

CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**FOREST VIEW ACRES WATER DISTRICT**  
EL PASO COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
**2024**

STATE OF COLORADO    )  
  )  
COUNTY OF EL PASO    ) ss.  
  )  
FOREST VIEW ACRES     )  
WATER DISTRICT         )

The Board of Directors of the Forest View Acres Water District, El Paso County, Colorado, held a special meeting at the offices of the Monument Sanitation District, 130 2nd Street, Monument, Colorado, on Wednesday, December 6, 2023, at 6:00 p.m.

Present were the following members of the Board:

- David Pheteplace, President
- P.K. Robinson, D
- Nancy Wilkins, Director
- Paul McKean, Director
- Matt Quinlan, Director
- Gregory Hoffman, Director

Vince Guthrie, Board Treasurer, was absent.

Also present were:

- Joel Meggers; Community Resource Services of Colorado, LLC
- Molly Couture; Community Resource Services of Colorado, LLC
- Peter Johnson; Vranesh and Raisch, LLP
- Gabby Begeman; ORC Water Professionals
- Mike Waresak, Forsgren Associates, Inc.

Mr. Meggers stated that proper publication was made to conduct a public hearing on the District’s 2024 budget. The President opened the public hearing on the District’s proposed 2024 budget. There was no public comment on the District’s budget, the public hearing was closed.

Thereupon, Director Wilkins introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2021 TO HELP DEFRAID THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE FOREST VIEW ACRES WATER DISTRICT, EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2024, AND ENDING ON THE LAST DAY OF DECEMBER 2024.

WHEREAS, the Board of Directors of the Forest View Acres Water District has authorized its consultants to prepare and submit a proposed budget to said governing body no later than October 15, 2023; and

WHEREAS, the proposed 2024 budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published on October 19, 2023 in a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on October 25, 2023 and interested electors 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 of fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$96,202 and

WHEREAS, the 2023 valuation for assessment for the District as certified by the County Assessor for El Paso County is \$19,240,490.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE FOREST VIEW ACRES WATER DISTRICT, EL PASO COUNTY, COLORADO:

Section 1. 2024 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2024 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2024. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted by the Board of Directors as the true and accurate budget of the Forest View Acres Water District for calendar year 2024.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2023 as follows:

A. Levy for General Operating Fund Expenses. That for the purposes of meeting all general operating expense of the District during the 2024 budget year, there is hereby levied a tax of 5.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. The District's manager is hereby authorized and directed to certify by December 15, 2023, to the Board of County Commissioners of El Paso County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of El Paso County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2023, in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

The foregoing Resolution was seconded by Director McKean.

ADOPTED AND APPROVED this 6th day of December, 2023.

FOREST VIEW ACRES WATER DISTRICT

DocuSigned by:  
*David Phetplace*  
658FAD7E3F334FD...  
\_\_\_\_\_  
President

ATTEST:

DocuSigned by:  
*Joel Meggers*  
ADFEE6C588CA452...  
\_\_\_\_\_  
Secretary

STATE OF COLORADO )  
 )  
COUNTY OF EL PASO ) ss.  
 )  
FOREST VIEW ACRES )  
WATER DISTRICT )

I, Joel Meggers, Secretary of the Board of Directors of the Forest View Acres Water District, El Paso County, Colorado, do hereby certify that the foregoing pages numbered 1 to 7, inclusive, constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a Special Meeting of the Board held at 130 Second Street, Monument, Colorado on December 6, 2023, at 6:00 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2024; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2024 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 6th day of December, 2023.

DocuSigned by:  
*Joel Meggers*  
ADFE5C588CA452...  
Secretary

**TO BE ATTACHED TO PROCEEDINGS:**

- **2024 BUDGET, AS ADOPTED, WITH BUDGET MESSAGE**
- **COPY OF THE SIGNED CERTIFICATION OF TAX LEVIES FOR FISCAL YEAR 2024, AS SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS**

**FOREST VIEW ACRES WATER DISTRICT  
ALL FUNDS  
2024 ADOPTED BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED AMOUNTS  
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	<u>2022 Actual</u>	<u>2023 Estimated</u>	<u>2024 Adopted</u>
<b>REVENUES</b>			
Availability of service fees	\$ 3,220	\$ 4,200	\$ 4,320
ARPA grant	-	40,000	1,511,000
Capital replacement fees	203,406	202,800	202,800
CSD Pool safety grant	1,700	1,700	-
Electric provider capital credit	363	-	-
Interest	13,410	75	100
Interest CT Plus	-	12,000	13,000
Interest/unrealized gain CT Edge	-	35,000	38,000
Late fees and penalties	4,825	4,000	3,000
Manual meter reading	-	-	-
Miscellaneous	826	500	11,000
Operations fees	161,869	162,240	162,240
Property taxes	83,020	80,000	96,202
Specific ownership taxes	8,476	8,000	9,620
Tap and inclusion fees	70,000	90,000	30,000
Tap Admin & Inspection Fee	2,000	3,000	1,000
Transfer fees	2,100	3,000	3,000
Water usage fees	180,296	182,000	182,000
<b>Total revenues</b>	<u>735,511</u>	<u>828,515</u>	<u>2,267,282</u>
<b>EXPENDITURES</b>			
Arapahoe Treatment plant improvements	-	10,000	5,000
Audit	-	15,402	16,000
Bank fees	801	1,000	1,000
Billing	20,494	25,000	25,000
Booster station operations & maintenance	325	8,000	8,000
Clovenhoof Easement & Pipeline	11,869	20,000	500,000
CWRPDA & DWRP principal	123,336	123,804	124,282
CWRPDA & DWRP interest	7,650	7,182	6,703
District management and accounting	70,261	72,000	72,000
Directors fees	6,000	9,100	9,100
Distribution repairs and maintenance	100,284	50,000	50,000
District website and push notifications	6,102	6,200	6,200
Easements	-	40,000	5,000
Elections	2,153	1,665	-
Engineering	22,511	15,000	15,000
Inclusion - Red Rock Acres expenses	240	606	10,000
Inclusion - Van Der Gugten expenses	626	-	-
Insurance and SDA dues	11,241	14,000	14,000
Legal	28,014	40,000	35,000
Maps	-	17,500	17,500
Meter reading and maintenance	13,911	15,000	15,000
Meter replacement	-	3,000	3,000
Misc - (postage and printed forms)	660	4,000	4,000
Miscellaneous	4,970	3,500	3,500

**FOREST VIEW ACRES WATER DISTRICT  
ALL FUNDS  
2024 ADOPTED BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED AMOUNTS  
FOR THE YEARS ENDED AND ENDING DECEMBER 31,**

	<b>2022 Actual</b>	<b>2023 Estimated</b>	<b>2024 Adopted</b>
Operator In responsible charge	52,654	65,000	55,000
Postage	3,614	4,000	4,000
Remote read data charge (National Meter)	314	4,000	4,000
Repairs and maintenance	31,141	31,000	31,000
Supplies and chemicals	8,302	32,000	30,000
SWTP improvements	-	40,000	1,511,000
Telephone	1,688	3,300	3,300
Training and education	-	500	500
Treasurer fees	1,225	1,200	1,443
United States Forest Service	-	350	350
Utilities	38,528	41,000	39,000
Water testing	1,649	3,000	3,000
Tabor reserve	-	2,800	4,800
Capital replacement	8,401	10,000	10,000
Monument interconnect	54,801	35,000	350,000
<b>Total expenditures</b>	<b>633,765</b>	<b>775,109</b>	<b>2,992,678</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>101,746</b>	<b>53,406</b>	<b>(725,396)</b>
<b>BEGINNING FUND BALANCE</b>	<b>961,145</b>	<b>1,062,891</b>	<b>1,116,297</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 1,062,891</b>	<b>\$ 1,116,297</b>	<b>\$ 390,901</b>

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners<sup>1</sup> of EL PASO COUNTY, Colorado.

On behalf of the FOREST VIEW ACRES WATER DISTRICT (taxing entity)<sup>A</sup>

the BOARD OF DIRECTORS (governing body)<sup>B</sup>

of the FOREST VIEW ACRES WATER DISTRICT (local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ \$ 19,240,490 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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<sup>G</sup> 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: 12/26/2023 for budget/fiscal year 2024 (not later than Dec. 15) (dd/mm/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	5.000 mills	\$ 96,202
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>5.000</b> mills	<b>\$ 96,202</b>
3. General Obligation Bonds and Interest <sup>J</sup>	mills	\$
4. Contractual Obligations <sup>K</sup>	mills	\$
5. Capital Expenditures <sup>L</sup>	mills	\$
6. Refunds/Abatements <sup>M</sup>	mills	\$
7. Other <sup>N</sup> (specify):	mills	\$
	mills	\$
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>5.000</b> mills	<b>\$ 96,202</b>

Contact person: (print) Sue Blair, CRS of Colorado, LLC Daytime phone: 303-381-4960  
Signed: [Signature] Title: CEO

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.

<sup>1</sup> 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.  
<sup>2</sup> 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).

**FOREST VIEW ACRES WATER DISTRICT**  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Introduction**

The District was organized in 1956 to provide water service to property within its service area.

The District serves approximately 275 households and is located entirely within the boundaries of El Paso County. Existing development within the District consists primarily of residential housing.

The 2024 Budget of the Forest View Acres Water District is prepared using a modified accrual basis of accounting.

The Board of Directors acknowledges the adoption of the TABOR Amendment on November 3, 1992 and has attempted to comply within the spirit of the TABOR Amendment as best as possible given the ambiguities which exist in interpreting its provisions.

At a special election held on November 7, 2006, the qualified electors of the District approved the imposition of a general fund mill levy not in excess of five (5) mills annually for the purpose of paying the District's operations, maintenance, and other expenses.

**REVENUE**

**General Fund:** The primary source of revenue for general operations in 2024 are property taxes, specific ownership taxes and interest income. For tax year 2024, the District adopted a mill levy of 5.000 mills, yielding \$96,201 in property taxes.

**Operations Fund:** The District has established an Operations Fund for water and sewer operations. Service charges and use fees are billed to all connected taps on a monthly basis.

**Capital Improvements Fund:** The primary source of revenue for capital improvements are tap fees, capital replacement fees, and availability of service charges.

## EXPENDITURES

General Fund: The District's expenditures for general administrative services are based upon the same level of service as the current and prior years.

Operations Fund: Water and sewer operations are contained within this fund. Revenues and expenditures are based upon a similar level of service as the current and prior years.

Capital Improvements Fund: The District has a loan with the Colorado Water and Power Development Authority. The 2024 principal payment is \$130,986 and the interest amount due is \$7,651.

Emergency Reserve: The District has provided for an Emergency Reserve in the amount of 3% of the total expenditures in the General Fund in accordance with the TABOR Amendment.

Leases: The District has no leases.