

**Incline Village General  
Improvement District,  
Incline Village, Nevada**

**Indebtedness Report  
For the Fiscal Year June 30, 2022**

*Approved by the Board of Trustees  
July 27, 2022*

*Filed with State of Nevada Department of Taxation,  
Washoe County Clerk & Debt Management Commission  
July 28, 2022*



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    State of Nevada Form 4410LGF Indebtedness Report  
    with Appendix Debt Service Schedules 1 to 6 ..... Attached

    State of Nevada Form 4411LGF Reporting Five-Year Capital  
    Improvement Plan (CIP), with 5 Year Project Summary and  
    Capital Improvement Projects Carry Over Schedule ..... Attached

    Reconciliation of Five-Year CIP, Carry Over Schedule, and  
    Form 4411LGF ..... Attached

IVGID Indebtedness Report - Overview

Nevada Revised Statutes (NRS) require certain content as a part of the District's Indebtedness Report on Debt Management. These include:

**Affordability of Existing, Authorized and Proposed General Obligation Debt**

- *NRS 350.013 1.(c)(1) A discussion of its ability to afford existing general obligation debt, authorized future general obligation debt and proposed future general obligation debt;*
- *NRS 350.013 1.(c)(6) A discussion of its sources of money projected to be available to pay existing general obligation debt, authorized future general obligation debt and proposed future general obligation debt.*

**General Obligation Debt Limit Statutory Reference**

- *NRS 350.013 1.(c)(2) A discussion of its capacity to incur authorized and proposed future general obligation debt without exceeding the applicable debt limit.*

**General Obligation Debt Comparisons**

- *NRS 350.013 1.(c)(3) A discussion of its general obligation debt that is payable from property taxes per capita as compared with such debt of other municipalities in this state.*
- *NRS 350.013 1.(c)(4) A discussion of its general obligation debt that is payable from property taxes as a percentage of assessed valuation of all property within the boundaries of the municipality.*

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Affording the District's Existing General Obligation Bond Indebtedness

The use of proceeds from the District's bonded indebtedness has been for recreation and utility service infrastructure. Prior to adopting plans to acquire this infrastructure the District studied and developed a plan for identified revenue sources to be used for the repayment of the bond principal and interest. Examples of these sources include an element of water and sewer user fees that are specifically stated for capital expenditure, including debt service, used to acquire such assets. The Recreation and Beach Facility Fee charged to the individual benefited parcels includes elements for capital items and related debt service.

None of the currently outstanding bond issues use a tax levied on the assessed valuation of property in the District to meet debt service requirements. Each issue

has been or will be repaid from the identified resources developed from user fees or the Recreation and Beach Facility Fee (which is an availability of service charge as defined under NRS 318.197) and is collected on specified parcels within the District's boundaries as allowed under NRS 318.201.

*Sources Available to Pay Existing, Authorized Future and Proposed General Obligation Bond Indebtedness*

The District's annual operating budget process considers the use of resources in an order of priority. User fees and the Recreation and Beach Facility Fee are set at levels to assure the proper coverage of debt service requirements from each activity for its related bond(s). The capital improvement charges, which are a part of utility rates, are adopted by ordinance and are established in a process that allows public notice and input, before setting a schedule for the coming year and forward. The District's elected Board of Trustees adopts utility rates through an ordinance amendment. The Recreation and Beach Facility Fee is set each year and includes a matter of public notice and hearing before adoption in connection with the fiscal operating budget.

The assumptions for rate of collection have proven to be at adequate levels so that amounts realized are sufficient to meet intended needs including debt service requirements.

The 5-Year Capital Project Summary for the period July 1, 2022 through June 30, 2027 includes projects that may be financed, in part, through a future general obligation bond issue or other debt. The capital plan contemplates debt financing to support construction of Effluent Export Pipeline Project through either issuance of utility-revenue bonds or via a low-interest State Revolving Fund loan. The Board of Trustees also continues to discuss the possibility of issuing new debt for selected priority projects, including Ski Way and Diamond Peak Parking Lot Reconstruction, renovation of Snowflake Lodge and renovation of the Incline Beach House through issuance of general obligation bonds.

The projects that are potentially to be supported by new debt are contemplated within the five-year planning horizon, but have not yet been formally approved or scheduled. Any potential bond issue currently contemplated would not significantly affect the District's Debt Limit.

*General Obligation Debt Limit*

State statutes limit the amount of indebtedness to no more than 50% of the District's total assessed valuation. The District presently has a statutory debt limit

of \$954,316,325, based on the final 2021-22 Redbook Assessed Valuation of \$1,902,632,649. Of this statutory debt limit, the District's overall debt as of June 30, 2022 results in \$950,874,664 (99.6%) of remaining statutory debt limit.

### General Obligation Debt Comparisons

The District's general obligation bonds are issued pursuant to NRS Chapter 350 and Chapter 318. The District's general obligation bonds constitute direct and general obligations of the District and the full faith and credit of the District is pledged to the payment of the principal and interest, subject to Nevada constitutional and statutory limitations on the aggregate amount of property taxes. The bonds are payable from the general property taxes on all taxable property in the District. The bonds are secured by certain pledged revenues.

The general obligation bonds are payable by the District from any source legally available; at the times such payments are due, including the General Fund of the District. In the event, however, that such legally available sources of funds, including net pledged revenues, are insufficient, the District is obligated to levy a general tax on all taxable property within the District for payment of the general obligation bonds, subject to the limitations provided in the constitution and the statutes of the State of Nevada (the State).

In any year in which the total property taxes levied within the District by all applicable taxing units (e.g., the State, the County, the District, the school district, any city or any special district) exceed such property tax limitations, the reduction to be made by those units must be in property taxes levied for purposes other than the repayment of their bonded indebtedness, including interest on such indebtedness.

Nevada statutes provide that no act concerning the District's bonds or their security may be repealed, amended or modified in such manner as to impair adversely the bonds or their security until all of the bonds have been discharged in full or provision for their payment and reception has been fully made.

**The District currently has no outstanding general obligation debt paid by the levy of a specific property tax.**

Principal and interest on the District's debt are payable from the various net pledged revenues of the District. There is no impact on the property tax rate so long as the net pledged revenues are sufficient to pay debt service.

IVGID Indebtedness Report for the Fiscal Year June 30, 2022  
 Approved by the IVGID Board of Trustees July 27, 2022

**Outstanding General Obligation Debt as of June 30, 2022**

Issue	Issue Date	Maturity Date	Amount Issued	Outstanding
<b>General Obligation Revenue Bonds Recreation</b>				
2012 Recreation and Refunding	7/18/2012	9/1/2022	\$ 3,475,000	\$ 391,000
<i>Total Recreation Revenue Supported Debt</i>				<u>\$ 391,000</u>
<b>State of Nevada - State Water Pollution Revolving Fund</b>				
Water Pollution CS32-0404	8/1/2006	1/1/2026	\$ 3,000,000	\$ 781,475
Drinking Water DW1201	3/16/2012	1/1/2032	\$ 3,000,000	\$ 1,710,967
<i>Total GO Revenue Utility Debt</i>				<u>\$ 2,492,442</u>
<b>Total General Obligation Bond Debt</b>				<u><b>\$ 2,883,442</b></u>
<b>Medium-Term Obligation</b>				
Capital Equipment - Installment Purchase Agreement PNC Equipment Finance, LLC (# 9898941)	2/12/2020	5/1/2025	\$ 121,605	\$ 58,269
<b>Total Medium-Term Obligations</b>				<u><b>\$ 58,269</b></u>
<b>State of Nevada Revolving Funds (Loan Contracts with Utility Revenue Pledge)</b>				
Water Pollution C32-0204	10/28/2002	1/1/2023	\$ 1,720,380	\$ 125,609
Drinking Water IVGID-1	9/9/2004	7/1/2025	\$ 1,687,282	\$ 374,341
<b>Total Loan Contracts with Revenue Pledge</b>				<u><b>\$ 499,950</b></u>
<b>Total Debt Outstanding</b>				<u><u><b>\$ 3,441,661</b></u></u>

**Method of Sale**

*NRS 350.013 1.(c)(5) Policy regarding the manner in which the municipality expects to sell its debt;*

Bonds can generally be sold at a competitive sale, negotiated sale or to be privately placed.

**Competitive Sale** - Offering documents are sent to any firm interested in purchasing bonds. A day and time are chosen for the sale and bonds are awarded to the firm offering the lowest true interest cost on the bonds ("TIC"). The TIC is the discount rate which results in the present value of the future debt service payments equal to the bid for the bonds.

**Negotiated Sale** – A firm, or group of firms, is chosen in advance to offer the bonds for sale. At the time of the sale, interest rates and other terms of the bonds are negotiated with the Underwriter.

**Private Placement** – A purchaser, usually an individual or bank, is identified and the bonds are placed directly. Interest rates and other terms of the bonds are negotiated with the purchaser.

NRS 350 generally requires bonds issued by the District to be sold at competitive sale. For most District general obligation bonds, a competitive sale will usually result in the lowest TIC on the bonds. There are certain circumstances under which the District would consider a negotiated sale or private placements. Such circumstances include, but are not limited to:

- 1) Bonds issued with a variable rate of interest
- 2) Bonds rated below A- or not rated
- 3) Very small or very large bond issues
- 4) Unstable or highly volatile markets
- 5) Bonds with unusual security or structure

The District will follow the requirements of NRS 350.155 in choosing a method for its bonds. If the District determines that a negotiated sale is warranted for a general obligation bond or a bond secured by an excise tax, it will distribute a request for proposal to underwriting firms. The selection of an underwriter(s) will be based on a determination of the firm that demonstrates its ability to obtain the overall best interest rate for the District. Consideration in making this determination will be given to the firm's experience with similar financings, proposed compensation structure and marketing plan.

#### Operational Costs of Future Capital Projects

*NRS 350.013 1.(c)(7) A discussion of its operational costs and revenue sources, for the ensuing 5 fiscal years, associated with each project included in its plan for capital improvement submitted pursuant to paragraph (d), if those costs and revenues are expected to affect the property tax rate.*

The District has prepared a Capital Improvement Plan Summary, which is attached utilizing Form 4411LGF. The plan includes projects which affect general revenues as well as charges for services. These were all considered as a part of the process of developing the District's budget for the year ending June 30, 2022. Only projects scheduled for completion by that date are actually authorized with funding appropriated in the adopted annual budget. The remainder of the multi-year plan

represents an intention for years 2 through 5. As such the approved projects for the year ending June 30, 2022 do not affect the property tax rate. No projects intended in years 2 through 5 contemplate an effect on the property tax rate to those related years.

Capital Improvement Plan

*NRS 350.013 1.(d) either:*

- (1) Its plan for capital improvement for the ensuing 5 fiscal years, which must include any contemplated issuance of general obligation debt during this period and the sources of money projected to be available to pay debt; or*
- (2) A statement indicating that no changes are contemplated in its plan for capital improvement for the ensuing 5 fiscal years.*

(See State of Nevada Form 4411LGF Five Year Capital Improvement Plan)

Chief Financial Officer of the District

*NRS 350.013 1.(e) A statement containing the name, title, mailing address and telephone number of the chief financial officer of the municipality.*

The Chief Financial Officer of the Incline Village General Improvement District:

Paul Navazio, Director of Finance  
Incline Village General Improvement District  
893 Southwood Boulevard  
Incline Village, Nevada 89451  
Direct Telephone Number: 775-832-1365  
Facsimile Number: 775-832-1122  
E-Mail Address: pcn@ivgid.org



INDEBTEDNESS REPORT
As of June 30, 2022
Postmark Deadline 8/01/2022



Entity: Incline Village General Improvement District Date: June 30, 2022

DEBT MANAGEMENT COMMISSION ACT (NRS 350.013)

1. Has your local government issued any new General Obligation Bond issues since July 1, 2021? Yes No

If so, amount: Date:

2. Has your local government approved any new Medium-Term Obligation issues since July 1, 2021? Yes No

If so, amount: Date:

3. Has your local government updated its debt management policy? (Per NRS 350.013) If Yes, submit updated policy with Indebtedness Report or prepare a statement discussing the following areas:

- A. Discuss the ability of your entity to afford existing and future general obligation debt.
B. Discuss your entity's capacity to incur future general obligation debt without exceeding the applicable debt limit.
C. Discuss the general obligation debt per capita of your entity as compared with the average for such debt of local governments in Nevada.
D. Discuss general obligation debt of your entity as a percentage of assessed valuation of all taxable property within the boundaries of your entity. (REDBOOK FY 2021-2022)
E. Present a policy statement regarding the manner in which your entity expects to sell its debt.
F. Discuss the sources of money projected to be available to pay existing and future general obligation debt.
G. Discuss the operating costs and revenue sources with each project.

If No, please provide a brief explanation.

IVGID's Debt Management Policy is anticipated to be reviewed and updated in the current fiscal year.

4. Has your local government updated its five-year capital improvement plan? Yes No
(Required pursuant to NRS 350.013, 354.5945 & 354.5947)

Submitted By: (signature)
(775) 832-1365
(Phone number)



SCHEDULE OF INDEBTEDNESS REPORT

For June 30, 2022

Postmark Deadline 8/1/2022

Entity: **Incline Village General Improvement District**

CHECK HERE IF YOUR ENTITY HAS NO OUTSTANDING DEBT

**GENERAL OBLIGATION BONDS**

1. General obligation	_____	
2. General obligation/revenue	_____	2,883,442
3. General obligation special assessment	_____	
Total general obligation bonded debt		<b><u>2,883,442</u></b>

**MEDIUM-TERM OBLIGATIONS**

1. General Obligation bonds	_____	
2. Negotiable notes or bonds	_____	
3. Capital lease purchases	_____	88,670
Total medium-term obligation debt		<b><u>58,269</u></b>

**REVENUE BONDS**

**499,950**

**OTHER DEBT**

1. Capital lease purchases-MTO not required or prior to law change	_____	
2. Mortgages	_____	
3. Warrants	_____	
4. Special Assessments	_____	
5. Other (specify) _____		
6. Other (specify) _____		
Total other debt		<b><u>-</u></b>

**TOTAL INDEBTEDNESS**

**3,441,661**

Authorized but unissued general obligation bonds \_\_\_\_\_

Note: Please explain and provide documentation for any differences between the amounts reported on this **schedule** and those reported on **Schedule C-1** of your **Final Fiscal Year 2022-2023 budget**.



Form **4410LGF** **SCHEDULE OF FIVE YEAR DEBT SERVICE REQUIREMENTS**  
 as of June 30, 2022  
 Postmark Deadline 8/1/2022

Entity: \_\_\_\_\_

For the next five years, list the total dollar requirement for principal and interest broken down for each type of indebtedness the entity currently has outstanding.

	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>2026-2027</u>
<b><u>General Obligation Bonds</u></b>					
G/O Bonds	\$ 796,308	\$ 400,909	\$ 400,909	\$ 400,909	\$ 193,372
G/O Revenue	_____				
G/O Special Assessment	_____				
<b><u>Medium-Term Obligation</u></b>					
G/O Bonds	_____				
Notes/Bonds	_____				
Leases/ Purchases	\$ 30,401	\$ 27,868	\$ -	\$ -	\$ -
<b><u>Revenue Bonds</u></b>	<b>\$ 242,226</b>	<b>\$ 113,648</b>	<b>\$ 113,648</b>	<b>\$ 56,824</b>	<b>\$ -</b>
<b><u>Other Debt</u></b>					
Other Lease Purchases	_____				
Mortgages	_____				
Warrants	_____				
Special Assessments	_____				
Other Debt	_____				
<b>TOTAL</b>	<b>\$ 1,068,935</b>	<b>\$ 542,425</b>	<b>\$ 514,557</b>	<b>\$ 457,733</b>	<b>\$ 193,372</b>

**SCHEDULE OF DEBT REPAYMENT**  
As of June 30, 2022  
Postmark Deadline 8/1/2022



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The repayment schedules should start with the payment of principal and interest due **after June 30, 2022** and continue until any particular issue is retired.

Indebtedness Report as of June 30, 2022

Incline Village General Improvement District  
Recreation Refunding Series 2012

Date	Original Value	Coupon	Interest	Total Payment	Fiscal Year Payment
09/01/22	391,000	2.25%	4,399	395,399	
Total	<u>\$ 391,000</u>		<u>\$ 4,399</u>	<u>\$ 395,399</u>	<u>\$ 395,399</u>

Source of repayment is a per parcel component of the Facility Fee and a pledge of net revenue.

Indebtedness Report as of June 30, 2022

Incline Village General Improvement District  
2006 State Revolving Fund Loan  
Clean Water Loan CS32-0404

Date	Original Value	Coupon	Interest	Total Payment	Fiscal Year Payment
07/01/22	\$ 93,121	2.725%	\$ 10,648	\$ 103,769	
01/01/23	94,389	2.725%	9,379	103,768	\$ 207,537
07/01/23	95,676	2.725%	8,093	103,769	
01/01/24	96,979	2.725%	6,789	103,768	207,537
07/01/24	98,300	2.725%	5,468	103,768	
01/01/25	99,640	2.725%	4,129	103,769	207,537
07/01/25	100,997	2.725%	2,771	103,768	
01/01/26	102,373	2.725%	1,395	103,768	207,536
<b>Total</b>	<u><u>\$ 781,475</u></u>		<u><u>\$ 48,672</u></u>	<u><u>\$ 830,147</u></u>	<u><u>\$ 830,147</u></u>

Source of repayment is users charges and a pledge of net revenue.

Indebtedness Report as of June 30, 2022

Incline Village General Improvement District  
2012 State Revolving Fund Loan  
Drinking Water DW1201

Date	Original Value	Coupon	Interest	Total Payment	Fiscal Year Payment
07/01/22	\$ 76,239.87	2.390%	\$ 20,446	\$ 96,686	
01/01/23	77,151	2.390%	19,535	96,686	\$ 193,372
07/01/23	78,073	2.390%	18,613	96,686	
01/01/24	79,006	2.390%	17,680	96,686	193,372
07/01/24	79,950	2.390%	16,736	96,686	
01/01/25	80,905	2.390%	15,781	96,686	193,372
07/01/25	81,872	2.390%	14,814	96,686	
01/01/26	82,851	2.390%	13,835	96,686	193,372
07/01/26	83,841	2.390%	12,845	96,686	
01/01/27	84,843	2.390%	11,843	96,686	193,372
07/01/27	85,856	2.390%	10,830	96,686	
01/01/28	86,882	2.390%	9,804	96,686	193,372
07/01/28	87,921	2.390%	8,765	96,686	
01/01/29	88,971	2.390%	7,715	96,686	193,372
07/01/29	90,035	2.390%	6,651	96,686	
01/01/30	91,110	2.390%	5,576	96,686	193,372
07/01/30	92,199	2.390%	4,487	96,686	
01/01/31	93,301	2.390%	3,385	96,686	193,372
07/01/31	94,416	2.390%	2,270	96,686	
01/01/32	95,544	2.390%	1,142	96,686	193,372
<b>Total</b>	<b>\$ 1,710,967</b>		<b>\$ 222,752</b>	<b>\$ 1,933,719</b>	<b>\$ 1,933,719</b>

Source of repayment is users charges and a pledge of net revenue.

Indebtedness Report as of June 30, 2022

Incline Village General Improvement District  
Installment Purchase Agreement - PNC Equipment Lease # 98989419-1

Principal: \$ 204,627.16  
Interest Rate: 5.00%  
Monthly Payments: 48  
Purchase Option: Yes

<b>Payment Date</b>	<b>FY 22-23</b>	<b>FY 23-24</b>
1-Jul	2,533.44	2,533.44
1-Aug	2,533.44	2,533.44
1-Sep	2,533.44	2,533.44
1-Oct	2,533.44	2,533.44
1-Nov	2,533.44	2,533.44
1-Dec	2,533.44	2,533.44
1-Jan	2,533.44	2,533.44
1-Feb	2,533.44	2,533.44
1-Mar	2,533.44	2,533.44
1-Apr	2,533.44	2,533.44
1-May	2,533.44	2,533.44
1-Jun	2,533.44	
<i>Fiscal Year Totals</i>	<i>\$ 30,401.28</i>	<i>\$ 27,867.84</i>



Indebtedness Report as of June 30, 2022

Incline Village General Improvement District  
 State Revolving Fund Loan  
 Clean Water Loan CS32-0204

Date	Original Value	Coupon	Interest	Total Payment	Fiscal Year Payment
07/01/22	\$ 62,315	3.14375%	\$ 1,974	\$ 64,289	
01/01/23	63,294	3.14375%	995	64,289	\$ 128,578
Rounding	(2)				
<b>Total</b>	<u><u>\$ 125,607</u></u>		<u><u>\$ 2,969</u></u>	<u><u>\$ 128,578</u></u>	<u><u>\$ 128,578</u></u>

Source of repayment is users charges and a pledge of net revenue.

Indebtedness Report as of June 30, 2022

Incline Village General Improvement District  
State Revolving Fund Loan  
Drinking Water IVGID-1

Date	Original Value	Coupon	Interest	Total Payment	Fiscal Year Payment
07/01/22	\$ 51,055	3.082%	\$ 5,769	\$ 56,824	
01/01/23	51,842	3.082%	4,982	56,824	\$ 113,648
07/01/23	52,641	3.082%	4,183	56,824	
01/01/24	53,452	3.082%	3,372	56,824	113,648
07/01/24	54,276	3.082%	2,548	56,824	
01/01/25	55,112	3.082%	1,712	56,824	113,648
07/01/25	55,962	3.082%	862	56,824	56,824
Rounding	<u>1</u>				
Total	<u>\$ 374,341</u>		<u>\$ 23,428</u>	<u>\$ 397,768</u>	<u>\$ 397,768</u>

Source of repayment is users charges and a pledge of net revenue.



Entity: Incline Village General Improvement District

**CONTEMPLATED GENERAL OBLIGATION DEBT**

(1) PURPOSE	(2) TYPE	(3) AMOUNT	(4) TERM	(5) FINAL PAYMENT DATE	(6) INTEREST RATE
District is contemplating submitting application for a State Revolving Fund (SRF) Loan, which may require issuance of a companion General Obligation bond (or Revenue Bond)	G.O. Bond or Revenue Bond	\$36,000,000 est.	20 - 30 yrs	TBD	TBD

**SPECIAL ELECTIVE TAX**

PURPOSE	TYPE	RATE	ELECTION DATE	EXPIRATION DATE	IMPLEMENTATION DATE
NONE					