \$8.0 million in design, engineering, securing necessary approvals from CDOT and FHWA, and preliminary construction. Major construction is expected to begin in 2027.

Budget Impact – \$18,100,000 (and complete in 2028 - \$16,200,000)

Happy Canyon/I-25 Interchange Construction Project

	forecast			total
	2026	2027	2028	
Project Sources				
Douglas County	\$ 8,000,000	\$ 7,250,000	\$ -	\$ 15,250,000
CDOT	-	10,200,000	-	10,200,000
North Canyons	-	4,700,000	-	4,700,000
Castle Pines Town Center	-	-	1,400,000	1,400,000
City*	-	-	7,750,000	7,750,000
Total	\$ 8,000,000	\$ 22,150,000	\$ 9,150,000	\$ 39,300,000
Construction Cost				
Happy Canyon Interchange	\$ 5,000,000	\$ 18,100,000	\$ 16,200,000	\$ 39,300,000

POLICY QUESTION #10 – PARK CAPITAL IMPROVEMENTS

DOES CITY COUNCIL SUPPORT PARK CAPITAL IMPROVEMENTS AT THE COMMUNITY CENTER?

FUNDING SOURCE: *Parks and Recreation Fund*

COUNCIL-ADOPTED SUPPORTING POLICIES: *Parks and Recreation Comprehensive Plan, Comprehensive Plan, Strategic Plan*

STRATEGIC PLAN KEY FOCUS AREA SUPPORTED *Sense of Place*

The proposed 2027 budget allocates funding toward park capital improvements to be guided by the Parks and Recreation Advisory Board (PRAB) and recommended to City Council. Current concept planning includes design and construction of an open-air pavilion and a parking lot north of the Community Center. The project scope covers site planning, engineering, grading, stormwater drainage, paving and striping, pavilion structure, foundation, and lighting.

Budget Impact: \$500,000

POLICY QUESTION #11 – GATEWAY MONUMENTATION

DOES CITY COUNCIL SUPPORT CONTINUING INVESTMENT IN A GATEWAY MONUMENT AT THE WEST END OF CASTLE PINES PARKWAY THAT WILL ENHANCE THE CITY’S COMMUNITY IDENTITY?

FUNDING SOURCE: *Capital Improvement Fund via transfer from General Fund*

COUNCIL-ADOPTED SUPPORTING POLICIES: *Gateway and Wayfinding Plan, Comprehensive Plan, Strategic Plan*

STRATEGIC PLAN KEY FOCUS AREA SUPPORTED *Sense of Place*

Gateway projects create a visible and lasting impression of Castle Pines while reinforcing community identity. During the Council Budget Retreat, Council identified this location for the next monument project. The 2027 budget includes \$600,000 for gateway monumentation at the City’s western entrance on Castle Pines Parkway. This project builds on previous gateway investments and represents another step in establishing a cohesive and welcoming identity for the community.

Budget Impact: \$600,000

POLICY QUESTION #12 – STORMWATER INFRASTRUCTURE INVESTMENT

DOES CITY COUNCIL SUPPORT CONTINUING THE CITY’S MULTI-YEAR INVESTMENT IN STORMWATER INFRASTRUCTURE, INCLUDING A CONTRIBUTION IN 2027 TO THE MILE HIGH FLOOD DISTRICT FOR IMPROVEMENTS TO SPRING TRIBUTARY AT LAGAE ROAD?

FUNDING SOURCE: *Stormwater Utility Enterprise Fund*

COUNCIL-ADOPTED SUPPORTING POLICIES: *Transportation Master Plan, Comprehensive Plan, Strategic Plan*

STRATEGIC PLAN KEY FOCUS AREA SUPPORTED: *Safe and Sustainable Infrastructure*

Stormwater infrastructure, including natural drainageways, plays a critical role in protecting property, preserving roadways, and improving water quality. The City has partnered with the Mile High Flood District (MHFD) on significant regional drainage improvements to the Happy Canyon Tributary, contributing a total of \$1.55 million since 2025. The 2027 budget includes a \$500,000 contribution towards Spring Tributary at Lagae Road as part of another multi-year drainage improvement investment. Continued investment ensures that Castle Pines is resilient to growth pressures and storm events while maintaining compliance with state and federal water quality standards. The proposed 2027 budget also requests \$200,000 for other capital improvements that may become necessary.

Budget Impact: \$700,000

FINANCIAL OVERVIEW

The Financial Overview provides a high-level summary of the City’s funds, highlighting how revenues, expenditures, and fund balances align with the strategic priorities established by City Council. This section is intended to give residents and decisionmakers a clear picture of the City’s overall financial health, the major trends influencing revenues and expenditures, and the policies that guide the use of available resources. Together, these factors demonstrate the City’s commitment to fiscal stewardship, transparency, and long-term sustainability.

GENERAL FUND

The General Fund is the City’s primary operating fund. It accounts for services provided to the community: public safety, community development, economic development, community events, and communication. The General Fund also accounts for administrative and support services: city manager, city clerk, finance, human resources, legal, and information technology. The City also provides streets, parks, recreation, and stormwater utility services, which are accounted for in their respective funds. The General Fund may also support streets, parks, and other capital improvements via transfers to the various funds.

FUND BALANCE

The table below summarizes the General Fund’s change in fund balance for the 2027 Proposed Budget along with comparisons to 2025 and 2026. The ending fund balance reserve percentage is shown to demonstrate compliance with the City’s fund balance reserve policy, which requires the fund balance to be at least 25% of operating expenditures.

When developing the following year's budget, it is essential to consider the two most recent years. Their outcomes set the stage for the new year’s budget. Among other things, the year-end projected fund balance becomes the following year’s beginning fund balance. The year-end projections for revenues and expenditures are also used to determine the following year’s revenue and expenditures.

The 2027 Proposed Budget projects an ending fund balance of \$2.0 million, equal to 25% of operating expenditures, in compliance with the City’s reserve policy. This outcome is carefully managed by estimating revenues and expenditures and then adjusting transfers to other funds to ensure the reserve is maintained.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
GENERAL FUND					
Beginning Fund Balance	\$ 1,703,167	\$ 2,065,209	\$ 6,811,725	\$ 6,653,707	\$ 6,715,707
Revenue	14,507,532	14,159,000	14,159,000	15,068,000	13,809,000
Total Funds Available	16,210,699	16,224,209	20,970,725	21,721,707	20,524,707
Expenditures	(7,793,334)	(7,720,000)	(7,988,000)	(8,495,000)	(8,176,000)
Transfer to Grant and Restricted Revenue Fund	(13,157)	(7,000)	(11,000)	(11,000)	-
Transfer to Capital Improvements Fund	(1,750,501)	(6,500,000)	(6,500,000)	(6,500,000)	(10,300,000)
Ending Fund Balance	\$ 6,653,707	\$ 1,997,209	\$ 6,471,725	\$ 6,715,707	\$ 2,048,707
Fund Balance Reserve %	85%	26%	81%	79%	25%

REVENUE

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
GENERAL FUND						
Taxes	10,161,277	10,855,000	10,855,000	11,202,000	10,878,000	0%
Franchise Fees	705,628	768,000	768,000	742,000	817,000	6%
Licenses & Permits	55,175	59,000	59,000	53,000	53,000	-10%
Intergovernmental	63,508	70,000	70,000	70,000	73,000	4%
Charges for Services	2,277,960	1,629,000	1,629,000	2,324,000	1,347,000	-17%
Fines	324,815	289,000	289,000	200,000	203,000	-30%
Other	919,169	489,000	489,000	477,000	438,000	-10%
Total	14,507,532	14,159,000	14,159,000	15,068,000	13,809,000	-2%

The 2027 General Fund revenue forecast is \$13.8 million, a 2.5% decrease from the 2026 year-end projection of \$14.2 million. The most significant driver of this decline is in Charges for Services, which are projected at \$1.35 million in 2027, 17% lower than the 2026 projection. This decrease reflects a reduction in building permit revenues tied to fewer new homes planned for construction in 2027. However, building department services expenditures, which are 60% of the revenue, will be proportionally lower. The City's largest revenue source, taxes are projected to remain flat, with property tax and sales tax projected to increase, while construction use tax and motor vehicle use tax are projected to decline. The decline in construction materials use tax is for the same reason as building permit revenues.

Forecast assumptions for 2027 revenues include a 1.6% increase in population and a 3.0% inflationary adjustment applied to those revenue categories influenced by growth and price factors. Property tax is determined using property assessed valuation provided by the Douglas County Assessor. Other revenue forecasts are made by looking at current trends.

EXPENDITURES

Please refer to the two tables on the next page. The General Fund expenditure budget for 2027 is \$8.2 million. While the change varies among the departments, the overall increase is \$431,000 or 6% over the 2026 original budget. More than half of the increase is related to Community

Center expenditures that will be accounted for in the General Fund beginning in 2027. The increase is only 2% without those expenditures. While some departments show significant increases, others are reduced or closer to the overall average.

Looking at the expenditures by type, increases in Salaries and Benefits, Utilities, Repairs and Maintenance, and Other Operating expenditures are offset by decreases in the Sales and Use Tax Credit and Purchased Services.

Each department's expenditures are discussed in more detail on the following pages.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
GENERAL FUND						
Expenditures by Department						
Elected Officials	238,024	240,000	240,000	222,000	238,000	-1%
City Manager	312,486	321,000	321,000	334,000	398,000	24%
Interdepartmental	682,003	617,000	632,000	595,000	697,000	13%
Communications	331,975	337,000	337,000	358,000	384,000	14%
Legal Services	266,602	284,000	284,000	292,000	292,000	3%
Human Resources/Risk Management	118,968	106,000	106,000	130,000	71,000	-33%
Finance	425,084	461,000	581,000	608,000	512,000	11%
City Clerk	273,011	308,000	308,000	356,000	363,000	18%
Municipal Court	61,125	65,000	65,000	65,000	65,000	0%
Law Enforcement	1,981,546	2,010,000	2,010,000	2,034,000	2,084,000	4%
Community Development	1,816,831	1,677,000	1,749,000	2,274,000	1,523,000	-9%
Economic Development	716,891	696,000	757,000	606,000	617,000	-11%
Community Events	568,788	598,000	598,000	596,000	613,000	3%
Community Center	-	-	-	25,000	294,000	+
General Fund	7,793,334	7,720,000	7,988,000	8,495,000	8,151,000	6%

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
GENERAL FUND						
Expenditures by Category						
Mayor/Council Compensation	72,454	73,000	73,000	73,000	73,000	0%
Salaries and Benefits	1,254,582	1,401,000	1,401,000	1,408,000	1,648,000	18%
Purchased Services	4,871,955	4,692,000	4,753,000	5,338,000	4,547,000	-3%
Utilities	-	-	-	-	45,000	+
Repairs & Maintenance	-	-	-	25,000	226,000	+
Other Operating	796,554	803,000	1,010,000	1,071,000	999,000	24%
Equipment & Furnishings	73,365	-	-	-	-	-
Sales & Use Tax Credit	603,323	621,000	621,000	450,000	483,000	-22%
Contributions	121,101	130,000	130,000	130,000	130,000	0%
General Fund	7,793,334	7,720,000	7,988,000	8,495,000	8,151,000	6%

GENERAL FUND - ELECTED OFFICIALS

DESCRIPTION

Elected Officials include the Mayor and Council Members of the City. The elected officials make policy decisions on various City issues, such as approving the annual City budget. They are given the authority to approve resolutions and enact and provide for the enforcement of ordinances, which are City laws. They also appoint the City Manager, who serves the Council and citizens and is responsible for City staff and day-to-day management. Castle Pines is governed by a Mayor and six City Council Members.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
GENERAL FUND						
Elected Officials						
Mayor/Council Compensation	72,454	73,000	73,000	73,000	73,000	0%
Purchased Services	23,660	24,000	24,000	6,000	12,000	-50%
Other Operating	53,407	53,000	53,000	53,000	53,000	0%
Contributions	88,503	90,000	90,000	90,000	100,000	11%
Total	238,024	240,000	240,000	222,000	238,000	-1%

HIGHLIGHTS

- Overall, the 2027 budget reflects a 1% decrease from the 2026 budget.
- Purchased Services - The largest expenditure in this category is the winter Council retreat. The 2026 budget was based on the facilitator used in 2025. A different facilitator was used in 2026 at a reduced cost. The 2027 budget plans on a facilitator at the same cost as in 2026.
- Contributions - include Douglas County Housing Partnership (\$35,000), Douglas County Youth Initiative (\$25,000), and Douglas County Community Foundation (\$18,000). Other contributions include the Metro Mayors Caucus, the Douglas County Library Foundation, and the Regional Air Quality Council. The budget includes \$10,000 for a contribution to the Douglas County Housing Partnership as part of their local match for DOLA grant for a Housing Action Plan.

GENERAL FUND - CITY MANAGER

DESCRIPTION

The **City Manager's Office** is responsible for the general day-to-day oversight and management of the City of Castle Pines and for directing the development and implementation of the City's operating budget and the City Council's Strategic Plan. The City Manager provides recommendations to the Mayor and City Council, implements policy decisions made by the City Council, participates in City Council meetings, anticipates future needs of the City, and serves as the general representative of the City.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
GENERAL FUND						
City Manager						
Salaries and Benefits	284,731	298,000	298,000	304,000	338,000	13%
Other Operating	27,755	23,000	23,000	30,000	60,000	161%
Total	312,486	321,000	321,000	334,000	398,000	24%

HIGHLIGHTS

- Overall, the 2027 budget reflects a 24% (\$77,000) increase over the 2026 budget.
- Salaries and Benefits - The overall increase is a combination of increases resulting from a comprehensive compensation study, and a 10% to 13% increase in health insurance premiums.
- Other Operating - This increase is due to implementation costs and annual support for a grants module to be added to the City's new ERP system, OpenGov.

STAFF

- 1.0 FTE - City Manager (partial allocation of salary and benefits to Economic Development, Parks and Recreation Fund, Roads Fund, and Stormwater Utility Fund)
- 1.0 FTE - Assistant to the City Manager (partial allocation of salary and benefits to Parks and Recreation Fund and Roads Fund)

GENERAL FUND - INTERDEPARTMENTAL

DESCRIPTION

The **Interdepartmental** cost center accounts for expenditures that support the functions of all City departments and cannot efficiently be classified into a specific department (for example, information technology support, office space, printing, central office supplies, postage).

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
GENERAL FUND						
Interdepartmental						
Purchased Services	186,297	222,000	222,000	180,000	282,000	27%
Other Operating	389,743	355,000	370,000	375,000	385,000	8%
Equipment & Furnishings	73,365	-	-	-	-	-
Contributions	32,598	40,000	40,000	40,000	30,000	-25%
Total	682,003	617,000	632,000	595,000	697,000	13%

HIGHLIGHTS

- Overall, the 2027 budget reflects a 13% (\$80,000) increase over the 2026 budget.
- Purchased Services - The largest driver of the increase is to engage a consultant to create standard operating procedures for all departments.
- Other Operating - Technology contributes the most to the overall increase in this category. The original 2026 budget did not include the purchase of the OpenGov ERP system (see amended budget). The 2027 budget includes \$10,000 for the purchase of a computer hardware rack and three laptops.
- Contributions - This category represents grants to homeowners and HOAs for wildfire mitigation and other mitigation efforts, including addressing pine beetle destruction.

GENERAL FUND - COMMUNICATIONS

DESCRIPTION

The **Communications Department** is responsible for all aspects of the City's communications and engagement, including, but not limited to, media and public relations, internal and external communications, and community outreach.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
GENERAL FUND						
Communications						
Salaries and Benefits	158,674	185,000	185,000	184,000	209,000	13%
Purchased Services	106,879	70,000	70,000	90,000	80,000	14%
Other Operating	66,422	82,000	82,000	84,000	95,000	16%
Total	331,975	337,000	337,000	358,000	384,000	14%

HIGHLIGHTS

- Overall, the 2027 budget reflects a 14% (\$47,000) increase over the 2026 budget.
- Salaries and Benefits - The overall increase is a combination of increases resulting from a comprehensive compensation study, and a 10% to 13% increase in health insurance premiums.
- Purchased Services - Rising consultant costs for website and graphic design support drive this cost.
- Other Operating - Increase in postage and printing costs due to expanded resident mailers and new homes.

STAFF

- 1.0 FTE - Communications Director (partial allocation of salary and benefits to Parks and Recreation Fund and Roads Fund)
- 0.5 FTE - Communications Specialist

GENERAL FUND – LEGAL SERVICES

DESCRIPTION

Legal Services are provided by a contracted law firm. Their office offers legal services to the City Council, boards, commissions, and administrative staff to enforce the law, avoid or mitigate risks associated with City operations, and protect the legal interests of the City of Castle Pines. Legal services include prosecution of criminal defendants, prosecution of Castle Pines code violations, providing civil defense counsel for the City and employees in administrative, county, state, and federal courts, representing the City in administrative hearings, county, state, and federal courts, and preparing contracts and other legal documents.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
GENERAL FUND						
Legal						
Purchased Services	266,602	284,000	284,000	292,000	292,000	3%

HIGHLIGHTS

- Overall, the 2027 budget reflects a 3% (\$8,000) increase over the 2026 budget, which is reflective of the law firm's increase in their annual fee.

GENERAL FUND – HUMAN RESOURCES AND RISK MANAGEMENT

DESCRIPTION

Human Resources and Risk Management consists of overseeing all aspects of employee relations and organizational risk, including but not limited to recruitment, employee benefits, performance management, compliance with labor laws, workplace safety, employee training and development, and managing the City's risk exposure through insurance and risk mitigation programs. The City Clerk performs the duties and responsibilities of the HR/RM function.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
GENERAL FUND						
Human Resources/Risk Management						
Purchased Services	69,765	40,000	40,000	68,000	6,000	-85%
Other Operating	49,203	66,000	66,000	62,000	65,000	-2%
Total	118,968	106,000	106,000	130,000	71,000	-33%

HIGHLIGHTS

- Overall, the 2027 budget reflects a 33% (\$35,000) decrease from the 2026 budget.
- Purchased Services - The 2026 budget included a comprehensive compensation study.

STAFF - Staffing is provided by the City Clerk Department

GENERAL FUND - FINANCE

DESCRIPTION

The **Finance Department** is responsible for the City's financial activities, including the administration of sales and use tax, all accounting functions (payroll, accounts payable, accounts receivable, and financial reporting), preparation of the annual budget, and management of cash on hand (investments).

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
GENERAL FUND						
Finance						
Salaries and Benefits	187,272	183,000	183,000	185,000	201,000	10%
Purchased Services	137,102	167,000	167,000	191,000	167,000	0%
Other Operating	100,710	111,000	231,000	232,000	144,000	30%
Total	425,084	461,000	581,000	608,000	512,000	11%

HIGHLIGHTS

- Overall, the 2027 budget reflects an 11% (\$51,000) increase over the 2026 budget.
- Salaries and Benefits - The overall increase is a combination of increases resulting from a comprehensive compensation study, and a 10% to 13% increase in health insurance premiums.
- Purchased Services - Although showing no increase, sales tax collection administration increased 20% but was offset by a fee study included in 2026.
- Other Operating - The original 2026 budget did not include the purchase of the OpenGov ERP system (see amended budget), which accounts for the increase.

STAFF

- 1.0 FTE - Finance Director (partial allocation of salary and benefits to Parks and Recreation Fund, Roads Fund, and Stormwater Utility Fund)

GENERAL FUND - CITY CLERK

DESCRIPTION

The **City Clerk's Office** works with the City Council, the City Manager, and all other City departments. It is responsible for preparing agenda packets, meeting minutes, liquor licensing, parks and recreation reservations, records management, legal notices, public records requests (CORA), election management, coordinating with the municipal court, and municipal code maintenance. The City Clerk also oversees the Human Resources and Risk Management function.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
GENERAL FUND						
City Clerk						
Salaries and Benefits	213,537	250,000	250,000	254,000	282,000	13%
Purchased Services	10,384	1,000	1,000	30,000	7,000	600%
Other Operating	49,090	57,000	57,000	72,000	74,000	30%
Total	273,011	308,000	308,000	356,000	363,000	18%

HIGHLIGHTS

- Overall, the 2027 budget reflects an 18% (\$55,000) increase over the 2026 budget.
- Salaries and Benefits - The overall increase is a combination of increases resulting from a comprehensive compensation study, and a 10% to 13% increase in health insurance premiums.
- Purchased Services - This category increases every other year due to elections. The 2026 year-end projection is a petitioned ballot special election.
- Other Operating - The increase is due to software costs.

STAFF

- 1.0 FTE - City Clerk (partial allocation of salary and benefits to Parks and Recreation Fund, Roads Fund, and Stormwater Utility Fund)
- 1.0 FTE - Deputy City Clerk (partial allocation of salary and benefits to Parks and Recreation Fund, Roads Fund, and Stormwater Fund)

GENERAL FUND - MUNICIPAL COURT AND LAW ENFORCEMENT

DESCRIPTION

Municipal court services, court clerk and municipal judge, are contracted services. The court is committed to administering justice expeditiously and timely with equality, fairness, and integrity.

Law enforcement services are contracted with the Douglas County Sheriff. Services include reactive patrol to enforce laws and respond to calls for service, proactive patrol to prevent and deter criminal activity, traffic patrol to enforce City traffic codes, investigation of crimes, and other services provided to all County residents.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
GENERAL FUND						
Municipal Court						
Purchased Services	57,363	58,000	58,000	58,000	58,000	0%
Other Operating	3,762	7,000	7,000	7,000	7,000	0%
Total	61,125	65,000	65,000	65,000	65,000	0%
Law Enforcement						
Purchased Services	1,981,546	2,010,000	2,010,000	2,034,000	2,084,000	4%

HIGHLIGHTS

MUNICIPAL COURT

- Overall, there is no change to the 2027 budget.

LAW ENFORCEMENT

- Overall, the 2027 budget reflects a 4% (\$74,000) increase over the 2026 budget.
- Purchased Services - Most of the budget is directly tied to the City's 4.5 property tax mill levy for law enforcement services provided by Douglas County Sheriff. Additional services include traffic enforcement, security, and animal control.

GENERAL FUND - COMMUNITY DEVELOPMENT

DESCRIPTION

The **Community Development Department** is responsible for planning and zoning, building permit reviews and inspections, and code enforcement. The Planning and Zoning Division administers and enforces zoning and subdivision ordinances and the Comprehensive Plan, reviews development applications, permits signage, and administers GIS mapping services. The Building Division implements and enforces building codes and standards, examines construction plans, inspects building construction, and enforces International Building Codes. The Code Enforcement Division enforces the zoning ordinance.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
GENERAL FUND						
Community Development						
Salaries and Benefits	316,222	363,000	363,000	359,000	474,000	31%
Purchased Services	1,472,672	1,283,000	1,283,000	1,805,000	987,000	-23%
Other Operating	27,937	31,000	103,000	110,000	62,000	100%
Total	1,816,831	1,677,000	1,749,000	2,274,000	1,523,000	-9%

HIGHLIGHTS

- Overall, the 2027 budget reflects a 9% (\$154,000) decrease from the 2026 budget.
- Salaries and Benefits - The overall increase is a combination of increases resulting from a comprehensive compensation study, a 10% to 13% increase in health insurance premiums, and a Planner II position.
- Purchased Services - the decrease is due to an expectation that few homes will be constructed in 2027 resulting in lower building department costs, as well as a reduction in other development-related costs.
- Other Operating - The original 2026 budget did not include the purchase of the OpenGov ERP system (see amended budget), which accounts for the increase.

STAFF

- 1.0 FTE - Community Development Director
- 1.0 FTE - Senior Planner
- 1.0 FTE - Planner II - new in 2027

GENERAL FUND - ECONOMIC DEVELOPMENT

DESCRIPTION

Economic Development accounts for activities that foster job growth and enhance the City's economic landscape through business attraction, retention, and expansion. Key priorities include supporting existing businesses, attracting new businesses that create employment opportunities and generate revenue, promoting development along major transportation corridors, improving housing quality and availability, redeveloping underperforming areas, and making strategic investments in parks and open spaces to stimulate high-quality development and strengthen community connections.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
GENERAL FUND						
Economic Development						
Salaries and Benefits	46,048	48,000	48,000	48,000	53,000	10%
Purchased Services	38,995	9,000	70,000	62,000	50,000	456%
Other Operating	28,525	18,000	18,000	46,000	31,000	72%
Sales & Use Tax Credit	603,323	621,000	621,000	450,000	483,000	-22%
Total	716,891	696,000	757,000	606,000	617,000	-11%

HIGHLIGHTS

- Overall, the 2027 budget reflects an 11% (\$79,000) decrease from the 2026 budget.
- Salaries and Benefits - The overall increase is a combination of increases resulting from a comprehensive compensation study, and a 10% to 13% increase in health insurance premiums (all allocated salary and benefits).
- Purchased Services - The increase is due to funds requested for implementation of the Economic Strategic Plan completed in 2026.
- Other Operating - The increase is due to the purchase of economic development software.
- Sales & Use Tax Credit - This expenditure fluctuates depending on new home construction in the Canyons development, as established in the development agreement.

STAFF

- Salary and benefits include a portion of the City Manager's FTE

GENERAL FUND - COMMUNITY EVENTS

DESCRIPTION

The **Community Events Division** plans, organizes, and manages all community events, which are held throughout the year in the spring, summer, fall, and holidays.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
GENERAL FUND						
Community Events						
Salaries and Benefits	48,098	74,000	74,000	74,000	91,000	23%
Purchased Services	520,690	524,000	524,000	522,000	522,000	0%
Total	568,788	598,000	598,000	596,000	613,000	3%

HIGHLIGHTS

- Overall, the 2027 budget reflects a 3% increase over the 2026 budget.
- Salaries and Benefits - The overall increase is a combination of increases resulting from a comprehensive compensation study, and a 10% to 13% increase in health insurance premiums.

STAFF

- 0.75 FTE - Community Events and Recreation Programming Manager

GENERAL FUND - COMMUNITY CENTER

DESCRIPTION

The **Community Center** cost center accounts for the costs to maintain and operate the City's Community Center. The Community Center was conveyed to the City in 2025 as part of the transfer of all park parcels, recreation properties, trails, and open space from the Castle Pines North Metropolitan District (CPNMD) to the City pursuant to an Intergovernmental Agreement (IGA). In 2026, the City renovated the Community Center to modernize the facility, create a permanent civic meeting space for City Council, Boards, and Commissions, and improve the building for broader public use. Also, the City has a lease agreement with CPNMD allowing them to continue using a portion of the facility for its ongoing water and sanitary sewer administrative functions.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
GENERAL FUND						
Community Center						
Utilities	-	-	-	-	45,000	+
Repairs & Maintenance	-	-	-	25,000	226,000	+
Other Operating	-	-	-	-	23,000	+
Total	-	-	-	25,000	294,000	+

HIGHLIGHTS

- Utilities - Includes water (irrigation/building) and electricity.
- Repairs & Maintenance - The 2027 budget includes snow removal, custodial needs, landscape maintenance, exterior repairs, and interior maintenance. 2026 was for parking lot and exterior repairs.
- Other Operating - This is for shelving and other supply needs.

PARKS AND RECREATION FUND

DESCRIPTION

The **Parks and Recreation Fund** accounts for the revenues and expenditures necessary to maintain City parks and recreational amenities and to improve and acquire parks, recreation, trails, and open spaces. The **Parks and Recreation Department** is responsible for the operations, maintenance, and capital planning of the City's park system.

FUND BALANCE

The table below summarizes the Parks and Recreation Fund's change in fund balance for the 2027 Proposed Budget along with comparisons to 2025 and 2026. The ending fund balance reserve percentage is shown to demonstrate compliance with the City's fund balance reserve policy, which requires the fund balance to be at least 25% of operating expenditures.

When developing the following year's budget, it is essential to consider the two most recent years. Their outcomes set the stage for the new year's budget. Among other things, the year-end projected fund balance becomes the following year's beginning fund balance. The year-end projections for revenues and expenditures are also used to determine the following year's revenue and expenditures.

The 2027 Proposed Budget projects an ending fund balance of \$2.2 million, equal to 40% of operating expenditures, in compliance with the City's 25% operating reserve policy. The City will strive to maintain a fund balance reserve greater than the 25% policy amount in anticipation of funding future capital improvements to Soaring Hawk Park.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
PARKS AND RECREATION FUND					
Beginning Fund Balance	\$ 4,408,391	\$ 4,876,391	\$ 7,266,238	\$ 7,266,238	\$ 2,402,238
Revenue	5,477,506	5,461,000	9,085,000	9,284,000	5,607,000
Total Funds Available	9,885,897	10,337,391	16,351,238	16,550,238	8,009,238
Expenditures	(2,619,659)	(8,483,000)	(14,656,000)	(14,148,000)	(5,820,000)
Ending Fund Balance	\$ 7,266,238	\$ 1,854,391	\$ 1,695,238	\$ 2,402,238	\$ 2,189,238
Fund Balance Reserve %	284%	31%	29%	46%	40%

REVENUE

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
PARKS AND RECREATION FUND						
Taxes	5,095,749	5,219,000	5,219,000	5,195,000	5,361,000	3%
Intergovernmental	99,000	-	-	-	-	-
Charges for Services	78,124	92,000	92,000	60,000	96,000	4%
Other	504,668	150,000	150,000	386,000	150,000	0%
Transfer from Parks and Recreation North Fund	-	-	3,624,000	3,643,000	-	-
Total Revenue	5,777,541	5,461,000	9,085,000	9,284,000	5,607,000	3%

The 2027 Parks and Recreation Fund revenue forecast is \$5.61 million, a 3% increase over the 2026 year-end projection of \$5.46 million. Property tax is determined using property assessed valuation provided by the Douglas County Assessor. The Charges for Services category is Park Fee Rentals, and the Other category is interest earnings.

EXPENDITURES

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
PARKS AND RECREATION FUND						
Administration		946,000	956,000	1,057,000	1,339,000	42%
Ramble Park		519,000	519,000	474,000	528,000	2%
Coyote Ridge Park		593,000	593,000	336,000	454,000	-23%
Daniel's Gate Park		183,000	183,000	120,000	128,000	-30%
Retreat Park		183,000	183,000	126,000	131,000	-28%
Elk Ridge Park		716,000	716,000	481,000	469,000	-34%
Pronghorn Park		57,000	57,000	24,000	77,000	35%
Pocket Parks		204,000	204,000	123,000	128,000	-37%
Open Space		1,028,000	1,191,000	1,187,000	1,020,000	-1%
Trails		623,000	623,000	454,000	505,000	-19%
Roadway and Entryway Landscaping		231,000	231,000	547,000	541,000	134%
Prior Year O&M	4,675,330	-	-	-	-	-
Total Parks & Recreation O&M	4,675,330	5,283,000	5,456,000	4,929,000	5,320,000	1%
Total Parks Capital	476,975	3,200,000	9,200,000	9,219,000	500,000	-84%
Total Parks and Recreation Expenditures	5,152,305	8,483,000	14,656,000	14,148,000	5,820,000	-31%

HIGHLIGHTS

- The 2027 budget is \$5.32 million, which is a 1% increase over the 2026 budget.
- The City recently started maintaining parks formerly maintained by the Castle Pines North Metro District. Parks on the east side are maintained by the **Canyons Metro District**, and the City reimburses the district for those costs. It is expected that all park parcels on the east side will be conveyed to the City by the end of 2026.
- The 2026 budget is the first year all park maintenance was accounted for in a single fund, as well as allocated among the different parks.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
PARKS AND RECREATION FUND						
Expenditures by Category						
Salaries and Benefits	540,476	635,000	635,000	583,000	816,000	29%
Purchased Services	778,277	123,000	123,000	142,000	236,000	92%
Utilities/Irrigation	822,873	932,000	932,000	667,000	765,000	-18%
Repairs & Maintenance	2,353,062	3,405,000	3,568,000	3,205,000	3,216,000	-6%
Other Operating	65,943	88,000	98,000	124,000	134,000	52%
Equipment & Furnishings	14,699	-	-	108,000	53,000	+
Contributions/Other	100,000	100,000	100,000	100,000	100,000	0%
Total O&M	4,675,330	5,283,000	5,456,000	4,929,000	5,320,000	1%
Capital Improvements	476,975	3,200,000	9,200,000	9,219,000	500,000	-84%
Total Parks and Recreation Expenditures	5,152,305	8,483,000	14,656,000	14,148,000	5,820,000	-31%

HIGHLIGHTS

- Salaries and Benefits - The overall increase is a combination of increases resulting from a comprehensive compensation study, a 10% to 13% increase in health insurance premiums, and a second Parks Foreman position.
- Purchased Services - The 2027 budget includes an update to the Trails Master Plan is budgeted for \$90,000.
- Equipment & Furnishings - The 2027 budget includes a field truck and technology-related equipment for the Parks Foreman.
- Contributions/Other - The City has continually supported the Rueter-Hess Reservoir, along with other Douglas County jurisdictions, since 2018, with a \$100,000 contribution.

STAFF

- 1.0 FTE - Parks and Recreation Director
- 1.0 FTE - Parks, Trails, and Open Space Manager
- 2.0 FTE - Parks Foreman (1 new in 2027)

PARKS AND RECREATION NORTH FUND

DESCRIPTION

The **Parks and Recreation North Fund** is a temporary fund that accounts for funds received from the Castle Pines North Metro District to own, operate, and maintain specific public improvements previously the District's responsibility. Following the City's successful election to create its funding for parks and recreation, this fund will be dissolved once all funds from the District are used.

FUND BALANCE

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
Parks and Recreation North Fund					
Beginning Fund Balance	\$ 5,875,149	\$ -	\$ 3,623,042	\$ 3,642,538	\$ -
Revenue	300,035	-	-	-	-
Total Funds Available	6,175,184	-	3,623,042	3,642,538	-
Expenditures	(2,532,646)	-	-	-	-
Transfer to Parks and Recreation Fund	-	-	(3,623,042)	(3,642,538)	-
Ending Fund Balance	\$ 3,642,538	\$ -	\$ -	\$ -	\$ -

HIGHLIGHTS

- 2026 is the final year of the Parks and Recreation Fund. The 2026 amended budget transfers the fund's remaining fund balance to the Parks and Recreation Fund to complete the Coyote Ridge Park Improvements.

CONSERVATION TRUST FUND

DESCRIPTION

The **Conservation Trust Fund** accounts for all government revenue and expenditures associated with state lottery disbursements that may only be used for parks and recreation maintenance or capital purposes.

FUND BALANCE

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
CONSERVATION TRUST FUND					
Beginning Fund Balance	\$ 977,600	\$ 1,179,600	\$ 1,183,612	\$ 1,183,612	\$ 1,377,612
Revenue	206,012	194,000	194,000	208,000	192,000
Ending Fund Balance	\$ 1,183,612	\$ 1,373,600	\$ 1,377,612	\$ 1,391,612	\$ 1,569,612

HIGHLIGHTS

- Use of Conservation Trust Funds is not proposed for 2027 leaving the ending fund balance at \$1.57 million.

GRANT AND RESTRICTED REVENUE FUND

DESCRIPTION

The **Grant and Restricted Revenue Fund** accounts for revenue restricted for specific purposes.

FUND BALANCE

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
GRANT AND RESTRICTED REVENUE FUND					
Beginning Fund Balance	\$ 1,043	\$ -	\$ 12,443	\$ 12,443	\$ -
Revenue	61,354	46,400	95,000	95,000	10,000
Transfer from General Fund	13,157	8,600	11,000	11,000	-
Total Funds Available	75,554	55,000	118,443	118,443	10,000
Expenditures	(63,110)	(55,000)	(117,000)	(117,000)	(10,000)
Ending Fund Balance	\$ 12,444	\$ -	\$ 1,443	\$ 1,443	\$ -

HIGHLIGHTS

- The 2027 budget consists of the revenues and expenditures of the state's bag fee.

COMMUNITY CAPITAL INVESTMENT FUND

DESCRIPTION

The **Community Capital Investment Fund** accounts for the setting aside and accumulating funds reserved for future capital asset purposes. Funds are one-time revenues that the City Council desires to save for specific future capital projects.

FUND BALANCE

No expenditure of these funds is planned for 2027, and the projected ending fund balance is \$2.44 million.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
COMMUNITY CAPITAL INVESTMENT FUND					
Beginning Fund Balance	\$ 3,352,427	\$ 3,352,427	\$ 3,352,427	\$ 3,352,427	\$ 2,444,427
Total Funds Available	3,352,427	3,352,427	3,352,427	3,352,427	2,444,427
Transfers Out	-	(908,000)	(908,000)	(987,000)	-
Ending Fund Balance	\$ 3,352,427	\$ 2,444,427	\$ 2,444,427	\$ 2,365,427	\$ 2,444,427

ROADS FUND

DESCRIPTION

The **Roads Fund** accounts for the expenditure of revenue restricted to road and road-related operations, maintenance, and capital purposes. Revenue sources include road-use restricted revenues, including 1% sales and use tax, shared revenue from Douglas County, and highway users tax fund revenue. The **Public Works Department** is responsible for the operations, maintenance, and capital planning of the City's roadway infrastructure.

FUND BALANCE

The table below summarizes the Roads Fund's change in fund balance for the 2027 Proposed Budget along with comparisons to 2025 and 2026.

The 2027 Proposed Budget projects an ending fund balance of \$973,000, equal to 25% of operating expenditures, in compliance with the City's 25% operating reserve policy. This outcome is carefully managed by estimating revenues and expenditures and then transferring the balance above 25% to the Capital Improvements Fund. These restricted funds transferred to the Capital Improvements Fund will only be used to complete roadway infrastructure improvements.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
ROADS FUND					
Beginning Fund Balance	\$ 897,385	\$ 1,033,885	\$ 1,911,887	\$ 1,911,887	\$ 1,934,387
Revenue	5,435,657	5,661,000	5,661,000	5,591,000	5,648,000
Total Funds Available	6,333,042	6,694,885	7,572,887	7,502,887	7,582,387
Expenditures	(2,611,155)	(3,638,500)	(3,638,500)	(3,179,000)	(3,909,000)
Transfer to Capital Improvement Fund	(1,810,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,700,000)
Ending Fund Balance	\$ 1,911,887	\$ 1,056,385	\$ 1,934,387	\$ 2,323,887	\$ 973,387
Fund Balance Reserve %	73%	29%	53%	73%	25%

REVENUE

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
ROADS FUND						
Taxes	2,993,347	3,235,000	3,235,000	3,271,000	3,226,000	0%
Licenses & Permits	315,618	200,000	200,000	200,000	200,000	0%
Intergovernmental	1,776,877	1,976,000	1,976,000	1,820,000	1,992,000	1%
Charges for Services	252,792	200,000	200,000	200,000	200,000	0%
Other	97,023	50,000	50,000	100,000	30,000	-40%
Total Revenue	5,435,657	5,661,000	5,661,000	5,591,000	5,648,000	0%

HIGHLIGHTS

- Revenues are projected to total \$5.65 million in 2027, which is slightly lower than 2026's budget.

- The fund's largest revenue source, taxes, is forecast at \$3.23 million in 2027, with no projected overall increase over 2026.
- While a 7% increase is projected for sales tax revenue, a 12% decrease is projected for use tax revenue. The use tax decrease is due to an expected slowdown in new home construction as indicated by area homebuilders and motor vehicle sales based on what we are seeing in 2026.
- The projection for Intergovernmental revenues remains flat (Highway User Tax Fund and Douglas County Shareback revenues).

EXPENDITURES

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
ROADS FUND						
Salaries and Benefits	600,260	882,000	882,000	749,000	1,039,000	18%
Purchased Services	726,576	403,000	403,000	578,000	618,000	53%
Repairs & Maintenance	952,250	1,945,000	1,945,000	1,535,000	1,845,000	-5%
Other Operating	94,226	183,000	183,000	167,000	179,500	-2%
Equipment & Furnishings	18,453	-	-	-	52,000	+
Sales/Use Tax Credit	219,390	225,500	225,500	150,000	175,500	-22%
Total Expenditures	2,611,155	3,638,500	3,638,500	3,179,000	3,909,000	7%

HIGHLIGHTS

- The 2027 budget estimates total expenditures at \$3.91 million, a 7% increase over 2026.
- Salaries and Benefits - The overall increase is a combination of increases resulting from a comprehensive compensation study, a 10% to 13% increase in health insurance premiums, and a new Engineering Inspector position.
- Purchased Services - The increase in this category is a combination of increased costs for a single audit required when \$1 million or more federal funds are expended, potential legal costs, and an allocation of technology support.
- Equipment & Furnishings - The 2027 budget includes a field truck and technology-related equipment for the Engineering Inspector position.
- Sales & Use Tax Credit - This expenditure fluctuates depending on new home construction in the Canyons development, as established in the development agreement.

STAFF

- 1.0 FTE - Public Works Director
- 1.0 FTE - City Engineer
- 1.0 FTE - Capital Projects and Operations Manager
- 1.0 FTE - Public Works Permit Technician

CAPITAL IMPROVEMENTS FUND

DESCRIPTION

The **Capital Improvements Fund** accounts for capital improvements or acquisitions that are not accounted for in other funds. Most capital improvements in this fund are related to roads and are funded with transfers from the General Fund and Roads Fund.

FUND BALANCE

With a \$16 million beginning fund balance, proposed revenues and transfers at \$25 million and capital expenditures at \$30 million, the proposed 2027 budget will end with an \$11 million fund balance. The fund balance remains at this level in anticipation of future capital improvements, including the multi-year Happy Canyon/I-25 Interchange project, the final phase of the Roads Solution Plan, and the City's ongoing Pavement Maintenance Program.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
CAPITAL IMPROVEMENTS FUND					
Beginning Fund Balance	\$ 5,196,794	\$ 2,839,894	\$ 826,511	\$ 826,511	\$ 15,954,511
Revenue	2,207,719	16,750,000	17,250,000	19,434,000	11,950,000
Transfer from General Fund	1,750,501	6,500,000	6,500,000	6,500,000	10,300,000
Transfer from Roads Fund	1,810,000	2,000,000	2,000,000	2,000,000	2,700,000
Transfer from Community Capital Investment Fund	-	908,000	908,000	987,000	-
Total Funds Available	10,965,014	28,997,894	27,484,511	29,747,511	40,904,511
Expenditures	(10,138,503)	(18,350,000)	(21,822,000)	(13,793,000)	(29,900,000)
Ending Fund Balance	\$ 826,511	\$ 10,647,894	\$ 5,662,511	\$ 15,954,511	\$ 11,004,511

HIGHLIGHTS

- The 2027 budgeted revenue, \$11,950,000, consists of the following contributions for the Happy Canyon/I-25 Interchange construction project.
 - Douglas County - \$7,250,000; The Canyons developer - \$4,700,000
- The 2026 year-end projection of \$19,434,000 consists of the following revenue for the Happy Canyon/I-25 Interchange construction project.
 - Douglas County - \$8,500,000; DRCOG - \$734,000; CDOT Bridge Tunnel Enterprise Fund - \$10,200,000
- Transfers from the General Fund and Roads fund total \$13 million in support of Road Solutions Plan, Pavement Maintenance Plan, and Gateway capital improvements.
- Expenditures include the following:
 - Happy Canyon/I-25 Interchange - \$18,100,000
 - Pavement Maintenance Program - \$3,500,000
 - Monarch Blvd. from Castle Pines Parkway (CPP) to Shoreham Circle - \$3,000,000
 - CPP from Forest Park Dr. to Pine Ridge Trail, including Buffalo Trail Roundabout - \$2,400,000
 - CPP from Village Square Dr. to Beverly Blvd. - \$2,000,000
 - Traffic Signal and Pedestrian Safety Improvements - \$300,000

STORMWATER UTILITY FUND

DESCRIPTION

The **Stormwater Utility Fund** accounts for expenditures for the administration, operation, maintenance, and improvements to the City's stormwater system and the revenues collected. As an enterprise fund, fees pay expenses, not taxes.

FUND BALANCE

The table below summarizes the Stormwater Utility Fund's change in fund balance for the 2027 Proposed Budget along with comparisons to 2025 and 2026. The 2027 Proposed Budget projects an ending fund balance of \$399,119, equal to 91% of operating expenditures, in compliance with the City's 25% operating reserve policy.

The Stormwater Utility Fund remains entirely fee-supported, with \$766,000 in revenues and \$1.1 million in expenditures planned for 2027. The fund balance is intentionally drawn down to support stormwater infrastructure investments.

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
STORMWATER UTILITY ENTERPRISE FUND					
Beginning Fund Balance	1,810,401	1,133,119	1,309,212	1,309,212	774,119
Revenue	898,641	746,000	746,000	738,000	766,000
Total Funds Available	2,709,042	1,879,119	2,055,212	2,047,212	1,540,119
Expenditures	(1,399,830)	(1,105,000)	(1,105,000)	(1,131,000)	(1,141,000)
Ending Fund Balance	\$ 1,309,212	\$ 774,119	\$ 950,212	\$ 916,212	\$ 399,119
Fund Balance Reserve %	393%	207%	254%	226%	91%

REVENUE

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
STORMWATER UTILITY FUND						
Licenses & Permits	42,547	10,000	10,000	18,000	10,000	0%
Charges for Services	654,471	676,000	676,000	676,000	706,000	4%
Other	201,623	60,000	60,000	44,000	50,000	-17%
Total Revenue	898,641	746,000	746,000	738,000	766,000	3%

HIGHLIGHTS

- Projected 2027 revenue is \$766,000, 3% greater than the 2026 original budget.
- The fund is primarily supported by stormwater utility fees from commercial and residential property owners. Other revenue includes interest earnings.

EXPENDITURES

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget	Chg from 2026 Original
STORMWATER UTILITY ENTERPRISE FUND						
Salaries and Benefits	245,844	280,000	280,000	292,000	320,000	14%
Purchased Services	25,551	13,000	13,000	16,000	18,000	38%
Repairs & Maintenance	26,580	40,000	40,000	30,000	40,000	0%
Other Operating	35,030	41,000	41,000	61,000	53,000	29%
Equipment & Furnishings	-	-	-	7,000	10,000	+
Capital Improvements	1,066,825	725,000	725,000	725,000	700,000	-3%
Contributions/Other	-	6,000	6,000	-	-	-100%
Total Expenditures	1,399,830	1,105,000	1,105,000	1,131,000	1,141,000	3%

HIGHLIGHTS

- Overall, the 2027 proposed budget reflects a 3% increase over the 2026 budget.
- Salaries and Benefits - The overall increase is a combination of increases resulting from a comprehensive compensation study and a 10% to 13% increase in health insurance premiums.
- Other Operating - The original 2026 budget did not include the purchase of the OpenGov ERP system (see amended budget), which accounts for the increase.
- Capital Improvements
 - Partnership with the Mile High Flood District for improvements to Spring Tributary at Lagae Rd. Tributary - \$500,000. These investments reflect the City's ongoing partnership with MHFD to deliver regional stormwater infrastructure improvements that benefit Castle Pines and the broader watershed.
 - \$200,000 is budgeted to address drainage, sidewalk overflow, failing cutoff wall, and pond issues.

STAFF

- 1.0 FTE - Stormwater Manager

APPENDIX

2027 ANNUAL BUDGET DETAIL

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
GENERAL FUND					
REVENUES					
Taxes					
Property Tax - 4.5 mills - Law Enforcement	1,774,273	1,817,000	1,817,000	1,817,000	1,864,000
Specific Ownership Tax - 4.5 mills	136,633	141,000	141,000	135,000	141,000
Sales Tax - 2.75%	4,714,079	5,370,000	5,370,000	5,500,000	5,756,000
Construction Materials Use Tax - 2.75%	432,500	287,000	287,000	1,050,000	267,000
Construction Materials Use Tax - 2.75% - Canyons	1,206,646	1,241,000	1,241,000	900,000	966,000
Motor Vehicle Use Tax - 2.75%	1,897,146	1,999,000	1,999,000	1,800,000	1,884,000
Total Taxes	10,161,277	10,855,000	10,855,000	11,202,000	10,878,000
Franchise Fees					
Franchise - Electric	362,314	378,000	378,000	407,000	426,000
Franchise - Gas	171,045	204,000	204,000	165,000	213,000
Franchise - Cable	172,269	186,000	186,000	170,000	178,000
Total Franchise Fees	705,628	768,000	768,000	742,000	817,000
Licenses and Permits					
Business Licenses	635	-	-	-	-
Liquor/Tobacco Licenses	4,268	5,000	5,000	5,000	5,000
Contractor Licenses	46,763	53,000	53,000	47,000	47,000
Sign Permits	3,509	1,000	1,000	1,000	1,000
Total Licenses and Permits	55,175	59,000	59,000	53,000	53,000
Intergovernmental Revenue					
Motor Vehicle Registration Fees	49,839	54,000	54,000	54,000	57,000
Cigarette Tax	12,062	14,000	14,000	14,000	14,000
State Energy Distributions	1,607	2,000	2,000	2,000	2,000
Total Intergovernmental Revenue	63,508	70,000	70,000	70,000	73,000
Charges for Services					
Planning and Zoning	241,585	109,000	109,000	260,000	103,000
Finance Fees	17,202	10,000	10,000	10,000	10,000
Credit Card Fees	35,777	32,000	32,000	32,000	32,000
Building Permit Fees	1,944,472	1,458,000	1,458,000	2,000,000	1,177,000
City Event Fees	38,924	20,000	20,000	20,000	20,000
Community Center Rental Fees	-	-	-	2,000	5,000
Total Charges for Services	2,277,960	1,629,000	1,629,000	2,324,000	1,347,000

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
GENERAL FUND					
REVENUES					
Fines					
Court Fines	324,815	289,000	289,000	200,000	203,000
Interest and Other Income					
Interest	466,444	320,000	320,000	320,000	250,000
In-Lieu of Sales Tax	-	18,000	18,000	18,000	36,000
Office Space Use	34,067	48,000	48,000	36,000	49,000
Site Communications Lease	167,046	103,000	103,000	103,000	103,000
Miscellaneous	251,612	-	-	-	-
Total Interest and Other Income	919,169	489,000	489,000	477,000	438,000
Total Revenue	14,507,532	14,159,000	14,159,000	15,068,000	13,809,000
EXPENDITURES					
Elected Officials					
Mayor/Council Stipend	67,200	68,000	68,000	68,000	68,000
Taxes	5,254	5,000	5,000	5,000	5,000
Professional Services	23,660	24,000	24,000	6,000	12,000
Training	6,908	6,000	6,000	6,000	6,000
Travel	12,738	10,000	10,000	10,000	10,000
Mileage	1,272	1,000	1,000	1,000	1,000
Membership Dues	17,655	18,000	18,000	18,000	18,000
Supplies	2,159	1,000	1,000	1,000	1,000
Computers/Software	300	1,000	1,000	1,000	1,000
Meetings	11,840	14,000	14,000	14,000	14,000
Supplies/Recognition	535	2,000	2,000	2,000	2,000
Contributions	88,503	90,000	90,000	90,000	100,000
Total Elected Officials	238,024	240,000	240,000	222,000	238,000
City Manager					
Salary	209,481	213,000	213,000	220,000	242,000
Insurance	32,312	36,000	39,000	39,000	42,000
Taxes	4,973	6,000	3,000	3,000	3,000
Retirement	37,965	43,000	43,000	42,000	51,000
Training	9,374	4,000	4,000	10,000	5,000
Travel	7,289	11,000	11,000	11,000	11,000
Membership Dues	4,298	3,000	3,000	3,000	3,000
Supplies	455	-	-	1,000	1,000
Computer/Software	820	-	-	-	35,000
Meetings	5,519	5,000	5,000	5,000	5,000
Total City Manager	312,486	321,000	321,000	334,000	398,000

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
GENERAL FUND					
EXPENDITURES					
Interdepartmental					
Professional Services	140,211	145,000	145,000	145,000	145,000
Info Tech Support	46,086	77,000	77,000	35,000	37,000
Special Projects	-	-	-	-	100,000
Office Space	230,851	186,000	186,000	186,000	186,000
Fleet Repair & Maintenance	186	-	-	1,000	1,000
Telephone/Internet	14,698	15,000	15,000	17,000	17,000
Printing/Copying	8,299	9,000	9,000	9,000	9,000
Postage/Mailing	2,884	2,000	2,000	2,000	2,000
Membership Dues	1,120	1,000	1,000	4,000	4,000
Central Supplies	19,410	20,000	20,000	20,000	20,000
Computer/Software	110,934	121,000	136,000	136,000	146,000
Fleet Fuel	164	1,000	1,000	-	-
Meetings	1,197	-	-	-	-
Machinery and Equipment	33,645	-	-	-	-
Vehicles	37,375	-	-	-	-
Furniture and Fixtures	2,345	-	-	-	-
Contributions	32,598	40,000	40,000	40,000	30,000
Total Interdepartmental	682,003	617,000	632,000	595,000	697,000
Communications					
Salary	115,797	136,000	136,000	139,000	161,000
Insurance	20,339	18,000	18,000	17,000	13,000
Taxes	1,891	4,000	4,000	2,000	2,000
Retirement	20,647	27,000	27,000	26,000	33,000
Professional Services	81,879	70,000	70,000	90,000	80,000
Special Projects	25,000	-	-	-	-
Advertising	18,384	21,000	21,000	21,000	21,000
Printing/Copying	15,831	21,000	21,000	23,000	26,000
Postage/Mailing	15,404	18,000	18,000	21,000	22,000
Training	1,695	2,000	2,000	2,000	2,000
Travel	1,635	1,000	1,000	1,000	1,000
Mileage	85	-	-	-	-
Membership Dues	457	1,000	1,000	1,000	1,000
Supplies	358	-	-	-	-
Promotional Supplies	-	3,000	3,000	-	6,000
Computer/Software	12,454	15,000	15,000	15,000	16,000
Meetings	119	-	-	-	-
Total Communications	331,975	337,000	337,000	358,000	384,000

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
GENERAL FUND					
EXPENDITURES					
Legal Services					
City Attorney	261,909	280,000	280,000	280,000	288,000
Outside Legal Services	4,693	4,000	4,000	12,000	4,000
Total Legal Services	266,602	284,000	284,000	292,000	292,000
Human Resources/Risk Management					
Other	1,410	1,000	1,000	1,000	2,000
Professional Services	3,727	4,000	4,000	47,000	4,000
Special Projects	64,628	35,000	35,000	20,000	-
Insurance	32,093	36,000	36,000	36,000	36,000
Advertising/Recruitment	750	4,000	4,000	2,000	2,000
Training	145	3,000	3,000	3,000	3,000
Travel	-	2,000	2,000	2,000	2,000
Membership Dues	1,183	1,000	1,000	-	1,000
Supplies	1,379	1,000	1,000	-	-
Computer/Software	963	4,000	4,000	4,000	4,000
Meetings	12,690	15,000	15,000	15,000	17,000
Total Human Resources/Risk Management	118,968	106,000	106,000	130,000	71,000
Finance					
Salary	143,895	140,000	140,000	141,000	171,000
Insurance	12,580	12,000	14,000	14,000	16,000
Taxes	2,428	4,000	2,000	2,000	2,000
Retirement	28,369	27,000	27,000	28,000	37,000
County Treasurer's Fees	17,735	18,000	18,000	18,000	19,000
Professional Services	8,333	9,000	9,000	13,000	13,000
Audit	13,000	15,000	15,000	15,000	15,000
Sales Tax Administration	98,034	100,000	100,000	120,000	120,000
Special Projects	-	25,000	25,000	25,000	25,000
Bank/Credit Card Fees	59,726	70,000	70,000	70,000	70,000
Training	2,288	3,000	3,000	3,000	3,000
Travel	-	2,000	2,000	-	-
Membership Dues	565	1,000	1,000	1,000	1,000
Supplies	720	-	-	-	-
Computer/Software	37,411	35,000	155,000	158,000	70,000
Total Finance	425,084	461,000	581,000	608,000	562,000

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
GENERAL FUND					
EXPENDITURES					
City Clerk					
Salary	156,850	179,000	179,000	183,000	200,000
Insurance	25,657	31,000	33,000	33,000	37,000
Taxes	2,544	5,000	3,000	3,000	3,000
Retirement	28,486	35,000	35,000	35,000	42,000
Filing Fees	162	1,000	1,000	1,000	1,000
Professional Services	7,200	-	-	-	-
Election	3,022	-	-	29,000	6,000
Public Notice Advertising	1,426	2,000	2,000	3,000	2,000
Codification	4,297	5,000	5,000	5,000	5,000
Training	3,335	6,000	6,000	5,000	6,000
Travel	4,231	5,000	5,000	5,000	5,000
Mileage	152	1,000	1,000	-	-
Membership Dues	620	1,000	1,000	1,000	1,000
Supplies	399	-	-	-	-
Computer/Software	34,272	37,000	37,000	53,000	55,000
Meetings	358	-	-	-	-
Total City Clerk	273,011	308,000	308,000	356,000	363,000
Municipal Court					
Workers' Comp	31	-	-	-	-
Professional Services	168	-	-	-	-
Court Clerk	40,300	40,000	40,000	40,000	40,000
Judge	9,281	11,000	11,000	11,000	11,000
Prosecutor	7,583	7,000	7,000	7,000	7,000
Supplies	297	1,000	1,000	-	-
Computer/Software	3,465	6,000	6,000	7,000	7,000
Total Municipal Court	61,125	65,000	65,000	65,000	65,000
Public Safety					
Law Enforcement - 4.5 mills property tax	1,776,531	1,817,000	1,817,000	1,817,000	1,864,000
Traffic Management/Security Services	180,193	163,000	163,000	190,000	190,000
Animal Control	24,822	30,000	30,000	27,000	30,000
Total Public Safety	1,981,546	2,010,000	2,010,000	2,034,000	2,084,000

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
GENERAL FUND					
EXPENDITURES					
Community Development					
Salary	236,348	263,000	263,000	265,000	333,000
Insurance	36,988	40,000	44,000	44,000	65,000
Taxes	5,084	8,000	4,000	4,000	5,000
Retirement	37,802	52,000	52,000	46,000	71,000
Filing Fees	768	1,000	1,000	1,000	1,000
Professional Services	19,103	17,000	17,000	30,000	17,000
Building Department Services	1,191,878	917,000	917,000	1,238,000	744,000
Code Enforcement Services	29,058	32,000	32,000	28,000	32,000
Legal Services	43,700	30,000	30,000	5,000	30,000
Professional Services (Development)	161,614	107,000	107,000	165,000	120,000
Special Project	26,551	179,000	179,000	338,000	43,000
Training	1,696	3,000	3,000	10,000	3,000
Travel	78	2,000	2,000	2,000	2,000
Mileage	214	-	-	-	-
Membership Dues	1,332	2,000	2,000	2,000	2,000
Computer/Software	22,040	21,000	93,000	95,000	53,000
Meetings	2,577	3,000	3,000	1,000	2,000
Total Community Development	1,816,831	1,677,000	1,749,000	2,274,000	1,523,000
Economic Development					
Salary	34,104	35,000	35,000	35,000	38,000
Insurance	4,114	5,000	5,000	5,000	6,000
Taxes	1,043	1,000	1,000	1,000	1,000
Retirement	6,787	7,000	7,000	7,000	8,000
Professional Services	18,637	9,000	9,000	1,000	50,000
Legal Services - CPURA	355	-	-	-	-
CP Urban Renewal	10,750	-	-	-	-
Special Project	9,253	-	61,000	61,000	-
Advertising	251	-	-	-	-
Travel	30	-	-	-	-
Membership Dues	27,500	17,000	17,000	33,000	17,000
Computer/Software	420	-	-	13,000	14,000
Meetings	324	1,000	1,000	-	-
Canyons Use Tax Credit	603,323	621,000	621,000	450,000	483,000
Total Economic Development	716,891	696,000	757,000	606,000	617,000

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
GENERAL FUND					
EXPENDITURES					
Community Events					
Salary	39,172	60,000	60,000	60,000	72,000
Insurance	-	-	1,000	1,000	3,000
Taxes	1,484	2,000	1,000	1,000	1,000
Retirement	7,442	12,000	12,000	12,000	15,000
Professional Services	656	3,000	3,000	1,000	1,000
Other Events	17,768	16,000	16,000	16,000	16,000
Egg Scramble	8,434	9,000	9,000	9,000	9,000
Slash and City Clean Up	17,329	21,000	21,000	21,000	21,000
Food Truck Frenzy	36,580	38,000	38,000	38,000	38,000
Concert Series	17,216	21,000	21,000	21,000	21,000
Summer Splash	19,004	21,000	21,000	21,000	21,000
Party in the Park	86,453	95,000	95,000	95,000	95,000
Drive-in Movie	8,092	12,000	12,000	12,000	12,000
Fall Fest	59,996	34,000	34,000	34,000	34,000
Winter Festivities	230,523	227,000	227,000	227,000	227,000
Advertising	10,719	21,000	21,000	21,000	21,000
Supplies	7,920	6,000	6,000	6,000	6,000
Total Community Events	568,788	598,000	598,000	596,000	613,000
Community Center					
Water	-	-	-	-	30,000
Electric	-	-	-	-	15,000
Snow Removal	-	-	-	-	42,000
Custodial Services	-	-	-	-	4,000
Landscape Maintenance	-	-	-	25,000	42,000
Facility Repair & Maintenance	-	-	-	-	138,000
Supplies	-	-	-	-	23,000
Total Community Center	-	-	-	25,000	294,000
Transfers Out					
Grant and Restricted Revenue Fund	13,157	7,000	11,000	11,000	-
Capital Improvement Fund	1,750,501	6,500,000	6,500,000	6,500,000	10,300,000
Total Transfers Out	1,763,658	6,507,000	6,511,000	6,511,000	10,300,000
Total Expenditures/Transfers Out	9,556,992	14,227,000	14,499,000	15,005,700	18,501,000
BEGINNING FUND BALANCE	\$ 1,703,167	\$ 2,065,209	\$ 6,811,725	\$ 6,653,707	\$ 6,716,007
Revenue	14,507,532	14,159,000	14,159,000	15,068,000	13,809,000
Total Funds Available	16,210,699	16,224,209	20,970,725	21,721,707	20,525,007
Expenditures	(7,793,334)	(7,720,000)	(7,988,000)	(8,494,700)	(8,201,000)
Transfers Out	(1,763,658)	(6,507,000)	(6,511,000)	(6,511,000)	(10,300,000)
ENDING FUND BALANCE	\$ 6,653,707	\$ 1,997,209	\$ 6,471,725	\$ 6,716,007	\$ 2,024,007

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
GENERAL FUND					
Fund Balance Analysis					
Total Expenditures	9,556,992	14,227,000	14,499,000	15,005,700	18,500,900
Less: Capital Outlay	(1,750,501)	(6,500,000)	(6,500,000)	(6,500,000)	(10,300,000)
Total Operating Expenditures	7,806,491	7,727,000	7,999,000	8,505,700	8,200,900
Required Reserve - 25% of operating exp	1,951,623	1,931,750	1,999,750	2,126,425	2,050,225
Ending Fund Balance	6,653,707	1,997,209	6,471,725	6,716,007	2,024,107
25% Required Reserve	1,951,623	1,931,750	1,999,750	2,126,425	2,050,225
Excess/(Short) of Required Reserve	4,702,084	65,459	4,471,975	4,589,582	(26,118)
Fund Balance Reserve %	85%	26%	81%	79%	25%

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
PARKS AND RECREATION FUND					
REVENUE					
Property Tax - 12 Mills	4,731,395	4,845,000	4,845,000	4,845,000	4,970,000
Specific Ownership Tax - 12 Mills	364,354	374,000	374,000	350,000	391,000
Park Fees	78,124	92,000	92,000	60,000	96,000
Parkland Cash-in-Lieu	18,000	-	-	6,000	-
Interest Earnings	285,633	150,000	150,000	380,000	150,000
Transfer from Parks and Rec North Fund	-	-	3,624,000	3,643,000	-
Total Revenue and Transfers In	5,477,506	5,461,000	9,085,000	9,284,000	5,607,000
EXPENDITURES					
2025 All Parks					
Utilities	393,506	-	-	-	-
Snow Removal	78,178	-	-	-	-
Landscape Maintenance	609,278	-	-	-	-
Total Expenditures	1,080,962	-	-	-	-
Administration					
Salary	392,038	454,000	454,000	393,000	560,000
Insurance	70,151	77,000	77,000	102,000	128,000
Taxes	11,725	13,000	13,000	7,000	8,000
Retirement	66,562	91,000	91,000	81,000	120,000
County Treasurer Fee	47,294	48,000	48,000	48,000	50,000
Professional Services	8,165	9,000	9,000	23,000	24,000
Audit	1,200	10,000	10,000	10,000	11,000
Information Technology	4,549	6,000	6,000	11,000	11,000
Holiday Lighting	-	50,000	50,000	50,000	50,000
Special Projects	469,789	-	-		90,000
Custodial Services	-	-	-	7,000	-
Fleet Repair/Maintenance	22	12,000	12,000	12,000	12,000
Insurance	30,000	34,000	34,000	34,000	36,000
Telephone/Internet	3,086	7,000	7,000	4,000	12,000
Training	2,679	10,000	10,000	7,000	10,000
Travel	-	-	-	1,000	2,000
Membership Dues	470	1,000	1,000	1,000	1,000
Computer/Software	8,690	12,000	22,000	46,000	44,000
Fleet Fuel	862	11,000	11,000	10,000	15,000
Meetings	996	1,000	1,000	2,000	2,000
Equipment and Furnishings	2,345	-	-	108,000	53,000
Contributions	100,000	100,000	100,000	100,000	100,000
Total Administration	1,220,623	946,000	956,000	1,057,000	1,339,000

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
PARKS AND RECREATION FUND					
EXPENDITURES					
Ramble Park					
Water	-	270,000	270,000	226,000	270,000
Electric	-	-	-	4,000	4,000
Snow Removal	-	54,000	54,000	49,000	54,000
Custodial Services	-	9,000	9,000	9,000	9,000
Landscape Maintenance	-	162,000	162,000	162,000	167,000
Park Facilities Repair/Maintenance	-	16,000	16,000	16,000	16,000
Supplies	-	8,000	8,000	8,000	8,000
Total Ramble Park	-	519,000	519,000	474,000	528,000
Coyote Ridge Park					
Water	-	136,000	136,000	32,000	36,000
Snow Removal	-	13,000	13,000	6,000	13,000
Custodial Services	-	29,000	29,000	12,000	29,000
Landscape Maintenance	-	402,000	402,000	275,000	325,000
Park Facilities Repair/Maintenance	-	9,000	9,000	9,000	47,000
Supplies	-	4,000	4,000	2,000	4,000
Total Coyote Ridge Park	-	593,000	593,000	336,000	454,000
Daniel's Gate Park					
Water	-	68,000	68,000	15,000	16,000
Snow Removal	-	13,000	13,000	8,000	13,000
Custodial Services	-	15,000	15,000	11,000	11,000
Landscape Maintenance	-	81,000	81,000	81,000	83,000
Park Facilities Repair/Maintenance	-	4,000	4,000	4,000	4,000
Supplies	-	2,000	2,000	1,000	1,000
Total Daniel's Gate Park	-	183,000	183,000	120,000	128,000
Retreat Park					
Water	-	68,000	68,000	20,000	23,000
Snow Removal	-	13,000	13,000	8,000	8,000
Custodial Services	-	15,000	15,000	11,000	11,000
Landscape Maintenance	-	81,000	81,000	81,000	83,000
Park Facilities Repair/Maintenance	-	4,000	4,000	4,000	4,000
Supplies	-	2,000	2,000	2,000	2,000
Total Retreat Park	-	183,000	183,000	126,000	131,000
Elk Ridge Park					
Water	-	206,000	206,000	38,000	42,000
Snow Removal	-	38,000	38,000	19,000	38,000
Custodial Services	5,795	20,000	20,000	20,000	20,000
Landscape Maintenance	-	318,000	318,000	280,000	280,000
Water Feature O&M	31,475	65,000	65,000	65,000	26,000
Park Facilities Repair/Maintenance	35,886	62,000	62,000	52,000	56,000
Supplies	7,132	7,000	7,000	7,000	7,000
Total Elk Ridge Park	80,288	716,000	716,000	481,000	469,000

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
PARKS AND RECREATION FUND					
EXPENDITURES					
Pronghorn Park					
Water	-	30,000	30,000	-	-
Snow Removal	-	6,000	6,000	3,000	6,000
Custodial Services	-	1,000	1,000	1,000	1,000
Landscape Maintenance	-	8,000	8,000	8,000	8,000
Park Facilities Repair/Maintenance	-	12,000	12,000	12,000	62,000
Total Pronghorn Park	-	57,000	57,000	24,000	77,000
Pocket Parks					
Water	-	69,000	69,000	16,000	18,000
Snow Removal	-	19,000	19,000	-	-
Custodial Services	-	-	-	25,000	26,000
Landscape Maintenance	-	91,000	91,000	57,000	59,000
Park Facilities Repair/Maintenance	-	23,000	23,000	23,000	23,000
Supplies	-	2,000	2,000	2,000	2,000
Total Pocket Parks	-	204,000	204,000	123,000	128,000
Open Space					
Landscape Maintenance	-	894,000	894,000	897,000	885,000
Fire Mitigation	150,856	134,000	297,000	290,000	135,000
Total Open Space	150,856	1,028,000	1,191,000	1,187,000	1,020,000
Trails					
Snow Removal	-	105,000	105,000	55,000	105,000
Landscape Maintenance	-	518,000	518,000	399,000	400,000
Total Trails	-	623,000	623,000	454,000	505,000
Roadway and Entryway Landscaping					
Water	-	85,000	85,000	305,000	345,000
Electric	-	-	-	11,000	11,000
Landscape Maintenance	86,930	146,000	146,000	231,000	185,000
Total Roadway and Entryway Landscaping	86,930	231,000	231,000	547,000	541,000
Parks Capital	-	1,000,000	1,000,000	1,000,000	500,000
Parks Capital - Coyote Ridge Park	-	2,200,000	8,200,000	8,219,000	-
Total Capital	-	3,200,000	9,200,000	9,219,000	500,000
Total Expenditures	2,619,659	8,483,000	14,656,000	14,148,000	5,820,000

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
PARKS AND RECREATION FUND					
BEGINNING FUND BALANCE	\$ 4,408,391	\$ 4,876,391	\$ 7,266,238	\$ 7,266,238	\$ 2,402,238
Revenue/Transfers In	5,477,506	5,461,000	9,085,000	9,284,000	5,607,000
Total Funds Available	9,885,897	10,337,391	16,351,238	16,550,238	8,009,238
Expenditures	(2,619,659)	(8,483,000)	(14,656,000)	(14,148,000)	(5,820,000)
ENDING FUND BALANCE	\$ 7,266,238	\$ 1,854,391	\$ 1,695,238	\$ 2,402,238	\$ 2,189,238
Fund Balance Detail					
Restricted Fund Balance					
Castle Pines Parks Authority	16,752	16,752	16,752	16,752	16,752
Parkland Mitigation	104,400	205,600	104,400	104,400	104,400
Unrestricted Fund Balance	7,145,086	1,632,039	1,574,086	2,281,086	2,068,086
Ending Fund Balance	7,266,238	1,854,391	1,695,238	2,402,238	2,189,238
Fund Balance Analysis					
Total Expenditures	2,619,659	8,483,000	14,656,000	14,148,000	5,820,000
Less: Capital Outlay	-	(3,200,000)	(9,200,000)	(9,219,000)	(500,000)
Less: Other Non-operating	(100,000)	(100,000)	-	-	(100,000)
Total Operating Expenditures	2,519,659	5,183,000	5,456,000	4,929,000	5,220,000
Unrestricted Fund Balance	7,145,086	1,632,039	1,574,086	2,281,086	2,068,086
25% Required Reserve	629,915	1,295,750	1,364,000	1,232,250	1,305,000
Excess/(Short) of Required Reserve	6,515,171	336,289	210,086	1,048,836	763,086
Fund Balance Reserve %	284%	31%	29%	46%	40%

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
PARKS AND RECREATION NORTH FUND					
REVENUE					
Fire Mitigation Grant	99,000	-	-	-	-
Interest	201,035	-	-	-	-
Total Revenue	300,035	-	-	-	-
EXPENDITURES					
Professional Services	12,305	-	-	-	-
Audit	5,000	-	-	-	-
Info Tech Support	4,549	-	-	-	-
Holiday Lighting	43,899	-	-	-	-
Special Project	181,527	-	-	-	-
Utilities	429,367	-	-	-	-
Snow Removal	32,201	-	-	-	-
Custodial Services	55,040	-	-	-	-
Grounds R&M	997,855	-	-	-	-
Fire Mitigation	234,225	-	-	-	-
Park Facilities Maintenance	9,188	-	-	-	-
Fleet Repair/Maintenance	19,023	-	-	-	-
Telephone/Internet/Alarms	2,430	-	-	-	-
Training	2,235	-	-	-	-
Supplies	7,036	-	-	-	-
Computer/Software	144	-	-	-	-
Fleet Fuel	7,293	-	-	-	-
Machinery/Equipment	12,354	-	-	-	-
Parks Capital - Coyote Ridge Park	476,975	-	-	-	-
Transfer to Parks and Rec Fund	-	-	3,623,042	3,642,538	
Total Expenditures	2,532,646	-	3,623,042	3,642,538	-
BEGINNING FUND BALANCE	5,875,149	-	3,623,042	3,642,538	-
Revenue	300,035	-	-	-	-
Total Funds Available	6,175,184	-	3,623,042	3,642,538	-
Expenditures	(2,532,646)	-	(3,623,042)	(3,642,538)	-
ENDING FUND BALANCE	\$ 3,642,538	\$ -	\$ -	\$ -	\$ -

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
ROADS FUND					
REVENUE					
1% Sales Tax	1,707,423	1,953,000	1,953,000	1,953,000	2,093,000
1% Construction Materials Use Tax	163,899	104,000	104,000	378,000	97,000
1% Construction Materials Use Tax (Canyons)	432,154	451,000	451,000	300,000	351,000
1% Motor Vehicle Use Tax	689,871	727,000	727,000	640,000	685,000
ROW Permits	315,618	200,000	200,000	200,000	200,000
Highway Users Tax Fund	479,562	508,000	508,000	508,000	532,000
Road and Bridge Prop Tax Shareback	729,686	890,000	890,000	725,000	913,000
Roads Sales Tax Shareback	164,182	188,000	188,000	160,000	201,000
Roads Motor Vehicle Use Tax Shareback	217,848	230,000	230,000	205,000	217,000
Construction Materials Use Tax Shareback	185,599	160,000	160,000	222,000	129,000
Public Works Fees	252,792	200,000	200,000	200,000	200,000
Interest Earnings	97,023	50,000	50,000	100,000	30,000
Total Revenue	5,435,657	5,661,000	5,661,000	5,591,000	5,648,000
EXPENDITURES					
Salaries	432,966	636,000	636,000	548,000	756,000
Insurance	77,470	103,000	103,000	89,000	128,000
Taxes	10,333	18,000	18,000	9,000	12,000
Retirement	79,491	125,000	125,000	103,000	143,000
Professional Services	71,147	105,000	105,000	105,000	105,000
Audit	9,600	7,000	7,000	18,000	19,000
Legal Services	16,110	-	-	75,000	75,000
Professional Services (Development)	369,082	282,000	282,000	282,000	300,000
Information Technology Support	12,131	-	-	18,000	19,000
Special Project	224,235	-	-	-	-
Electric	24,271	9,000	9,000	80,000	100,000
Snow Removal	447,993	810,000	810,000	500,000	800,000
Gateway/ROW Maintenance	7,000	15,000	15,000	5,000	15,000
Curb/Gutter/Sidewalk R&M	94,909	200,000	200,000	200,000	150,000
Striping/Signage	67,311	250,000	250,000	250,000	300,000
Pedestrian Crossings Maintenance	12,915	30,000	30,000	25,000	25,000
Streets Repair/Maintenance	253,438	475,000	475,000	400,000	400,000
Streetlight R&M	2,046	35,000	35,000	25,000	25,000
Traffic Signals Maintenance	30,478	60,000	60,000	60,000	60,000
Street Sweeping	36,160	70,000	70,000	70,000	70,000
Fleet Repair/Maintenance	2,405	15,000	15,000	2,000	3,000
Insurance	21,000	24,000	24,000	24,000	25,000

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
ROADS FUND					
EXPENDITURES					
Telephone/Internet Service	3,298	2,000	2,000	2,000	2,000
Postage/Mailing	294	1,000	1,000	1,000	1,000
Training	1,827	6,000	6,000	25,000	25,000
Travel	444	3,000	3,000	2,000	3,000
Mileage	207	-	-	-	-
Membership Dues	744	5,000	5,000	1,000	1,000
Supplies	1,515	3,000	3,000	1,000	2,000
Computers/Software	60,127	120,000	120,000	106,000	114,500
Fleet Fuel	1,733	3,000	3,000	2,000	2,000
Meetings	632	1,000	1,000	1,000	1,000
Equipment and Furnishings	18,453	-	-	-	52,000
Canyons Use Tax Credit	219,390	225,500	225,500	150,000	175,500
Transfer to Capital Improvements Fund	1,810,000	2,000,000	2,000,000	2,000,000	2,700,000
Total Expenditures and Transfers Out	4,421,155	5,638,500	5,638,500	5,179,000	6,609,000
BEGINNING FUND BALANCE	897,385	1,033,885	1,911,887	1,911,887	1,934,387
Revenue	5,435,657	5,661,000	5,661,000	5,591,000	5,648,000
Total Funds Available	6,333,042	6,694,885	7,572,887	7,502,887	7,582,387
Expenditures/Transfers Out	(4,421,155)	(5,638,500)	(5,638,500)	(5,179,000)	(6,609,000)
ENDING FUND BALANCE	\$ 1,911,887	\$ 1,056,385	\$ 1,934,387	\$ 2,323,887	\$ 973,387
Fund Balance Analysis					
Total Expenditures	4,421,155	5,638,500	5,638,500	5,179,000	6,609,000
Less: Capital Outlay	(1,810,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,700,000)
Total Operating Expenditures	2,611,155	3,638,500	3,638,500	3,179,000	3,909,000
Required Reserve - 25% of operating exp	652,789	909,625	909,625	794,750	977,250
Unrestricted Fund Balance	1,911,887	1,056,385	1,934,387	2,323,887	973,387
25% Required Reserve	652,789	909,625	909,625	794,750	977,250
Excess/(Short) of Required Reserve	1,259,098	146,760	1,024,762	1,529,137	(3,863)
Fund Balance Reserve %	73%	29%	53%	73%	25%

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
GRANT AND RESTRICTED REVENUE FUND					
FHWA - Safe Streets for All	-	-	-	-	-
DOLA - Local Planning Capacity	49,953	-	30,000	30,000	-
CSFS - Wildfire Education	-	18,400	37,000	37,000	-
DOLA - Affordable Housing AI Plan Review	-	18,000	18,000	18,000	-
State Disposable Bag Fee	11,401	10,000	10,000	10,000	10,000
Transfer in from General Fund	13,157	8,600	11,000	11,000	-
Total Revenue and Transfers In	74,511	55,000	106,000	106,000	10,000
EXPENDITURES					
State Disposable Bag Fee Expenditures	-	10,000	10,000	10,000	10,000
Community Development Grants Projects	63,110	20,000	57,000	57,000	-
Wildfire Education	-	25,000	50,000	50,000	-
Total Expenditures and Transfers Out	63,110	55,000	117,000	117,000	10,000
BEGINNING FUND BALANCE	\$ 1,043	\$ -	\$ 12,443	\$ 12,443	\$ -
Revenue/Transfers In	74,511	55,000	106,000	106,000	10,000
Total Funds Available	75,554	55,000	118,443	118,443	10,000
Expenditures/Transfers Out	(63,110)	(55,000)	(117,000)	(117,000)	(10,000)
ENDING FUND BALANCE	\$ 12,444	\$ -	\$ 1,443	\$ 1,443	\$ -
CONSERVATION TRUST FUND					
State Conservation Trust Fund	160,452	164,000	164,000	164,000	167,000
Interest Earnings	45,560	30,000	30,000	44,000	25,000
Total Revenue and Transfers In	206,012	194,000	194,000	208,000	192,000
BEGINNING FUND BALANCE	\$ 977,600	\$ 1,179,600	\$ 1,183,612	\$ 1,183,612	\$ 1,377,612
Revenue/Transfers In	206,012	194,000	194,000	208,000	192,000
Total Funds Available	1,183,612	1,373,600	1,377,612	1,391,612	1,569,612
ENDING FUND BALANCE	\$ 1,183,612	\$ 1,373,600	\$ 1,377,612	\$ 1,391,612	\$ 1,569,612

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
CAPITAL IMPROVEMENT FUND					
REVENUE					
<i>Grants</i>					
DRCOG Bike/Ped I-25 Crossing	26,308	-	-	-	-
DRCOG Happy Canyon Interchange	1,581,411	-	-	734,000	-
<i>Contributions</i>					
Douglas County Happy Canyon Interchange	-	16,750,000	17,250,000	8,500,000	7,250,000
Doug Cty Monarch/Buffalo Trail Roundabout	600,000	-	-	-	-
The Canyons Happy Canyon Interchange	-	-	-	-	4,700,000
Developer Reimbursement for Lagae widening					
CDOT Bridge Tunnel Enterprise	-	-	-	10,200,000	-
Transfer from General Fund	1,750,501	6,500,000	6,500,000	6,500,000	10,300,000
Transfer From Roads Fund	1,810,000	2,000,000	2,000,000	2,000,000	2,700,000
Xfr from Community Cap Investment Fund	-	908,000	908,000	987,000	-
Total Revenue and Transfers In	5,768,220	26,158,000	26,658,000	28,921,000	24,950,000
EXPENDITURES					
Community Center	37,820	900,000	900,000	950,000	-
Pavement Maintenance Program	2,057,564	4,000,000	4,000,000	3,200,000	3,500,000
Happy Canyon Rd/I-25 Interchange	1,771,654	10,000,000	12,079,000	5,000,000	18,100,000
Monarch - Glen Oaks to CPP (2024)	321,480	-	-	-	-
Lagae Roundabout	39,403	-	-	-	-
Monarch - Glen Oaks to Winterberry (2025)	2,950,358	-	600,000	500,000	-
Monarch - CPP to Shoreham	-	-	-	100,000	3,000,000
CPP - Monarch to Forest Park Dr (Westbound)	-	1,750,000	1,750,000	1,750,000	-
CPP - Forest Park Dr to Monarch (Eastbound)	1,969,023	-	-	-	-
CPP - Forest Park Dr to Pine Ridge Trail	-	200,000	200,000	-	2,400,000
CPP - Village Square to Beverly Blvd.	-	-	-	-	2,000,000
Traffic Signal Improvements	71,904	150,000	150,000	150,000	150,000
Pedestrian Safety Improvements	327,316	150,000	150,000	150,000	150,000
Bike/Pedestrian over I-25	77,773	-	-	-	-
CPP/I-25 Monument/Landscaping (NB offramp)	-	1,200,000	1,200,000	1,200,000	-
East City Limit CPP Gateway	457,583	-	-	-	-
Lagae Roundabout Monumentation	56,625	-	793,000	793,000	-
EB CPP at West City Entrance Roundabout Gateway	-	-	-	-	600,000
Total Expenditures	10,138,503	18,350,000	21,822,000	13,793,000	29,900,000
BEGINNING FUND BALANCE	\$ 5,196,794	\$ 2,839,894	\$ 826,511	\$ 826,511	\$ 15,954,511
Revenue/Transfers In	5,768,220	26,158,000	26,658,000	28,921,000	24,950,000
Total Funds Available	10,965,014	28,997,894	27,484,511	29,747,511	40,904,511
Expenditures	(10,138,503)	(18,350,000)	(21,822,000)	(13,793,000)	(29,900,000)
ENDING FUND BALANCE	\$ 826,511	\$ 10,647,894	\$ 5,662,511	\$ 15,954,511	\$ 11,004,511

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
COMMUNITY CAPITAL INVESTMENT FUND					
Transfer to Capital Improvement Fund	-	908,000	908,000	987,000	-
Total Transfers Out	-	908,000	908,000	987,000	-
BEGINNING FUND BALANCE	\$ 3,352,427	\$ 3,352,427	\$ 3,352,427	\$ 3,352,427	\$ 2,444,427
Total Funds Available	3,352,427	3,352,427	3,352,427	3,352,427	2,444,427
Expenditures/Transfers Out	-	(908,000)	(908,000)	(987,000)	-
ENDING FUND BALANCE	\$ 3,352,427	\$ 2,444,427	\$ 2,444,427	\$ 2,365,427	\$ 2,444,427
STORMWATER UTILITY ENTERPRISE FUND					
REVENUE					
GESC Permit Fees	42,547	10,000	10,000	18,000	10,000
Commercial Stormwater Management Fees	74,700	88,000	88,000	88,000	91,000
Residential Stormwater Management Fees	579,771	588,000	588,000	588,000	615,000
Interest Earnings	74,029	60,000	60,000	44,000	50,000
Other	127,594	-	-	-	-
Total Revenue	898,641	746,000	746,000	738,000	766,000
EXPENDITURES					
Salaries	174,719	199,000	199,000	208,000	200,000
Insurance	38,038	36,000	36,000	44,000	48,000
Taxes	4,260	6,000	6,000	3,000	3,000
Retirement	28,827	39,000	39,000	37,000	43,000
Professional Services	8,521	5,000	5,000	1,000	3,000
Audit	1,200	1,000	1,000	1,000	1,000
Professional Services (Developers)	6,002	-	-	3,000	3,000
Utility Locates	6,795	7,000	7,000	7,000	7,000
Information Technology Support	3,033	-	-	4,000	4,000
Stormwater Drainage Maintenance	26,580	40,000	40,000	30,000	40,000
Fleet Repair/Maintenance	1,810	3,000	3,000	1,000	3,000
Bank/Credit Card Fees	2,040	-	-	2,000	2,000
Insurance	2,000	2,000	2,000	2,000	2,000
Telephone	858	2,000	2,000	1,000	1,000
Printing and Copying	-	6,000	6,000	-	2,000
Postage/Mailing	10,831	4,000	4,000	4,000	4,000
Training	700	3,000	3,000	-	3,000
Travel	885	-	-	-	-
Mileage	184	-	-	-	-
Membership Dues	3,076	2,000	2,000	2,000	3,000

	2025 Actual	2026 Original Budget	2026 Amended Budget	2026 Year-end Projections	2027 Proposed Budget
STORMWATER UTILITY ENTERPRISE FUND					
EXPENDITURES					
Supplies	1,288	2,000	2,000	2,000	2,000
Computer/Software	10,108	15,000	15,000	45,000	29,000
Fleet Fuel	470	1,000	1,000	1,000	1,000
Meetings	780	1,000	1,000	1,000	1,000
Capital Improvements	16,825	225,000	225,000	225,000	200,000
Spring Tributary at Lagae Rd	-	-	-	-	500,000
Happy Canyon Tributary	1,050,000	500,000	500,000	500,000	-
Machinery and Equipment	-	-	-	7,000	10,000
Contributions	-	6,000	6,000	-	-
Total Expenditures	1,399,830	1,105,000	1,105,000	1,131,000	1,115,000
BEGINNING FUND BALANCE	\$ 1,810,401	\$ 1,133,119	\$ 1,309,212	\$ 1,309,212	\$ 774,119
Revenue	898,641	746,000	746,000	738,000	766,000
Total Funds Available	2,709,042	1,879,119	2,055,212	2,047,212	1,540,119
Expenditures	(1,399,830)	(1,105,000)	(1,105,000)	(1,131,000)	(1,115,000)
ENDING FUND BALANCE	\$ 1,309,212	\$ 774,119	\$ 950,212	\$ 916,212	\$ 425,119
Fund Balance Analysis					
Total Expenditures	1,399,830	1,105,000	1,105,000	1,131,000	1,115,000
Less: Capital Outlay	(1,066,825)	(725,000)	(725,000)	(725,000)	(700,000)
Less: Other Non-operating	-	(6,000)	(6,000)	-	-
Total Operating Expenditures	333,005	374,000	374,000	406,000	415,000
Unrestricted Fund Balance	1,309,212	774,119	950,212	916,212	425,119
25% Required Reserve	83,251	93,500	93,500	101,500	103,750
Excess/(Short) of Required Reserve	1,225,961	680,619	856,712	814,712	321,369
Fund Balance Reserve %	393%	207%	254%	226%	102%