



# CHATFIELD SOUTH WATER DISTRICT

c/o Special District Solutions, Inc.

2370 Antelope Ridge Trail

Parker, CO 80138

303-662-1999

<https://chatfieldsouthwd.colorado.gov/>

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## Annual District Report for 2022

The Chatfield South Water District (the “District”) is a Title 32 Special District that was established on May 28, 1997 to provide an organized method to finance, engineer, and construct a domestic water system, including residential connections for the Braley Acres, Plum Creek Acres, View Ridge, and Sunshine Acres subdivisions located in unincorporated Douglas County. The District is wholly located within Douglas County, CO.

The following report is hereby submitted.

1. Boundary Changes - There have been no recent changes made or proposed to the District’s boundaries as of December 31, 2022.
2. Intergovernmental Agreements - The District is a party to an Intergovernmental Agreement with Denver Water for the provision of potable water, and the Centennial Water & Sanitation District for the provision of emergency water if needed.
3. Litigation Involving Public Improvements - The District is not currently involved in any legal actions or litigations, and management has no knowledge of any pending actions.
4. Public Improvements – There have been no new public improvements within the District as of December 31, 2022.
5. Facilities and Improvements Constructed – The District entered into an Intergovernmental Agreement with the Centennial Water & Sanitation District that permitted the installation of an emergency potable water interconnection between the two potable water delivery systems. This interconnect was installed in 2022 and is now functional, if needed.
6. Assessed Valuation - The Current Assessed valuation of the District is \$8,185,370 and the District’s mill levy has been certified for fiscal year 2023 at 5.000 mills.
7. Copies of the following District documents are attached to this report:
  - 2023 Budget
  - 2023 Certification of Values (for taxable year 2021)
  - 2023 Certification of Tax Levies

Please direct any questions regarding the District or this report to the District’s Manager, Mr. Kurt C. Schlegel, at [kurt@SpecialDistrictSolutions.com](mailto:kurt@SpecialDistrictSolutions.com) or 303-662-1999.

**CHATFIELD SOUTH WATER DISTRICT**

**RESOLUTION 2022-11-04**

**A COMBINED RESOLUTION CONCERNING THE ADOPTION OF A BUDGET AND  
APPROPRIATION OF FUNDS FOR FISCAL YEAR 2023**

**A. A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING THE BUDGET FOR THE CHATFIELD SOUTH WATER DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023 AND ENDING ON THE LAST DAY OF DECEMBER 2023.**

**WHEREAS**, a proposed budget for ensuing year 2023 was provided to the Board of Directors ("Directors") of the Chatfield South Water District on October 11, 2022, for its consideration; and

**WHEREAS**, upon due and proper notice, published 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 19, 2022 and interested taxpayers were given the opportunity to file or register any objections to said proposed budget; and

**WHEREAS**, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves so that the budgets remain in balance, as required by law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CHATFIELD SOUTH WATER DISTRICT:**

Section 1. That the attached budget as submitted and summarized by fund is approved and adopted as the budget of the District for the 2023 budget year.

Section 2. That the budget hereby approved and adopted shall be signed by the President and Secretary and made a part of the public records of the District.

**B. A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH BELOW FOR THE CHATFIELD SOUTH WATER DISTRICT FOR THE 2023 BUDGET YEAR.**

**WHEREAS**, the Board has adopted the District's annual budget in accordance with the Local Government Budget Law; and

**WHEREAS**, the Board 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 provided in the budgets to and for the purposes described below, so as not to impair the operations of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CHATFIELD SOUTH WATER DISTRICT:**

That the following sums are hereby appropriated from the revenue of each Fund, to each Fund, for the purposes stated:

**General Fund:**

Current Operating Expenses	\$137,470
Other Expenditures	\$ 0
Capital Projects	\$ 40,000
Debt Service	\$ 0

**ADOPTED AND APPROVED** this 9<sup>th</sup> day of November, 2022.

**CHATFIELD SOUTH WATER DISTRICT**

DocuSigned by:  
By Donna Fleischer  
4246D68133C6420...  
Donna Fleischer, President

**ATTEST:**

DocuSigned by:  
Evan Ela  
16B2F0E22188434...  
Evan Ela, Secretary

**North Water District**  
**2023 ADOPTED BUDGET**  
**GENERAL FUND**

	2021 ACTUAL	2022 BIDGET	ADOPTED 2023 BUDGET
<b>REVENUES</b>			
301 - Property Taxes	\$ 34,945	\$ 41,409	\$ 40,927
302 - Specific Ownership Tax	3,374	2,485	2,455
303 - Water Sales Revenue	45,987	45,000	54,000
305 - Bi-Monthly Service Fees	40,944	46,200	50,760
306 - Late Fees	624	0	0
312 - Interest Income	1,211	1,000	1,000
319 - Locate Reimbursement	0	0	0
320 - Transfer Fees	775	400	500
325 - Miscellaneous Income	23	0	0
	<hr/>	<hr/>	<hr/>
<b>TOTAL REVENUES</b>	\$ 127,883	\$ 136,494	\$ 149,642
<b>EXPENDITURES</b>			
<b><u>Operations:</u></b>			
505 - Audit Fees	0	\$ 8,000	\$ 500
506.4 - Bank Charges	71	0	0
506.8 - Conferences & Training	0	0	0
507.5 - Consulting	0	0	0
508 - Director's Fees/Expenses	2,800	3,500	3,000
509 - Dues & Subscriptions	750	500	500
513 - Elections	25	5,000	5,000
515 - Engineering	1,838	5,000	5,000
530 - Information Tecnology	0	0	0
535 - Insurance & Bonds	3,623	3,500	4,000
540 - Legal	1,117	1,500	1,500
543 - Management & Accounting	22,892	20,000	20,000
567 - Payroll Taxes	214	0	0
569 - Permit Fees	0	0	0
570.8 - Public Notices	0	200	0
573 - Repairs & Maintenance	9,380	5,000	8,000
582 - Treasurer Fees	525	620	620
585 - Utilities	1,224	1,000	1,200
585.1 - Utilitiy Locating (UNCC & Diversified)	5,387	5,000	5,000
585.2 - Utility Billing	3,888	4,000	4,200



	53,198	50,000	52,000
586.2 - Water Testing	1,842	1,500	1,700
586.3 - Water Operation	10,609	4,000	4,000
586.4 - Meter Reading (cell backhaul & Beacon)	1,636	2,500	350
586.5 - Meter Reading Work Station Hosting	78	0	0
586.6 - Water Meter Fee from Denver	12,700	13,500	14,400
586.7 - Tools & Supplies	26,250	1,000	1,500
598 - Emergency Reserve	0	4,000	5,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 160,047</b>	<b>\$ 139,320</b>	<b>\$ 137,470</b>
Excess (deficit) of Revenues Over Expenditures	(32,164)	(2,826)	12,172
<b>OTHER FINANCING USES</b>			
<b>Transfer to Capital Fund</b>	<b>0</b>	<b>0</b>	<b>100,000</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ (32,164)</b>	<b>\$ (2,826)</b>	<b>\$ 112,172</b>
FUND BALANCE - BEGINNING OF YEAR	\$ 563,844	\$ 562,021	\$ 467,488
FUND BALANCE - END OF YEAR	<u>\$ 531,680</u>	<u>\$ 559,195</u>	<u>\$ 379,660</u>

2022 Preliminary Assessed Valuation: \$8,185,370

Mill Levy: 5.000 mills

Estimated Property Tax Revenue: \$40,927

**Chatfield South Water District**  
**2023 ADOPTED BUDGET**  
**CAPITAL PROJECTS FUND**

	2021 ACTUAL	2022 BUDGET	ADOPTED 2023 BUDGET
<b>REVENUES</b>			
Transfer from General Fund	\$ -	\$ -	\$ 100,000
304 - Tap Fees	46,500	37,000	\$ 38,800
312 - Interest Income	237	0	1,600
	<hr/>	<hr/>	<hr/>
<b>TOTAL REVENUES</b>	\$ 46,737	\$ 37,000	\$ 140,400
<b>EXPENDITURES</b>			
<b><u>Capital</u></b>			
Capital Improvements	\$ 17,796	\$ -	\$ -
Emergency Potable Water Interconnection	\$ -	\$ 270,000	\$ -
Engineering	16,290	15,000	40,000
Refunded Tap fees	0	0	0
	<hr/>	<hr/>	<hr/>
<b>TOTAL EXPENDITURES</b>	\$ 34,086	\$ 285,000	\$ 40,000
<b>NET CHANGE IN FUND BALANCE</b>	\$ 12,651	\$ (248,000)	\$ 100,400
<b>FUND BALANCE - BEGINNING OF YEAR</b>	\$ 441,763	\$ 466,263	\$ 154,731
<b>FUND BALANCE - END OF YEAR</b>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

County Tax Entity Code: 4398

DOLA LGID/SID: 18108

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

**TO The County Commissioners of Douglas County, Colorado**  
**On behalf of the Chatfield South Water District**  
**the Board of Directors**  
**of the Chatfield South Water District**

**Hereby** officially certifies the following mills to be levied against the taxing entity's **GROSS** assessed valuation of: **\$8,185,370** Note: If the assessor certified a **NET** assessed valuation (AV) different than the **GROSS** AV due to a Tax Increment Financing (TIF) Area 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: **\$8,185,370**

**Submitted: Kurt Schlegal** for budget/fiscal year 2023

<b>PURPOSE</b>	<b>LEVY</b>	<b>REVENUE</b>
1. General Operating Expenses	5.000 mills	\$40,927
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction	-0.000 mills	-\$0
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>5.000 mills</b>	<b>\$40,927</b>
3. General Obligation Bonds and Interest	0.000 mills	\$0
4. Contractual Obligations	0.000 mills	\$0
5. Capital Expenditures	0.000 mills	\$0
6. Refunds/Abatements	0.000 mills	\$0
7. Other	0.000 mills	\$0
8. Judgment	0.000 mills	\$0
<b>TOTAL:</b>	<b>5.000 mills</b>	<b>\$40,927</b>

**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, CONTRACT, OTHER, AND/OR JUDGMENT:**

**BONDS**

No Bonds Available

**CONTRACTS**

No Contracts Available

**OTHER**

No Other Available

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**JUDGMENT**

No Judgment Available

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**Explanation of Change:**

Generated On Wed, 14 Dec 2022



**CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR**

Name of Jurisdiction: 4398 - Chatfield South Water District

IN DOUGLAS COUNTY ON 11/18/2022

New Entity: No

**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022 IN DOUGLAS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$8,281,710
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$8,185,370
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$8,185,370
5. NEW CONSTRUCTION: **	\$66,280
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND ( 29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

**USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY**

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022 IN DOUGLAS COUNTY, COLORADO ON AUGUST 25, 2022

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$109,619,356
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$953,654
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$43,673

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY: -----&gt;

\$0

**NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2022**

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES:

HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\*

\$0

\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.

Data Date: 11/17/2022

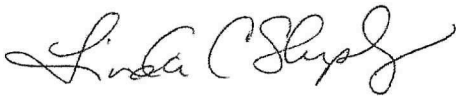
Colorado Community Media  
750 W. Hampden Ave. Suite 225  
Englewood, CO 80110

Chatfield South Water District (SDS) \*\*  
c/o Special District Solutions, Inc.  
2370 Antelope Ridge Trail  
Parker CO 80138

## AFFIDAVIT OF PUBLICATION

State of Colorado       }  
County of Douglas       } ss

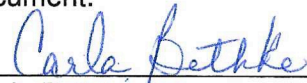
This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 10/27/2022, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Douglas County News-Press

State of Colorado       }  
County of Arapahoe       } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 10/27/2022. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

  
Carla Bethke  
Notary Public  
My commission ends April 11, 2026

CARLA BETHKE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20004025550  
MY COMMISSION EXPIRES APRIL 11, 2026

### Public Notice

#### NOTICE AS TO PROPOSED 2023 BUDGET AND AMENDMENT OF 2022 BUDGET

#### CHATFIELD SOUTH WATER DISTRICT DOUGLAS COUNTY, COLORADO

NOTICE IS HEREBY GIVEN, pursuant to Sections 29-1-108 and 109, C.R.S., that a proposed budget has been submitted to the Board of Directors of the Chatfield South Water District (the "District") for the ensuing year of 2023. The necessity may also arise for the amendment of the 2022 budget of the District. Copies of the proposed 2023 budget and 2022 amended budget (if appropriate) are on file in the office of the District's Accountant, Special District Solutions, Inc., 2370 Antelope Ridge Trail, Parker, CO 80138, where same are available for public inspection. Such proposed 2023 budget and 2022 amended budget will be considered at a regular meeting to be held on **Wednesday - November 9, 2022 at 6:00 p.m.** at 11500 N. Roxborough Park Road, Littleton, CO 80125 and virtually at <https://us06web.zoom.us/j/5988306396> Meeting ID: 598 830 6396, or via telephone at 720-707-2699, then dial 598 830 6396.

Any interested elector within the District may, at any time prior to the final adoption of the 2023 budget or the 2022 amended budget, inspect the 2023 budget and the 2022 amended budget and file or register any objections thereto.

CHATFIELD SOUTH WATER DISTRICT  
Kurt C. Schlegel, District Manager

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