



# 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 2021

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, 2021.
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, 2021.
5. Facilities and Improvements Constructed – No facilities or improvements have been constructed by the District as of December 31, 2021.
6. Assessed Valuation - The Current Assessed valuation of the District is \$8,281,710 and the District’s mill levy has been certified for fiscal year 2022 at 5.000 mills.
7. Copies of the following District documents are attached to this report:
  - 2022 Budget
  - 2022 Certification of Values (for taxable year 2021)
  - 2022 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 2021-11-04**

**A COMBINED RESOLUTION CONCERNING THE ADOPTION OF A BUDGET AND  
APPROPRIATION OF FUNDS FOR FISCAL YEAR 2022**

**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 2022 AND ENDING ON THE LAST DAY OF DECEMBER 2022.**

**WHEREAS**, a proposed budget for ensuing year 2022 was provided to the Board of Directors ("Directors") of the Chatfield South Water District on October 6, 2021, 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 10, 2021 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 2022 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 2022 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: [Add additional funds or edit as needed]

**General Fund:**

Current Operating Expenses	\$139,320
Other Expenditures	\$ 0
Capital Projects	\$285,000
Debt Service	\$ 0

**ADOPTED AND APPROVED** this 10<sup>th</sup> day of November, 2021.

**CHATFIELD SOUTH WATER DISTRICT**

DocuSigned by:

By Donna Fleischer

4246D68133C6420

Donna Fleischer, President

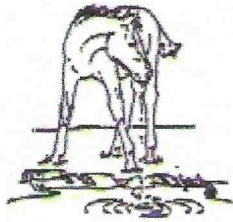
**ATTEST:**

DocuSigned by:

Evan Ela

16B2E0E22188434

Evan Ela, Secretary



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## 2022 BUDGET MESSAGE

### Services Provided:

Through its Service Plan, the Chatfield South Water District, (the “District”) was formed in November 1997 to provide water service to residents within the Chatfield South Water District’s service area.

### Revenue:

The source of funds for District Administration in 2022 is Ad Valorem taxes. The District certified a mill levy of 5.000 mills for the 2022 budget year for administrative expenses, which will yield \$41,409 in property tax revenue.

The District approves water rates annually and invoices its customers each billing period for the cost of water used through each water meter as well as a pre-determined Service Fee. These revenues are then used to fund District Water Supply Operations.

### Expenditures:

Administrative expenses will be primarily for legal services, insurance premiums, management, audit, and accounting costs.

Operational expenditures will be primarily for the delivery of potable water, water quality testing, engineering, system maintenance, and Capital improvements. The District is planning to install an Emergency Interconnect with the Mirabelle Metropolitan District that will provide a secondary source of potable water to the District’s consumers in the event of a primary source failure.

### Accounting Method:

The District prepares its budget on the modified accrual basis of accounting.



**ADOPTED 2022 BUDGET  
GENERAL FUND**

	<b>2020 ACTUAL</b>	<b>2021 BUDGET</b>	<b>ADOPTED 2022 BUDGET</b>
<b>REVENUES</b>			
301 - Property Taxes	\$ 35,017	34,985	\$ 41,409
302 - Specific Ownership Tax	2,715	2,099	2,485
303 - Water Revenue	52,939	45,000	45,000
303.1 - Water Rev/Service Fees Prior Year	1,627	0	0
305 - Service Fees	28,414	38,000	46,200
306 - Late Fees	858	0	0
311 - Water Line Relocation Reimbursement	15,586	0	0
312 - Interest Income	4,197	7,500	1,000
319 - Locate Reimbursement	2,540	0	0
320 - Transfer Fees	225	0	400
325 - Miscellaneous Income	106	0	0
	<hr/>	<hr/>	<hr/>
<b>TOTAL REVENUES</b>	<b>\$ 144,224</b>	<b>\$ 127,584</b>	<b>\$ 136,494</b>
<b>EXPENDITURES</b>			
<b><u>Operations:</u></b>			
505 - Audit Fees	0	\$ 500	\$ 8,000
506.4 - Bank Charges	65	0	0
506.8 - Conferences & Training	0	0	0
507.5 - Consulting	1,500	0	0
508 - Director's Fees/Expenses	2,000	4,000	3,500
509 - Dues & Subscriptions	764	600	500
513 - Elections	0	0	5,000
515 - Engineering	4,045	5,000	5,000
530 - Information Tecnology	-39	0	0
535 - Insurance & Bonds	2,804	3,320	3,500
540 - Legal	3,336	1,500	1,500
543 - Management & Accounting	23,045	20,000	20,000
545 - Miscellaneous	0	0	0
570.8 - Public Notices	0	0	200
573 - Repairs & Maintenance	5,338	8,000	5,000
582 - Treasurer Fees	522	525	620
585 - Utilities	535	900	1,000
585.1 - Utilitiy Locating (UNCC & Diversified)	11,551	5,000	5,000

585 - Other	2,768	3,500	4,000
586 - Water Purchase	32,740	50,000	50,000
586.2 - Water Testing	-81	1,000	1,500
586.3 - Water Operation	9,882	8,400	4,000
586.4 - Meter Reading (cell backhaul & Beacon)	4,826	1,000	2,500
586.5 - Meter Reading Work Station Hosting	770	0	0
586.6 - Water Meter Fee from Denver	13,389	13,000	13,500
586.7 - Tools & Supplies	30	0	1,000
598 - Emergency Reserve	0	4,000	4,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 119,790</b>	<b>\$ 130,245</b>	<b>\$ 139,320</b>
Excess (deficit) of Revenues Over Expenditures	24,434	(2,661)	(2,826)
<b>OTHER FINANCING USES</b>			
<b>Total other financing uses</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ 24,434</b>	<b>\$ (2,661)</b>	<b>\$ (2,826)</b>
FUND BALANCE - BEGINNING OF YEAR	\$ 563,844	\$ 562,159	\$ 562,021
FUND BALANCE - END OF YEAR	<u>\$ 588,278</u>	<u>\$ 559,498</u>	<u>\$ 559,195</u>

2021 Preliminary Assessed Valuation: \$8,281,710

Mill Levy: 5.000 mills

Estimated Property Tax Revenue: \$41,409

**Chatfield South Water District**  
**ADOPTED 2022 BUDGET**  
**CAPITAL PROJECTS FUND**

	2020 ACTUAL	2021 BUDGET	ADOPTED 2022 BUDGET
<b>REVENUES</b>			
Transfer from General Fund	\$ -	\$ -	\$ -
304 - Tap Fees	0	34,000	\$ 37,000
312 - Interest Income	44	0	0
	<hr/>	<hr/>	<hr/>
<b>TOTAL REVENUES</b>	\$ 44	\$ 34,000	\$ 37,000
<b>EXPENDITURES</b>			
<u><b>Capital</b></u>			
Capital Improvements	\$ -	\$ -	\$ -
Emergency Potable Water Interconnection	\$ -	\$ 160,000	\$ 270,000
Engineering	0	14,000	15,000
	<hr/>	<hr/>	<hr/>
<b>TOTAL EXPENDITURES</b>	\$ -	\$ 174,000	\$ 285,000
<b>NET CHANGE IN FUND BALANCE</b>	\$ 44	\$ (140,000)	\$ (248,000)
 FUND BALANCE - BEGINNING OF YEAR	 \$ 11,979	 \$ 526,532	 \$ 466,263
FUND BALANCE - END OF YEAR	<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: **\$8,281,710** 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: **\$8,281,710**

**Submitted: Kurt Schlegal for budget/fiscal year 2022**

<b>PURPOSE</b>	<b>LEVY</b>	<b>REVENUE</b>
1. General Operating Expenses	5.000 mills	\$41,409
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>\$41,409</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>\$41,409</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:**

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State of Colorado )  
)

The undersigned Nicole Maestas  
being first duly sworn under oath, states  
and affirms as follows:

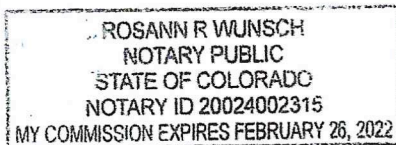
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3. The notice that is attached hereto  
is a true copy, published in Your Hub  
for Douglas County (including the counties  
of Douglas, Denver, Jefferson, Arapahoe, Elbert  
and El Paso) on the following date(s):

November 11, 2021

Nicole Maestas  
Signature

Subscribed and sworn to before me this  
5 day of November, 2021.

Rosann R Wunsch  
Notary Public



(SEAL)

**NOTICE AS TO PROPOSED 2022 BUDGET  
AND AMENDMENT OF 2021 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 2022. The necessity may also arise for the amendment of the 2021 budget of the District. Copies of the proposed 2022 budget and 2021 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 2022 budget and 2021 amended budget will be considered at a special meeting to be held on Wednesday - November 10, 2021 at 6:00 p.m. at 11500 N. Roxborough Park Road, Littleton, CO 80125 and virtually at <https://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 2022 budget or the 2021 amended budget, inspect the 2022 budget and the 2021 amended budget and file or register any objections thereto.

CHATFIELD SOUTH WATER DISTRICT

Kurt C. Schlegel  
District Manager