

RESOLUTION NO. 2025 - 11 – 01

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE NORTHWEST LAKEWOOD SANITATION DISTRICT
TO ADOPT THE 2026 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Northwest Lakewood Sanitation District (“District”) has appointed the District Accountant to prepare and submit a proposed 2026 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2025, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 26, 2025, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Northwest Lakewood Sanitation District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Northwest Lakewood Sanitation District for the 2026 fiscal year, subject to whatever property tax revenue and mill levy adjustments are necessary based upon the District’s final assessed valuation as calculated by the County Assessor.

2. That the budget, as hereby approved, adopted, and adjusted as necessary, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund for the purposes stated.

ADOPTED this 26th day of November, 2025.

NORTHWEST LAKEWOOD
SANITATION DISTRICT

By: /s/ Gregory A. Fabisiak
Gregory A. Fabisiak, President

Attest:

/s/ James D. Zimmerman
James D. Zimmerman, Secretary

EXHIBIT A
(Budget)

NORTHWEST LAKEWOOD SANITATION DISTRICT

2026 Budget Message

Introduction

Northwest Lakewood Sanitation District, the “District”, provides sewage collection and transmission services to approximately 4,400 connecting taps in the service area which is located in Jefferson County. The District discontinued operation of its sewage treatment facility on September 30, 2004, with Metro Water Recovery District providing treatment.

The District has entered into Intergovernmental Agreements with College Park Water and Sanitation District, Applewood Sanitation District and Westridge Sanitation District to provide collection and transmission services to approximately 500 connecting taps within the service areas of College Park Water and Sanitation District, Applewood Sanitation District, and Westridge Sanitation District.

The 2026 budget was prepared in accordance with the Local Budget Law of Colorado. The budget reflects the projected spending plan for the 2026 fiscal year based on available revenues. This budget provides for the general operation of the District, and a business like enterprise for the collection of sewage, and capital repair to the collection system.

The District’s 2025 net assessed value decreased by 3.8%, to \$317,974,290. The District’s mill levy for 2026 is 5.946 mills due to the limitations of the TABOR amendment to the Colorado Constitution.

Budgetary Basis of Accounting

The District uses funds to budget and report on its financial position and results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain functions. The various funds determine the total District budget. The District’s General Fund is considered a Governmental Fund and is reported using the economic resources focus and the accrual basis of accounting. The District’s Sanitation Enterprise Fund is also reported using the economic resources focus and the accrual basis of accounting. Revenues are recorded when earned and expenses recorded when the liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

Fund Summaries

General Fund is used to account for resources traditionally associated with government such as property taxes, specific ownership tax and expenditures which include district administration, legal services, treatment charges and other expenses related to statutory operations of a local government. The General Fund’s primary sources of revenue are property taxes and specific ownership taxes.

Sanitation Enterprise Fund accounts for the operations that are financed and operated in a manner similar to private business enterprise, where the intent is that costs of providing services to the public on a continuing basis be financed primarily through user charges. The District contracts for repair and maintenance services. Maintenance and repairs have been estimated by the District's engineer. The estimated expenditures include periodic cleaning of certain mains. Capital outlay expenditures in the enterprise fund include repairs to the system which was constructed approximately 60+ years ago. In 2009, the District initiated an annual Facilities Renovation and Services Fee which is expected to result in \$2,400,000 in revenue in 2026. The majority of the proceeds from this fee will be used to continue to repair older infrastructure.

Emergency Reserve

As required by Section 20 of Article X of the Colorado Constitution (“TABOR”), the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenue in the General Fund.

NORTHWEST LAKEWOOD SANITATION DISTRICT
Assessed Value, Property Tax and Mill Levy Information

	2024 Actual	2025 Adopted Budget	2026 Adopted Budget
Assessed Valuation	\$ 308,222,182	\$ 306,442,787	\$ 317,974,290
Mill Levy			
General Fund	7.696	7.696	7.696
Temporary Mill Levy Reduction	(2.008)	(1.808)	(1.808)
2023/2024 Refund	(0.014)	-	-
2025 Refund	-	(0.002)	-
Refunds and Abatements	0.006	0.014	0.058
Total Mill Levy	<u>5.680</u>	<u>5.900</u>	<u>5.946</u>
Property Taxes			
General Fund	\$ 2,372,078	\$ 2,358,384	\$ 2,447,130
Temporary Mill Levy Reduction	(618,910)	(554,049)	(574,898)
2023/2024 Refund	(4,315)	(613)	-
Refunds and Abatements	1,849	4,290	18,466
Actual/Budgeted Property Taxes	<u>\$ 1,750,702</u>	<u>\$ 1,808,012</u>	<u>\$ 1,890,698</u>

NORTHWEST LAKEWOOD SANITATION DISTRICT

GENERAL FUND 2026 Adopted Budget with 2024 Actual, 2025 Budget, and 2025 Estimated

	2024 YTD Actual	2025 Adopted Budget	2025 Estimated	2026 Adopted Budget
BEGINNING FUND BALANCE	2,775,063	2,875,402	3,110,954	\$ 3,308,397
REVENUE				
Property Tax	1,819,218	1,808,012	1,808,012	1,890,698
Specific Ownership Tax	114,513	120,000	120,000	120,000
Interest Income	93,168	90,000	90,000	90,000
Total Revenue	2,026,899	2,018,012	2,018,012	2,100,698
Total Funds Available	4,801,963	4,893,414	5,128,966	5,409,095
EXPENDITURES				
Administration				
Accounting	59,043	58,500	58,500	67,860
Administration	98,083	88,000	88,000	102,080
Audit	6,200	7,500	6,500	7,500
Billing	56,264	53,000	53,000	61,480
Bank Charges	57	120	50	120
Director's Fees	6,000	6,600	6,600	6,600
Dues & Subscriptions	1,238	1,400	1,400	1,400
Election and Publication	287	25,000	1,135	-
Insurance and Bonds	39,103	40,000	40,000	40,000
Legal	62,915	65,000	65,000	65,000
Website	1,235	2,500	1,500	2,500
Miscellaneous Expenses	-	1,000	1,000	1,000
Office Supplies	7,567	5,000	6,500	5,000
Payroll Taxes-Directors	552	513	500	512
Treasurer's Fees	27,304	27,120	27,120	28,360
Total Administrative	365,848	381,253	356,805	389,413
Operations and Maintenance				
Treatment Charges	1,325,161	1,524,304	1,524,304	1,524,304
Engineering	-	60,000	-	60,000
Utilities	-	4,000	-	4,000
Contingency	-	350,000	-	350,000
Total Operations and Maintenance	1,325,161	1,938,304	1,524,304	1,938,304
Total Expenditures	1,691,009	2,319,557	1,881,109	2,327,717

NORTHWEST LAKEWOOD SANITATION DISTRICT

**GENERAL FUND
2026 Adopted Budget
with 2024 Actual, 2025 Budget, and 2025 Estimated**

	2024 YTD Actual	2025 Adopted Budget	2025 Estimated	2026 Adopted Budget
Transfers and Other Uses				
Emergency Reserve	-	60,540	(60,540)	(63,021)
Total Transfers and Other (Uses)	-	60,540	(60,540)	(63,021)
Total Expenditures Requiring Appropriation	1,691,009	2,259,017	1,820,569	2,264,696
ENDING FUND BALANCE	\$ 3,110,954	2,634,397	\$ 3,308,397	\$ 3,144,399

NORTHWEST LAKEWOOD SANITATION DISTRICT

ENTERPRISE FUND

2026 Adopted Budget

with 2024 Actual, 2025 Adopted Budget, and 2025 Estimated

	2024 Actual	2025 Adopted Budget	2025 Estimated	2026 Adopted Budget
4-501 BEGINNING FUND BALANCE	\$ 9,057,625	\$ 12,609,551	\$ 11,663,517	\$ 14,185,507
REVENUE				
4-520 Service Agreement-Westridge	3,200	4,000	4,000	4,000
4-525 Service Agreement-Applewood	14,400	14,400	14,400	14,400
4-535 Treatment Chgs-College Park	288,784	289,000	199,094	289,000
4-536 Maintenance-College Park	-	1,096,380	1,096,380	1,096,380
4-539 Facilities Renovation Fees	2,295,327	2,400,000	2,400,000	2,400,000
4-540 Service Fees-Commercial	66,394	50,000	50,000	50,000
4-545 Connection Fee	115,473	-	-	-
4-555 Tap Fees	167,283	70,920	100,000	100,000
4-557 Grease Trap Inspection	10,775	12,000	12,000	12,000
4-560 Interest Income	527,651	250,000	250,000	250,000
4-570 Transfer Service Fee	1,711	4,500	4,500	4,500
4-575 Miscellaneous Income	3,013	-	-	-
4-590 Denver Water Service Agreement	33,802	36,000	36,000	36,000
4-596 Inspection Fees	6,025	4,500	4,500	4,500
4-598 Permit Fees	650	600	850	600
4-595 Other Income	-	100	100	100
Total Revenue	3,534,489	4,232,300	4,171,724	4,261,480
Total Funds Available	12,592,114	16,841,851	15,835,241	18,446,987
EXPENDITURES				
Administrative				
4-616 Billing	21,147	24,000	24,000	27,840
4-618 Bank Charges	-	-	-	-
4-675 Legal	-	750	750	750
4-685 Miscellaneous Expenses	-	500	500	500
4-700 Treasurer's Fees	314	450	450	450
Total Administrative	21,461	25,700	25,700	29,540
Operations and Maintenance				
4-721 NWLSD Treatment Chg-College Pk	288,784	288,784	288,784	288,784
4-722 NWLSD Treatment Chgs-Westridge	3,200	-	-	-
4-723 NWLSD Treatment Chgs-Applewood	14,400	-	-	-
4-725 Treatment Charges-Westridge	-	10,200	10,200	10,200
4-726 Treatment Charges-Applewood	2,500	3,800	3,800	3,800
4-730 Tap Fees-Metro's Portion	167,283	33,120	150,000	33,120
4-740 Repairs & Maintenance-Lines	11,337	45,000	90,000	90,000
4-741 COS-Grease Trap	-	9,500	-	9,500
4-742 COS-Locates	74,169	75,000	75,000	75,000
4-746 COS-Collection System Oversight	99,119	100,000	100,000	100,000
4-747 COS-Daily Operations	-	16,000	16,000	16,000
4-748 COS-Emergency Service	9,374	15,000	15,000	15,000
4-749 COS-Maintenance	118,363	175,000	175,000	175,000
4-765 Utilities	299	250	250	250
Total Operations and Maintenance	788,828	771,654	924,034	816,654

NORTHWEST LAKEWOOD SANITATION DISTRICT

ENTERPRISE FUND

2026 Adopted Budget

with 2024 Actual, 2025 Adopted Budget, and 2025 Estimated

	2024 Actual	2025 Adopted Budget	2025 Estimated	2026 Adopted Budget
Capital Outlay				
4-810 Sewer Lines/Eng./Observ.	118,309	200,000	200,000	200,000
4-884 2022 CIP	-	-	-	-
4-885 2023 CIP	-	-	-	-
4-886 2024-2025 CIP Phase 1	-	3,432,247	500,000	400,000
4-887 2025 CIP Phase 2	-	-	-	2,800,000
4-888 2026 CIP	-	-	-	2,500,000
Total Capital Outlay	118,309	3,632,247	700,000	5,900,000
Total Expenditures Requiring Appropriation				
	928,597	4,429,601	1,649,734	6,746,194
ENDING FUND BALANCE	\$ 11,663,517	\$ 12,412,250	\$ 14,185,507	\$ 11,700,793

I, James D. Zimmerman, hereby certify that I am the duly appointed Secretary of the Northwest Lakewood Sanitation District, and that the foregoing is a true and correct copy of the budget for the budget year 2026, duly adopted at a meeting of the Board of Directors of the Northwest Lakewood Sanitation District held on November 26, 2025.

By: /s/ James D. Zimmerman
Secretary

RESOLUTION NO. 2025-11-02

**NORTHWEST LAKEWOOD SANITATION DISTRICT
JEFFERSON COUNTY, COLORADO**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE NORTHWEST
LAKEWOOD SANITATION DISTRICT TO SET MILL LEVIES**

WHEREAS, the Board of Directors of the Northwest Lakewood Sanitation District ("District") has adopted the 2026 annual budget in accordance with the Local Government Budget Law on November 26, 2025; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenues is \$1,890,698; and

WHEREAS, the 2025 valuation for assessment for the Northwest Lakewood Sanitation District as certified by the County Assessor of Jefferson County is \$317,974,290; and

WHEREAS, in order to provide relief by a temporary reduction in property taxes pursuant to Sections 39-1-111.5 and 29-1-306 C.R.S., the Board has determined that a temporary property tax credit and mill levy rate reduction as set forth in the budget should be approved and certified to the County in accordance with the provisions of Section 39-1-111.5, C.R.S.; and

WHEREAS, the Board determined it necessary to exceed the Property Tax Limit as defined in Section 29-1-306, C.R.S., and provided proper notice of its intent to exceed the property tax limit in accordance with law; and

WHEREAS, notice of the District's intent to exceed the Property Tax Limit was published on October 20, 2025, on the SDA website and was posted on the District's website; and

WHEREAS, the notice included the proposed mill levy if the governing body approves a mill levy that would exceed the property tax limit; any temporary property tax credits; and the date, time and location of the public hearing; and

WHEREAS, the public was provided an opportunity to present oral testimony at an open meeting on November 26, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Northwest Lakewood Sanitation District:

Section 1. That for the purpose of meeting all general fund expenses of the District during the 2026 Budget year, there is hereby levied a tax of 5.946 mills (7.754, less a temporary mill levy reduction of 1.808 mills) upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$1,890,698 in revenue.

Section 2. That the District has no outstanding general obligation bonds and, accordingly shall not certify a mill levy for the purpose of meeting debt service requirements during the 2026 budget year.

Section 3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of the Jefferson County, Colorado, the mill levies for the District as set forth in the District's Certification of Tax Levies (attached hereto as Exhibit A and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 26th day of November, 2025.

**NORTHWEST LAKEWOOD
SANITATION DISTRICT**

By: /s/ Gregory A. Fabisiak
Gregory A. Fabisiak, President

Attest:

/s/ James D. Zimmerman
James D. Zimmerman, Secretary

EXHIBIT A
CERTIFICATION OF TAX LEVIES

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of _____, Colorado.

On behalf of the _____,
(taxing entity)^A

the _____,
(governing body)^B

of the _____,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ _____ assessed valuation of: _____
(GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ _____
(NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: _____ for budget/fiscal year _____.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY²	REVENUE²
1. General Operating Expenses ^H	_____ mills	\$ _____
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< _____ > mills	\$ < _____ >
SUBTOTAL FOR GENERAL OPERATING:	<input type="text"/> mills	\$ <input type="text"/>
3. General Obligation Bonds and Interest ^J	_____ mills	\$ _____
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<input type="text"/> mills	\$ <input type="text"/>

Contact person: _____ Daytime phone: () _____
(print)

Signed:  _____ Title: _____

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

- 1. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

- 2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

- 3. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

- 4. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.