

Cornerstone Metropolitan District Nos. 1 & 2

2026 Fee Schedule

		2025	2026 Final	Comments
Development Fee (One-time Fee)				
Due upon initial sale of property				
Per Lot	Flat Rate	\$26,000.00	\$26,000.00	Per Development Fee Agreement
Road Fee (One-time Fee)				
Due upon issuance of building permit				
Per Lot	Flat Rate	\$5,500.00	\$5,500.00	Unchanged
Operations Fee (Annual)				
Constructed Residential	Per Home Under Construction of Completed	\$0.00	\$0.00	
Vacant Residential	Per Vacant Residential Lot	\$0.00	\$0.00	
Commercial Building	Per Commercial Structure	\$0.00	\$0.00	
Open Space & Commercial Land	Per Acre	\$0.00	\$0.00	
Tap Fees (One-time Fee)				
(Due no later than the date a building permit is obtained)				
Water: Diameter of Pipe (Inches)	Square Inches: 1" Pipe = .785 Square Inches			
1"	0.785	\$7,500.00	\$7,500.00	Unchanged
2"	3.14	\$30,000.00	\$30,000.00	Unchanged
Sewer: Diameter of Pipe (Inches)	Square Inches: 1" Pipe = .785 Square Inches			
4"	12.56	\$7,500.00	\$7,500.00	Unchanged
8"	50.24	\$30,000.00	\$30,000.00	Unchanged
Water User Fees (Quarterly)				
(Effective upon the issuance of a building permit)				
Water Use Fee - Residential:				
Tier 1 Up to the maximum gallons per calendar quarter: Q1=6,000 • Q2=23,000 • Q3=35,000 • Q4=8,000	Flat rate	\$342.00	\$376.00	10% Increase per Tri-County
Tier 2 Quarter maximum up to 50,000 gallons per quarter	Per 1000 gallons	\$23.60	\$26.00	10% Increase per Tri-County
Tier 3 Over 50,000 gallons per quarter	Per 1000 gallons	\$33.35	\$36.70	10% Increase per Tri-County
Water Use Fee - Commercial:				
Structures (Clubhouse, Flowers Cabin, Turf Care, Comfort Stations, Welcome Center, Cart Barn, & Yurts):				
Tier 1 Up to the maximum gallons per calendar quarter: Q1=6,000 • Q2=23,000 • Q3=35,000 • Q4=8,000	Flat rate	\$342.00	\$376.00	10% Increase per Tri-County
Tier 2 Quarterly Maximum to 50,000 gallons per quarter	Per 1000 gallons	\$23.60	\$26.00	10% Increase per Tri-County
Tier 3 Over 50,000 gallons per quarter	Per 1000 gallons	\$33.35	\$36.70	10% Increase per Tri-County
Golf Course (Pond 4)				
Up to 15M Gallons	Per 1000 gallons	\$18.94	\$22.45	Based on Calc In Financials
Over 15M Gallons	Per 1000 gallons	\$8.75	\$9.37	Based on Calc In Financials
Flushing	Per 1000 gallons		\$6.32	Based on Calc In Financials
Clubhouse Ponds (Crazy Coyote & Dragonfly)				
All Usage	Per 1000 gallons	\$8.75	\$9.37	Based on Calc In Financials
Sewer User Fees (Quarterly)				
(Effective upon the issuance of a Cert. of Occupancy or Temp. Cert. of Occupancy)				
Sewer Use Fee - Residential & Commercial - per qtr	4 Inch Line	\$255.00	\$265.00	Roughly 4% Increase
	6 Inch Line (2.25 times the capacity of a 4" line)	\$580.00	\$605.00	Roughly 4% Increase
Other Fees				
Interest Charges on Delinquent Accounts- Water & Sewer	12% Annually / 1.0% Per Month	12.00%	12.00%	Unchanged
Interest Charges on Delinquent Accounts- Ops Fees	18% Annually / 1.5% Per Month	18.00%	18.00%	Unchanged
Late Fees (In Addition to Interest Above)	Per Billing	\$15.00	\$15.00	Or 5% up to 25% of outstanding fees
Backflow Prevention Fee	Based On Cost	TBD	TBD	Billed back to users based on actual cost
Water Meter Service Turn Off Fee	per delinquency shutoff	\$100.00	\$100.00	Unchanged
Water Meter Service Turn On Fee	per delinquency shutoff	\$100.00	\$100.00	Unchanged
Transfer of Account Fee	per occurrence	\$100.00	\$100.00	Unchanged
Unauthorized Water Usage	per occurrence	\$500.00	\$500.00	Unchanged
Meter Tampering Penalty	per occurrence (plus usage at twice the highest tier)	\$1,500.00	\$1,500.00	Unchanged
Meter Set Revisit Fee	per occurrence	\$125.00	\$125.00	Unchanged
Unauthorized Connection	first occurrence (plus usage at twice the highest tier) (charges double thereafter)	\$2,500.00	\$2,500.00	Unchanged
Inspection Fees	per hour	\$150.00	\$150.00	Unchanged
Violation of Rules and Regulations	per incident	\$500.00	\$500.00	Unchanged
Reminder Letter	per occurrence	\$10.00	\$10.00	Unchanged
Warning Letter	per occurrence	\$10.00	\$10.00	Unchanged
Return Check Fee	per occurrence	\$20.00	\$20.00	Unchanged
Attorney Transfer Fee	per occurrence	\$30.00	\$30.00	Unchanged
Demand Letter Fee	per occurrence	\$150.00	\$150.00	Unchanged
Follow Up Demand Letter	per occurrence	\$50.00	\$50.00	Unchanged
Notice of Intent to Lien Fee	per occurrence	\$120.00	\$120.00	Unchanged
Lien Filing Fee	per occurrence	\$150.00	\$150.00	Unchanged
Payment Plan Fee	per occurrence	\$250.00	\$250.00	Unchanged
Default Letter Fee	per occurrence	\$70.00	\$70.00	Unchanged
Monitoring Bankruptcy Fee (Chapter 7 / Chapters 11 & 13)	per occurrence	\$100 / \$350	\$100 / \$350	Unchanged
Monitoring Public Trustee Foreclosure Fee	per occurrence	\$200.00	\$200.00	Unchanged
Attorney Reminder Letter	per occurrence	\$100.00	\$100.00	Unchanged
Certificate of Status Fee	per occurrence	\$100.00	\$100.00	Unchanged
Foreclosure Warning Letter	per occurrence	\$100.00	\$100.00	Unchanged
Release of Lien Fee	per occurrence	\$150.00	\$150.00	Unchanged