

HAVANA WATER AND SANITATION DISTRICT

Annual Budget

For the Year Ending December 31, 2026

**HAVANA WATER & SANITATION DISTRICT
SUMMARY
BUDGET 2026
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/30/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES/AVAILABLE	\$ 2,148,699	\$ 2,347,536	\$ 2,439,675
REVENUE			
Property taxes	699,440	738,110	779,008
Specific ownership taxes	41,191	39,700	46,740
Interest Income	133,150	99,000	63,000
Other revenue	31,703	1,300	-
Lease income	24,720	29,511	29,961
Sewer service fees	887,982	919,201	955,969
Sewer tap fees	5,819	-	-
Reimbursed expenditures - Castlewood W&SD	28,210	29,666	30,780
Total revenue	<u>1,852,215</u>	<u>1,856,488</u>	<u>1,905,458</u>
TRANSFERS IN	-	-	1,808,000
Total funds available	<u>4,000,914</u>	<u>4,204,025</u>	<u>6,153,133</u>
EXPENDITURES			
General Fund	1,060,950	1,180,000	2,880,000
Enterprise Fund	592,428	584,350	578,783
Total expenditures	<u>1,653,378</u>	<u>1,764,350</u>	<u>3,458,783</u>
TRANSFERS OUT	-	-	1,808,000
Total expenditures and transfers out requiring appropriation	<u>1,653,378</u>	<u>1,764,350</u>	<u>5,266,783</u>
ENDING FUND BALANCES/AVAILABLE	<u>\$ 2,347,536</u>	<u>\$ 2,439,675</u>	<u>\$ 886,350</u>

See summary of significant assumptions.

**HAVANA WATER & SANITATION DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/30/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION - Arapahoe County			
Residential	\$ 169,827,603	\$ 169,836,736	\$ 163,581,737
Commercial	16,112,288	16,112,232	16,672,323
State assessed	19,600	21,460	21,090
Vacant land	3,800,873	3,677,747	4,219,113
Personal property	4,038,333	3,978,770	4,080,770
Natural resources	1,191	1,191	1,153
	<u>193,799,888</u>	<u>193,628,136</u>	<u>188,576,186</u>
Certified Assessed Value	<u>\$ 193,799,888</u>	<u>\$ 193,628,136</u>	<u>\$ 188,576,186</u>
MILL LEVY			
General	4.227	4.227	4.227
Temporary Mill Levy Reduction	(0.617)	(0.415)	(0.096)
Total mill levy	<u>3.610</u>	<u>3.812</u>	<u>4.131</u>
PROPERTY TAXES			
General	\$ 819,192	\$ 818,466	\$ 797,111
Temporary Mill Levy Reduction	(119,575)	(80,356)	(18,103)
Levied property taxes	<u>699,617</u>	<u>738,110</u>	<u>779,008</u>
Adjustments to actual/rounding	(177)	-	-
Budgeted property taxes	<u>\$ 699,440</u>	<u>\$ 738,110</u>	<u>\$ 779,008</u>
BUDGETED PROPERTY TAXES			
General	\$ 699,440	\$ 738,110	\$ 779,008
	<u>\$ 699,440</u>	<u>\$ 738,110</u>	<u>\$ 779,008</u>

See summary of significant assumptions.

**HAVANA WATER & SANITATION DISTRICT
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/30/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCE	\$ 1,485,882	\$ 1,306,433	\$ 998,055
REVENUE			
Property taxes	699,440	738,110	779,008
Specific ownership taxes	41,191	39,700	46,740
Interest Income	84,447	63,000	34,000
Other revenue	31,703	1,300	-
Lease income	24,720	29,511	29,961
Total revenue	<u>881,501</u>	<u>871,621</u>	<u>889,709</u>
TRANSFERS IN			
Transfer from other funds	<u>-</u>	<u>-</u>	<u>1,808,000</u>
Total funds available	<u>2,367,383</u>	<u>2,178,055</u>	<u>3,695,764</u>
EXPENDITURES			
General and administrative			
Accounting	29,983	33,000	34,200
Auditing	7,500	7,750	7,950
County Treasurer's fee	10,505	11,072	11,685
Customer Billing	34,110	55,000	55,000
Director's fees	3,000	3,000	3,000
District Management	53,709	62,370	68,500
Dues and Membership	1,258	1,238	1,500
Election	-	2,814	-
Engineering	74,378	70,000	100,000
Insurance	29,571	28,170	31,000
Landscape Maintenance	2,150	3,000	3,000
Legal	36,037	45,000	50,000
Miscellaneous/Contingency	8,827	14,466	14,065
Postage	5,464	10,000	10,000
Repairs and maintenance	208,475	270,000	206,000
Storage Rent	5,104	4,620	5,100
Utilities	61,357	75,000	75,000
Website	-	3,500	4,000
Capital projects			
Engineering - Capital	140,862	130,000	250,000
Major Repairs/Capital Improvements	348,660	350,000	1,950,000
Total expenditures	<u>1,060,950</u>	<u>1,180,000</u>	<u>2,880,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,060,950</u>	<u>1,180,000</u>	<u>2,880,000</u>
ENDING FUND BALANCE	<u>\$ 1,306,433</u>	<u>\$ 998,055</u>	<u>\$ 815,764</u>
EMERGENCY RESERVE	\$ 26,400	\$ 26,100	\$ 26,700
RESERVE FOR FUTURE EXPENDITURES	1,280,033	971,955	789,064
TOTAL RESERVE	<u>\$ 1,306,433</u>	<u>\$ 998,055</u>	<u>\$ 815,764</u>

See summary of significant assumptions.

**HAVANA WATER & SANITATION DISTRICT
ENTERPRISE FUND
BUDGET 2026
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/30/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUNDS AVAILABLE	\$ 662,817	\$ 1,041,103	\$ 1,441,620
REVENUE			
Interest income	48,703	36,000	29,000
Sewer service fees	887,982	919,201	955,969
Sewer tap fees	5,819	-	-
Reimbursed expenditures - Castlewood W&SD	28,210	29,666	30,780
Total revenue	<u>970,714</u>	<u>984,867</u>	<u>1,015,749</u>
Total funds available	<u>1,633,531</u>	<u>2,025,970</u>	<u>2,457,369</u>
EXPENDITURES			
Operations and maintenance			
Sewer Treatment	525,114	584,350	578,783
Debt Service			
Note Interest	914	-	-
Note Principal	66,400	-	-
Total expenditures	<u>592,428</u>	<u>584,350</u>	<u>578,783</u>
TRANSFERS OUT			
Transfer to other fund	<u>-</u>	<u>-</u>	<u>1,808,000</u>
Total expenditures and transfers out requiring appropriation	<u>592,428</u>	<u>584,350</u>	<u>2,386,783</u>
ENDING FUNDS AVAILABLE	<u>\$ 1,041,103</u>	<u>\$ 1,441,620</u>	<u>\$ 70,586</u>
RESERVE FOR FUTURE EXPENDITURES	<u>\$ 1,041,103</u>	<u>\$ 1,441,620</u>	<u>\$ 70,586</u>
TOTAL RESERVE	<u>\$ 1,041,103</u>	<u>\$ 1,441,620</u>	<u>\$ 70,586</u>

See summary of significant assumptions.

**HAVANA WATER AND SANITATION DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation, is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Arapahoe County, Colorado. The District provides sewer services to its residents. The City and County of Denver provide water services.

The District has no employees and all operations and administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-1058 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material. For financial statement reporting under generally accepted accounting principles (GAAP), the District uses the full accrual basis of accounting.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the mill levy adopted by the District.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 6% of the property taxes collected.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4%.

**HAVANA WATER AND SANITATION DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Sewer Service Fees

The District bills its customers for wastewater services at a semi-annual rate of \$163.00 per single-family tap equivalent for residential and nonresidential units and \$179.00 for schools. A rate adjustment is anticipated for 2026, increasing the semi-annual rate to \$169.50 per single-family tap equivalent for residential and nonresidential units and \$186.25 for schools.

Lease Income

In 2026, the District will receive \$2,497 monthly from AT&T pursuant to a Lease Agreement.

Reimbursed Expenditures

The District anticipates collecting \$30,780 from Castlewood Water and Sanitation District for its share in the costs of sewage treatment.

Expenditures

General and Administrative

General and administrative expenditures include the estimated costs of services necessary to maintain the District's administrative viability such as legal, management, accounting, billing, insurance, meeting and other expenditures. Certain engineering fees and routine maintenance costs are also included in the budget.

Operations and Maintenance

The District pays Metro Wastewater Reclamation District for the treatment of sewage collected within the District.

Debt and Leases

The District has no debt nor operating or capital leases.

**HAVANA WATER AND SANITATION DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

The District has provided for an emergency reserve fund equal to at least 3% of General Fund's fiscal year spending for 2026, as defined under TABOR.

Reserve for future expenditures

The District has also provided a reserve for future operating contingencies and improvements. Such reserve is an integral part of Ending Fund Balance/Funds Available.

This information is an integral part of the accompanying budget.