

Durango West Metropolitan District No. 1

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Durango, CO 81303
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December 3, 2025

Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203

Attached is the 2026 budget for Durango West Metropolitan District No.1, located in La Plata County, submitted pursuant to Section 29-1-113-C.R.S. The budget was adopted on December 3, 2025. For budget questions, please contact Janet Anderson, District Manager, Durango West Metro District I, 119 Holly Hock Trail, Durango, Colorado 81303, 970-259-4267, janeta@durangowest.org

The mill levy certified to the County Commissioners is -0- mills for all general operating purposes, -0- mills for General Obligation bonds; -0- mills for refund/abatement; and -0- mills for Temporary Tax Credit/Mill Levy Reduction

The Budget Message is included with the 2026 budget.

I hereby certify that the attached is a true and accurate copy of the 2026 budget.



Janet Anderson
District Manager

BUDGET MESSAGE 2026

Durango West Metropolitan District No.1

The attached Budget for Durango West Metropolitan District No. 1 for calendar year 2026 is hereby adopted and presented with the following features:

Approximately 252 homes receive services from Durango West Metropolitan District No. 1 for water, sewer, roads, common areas, and parks/public space.

Durango West Metro District No. 1 operates with six funds for general accounting purposes, prepares budgets for five funds: General Fund (governmental), Water Fund (enterprise), Sewer Fund (enterprise), Wastewater Treatment Fund (enterprise), Conservancy Trust Fund (restricted for recreation state lottery funds), and Fixed Assets Fund. The District does not currently have a Bond Fund because it has no bonded indebtedness. General, Water, Sewer, Wastewater, and Conservancy Trust are operating funds for the Board of Directors to appropriate expenditures and to recognize revenues. Sources of funds and expenses are separately shown in each fund. Should supplemental appropriations become necessary in calendar year 2026, the Board of Directors will amend the 2026 Budget accordingly. Unanticipated fund sources could include governmental grants, land sales, development sales, and borrowed funds. Contingency monies have been appropriated in the general, water, and sewer funds to ensure funds are available for an emergency or unanticipated expenditure, such as an unusual repair, or to ensure interest payments can be kept current on any outstanding loans. Contingency monies have rarely been used in prior years.

The 2026 budget includes capital outlays for housing construction. The District has purchased lots periodically over the years in order to improve and upgrade property values. The District has replaced some older mobile homes that had reached or exceeded life expectancy with site-built homes to increase permanent values and to ensure the District's housing remains eligible for prime mortgage financing. While mortgage and lending interest rates are currently at the highest rates within the last 5 years, the inventory of affordable housing remains very low in Durango's market. The District will be preparing a comprehensive capital needs plan for constituents to prioritize larger maintenance and purchase needs such as roads, water storage, equipment, line scrubbing, isolation valve replacements, and fire protection upgrades.

The budgetary basis of accounting was prepared on a modified accrual in the District's general, water, and sewer funds. It was prepared on a cash basis in the wastewater treatment fund, which is a shared asset with neighboring Durango West 2.

The 2026 Budget was adopted by the Board of Directors at the final budget hearing meeting held on December 3, 2026.

**RESOLUTION TO ADOPT AN ANNUAL BUDGET FOR 2026
CALENDAR YEAR AND TO APPROPRIATE SUMS OF MONEY
FOR THE 2026 CALENDAR YEAR BUDGET**

Budget Resolution #6-2025 Government ID # 134180

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE DURANGO WEST METROPOLITAN DISTRICT NO. 1, DURANGO, COLORADO, FOR THE 2026 BUDGET YEAR.

WHEREAS, the Board of Directors of Durango West Metropolitan District No. 1 has appointed the District Manager to prepare and submit a proposed budget to the Board of Directors; and

WHEREAS, the District Manager submitted a proposed budget to the Board of Directors of Durango West Metropolitan District No. 1 on October 22, 2025, for the Board's consideration, and

WHEREAS, the budget for Durango West Metropolitan District No. 1 calendar year 2026 was made available for inspection on the website and at the office of Durango West Metropolitan District No. 1 after notices were posted in accordance with the law, and public meeting(s) were held to review, discuss, and question the 2026 Budget on November 5, November 19, and December 3, 2025, and constituents of Durango West Metropolitan District No. 1 were given proper opportunity to file or register any objections to the proposed budget, and;

WHEREAS, revenues and expenditures have been planned and appropriated so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors has made provision 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 and reserves or fund balances provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

THEREFORE, the Board of Directors of Durango West Metropolitan District No. 1, Durango, Colorado, hereby approves and adopts the Budget for calendar year 2026 as submitted, amended, and summarized by fund; and

THEREFORE, the Board of Directors of Durango West Metropolitan District No. 1, Durango, Colorado, hereby approves to Appropriate Monies to each Fund as set forth for the Budget for calendar year 2026.

NOW, BE IT RESOLVED the Budget for 2026 is hereby approved and adopted, shall be signed by the Board President, and shall be made part of the public records of Durango West Metropolitan District No. 1, and

NOW, BE IT RESOLVED Sums of Money for 2026 are hereby approved for Appropriation from the revenues of each fund, to each fund, for the stated purposes:

GENERAL FUND:

Current Operating Expenses	\$ 266,774
Capital Outlay	\$ 1,800,000
Debt Service	\$ -0-
Contingency Allotment	\$ 25,000
TOTAL GENERAL FUND	\$ 2,091,774

WATER FUND:

Current Operating Expenses	\$ 300,699
Capital Outlay	\$ -0-
Debt Service	-0-
Contingency Allotment	\$ 10,000
TOTAL WATER FUND:	\$ 310,699

SEWER FUND:

Current Operating Expenses	\$ 229,772
Capital Outlay	\$ 5,000
Debt Service	-0-
Contingency Allotment	\$ 10,000
TOTAL SEWER FUND:	\$ 244,772

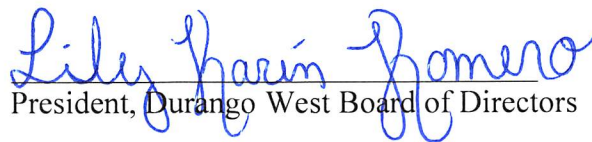
WASTEWATER FUND:

Current Operating Expenses	\$ 103,986
Capital Outlay	\$ 77,500
Debt Service	\$ 42,771
Contingency Allotment	-0-
TOTAL WASTEWATER FUND	\$ 224,257

CONSERVATION TRUST FUND:

Current Operating Expenses	\$ -0-
Capital Outlay	\$ -0-
Debt Service	-0-
TOTAL CONS.TRUST FUND:	\$ -0-

THE 2026 BUDGET AND APPROPRIATIONS FOR EXPENDITURES ARE
HEREBY ADOPTED ON THIS 3rd DAY OF DECEMBER, 2025, BY THE DURANGO
WEST METROPOLITAN DISTRICT NO. 1 BOARD OF DIRECTORS.


President, Durango West Board of Directors


Witness

DURANGO WEST METRO DISTRICT NO. 1 #34006
GENERAL FUND BUDGET 2026

	2024 Actual	2025 Estimated	2026 Budget
Revenues/Sources of Funds			
GEN-315 Outside Services	(342)	1000	1,000
GEN-307 Parking Fines	1200	1600	600
GEN-319 Snow Removal	42,590	41747	45,720
GEN-320 Roads, Common Area	43,090	41747	45,720
GEN-321 Billing Fees for paper & postal customers	1,671	1696	1,500
GEN-322 General Operations (used to be District Fee)	82,668	82149	85,344
GEN-323 Late Fees (delinquent accounts)	754	746	780
GEN-330 Highway User Funds	13,895	13778	13,000
GEN-341-349 Interest Earned	7,293	4689	5,000
GEN-375 Property Sales Income/ Purchase	1,285,000	0	0
GEN-395 Gen Fund Misc. Income Account	28,131	0	1,000
Total Operating Revenues	1,505,950	189,151	199,664
Non-Operating Income & Expenses (not from fees)			
GEN-375 Home Improvement Loan for Capital Outlays	0		900,000
GEN-383 Transfer fee income (formerly POA income)	0		4,000
GEN-475 Costs of Property Sales	0		1,100,000
GEN412 Capital Expenses - equipment or other purch?			25,000
Property Sales Income/ Purchase			1,300,000
Total Revenues / Sources of Funds	1,505,950	189,151	2,403,664
Expenses/Uses of Funds			
GEN-406 Trash Removal Expenses + Clean Ups	5,462	2,629	2,500
GEN-410 Road Repair & Maintenance	314	0	1,000
GEN-412 Capital Improvements - other not above	34,504	0	0
GEN-415 Snow Removal Expense	38,885	33,153	35,000
GEN-420 Security Lights/Internet/Cameras	4,421	5,449	6,500
GEN-425 Common Area Supplies	529	34	1,000
GEN-426 Common Area Repairs & Maint	7,258	0	2,000
GEN-429 Fire Mitigation	186	2,800	15,000
GEN-430 Contract Labor	0	0	1,500
GEN-431 Wages + Payroll Tax Employer	62,179	72,521	95,591
GEN-432 Auto/Equipment & Repair Expenses	6,054	5,068	6,000
GEN-433 Meals/Entertainment/Meetings	1,380	1,358	1,500
GEN-440 Audit & Accounting	9,694	10,650	11,000
GEN-445 Billing Expense	904	950	1,100
GEN-446 Bad Debt Expense	(43)	0	500
GEN-450 Director Fees Expense	4,320	4,000	6,000
GEN-455 Insurance Expense	5,724	6,065	7,000
GEN-460 Legal Fees	15,731	0	10,000
GEN-465 General Office Expenses	8,796	13,248	10,000
GEN-466 Recruiting Expenses	0	0	833
GEN-470 Public Notices/Advertisements	154	66	500
GEN-475 Costs of Property Sales			900,000
GEN-212 Payoff Construction Loans			900,000
GEN-480 Office Utilities Expenses	6,626	7,940	8,000
GEN-489 Seminar / Training Expense	499	0	500
GEN-490 Miscellaneous General Expenses	2,089	1,717	1,500
GEN-492 Bank/CC/LOC	124	5,858	250
GEN-495 Health/Life & Other Employee Benefits	33,795	41,007	42,000
GEN-499 Contingency/Emergency Allowance	0	0	25,000
Total Operating Expenditures	249,585	214,512	2,091,774
Operating Income/Loss	1,256,365	163,790	311,890
Excess/Shortages Transferred to/from Reserves			
Contingency budget amounts not used in all years			
Previous Fund Balance	68,480	1,324,845	0
Net Income for Period* (includes borrowing)	1,256,365	163,790	311,890
Ending Fund Balance	1,324,845	1,488,635	311,890

DURANGO WEST METROPOLITAN DISTRICT NO. 1 #34006
WATER FUND BUDGET 2026

		2024 Actual	2025 Estimated	2026 Budget
Revenues/Sources of Funds				
WAT-310	Water Revenues Base + Overage Units	208,632	208,658	208,658
WAT-311	Lake Dgo Acquisition Chgs to Customers	45,090	45,080	45,080
WAT-318	Royalty Fees (LDWA)	15,963	16,334	16,334
WAT-325	Tap Fees	0	0	0
WAT-359	Lease Revenue (Atmos Tank Tower)	8,317	8,021	8,021
WAT-315	Meter Fees	0		0
Total Revenues		278,002	278,094	278,094
Expenditures/Uses of Funds				
WAT-405	Well #9 - Utility Expense	600	600	605
WAT-406	412 Westridge Tank	5,282	5,650	6,000
WAT-407	Treatment Facility Utilities	3,856	4,550	4,500
WAT-410	Testing & Compliance	3,693	4,750	3,500
WAT-411	Lake Dgo Acquisition Fee	47,520	47,520	47,520
WAT-412	Capital Expenditures	0	0	0
WAT-418	Lake Dgo Water Royalty Expense	12,596	10,474	13,500
WAT-419	Lake Dgo Min Base Fee	25,580	26,859	23,650
WAT-420	Water Purchases	31,920	26,216	36,000
WAT-425	Source of Supply Repairs/Maint	188	0	12,000
WAT-426	Trans/Dist. Repairs/Maint.	537	1,592	13,200
WAT-427	Meters Maintenance/Software/Repairs	0	0	4,000
WAT-428	Treatment-Chemicals Purchases	400	638	1,000
WAT-430	Contract Labor - Water	1,750	600	2,000
WAT-431	Wages Paid + Employer Tax Expns	62,191	72,521	95,591
WAT-432	Auto/Equipment & Repair Expenses	6,316	5,068	6,000
WAT-438	Plant Supplies Expense	380	900	1,500
WAT-440	Audit Expense	9,693	10,650	11,000
WAT-446	Bad Debt Expense	(176)	0	300
WAT-455	Insurance Expense	5,724	6,065	7,000
WAT-460	Legal Fees	15,731	0	10,000
WAT-466	Recruiting Expense			833
WAT-490	Water Training CEU	1,049	980	1,000
Total Expenses		234,830	225,633	300,699
Contingency/Emergencies				10,000
Excess Revenues over Expenditures		43,172	52,461	(32,605)
Excess/Shortages Transferred to Reserves				
Contingency budget amounts not used in all years				
	Previous Fund Balance	3,766	46,938	78,893
	Capital Purchases/Projects			
	Ending Fund Balance	46,938	99,399	46,288

DURANGO WEST METROPOLITAN DISTRICT NO. 1 #34006
SEWER FUND BUDGET 2026

	2024 Actual	2025 Estimated	2026 Budget
Revenues/Sources of Funds			
SEW-310 Sewer Collection Fees	136,276	135,579	138,552
SEW-311 Treatment Plant Fees	60,120	60,107	60,240
SEW-315 Outside Services			
SEW-395 Miscellaneous Sewer Revenues	0	0	0
Total Revenues	196,396	195,685	198,792
Expenses/Use of Funds			
SEW-412 Capital Expenditures	0	0	5,000
SEW-420 Treatment Fees to DW2	83,756	84,000	87,847
SEW-426 Coll./Trans./Repairs & Maint.	3,417	4,600	10,000
SEW-430 Contract Labor - Sewer	0	0	1,000
SEW-431 Wages Paid + Employer Tax Exp	62,192	72,521	95,591
SEW-432 Auto/Equipment & Repair Exp	6,000	5,068	6,000
SEW-440 Audit & Outside Accounting Exp	9,693	10,650	11,000
SEW-446 Bad Debts - Sewer	(361)	0	300
SEW-455 Insurance Exp	5,724	6,065	7,000
SEW-460 Legal Fees	15,731	0	10,000
SEW-466 Recruit Expense			833
SEW-490 Miscellaneous Sewer Expenses	0	150	200
Total Expenses	186,152	183,054	234,772
Contingency/Emergencies (not used in all years)			10,000
Excess Revenues Over Expenses	10,244	12,631	(45,980)
Contingency budget amounts not used in all years			
Previous Fund Balance	572,363	582,607	595,238
Capital Purchases/Projects	0		10,000
Ending Fund Balance	582,607	595,238	539,259

DURANGO WEST METRO DISTRICT No. 1 #34006
WASTE WATER PLANT FUND BUDGET 2026

	2024 Actual	2025 Estimated	2026 Budget
Revenues/Sources of Funds			
WWT-310 Sewer Treatment Fees WWT	102,899	102,144	102,144
WWT-340 Grant Income WWT	0	0	
WWT-344 Interest Income WWT	13,879	5,452	21,000
WWT-395 Miscellaneous Income WWT	0	0	
Total Revenues	116,778	107,596	123,144
Expenses/Use of Funds			
Collection/Transmission & Treatment			
WWT-410 Waste Water Testing	1,593	2,848	6,000
WWT-412 Capital Outlays Code & Stds	8,636	4,618	77,500
WWT-426 Plant Repairs & Maint WWT	3,940	5,880	7,500
Sludge Removal			7,500
Verizon Data			1,128
WWT-428 Treatment Supplies WWT	742	262	625
WWT-430 Engineering & Data	0		28,000
WWT-430 Contract Labor WWT	6,618	10,082	8,500
Total Treatment Expenses	21,529	23,690	136,753
Administration			
WWT-431 Admin Salaries WWT	9,699	10,474	11,351
WWT-492 Health Insurance	781	776	490
WWT-435 Payroll Tax Expense WWT	713	822	1,135
WWT-440 Accounting Expense WWT	6,675	4,840	7,000
WWT-455 Insurance Expense WWT	2,022	2,344	2,697
WWT-460 Legal Expense WWT	2,692	2,431	2,650
WWT-465 Admin Supplies WWT	1,470	1,658	3,150
WWT-470 Other Expenses	713		1,260
WWT-480 Plant Electrical WWT	16,590	11,690	15,000
Total Administration Expenses	41,355	35,035	44,733
Debt Service			
Bond Principal	25,000	27,500	35,000
Bond Interest	10,412	8,705	7,771
Total Debt Service	35,412	36,205	42,771
Total Expenses	98,296	94,930	224,257
Excess Revenues Over Expenses	18,482	12,666	(101,113)
WWTP Budget Uses Cash Balance v Fund Balance			
Beginning Cash Balance	322,875	341,357	376,550
Ending Cash Balance	341,357	354,023	275,437

DURANGO WEST METROPOLITAN DISTRICT 1 #34006
CONSERVANCY TRUST FUND BUDGET 2025

	2024 Actual	2025 Estimated	2026 Budget
SOURCES OF FUNDS (Revenues)			
CON-315 Lottery Funds Received	4,700	3,488	3300
CON-240 Deferred Rev Lottery Funds Due	0	0	0
CON-305 & CON-344	151	25	1
CON-340 Grant Income			
Total Sources of Funds	4,851	3,513	3,301
USES OF FUNDS (expenditures)			
Reimburse GEN for park and playground	0	0	4800
TOTAL USES OF FUNDS (expenses)	0	0	4800
Net sources (deficit) available	4,851	3,513	(1,499)
BEGINNING FUND BALANCE	(5,686)	(835)	2,678
Net Fund Change	4,851	3,513	(1,499)
ENDING FUND BALANCE	(835)	2,678	1,179