

MEMORANDUM

TO: Board of Trustees

THROUGH: Indra Winquest
District General Manager

FROM: Susan A. Herron, CMC
District Clerk

SUBJECT: PUBLIC HEARING (TIME CERTAIN FOR 6 P.M.) – Proposed Amendments to the Sewer and Water Schedule of Service Charges and Fee Schedule

DATE: April 21, 2022

On April 27, 2022, the Board of Trustees will hold a public hearing on the above subject matter. Following is an outline for the public hearing:

1. Board Chairman Callicrate will ask the Board for a motion and a second to officially open the public hearing.
2. Board Chairman Callicrate will call for the question and the Board will take a vote to open the public hearing.
3. Once the public hearing is open, Board Chairman Callicrate will state that the District is holding a public hearing as required by the Nevada Revised Statutes.
4. Board Chairman Callicrate will then ask Director of Public Works Brad Underwood, for the record, if the District complied with the required notice.
5. Following confirmation, Director of Public Works Brad Underwood will then provide an overview of the item and all of its components.
6. Board Chairman Callicrate will state the comments made during the public hearing are governed by the Chair and Board Chairman Callicrate should state the rules he wants to use.
7. Board Chairman Callicrate will then ask for public comment on the rates as included in the Board packet.
8. The duration of the public hearing is at the Board's discretion.
9. After all public comments have been made, a Board member will need to make a motion to close the public hearing, which will need a second, and then Board Chairman Callicrate will call for the question and a vote will be taken on this motion.
10. The Board will then move on to the action portion of this matter.

MEMORANDUM

TO: Board of Trustees

THROUGH: Indra Winqest
District General Manager

FROM: Brad Underwood, P.E.
Director of Public Works

SUBJECT: Conduct the Public Hearing for the Proposed Amendments to the Sewer and Water Schedule of Service Charges and Fee Schedule.

DISTRICT STRATEGIC PLAN: Long Range Principle 3 – Finance

DATE: April 27, 2022

I. RECOMMENDATION

That the Board of Trustees conduct the Public Hearing for the proposed amendments to the Sewer and Water Schedule of Service Charges and Fee Schedule.

II. DISTRICT STRATEGIC PLAN

The Utility Rate Study supports Long Range Principle #3 – Finance: The District will ensure fiscal responsibility and sustainability of service capacities through prudent fiscal management and maintaining effective financial policies for internal controls, operating budgets, fund balances, capital improvement and debt management.

III. BACKGROUND

The District provides water and sewer utility services through its Utility Fund (Fund 200). These utility operations are supported through annual revenues (\$12.3 million for FY 2021/22) collected from utility customers based on Board-approved rate schedules for each utility.

On September 2, 2021, the Board of Trustees awarded a Professional Services Contract to HDR Engineering, Inc. to conduct the Utility Rate Study for Provision of Water and Sewer Services (Rate Study). The Rate Study is intended to establish 5-year water and sewer utility rates for all customer types. On November 10, 2021, HDR presented their preliminary findings to the Board. An update on the Utility Rate Study was presented by HDR to the Board at the meeting of February 9, 2022, where the Board requested additional information prior to setting the Public Hearing date for the proposed rate increases.

A presentation of updates to the Rate Study by HDR was presented to the Board on March 9, 2022, and HDR's Preliminary Draft Report Water and Sewer Rate Study was an attachment to the Board memo and is located online at:

[IVGID - 2021 Water Sewer Rate Study Preliminary Draft Report.pdf \(yourtahoeplace.com\)](#)

This study is not in its final form and will be updated and finalized to meet the revenue increases and subsequent rates that are approved by the Board.

At the conclusion of the March 9th discussion, the Board set the Public Hearing date for rate increases to be April 27, 2022. At that time the Board also directed Staff to prepare documents and updated Utility Rate Schedules, as proposed, to increase annualized Water Utility revenues by *up to* twenty percent (20%), and to prepare documents and updated Utility Rate Schedules, as proposed, to increase annualized Sewer Utility rate revenues by *up to* fifteen percent (15%).

Staff originally provided HDR with FY21-22 Adopted Budget, as a starting point for developing the rate model. While the Board amended the approved budget in approving carry-over appropriations on September 15, 2021, the rate model has now been updated to reflect current projections of estimated actual revenues and expenditures (including estimated carry-forwards) through the end of the current fiscal year. This ensures that the beginning fund balances going into FY22-23 reflect best available information. HDR has accounted for this new information by adding a line item "Budget Savings" in the Summary of the Revenue Requirement worksheets for both Water (Rev 1) and Sewer (Rev 1) (attached). This results a reduction of the initial recommended increase to rates by 2% in water (18%) and 0% in sewer (15%).

Another adjustment made to the rate model relates to elements of the capital plan that represent expense items rather than capital improvements. An adjustment has been made to the funding requirement to support the capital plan by deducting anticipated expense items, which are in turn reflected in the O&M section of the rate model's revenue requirements. To the extent that the draft rate model included the entire capital plan, as well as a Repair and Maintenance element in the O&M budget, this refinement has resulted in a favorable impact to the overall required rate adjustments.

Staff recommends the Board approve the revised revenue increases of 18% for Water and 15% for Sewer and associated rates, which were calculated using current projections of estimated actual revenues and expenditures through the end of the current fiscal year.

IV. BID RESULTS

Not Applicable.

V. FINANCIAL IMPACT AND BUDGET

The Rate Study performed by HDR is intended to calculate the appropriate rates for water and sewer service to meet revenue and expense demands while achieving an appropriate Level of Fund balance and Working Capital per Board Policy. The rate study is based on utility management strategies and industry best practices, and includes a five-year projection for revenues and expenses, such that the recommended rate adjustments are sufficient to meet the needs of the District and that adjustments can be made efficiently and effectively.

The recommended utility rate increases for year one, as proposed, would increase Water Utility revenues by 18% and Sewer Utility revenues by 15%. If approved, the average residential customer would see an increase in their monthly water bill of 16.7% and average monthly sewer bill of 14% (based upon an average customer using 10,000 gallons per month for water and 3,000 gallons per month for sewer).

In 2021-22, total water and sewer revenues for Public Works are budgeted to be \$12.64 million and are proposed to be \$14.21 million in 2022-23 under this rate study. This is an increase in revenues of \$1.57 million from increased commodity sales, additional users and from the rate increase.

The utility rates are calculated from a rate model that determines the revenue needs to meet operating and capital expenses while maintaining the Fund Balance and Appropriate Level of Working Capital in accordance with District Policies and Practices. Once the revenue target is established, the water and sewer rates are adjusted to generate that revenue equitably from each customer class of service. The revenue is also balanced among the various rate components to pay for fixed, variable and capital components. This cost of service analysis resulted in the need to increase revenue from the irrigation class for the water utility, and the commercial class for the sewer utility. To achieve the proper balance on for the water utility an additional water use rate is established for irrigation customers. The adjustments to both the water and sewer utility have been set up to occur over a five-year period to ease rate changes for these customer classes.

The Level of Fund Balance is set by Board Policy and the anticipated ending balance and calculated target value for the Operating Fund and Capital Fund for FY 2023 is shown in the following table.

Utility Reserve Funds

Operating Fund	FY 2023
Ending Balance	\$2,505,030
Target	\$2,714,838
Capital Fund	FY 2023
Ending Balance	\$1,707,684
Target	\$3,782,338

While the recommended revenue increases do not achieve the Level of Fund Balance as set forth by Board Policy in year 1, the study takes into account a gradual approach over a multi-year period to achieve operating and capital reserve fund targets. Doing so gradually, lessens the immediate impact to customers, as opposed to an even greater rate increase to meet these policies in the short-term. In addition, reserve levels within the District's Utility Fund may meet target levels set by Board policy within a shorter time-frame, depending upon availability of grant funds and timing of anticipated debt financing to support major capital improvement projects.

Proposed Utility Rates

The following table compares the current and the proposed residential water rate. The proposed rates include a monthly fixed charge through the base rate, capital improvement rate, customer admin fee, and defensible space. In addition to the fixed charges, there is a water consumption charge with three tiers. The Water Use charge is billed on all water use with no cap. In addition to the Water Use charge, Tier 1 begins billing at the minimum indicated (20K x CAF x Users) with no cap. In addition to the Water Use charge and Tier 1, Tier 2 begins billing at the minimum indicated (60K x CAF x Users) with no cap. The tiers reflect the cost of water at higher usage levels. Public Service Recreation accounts are not subject to the excess water charges, tier rates, as defined in the Water Ordinance section 2.40.

Residential Water Rate Comparison

Rate Component	Current Rate	Proposed Rate	Change (\$)	Change (%)
Base Rate	\$11.97	\$15.45	\$3.48	29.1%
Capital Improvements	\$15.10	\$15.10	\$0.00	0%
Customer Admin Fee	\$3.97	\$4.23	\$0.26	6.5%
Defensible Space	\$1.05	\$1.05	\$0.00	0%
Total Monthly Base Water Bill	\$32.09	\$35.83	\$3.74	11.7%
Water Use	\$1.55	\$1.97	\$0.42	27.1%
1 st Tier	\$0.93	\$1.18	\$0.25	26.9%
2 nd Tier	\$1.34	\$1.70	\$0.36	26.9%

The following table compares the current and the proposed residential sewer rate. Similar to the water rates, the sewer rates include a monthly fixed charge for the base rate, capital improvement charge, and customer admin fee. The sewer use charge is capped in the summer months at the winter average use for residential customers to reflect the wastewater flows contributed to the sewer system.

Residential Sewer Rate Comparison

Rate Component	Current Rate	Proposed Rate	Change (\$)	Change (%)
Base Rate	\$19.54	\$25.90	\$6.36	32.5%
Capital Improvements	\$31.45	\$31.45	\$0.00	0%
Customer Admin Fee	\$3.97	\$4.23	\$0.26	6.5%
Total Monthly Base Sewer Bill	\$54.96	\$61.58	\$6.62	12.0%
Sewer Use	\$3.20	\$4.00	\$0.80	25.0%

Schedule

The schedule for the proposed rate adoption is as follows:

Utility Rate Study Schedule	Date
Preliminary Results of the Public Utility Rate Study	November 10, 2021
Rate Study Presentation	February 9, 2022
Revised Rate Study Presentation	March 9, 2022
Set Date of Public Hearing to Adopt New Utility Rates	March 9, 2022
Publish Notice of Public Hearing in Newspaper	March 18, 2022
Conduct Public Hearing and Adopt New Utility Rates	April 27, 2022
New Utility Rates Become Effective – Pending Approval	May 19, 2022

VI. ALTERNATIVES

The Board also requested that Staff work with HDR for potential options that could reduce the revenue requirements thus the impact on the Utility User Rates. In reviewing the revenue requirement there is a \$200,000 contingency for FY23 in each water and sewer that could be eliminated which results in a 2% reduction in water rates (16%) and a 1.5% reduction in sewer rates (13.5%). This contingency was estimated in the budget to cover unknown inflation in goods and services due to the large increases in costs we have been experiencing.

The following table provides a summary of the key elements of the results of utility rate model, comparing the draft results presented on March 9th with the staff

recommendation resulting from refinement of the rate model as well as an alternative recommendation presented for Board consideration.

The refinements to the rate model since March 9th result in:

- A reduction in the FY2022/23 (and overall) rate adjustment required for the District’s Water Utility,
- Improvement in the reserve levels, such that reserve requirements are met as early as FY24/25, and
- A reduction in the overall debt financing required under current model assumptions (from \$43.1 million to \$38.5 million).

COMPARISON OF RATE MODEL RESULTS

	FY22/23	FY23/24	FY24/25	FY25/26	FY26/27	5-year Results		Debt Funding
						Total %	Annual Avg.	
Draft Rate Study - (March 9th)								
Water	20.0%	12.0%	9.5%	9.0%	3.5%	54.0%	10.8%	\$ 7.1 M
Wastewater	15.0%	12.5%	8.0%	8.0%	3.5%	47.0%	9.4%	\$36.0 M
								\$43.1 M
Reserve Levels	3,121,918	4,640,333	6,547,134	7,195,134	7,313,738			
Reserve Target	6,344,878	6,566,321	6,796,564	7,036,276	7,285,449			
Revised Rate Study - (April 27th)								
Water	18.0%	9.0%	9.0%	8.0%	3.0%	47.0%	9.4%	\$ 4.0 M
Wastewater	15.0%	12.5%	8.0%	6.0%	5.5%	47.0%	9.4%	\$34.5 M
								\$38.5 M
Reserve Levels	4,212,714	5,645,036	7,343,607	6,725,987	7,602,769			
Reserve Target	6,497,176	6,486,286	6,768,474	6,996,843	7,256,864			
Alternative - Excl. Contingency Appropriation								
Water	16.0%	10.0%	9.0%	9.0%	3.0%	47.0%	9.4%	\$ 4.0 M
Wastewater	13.5%	13.5%	8.0%	6.0%	5.5%	46.5%	9.3%	\$34.5 M
								\$38.5 M
Reserve Levels	4,411,783	5,758,349	7,361,904	6,712,750	7,555,217			
Reserve Target	6,447,176	6,486,286	6,768,474	6,996,843	7,256,864			

As noted in previous presentations, the required rate adjustments beyond FY2022/23 will be updated annually based on refinements to the revenue requirements and, significantly, informed by the ongoing efforts to secure outside funding to support priority capital projects. This could include funding requested from Washoe County, various federal infrastructure funding programs, as well as applications being submitted for access to low-interest State Revolving Loan funds.

VII. BUSINESS IMPACT

This item is a “rule” within the meaning of Nevada Revised Statutes, Chapter 237, but it does not impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business. Therefore, it does not require a Business Impact Statement.

VIII. COMMENT

The applicable Nevada Revised Statute is as follows.

NRS 318.199 Rates, tolls and charges for sewerage or water services or products: Schedules; public hearings; adoption of resolution; action to set aside resolution.

1. The board of trustees of any district organized or reorganized under this chapter and authorized to furnish sanitary sewer facilities pursuant to NRS 318.140 or to furnish water facilities pursuant to NRS 318.144 shall establish schedules showing all rates, tolls or charges for services performed or products furnished.
2. Whenever the board of trustees proposes to change any individual or joint rate, toll, charge, service or product, or any individual or joint practice which will affect any rate, toll, charge, service or product, the board of trustees shall hold public hearings after 30 days' notice has been given to all users of the service or product within the district.
3. Notice shall be given by publication in a newspaper published in the county and if no such newspaper is published, then a newspaper published in this state which has a general circulation in the county. The notice shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear and the type used in the headline of such notice shall not be smaller than 18 point.
4. All users of the service or product shall be afforded a reasonable opportunity to submit data, views or arguments orally or in writing at the place, date and time specified in the notice, or at any subsequent place or time to which the hearing may be adjourned.
5. If, after public hearing, the board of trustees determines that the proposed action is required, the board shall adopt a resolution establishing the new or changed rates, tolls, charges, services to be performed or products to be furnished.
6. Within 30 days immediately following the effective date of such resolution, any person who has protested it may commence an action in any court of competent jurisdiction to set aside the resolution.
7. Within 30 days after the effective date of the resolution, the secretary of the district shall file a copy of the new schedules in the office of the district. The schedules shall be made available to any user of the service or product.

(Added to NRS by 1977, 541)

Attachments:

- 1a_PW_Utility Rate Hearing 2022_Schedule of Service Charges_Resolution 1892
- 2a_PW_Utility Rate Hearing 2022_Water Rate Study (Rev 1)
- 2b_PW_Utility Rate Hearing 2022_Wastewater Rate Study (Rev 1)
- 2c_PW_Utility Rate Hearing 2022_Rate Study Combined Reserves (Rev 1)
- 3a_PW_Utility Rate Hearing 2022_Water Rate Study (Rev 1_No Contingency)
- 3b_PW_Utility Rate Hearing 2022_Wastewater Rate Study (Rev 1_No Contingency)
- 3c_PW_Utility Rate Hearing 2022_Rate Study Combined Reserves (Rev 1_No Contingency)

- **1a_PW_Utility Rate Hearing 2022_Schedule of Service Charges_Resolution 1892**



SEWER - SCHEDULE OF SERVICE CHARGES

As Adopted on 4/27/22, Resolution No. 1892

Residential & 3/4" Service Rates (CAF = 1)	
Sewer Base x CAF x Users	\$25.90
Sewer Capital Improv x CAF x Users	\$31.45
Sewer Admin Fee per Account	\$4.23
3/4" Base Monthly Invoice	\$61.58
3/4" Sewer Connection**	\$3,620
3/4" Sewer Retroactive Capital Improv**	\$2,170

1" Service Rates (CAF = 1.67)	
Sewer Base x CAF x Users	\$43.25
Sewer Capital Improv x CAF x Users	\$52.52
Sewer Admin Fee per Account	\$4.23
1" Base Monthly Invoice	\$100.00
1" Sewer Connection**	\$6,040
1" Sewer Retroactive Capital Improv**	\$3,630

1.5" Service Rates (CAF = 3.33)	
Sewer Base x CAF x Users	\$86.25
Sewer Capital Improv x CAF x Users	\$104.73
Sewer Admin Fee per Account	\$4.23
1.5" Base Monthly Invoice	\$195.21
1.5" Sewer Connection**	\$12,050
1.5" Sewer Retroactive Capital Improv**	\$7,240

2" Service Rates (CAF = 5.33)	
Sewer Base x CAF x Users	\$138.05
Sewer Capital Improv x CAF x Users	\$167.63
Sewer Admin Fee per Account	\$4.23
2" Base Monthly Invoice	\$309.91
2" Sewer Connection**	\$19,280
2" Sewer Retroactive Capital Improv**	\$11,580

3" Service Rates (CAF = 10)	
Sewer Base x CAF x Users	\$259.00
Sewer Capital Improv x CAF x Users	\$314.50
Sewer Admin Fee per Account	\$4.23
3" Base Monthly Invoice	\$577.73
3" Sewer Connection**	\$36,180
3" Sewer Retroactive Capital Improv**	\$21,730

4" Service Rates (CAF = 16.67)	
Sewer Base x CAF x Users	\$431.75
Sewer Capital Improv x CAF x Users	\$524.27
Sewer Admin Fee per Account	\$4.23
4" Base Monthly Invoice	\$960.25
4" Sewer Connection**	\$60,310
4" Sewer Retroactive Capital Improv**	\$36,220

6" Service Rates (CAF = 33.33)	
Sewer Base x CAF x Users	\$863.25
Sewer Capital Improv x CAF x Users	\$1,048.23
Sewer Admin Fee per Account	\$4.23
6" Base Monthly Invoice	\$1,915.71
6" Sewer Connection**	\$120,570
6" Sewer Retroactive Capital Improv**	\$72,420

8" Service Rates (CAF = 53.33)	
Sewer Base x CAF x Users	\$1,381.25
Sewer Capital Improv x CAF x Users	\$1,677.23
Sewer Admin Fee per Account	\$4.23
8" Base Monthly Invoice	\$3,062.71
8" Sewer Connection**	\$192,930
8" Sewer Retroactive Capital Improv**	\$115,880

10" Service Rates (CAF = 76.65)	
Sewer Base x CAF x Users	\$1,985.24
Sewer Capital Improv x CAF x Users	\$2,410.64
Sewer Admin Fee per Account	\$4.23
10" Base Monthly Invoice	\$4,400.11
10" Sewer Connection**	\$277,290
10" Sewer Retroactive Capital Improv**	\$166,550

Sewer Use Rates	
Residential Customer Type*	
Sewer Use	\$4.00/1000 gallons
Commerical Customer Type	
Sewer Use Commercial	\$4.70/1000 gallons

* **Residential Variable Sewer Costs:** Variable sewer costs for residential customers are based on monthly water use as follows: During the non-irrigation months (December through April), the variable sewer cost is calculated using the metered water use value. During irrigation billing months (May through November), the variable sewer cost shall be the lesser of the metered water use value or the non-irrigation months' average metered water use. The non-irrigation months' average shall not be set at a value less than 3,000 gallons.

** Sewer Connection and Sewer Retroactive Capital Improvement Charges are based on water service size for billing purposes.



WATER - SCHEDULE OF SERVICE CHARGES

As Adopted on 4/27/22, Resolution No. 1892

Residential & 3/4" Service Rates (CAF = 1)	
Water Base x CAF x Users	\$15.45
Water Capital Improv x CAF x Users	\$15.10
Water Admin Fee per Account	\$4.23
Defensible Space x Users	\$1.05
3/4" Base Monthly Invoice	\$35.83
3/4" Water Connection	\$1,800
3/4" Water Retroactive Capital Improv	\$2,060

1" Service Rates (CAF = 1.67)	
Water Base x CAF x Users	\$25.80
Water Capital Improv x CAF x Users	\$25.22
Water Admin Fee per Account	\$4.23
Defensible Space x Users	\$1.05
1" Base Monthly Invoice	\$56.30
1" Water Connection	\$3,010
1" Water Retroactive Capital Improv	\$3,440

1.5" Service Rates (CAF = 3.33)	
Water Base x CAF x Users	\$51.45
Water Capital Improv x CAF x Users	\$50.28
Water Admin Fee per Account	\$4.23
Defensible Space x Users	\$1.05
1.5" Base Monthly Invoice	\$107.01
1.5" Water Connection	\$6,000
1.5" Water Retroactive Capital Improv	\$6,860

2" Service Rates (CAF = 5.33)	
Water Base x CAF x Users	\$82.35
Water Capital Improv x CAF x Users	\$80.48
Water Admin Fee per Account	\$4.23
Defensible Space x Users	\$1.05
2" Base Monthly Invoice	\$168.11
2" Water Connection	\$9,610
2" Water Retroactive Capital Improv	\$10,980

3" Service Rates (CAF = 10)	
Water Base x CAF x Users	\$154.50
Water Capital Improv x CAF x Users	\$151.00
Water Admin Fee per Account	\$4.23
Defensible Space x Users	\$1.05
3" Base Monthly Invoice	\$310.78
3" Water Connection	\$18,030
3" Water Retroactive Capital Improv	\$20,610

4" Service Rates (CAF = 16.67)	
Water Base x CAF x Users	\$257.55
Water Capital Improv x CAF x Users	\$251.72
Water Admin Fee per Account	\$4.23
Defensible Space x Users	\$1.05
4" Base Monthly Invoice	\$514.55
4" Water Connection	\$30,060
4" Water Retroactive Capital Improv	\$34,350

6" Service Rates (CAF = 33.33)	
Water Base x CAF x Users	\$514.95
Water Capital Improv x CAF x Users	\$503.28
Water Admin Fee per Account	\$4.23
Defensible Space x Users	\$1.05
6" Base Monthly Invoice	\$1,023.51
6" Water Connection	\$60,100
6" Water Retroactive Capital Improv	\$68,690

8" Service Rates (CAF = 53.33)	
Water Base x CAF x Users	\$823.95
Water Capital Improv x CAF x Users	\$805.28
Water Admin Fee per Account	\$4.23
Defensible Space x Users	\$1.05
8" Base Monthly Invoice	\$1,634.51
8" Water Connection	\$96,160
8" Water Retroactive Capital Improv	\$109,900

10" Service Rates (CAF = 76.65)	
Water Base x CAF x Users	\$1,184.24
Water Capital Improv x CAF x Users	\$1,157.42
Water Admin Fee per Account	\$4.23
Defensible Space x Users	\$1.05
10" Base Monthly Invoice	\$2,346.94
10" Water Connection	\$138,220
10" Water Retroactive Capital Improv	\$157,960

Water Use Rates	
Residential and Commercial Customer Types	
Water Use	\$1.97/1000 gallons
Excess Water Tier 1 > 20K x CAF x Users	\$1.18/1000 gallons
Excess Water Tier 2 > 60K x CAF x Users	\$1.70/1000 gallons
Irrigation Customer Type	
Water Use	\$2.15/1000 gallons
Excess Water Tier 1 > 20K x CAF x Users	\$1.29/1000 gallons
Excess Water Tier 2 > 60K x CAF x Users	\$1.86/1000 gallons



FEE SCHEDULE

As Adopted on 4/27/22, Resolution No. 1892

Fee Schedule	
Sewage Drop-off at Treatment Plant	\$85/per 1,000 gal
Backflow Inspections - up to 1 hr labor	\$75/per device
	Repairs at cost
Plan Check Fees	\$100/hour
Inspection Fees	\$100/hour
Upgraded Meter, Register or Transponder	Billed at cost
Service Calls - 1/2 hour minimum with equipment billed at cost	\$45/per half hour
Tampering with Equipment	\$100 minimum
	Repairs at cost
Water Waste Penalty	\$100
Hydrant Meter Rental Charges	\$1,150/deposit \$45/month
1" Meter Rental Charges	\$225/deposit \$20/month
3/4" Meter Rental Charges	\$110/deposit \$15/month
Bulk Water for Construction	\$2.02/per 1,000 gal
Violation of air-gap on truck fill-up	\$500
Returned Check Fee	\$25
Posting Service Charge	\$20
Mainline Tapping, if performed by IVGID	Cost plus 15%

- **2a_PW_UTILITY Rate Hearing 2022_Water Rate Study**
(Rev
1)

**Incline Village General Improvement District
Water Rate Study
Revenue Requirement Summary
Exhibit 1**

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Revenue											
Rate Revenues	\$5,128,528	\$5,131,625	\$5,134,726	\$5,137,826	\$5,140,930	\$5,144,038	\$5,147,149	\$5,150,264	\$5,153,379	\$5,156,497	\$5,159,619
Non-Operating Revenues	273,106	290,766	293,382	306,354	315,591	320,126	323,046	325,980	328,084	328,965	329,534
Total Revenues	\$5,401,634	\$5,422,392	\$5,428,107	\$5,444,180	\$5,456,521	\$5,464,164	\$5,470,195	\$5,476,244	\$5,481,463	\$5,485,462	\$5,489,154
Expenses											
Total Operations & Maintenance	\$3,516,431	\$5,336,617	\$5,162,482	\$5,595,254	\$5,814,993	\$6,263,733	\$6,356,616	\$6,653,669	\$6,966,794	\$7,297,011	\$7,645,417
Net Debt Service	0	0	0	0	0	0	0	0	0	0	0
Reserve Funding	1,885,203	1,009,467	1,735,184	1,914,117	2,284,555	2,078,716	2,234,420	2,193,494	2,186,049	2,171,106	2,148,867
Total Revenue Requirement	\$5,401,634	\$6,346,084	\$6,897,666	\$7,509,371	\$8,099,548	\$8,342,449	\$8,591,036	\$8,847,163	\$9,152,843	\$9,468,117	\$9,794,284
Bal. / Def.) of Funds	\$0	(\$923,693)	(\$1,469,558)	(\$2,065,190)	(\$2,643,027)	(\$2,878,285)	(\$3,120,841)	(\$3,370,920)	(\$3,671,380)	(\$3,982,655)	(\$4,305,131)
Bal. / (Def.) as a % of Rate Rev.	0.0%	18.0%	28.6%	40.2%	51.4%	56.0%	60.6%	65.5%	71.2%	77.2%	83.4%
Proposed Rate Adjustment	0.0%	18.0%	9.0%	9.0%	8.0%	3.0%	3.0%	3.0%	3.5%	3.5%	3.5%
Add'l Revenue from Adj.	\$0	\$923,693	\$1,469,558	\$2,065,190	\$2,643,027	\$2,878,285	\$3,120,841	\$3,370,920	\$3,671,380	\$3,982,655	\$4,305,131
Total Bal / (Def.) of Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Additional Rate Increase Needed	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Avg Res Mo Bill (Fees + 10,000 gal)	\$47.59	\$55.83	\$60.69	\$66.01	\$71.64	\$73.80	\$76.01	\$78.29	\$81.03	\$83.87	\$86.81

Incline Village General Improvement District
 Water Rate Study
 Exhibit 2
 Escalation Factors

	<i>Budgeted</i>	<i>Proposed</i>									
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Revenues											
Customer Growth	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
<i>Single Family - Cust Growth</i>	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
<i>Multi-Family - Cust Growth</i>	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
<i>Commercial - Cust Growth</i>	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
<i>Irrigation - Cust Growth</i>	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
<i>IVGID - Cust Growth</i>	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
Consump Growth											
<i>Single Family - Cons Growth</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<i>Multi-Family - Cons Growth</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<i>Commercial - Cons Growth</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<i>Irrigation - Cons Growth</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<i>IVGID - Cons Growth</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Misc Revenues	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
Expenses											
Labor	Budgeted	6.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Benefits - Medical	Budgeted	5.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Benefits - Other	Budgeted	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Professional / Special Srvc	Budgeted	6.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Materials & Supplies	Budgeted	10.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Equipment	Budgeted	10.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Miscellaneous	Budgeted	10.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Utilities	Budgeted	10.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Water and Sewer	Budgeted	17.5%	12.3%	8.8%	8.5%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%
Insurance	Budgeted	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Flat	Budgeted	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Rate Revenue Adj	0.0%	18.0%	9.0%	9.0%	8.0%	3.0%	3.0%	3.0%	3.5%	3.5%	3.5%
Interest	0.7%	0.8%	0.9%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%

Incline Village General Improvement District
 Water Rate Study
 Exhibit 3
 Revenue Requirement

	Budgeted	Proposed										Notes
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Revenues												
<i>Rate Revenues</i>												
Residential	\$2,427,652	\$2,429,076	\$2,430,501	\$2,431,926	\$2,433,350	\$2,434,779	\$2,436,208	\$2,437,640	\$2,439,073	\$2,440,505	\$2,441,941	
Multi Family	1,798,519	1,799,909	1,801,301	1,802,694	1,804,090	1,805,486	1,806,885	1,808,284	1,809,684	1,811,086	1,812,489	
Commercial	354,852	355,041	355,231	355,421	355,610	355,800	355,989	356,179	356,369	356,558	356,748	
Irrigation	177,834	177,882	177,930	177,979	178,027	178,075	178,124	178,172	178,220	178,269	178,317	
Commercial - IVGID	39,760	39,799	39,838	39,876	39,915	39,953	39,992	40,031	40,069	40,108	40,147	
Irrigation - IVGID	219,561	219,568	219,574	219,581	219,587	219,594	219,601	219,607	219,614	219,621	219,627	
Snowmaking - IVGID	110,350	110,350	110,350	110,350	110,350	110,350	110,350	110,350	110,350	110,350	110,350	
Total Rate Revenues	\$5,128,528	\$5,131,625	\$5,134,726	\$5,137,826	\$5,140,930	\$5,144,038	\$5,147,149	\$5,150,264	\$5,153,379	\$5,156,497	\$5,159,619	
<i>Non-Operating Revenues</i>												
Interest	\$1,500	\$18,889	\$21,232	\$33,933	\$42,896	\$47,159	\$49,806	\$52,467	\$54,298	\$54,904	\$55,200	Calculated
Snow Removal Fees	100,100	100,200	100,300	100,401	100,501	100,602	100,702	100,803	100,904	101,005	101,106	As Misc Revenues
Work Order Charges Labor	120,000	120,120	120,240	120,360	120,481	120,601	120,722	120,843	120,963	121,084	121,205	As Misc Revenues
Work Order Chgs Eq & Materials	21,300	21,321	21,343	21,364	21,385	21,407	21,428	21,450	21,471	21,492	21,514	As Misc Revenues
Back Flows Tests	120,000	120,120	120,240	120,360	120,481	120,601	120,722	120,843	120,963	121,084	121,205	As Misc Revenues
Fines & Penalties	25,200	25,225	25,250	25,276	25,301	25,326	25,352	25,377	25,402	25,428	25,453	As Misc Revenues
Fire Protection	18,096	18,114	18,132	18,150	18,168	18,187	18,205	18,223	18,241	18,260	18,278	As Misc Revenues
Inspection/Plan Fees	40,000	40,040	40,080	40,120	40,160	40,200	40,241	40,281	40,321	40,361	40,402	As Misc Revenues
Other Water	28,800	28,829	28,858	28,886	28,915	28,944	28,973	29,002	29,031	29,060	29,089	As Misc Revenues
Interfund Revenue Transfers	(201,890)	(202,092)	(202,294)	(202,496)	(202,699)	(202,901)	(203,104)	(203,307)	(203,511)	(203,714)	(203,918)	As Misc Revenues
Total Non-Operating Revenues	\$273,106	\$290,766	\$293,382	\$306,354	\$315,591	\$320,126	\$323,046	\$325,980	\$328,084	\$328,965	\$329,534	
Total Revenues	\$5,401,634	\$5,422,392	\$5,428,107	\$5,444,180	\$5,456,521	\$5,464,164	\$5,470,195	\$5,476,244	\$5,481,463	\$5,485,462	\$5,489,154	

	Budgeted	Proposed										Notes
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Expenses												
Wages												
Other Earnings	\$50,755	\$54,054	\$56,757	\$59,595	\$62,574	\$65,703	\$68,988	\$72,438	\$76,060	\$79,862	\$83,856	As Labor
Regular Earnings	1,379,813	1,469,501	1,542,976	1,620,125	1,701,131	1,786,187	1,875,497	1,969,272	2,067,735	2,171,122	2,279,678	As Labor
Salary Savings from Vacant Positions	(69,152)	0	0	0	0	0	0	0	0	0	0	As Labor
Total Wages	\$1,361,416	\$1,523,555	\$1,599,733	\$1,679,719	\$1,763,705	\$1,851,891	\$1,944,485	\$2,041,709	\$2,143,795	\$2,250,985	\$2,363,534	
Benefits												
Dental Fringe Ben	\$19,443	\$20,415	\$22,457	\$24,702	\$27,173	\$29,890	\$32,879	\$36,167	\$39,783	\$43,762	\$48,138	As Benefits - Medical
Disability Fringe Ben	7,099	7,525	7,976	8,455	8,962	9,500	10,070	10,674	11,315	11,994	12,713	As Benefits - Other
Life Ins Fringe Ben	2,691	2,826	3,108	3,419	3,761	4,137	4,551	5,006	5,506	6,057	6,662	As Benefits - Medical
Medical Fringe Ben	269,219	282,680	310,948	342,043	376,247	413,872	455,259	500,785	550,864	605,950	666,545	As Benefits - Medical
Retirement Fringe Ben	252,759	267,925	284,000	301,040	319,102	338,249	358,543	380,056	402,859	427,031	452,653	As Benefits - Other
Taxes	114,255	121,110	128,377	136,080	144,244	152,899	162,073	171,797	182,105	193,031	204,613	As Benefits - Other
Unemployment Fringe Ben	22,439	23,785	25,212	26,725	28,329	30,028	31,830	33,740	35,764	37,910	40,185	As Benefits - Other
Vision Fringe Ben	2,172	2,303	2,441	2,587	2,743	2,907	3,082	3,267	3,463	3,670	3,891	As Benefits - Other
Work Comp Fringe Ben	35,813	37,962	40,239	42,654	45,213	47,926	50,801	53,850	57,080	60,505	64,136	As Benefits - Other
Total Benefits	\$725,891	\$766,531	\$824,759	\$887,705	\$955,774	\$1,029,408	\$1,109,088	\$1,195,341	\$1,288,740	\$1,389,910	\$1,499,536	
Services & Supplies												
Advertising - Paid	\$1,000	\$1,100	\$1,133	\$1,167	\$1,202	\$1,238	\$1,275	\$1,313	\$1,353	\$1,393	\$1,435	As Materials & Supplies
BLDGS Maintenance Services	77,304	85,034	87,585	90,213	92,919	95,707	98,578	101,536	104,582	107,719	110,951	As Materials & Supplies
Chemical	171,879	189,067	194,739	200,581	206,599	212,797	219,181	225,756	232,529	239,505	246,690	As Materials & Supplies
Computer & IT Small Equip	3,000	3,300	3,399	3,501	3,606	3,714	3,826	3,940	4,059	4,180	4,306	As Materials & Supplies
Computer License & Fees	78,474	86,321	88,911	91,578	94,326	97,155	100,070	103,072	106,164	109,349	112,630	As Materials & Supplies
Contractual Services	35,043	38,547	39,704	40,895	42,121	43,385	44,687	46,027	47,408	48,830	50,295	As Materials & Supplies
Dues & Subscriptions	8,238	9,062	9,334	9,614	9,902	10,199	10,505	10,820	11,145	11,479	11,824	As Materials & Supplies
Employee Recruit & Retain	14,950	16,445	16,938	17,447	17,970	18,509	19,064	19,636	20,225	20,832	21,457	As Materials & Supplies
Fleet Maintenance Services	186,260	204,886	211,033	217,364	223,884	230,601	237,519	244,645	251,984	259,543	267,330	As Materials & Supplies
Fuel	38,880	42,768	44,479	46,258	48,108	50,033	52,034	54,115	56,280	58,531	60,872	As Utilities
Janitorial	21,000	23,100	23,793	24,507	25,242	25,999	26,779	27,583	28,410	29,262	30,140	As Materials & Supplies
Lab	17,600	19,360	19,941	20,539	21,155	21,790	22,444	23,117	23,810	24,525	25,260	As Materials & Supplies
Office Supplies	11,696	12,866	13,252	13,649	14,059	14,480	14,915	15,362	15,823	16,298	16,787	As Materials & Supplies
Operating	59,640	65,604	67,572	69,599	71,687	73,838	76,053	78,335	80,685	83,105	85,598	As Materials & Supplies
Permits & Fees	16,972	18,669	19,229	19,806	20,400	21,012	21,643	22,292	22,961	23,650	24,359	As Materials & Supplies
Postage	18,600	20,460	21,074	21,706	22,357	23,028	23,719	24,430	25,163	25,918	26,696	As Materials & Supplies
R&M General	71,520	78,672	81,032	83,463	85,967	88,546	91,202	93,938	96,757	99,659	102,649	As Materials & Supplies
R&M Corrective	141,500	155,650	160,320	165,129	170,083	175,185	180,441	185,854	191,430	197,173	203,088	As Materials & Supplies
R&M Preventative	95,700	105,270	108,428	111,681	115,031	118,482	122,037	125,698	129,469	133,353	137,353	As Materials & Supplies
Rental & Lease	960	1,056	1,088	1,120	1,154	1,189	1,224	1,261	1,299	1,338	1,378	As Materials & Supplies
Repairs & Maintenance	549,475	520,000	329,750	535,000	515,000	711,250	537,866	554,002	570,622	587,741	605,373	As Materials & Supplies
Safety	6,300	6,930	7,138	7,352	7,573	7,800	8,034	8,275	8,523	8,779	9,042	As Materials & Supplies
Security	6,600	7,260	7,478	7,702	7,933	8,171	8,416	8,669	8,929	9,197	9,473	As Materials & Supplies
Small Equipment	9,800	10,780	11,103	11,437	11,780	12,133	12,497	12,872	13,258	13,656	14,065	As Materials & Supplies
Tools	7,000	7,700	7,931	8,169	8,414	8,666	8,926	9,194	9,470	9,754	10,047	As Materials & Supplies
Training & Education	15,800	17,380	17,901	18,438	18,992	19,561	20,148	20,753	21,375	22,016	22,677	As Materials & Supplies
Travel & Conferences	19,200	21,120	21,754	22,406	23,078	23,771	24,484	25,218	25,975	26,754	27,557	As Materials & Supplies
Uniforms	12,100	13,310	13,709	14,121	14,544	14,981	15,430	15,893	16,370	16,861	17,367	As Materials & Supplies
Total Services & Supplies	\$1,696,491	\$1,781,718	\$1,629,747	\$1,874,442	\$1,895,088	\$2,133,221	\$2,002,997	\$2,063,607	\$2,126,056	\$2,190,401	\$2,256,698	

Incline Village General Improvement District
 Water Rate Study
 Exhibit 3
 Revenue Requirement

	Budgeted	Proposed										Notes
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Other												
Central Services Allocation Cs	\$214,819	\$236,301	\$243,390	\$250,692	\$258,212	\$265,959	\$273,938	\$282,156	\$290,620	\$299,339	\$308,319	As Materials & Supplies
Defensible Space Costs	50,000	55,000	56,650	58,350	60,100	61,903	63,760	65,673	67,643	69,672	71,763	As Materials & Supplies
General Liability - Insurance	115,900	119,377	122,958	126,647	130,446	134,360	138,391	142,542	146,819	151,223	155,760	As Insurance
Audit	5,850	6,435	6,628	6,827	7,032	7,243	7,460	7,684	7,914	8,152	8,396	As Materials & Supplies
Legal	12,000	13,200	13,596	14,004	14,424	14,857	15,302	15,761	16,234	16,721	17,223	As Materials & Supplies
Professional Consultants	70,000	74,550	78,278	82,191	86,301	90,616	95,147	99,904	104,899	110,144	115,652	As Professional / Special Srvc
Interfund Expense Transfers	(164,808)	(181,289)	(186,727)	(192,329)	(198,099)	(204,042)	(210,163)	(216,468)	(222,962)	(229,651)	(236,541)	As Miscellaneous
Total Other	\$303,761	\$323,574	\$334,772	\$346,381	\$358,416	\$370,895	\$383,834	\$397,252	\$411,168	\$425,601	\$440,571	
Utilities												
Cable TV	\$1,800	\$1,980	\$2,059	\$2,142	\$2,227	\$2,316	\$2,409	\$2,505	\$2,606	\$2,710	\$2,818	As Utilities
Electricity	409,100	450,010	468,010	486,731	506,200	526,448	547,506	569,406	592,182	615,870	640,505	As Utilities
Heating	11,200	12,320	12,813	13,325	13,858	14,413	14,989	15,589	16,212	16,861	17,535	As Utilities
Internet	11,400	12,540	13,042	13,563	14,106	14,670	15,257	15,867	16,502	17,162	17,848	As Utilities
Telephone	21,066	23,173	24,100	25,063	26,066	27,109	28,193	29,321	30,494	31,713	32,982	As Utilities
Trash	7,100	7,810	8,122	8,447	8,785	9,137	9,502	9,882	10,277	10,689	11,116	As Utilities
Water & Sewer	2,900	3,408	3,825	4,160	4,513	4,660	4,811	4,968	5,129	5,296	5,468	As Water and Sewer
Total Utilities	\$464,566	\$511,240	\$531,971	\$553,431	\$575,756	\$598,752	\$622,667	\$647,538	\$673,402	\$700,300	\$728,272	
Future O&M												
Additional Staffing Needs	\$0	\$230,000	\$241,500	\$253,575	\$266,254	\$279,566	\$293,545	\$308,222	\$323,633	\$339,815	\$356,805	As Labor
One-Time Inflation Contingency	0	200,000	0	0	0	0	0	0	0	0	0	As Labor
Budget Savings	(1,035,694)	0	0	0	0	0	0	0	0	0	0	
Open	0	0	0	0	0	0	0	0	0	0	0	As Labor
Total Future O&M	(\$1,035,694)	\$430,000	\$241,500	\$253,575	\$266,254	\$279,566	\$293,545	\$308,222	\$323,633	\$339,815	\$356,805	
Total Operations & Maintenance	\$3,516,431	\$5,336,617	\$5,162,482	\$5,595,254	\$5,814,993	\$6,263,733	\$6,356,616	\$6,653,669	\$6,966,794	\$7,297,011	\$7,645,417	
Debt Service												
NV DWSRF 2012	\$193,372	\$193,372	\$193,372	\$193,372	\$193,372	\$193,372	\$193,372	\$193,372	\$193,372	\$193,372	\$193,372	Existing Debt
NV Drk Wtr Loan 2005	113,648	113,648	113,648	113,648	56,824	0	0	0	0	0	0	Existing Debt
New SRF Loans	0	0	0	0	0	0	0	0	0	0	0	Calc @ 2.4% for 20 Yrs
New Revenue Bonds	0	0	72,285	145,866	295,648	295,648	295,648	295,648	295,648	295,648	295,648	Calc @ 4.6% for 20 Yrs
Total Debt Service	\$307,020	\$307,020	\$379,304	\$452,886	\$545,844	\$489,020	\$489,020	\$489,020	\$489,020	\$489,020	\$489,020	
<i>Less Capital Reserve Funding</i>	<i>\$307,020</i>	<i>\$307,020</i>	<i>\$379,304</i>	<i>\$452,886</i>	<i>\$545,844</i>	<i>\$489,020</i>	<i>\$489,020</i>	<i>\$489,020</i>	<i>\$489,020</i>	<i>\$489,020</i>	<i>\$489,020</i>	
Net Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

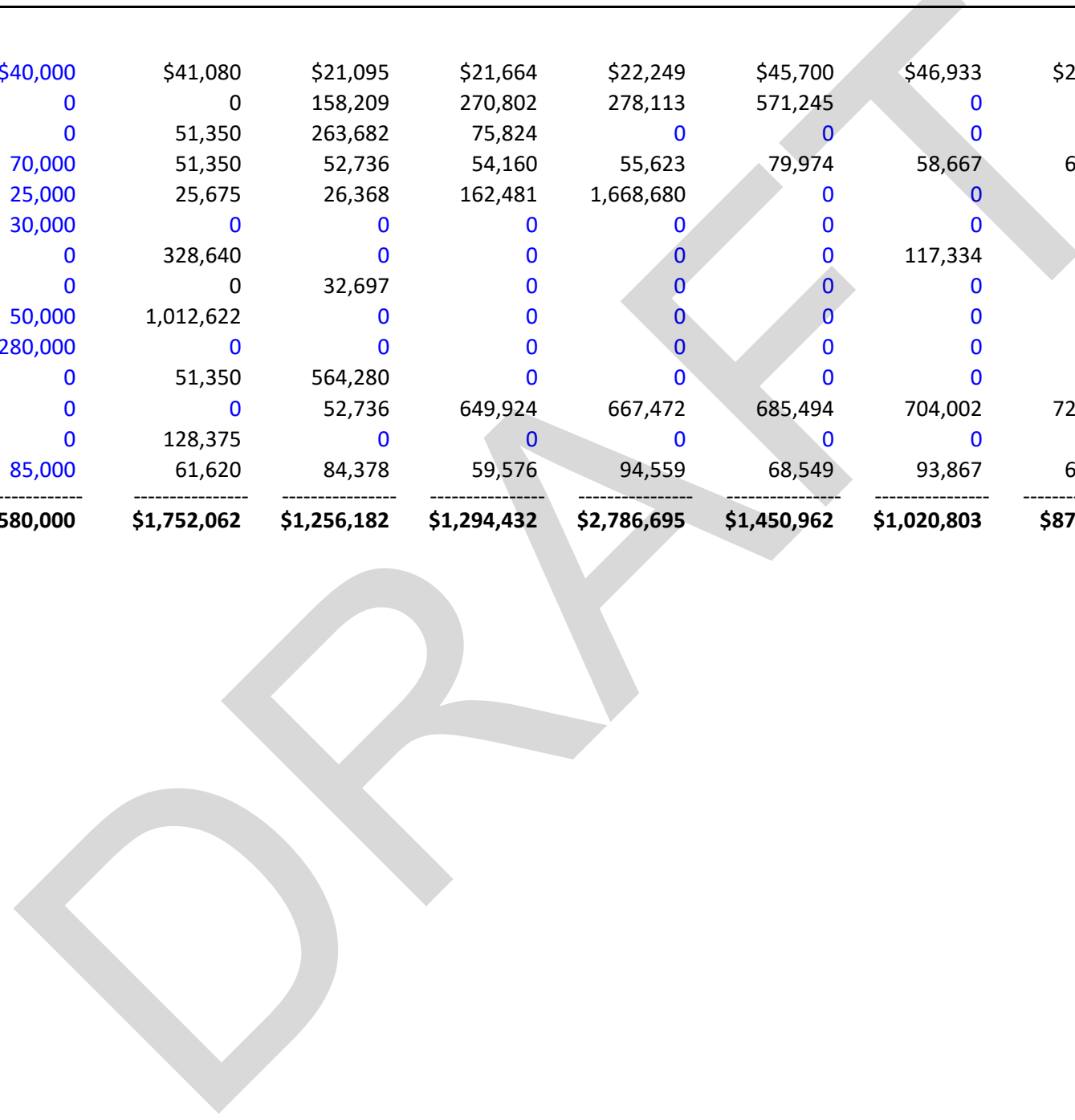
Incline Village General Improvement District
 Water Rate Study
 Exhibit 3
 Revenue Requirement

	Budgeted	Proposed										Notes
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Reserve Funding												
Operating Fund Transfer	\$280,583	(\$596,758)	\$127,353	\$304,678	\$173,507	(\$33,943)	\$120,148	\$77,607	\$68,547	\$51,986	\$28,129	As Customer Growth
Capital Fund Transfer	1,604,620	1,606,225	1,607,831	1,609,439	1,611,048	1,612,659	1,614,272	1,615,886	1,617,502	1,619,120	1,620,739	
Additional Capital Funding	0	0	0	0	500,000	500,000	500,000	500,000	500,000	500,000	500,000	
Debt Reserve Fund	0	0	0	0	0	0	0	0	0	0	0	
Total Reserve Funding	\$1,885,203	\$1,009,467	\$1,735,184	\$1,914,117	\$2,284,555	\$2,078,716	\$2,234,420	\$2,193,494	\$2,186,049	\$2,171,106	\$2,148,867	
Total Revenue Requirement	\$5,401,634	\$6,346,084	\$6,897,666	\$7,509,371	\$8,099,548	\$8,342,449	\$8,591,036	\$8,847,163	\$9,152,843	\$9,468,117	\$9,794,284	
Bal/(Def.) of Funds	\$0	(\$923,693)	(\$1,469,558)	(\$2,065,190)	(\$2,643,027)	(\$2,878,285)	(\$3,120,841)	(\$3,370,920)	(\$3,671,380)	(\$3,982,655)	(\$4,305,131)	
Rate Adj. as a % of Rate Rev.	0.0%	18.0%	28.6%	40.2%	51.4%	56.0%	60.6%	65.5%	71.2%	77.2%	83.4%	
Proposed Rate Adjustment	0.0%	18.0%	9.0%	9.0%	8.0%	3.0%	3.0%	3.0%	3.5%	3.5%	3.5%	
<i>Effective Months</i>	<i>12</i>	<i>12</i>	<i>12</i>	<i>12</i>	<i>12</i>	<i>12</i>	<i>12</i>	<i>12</i>	<i>12</i>	<i>12</i>	<i>12</i>	
Add'l Revenue from Adj.	\$0	\$923,693	\$1,469,558	\$2,065,190	\$2,643,027	\$2,878,285	\$3,120,841	\$3,370,920	\$3,671,380	\$3,982,655	\$4,305,131	
Total Bal / (Def.) of Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Additional Rate Increase Needed	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
DSC Ratio												
Before Rate Adjustm	6.14	0.28	0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
After Rate Adjustment	6.14	3.29	4.57	4.23	4.19	4.25	4.57	4.49	4.47	4.44	4.39	
Avg Res Mo Bill (Fees + 10,000 gal)												
After Proposed Rate Adjustment	\$47.59	\$55.83	\$60.69	\$66.01	\$71.64	\$73.80	\$76.01	\$78.29	\$81.03	\$83.87	\$86.81	
Annual \$ Change		8.24	4.86	5.32	5.63	2.16	2.21	2.28	2.74	2.84	2.94	
Cumulative Change		8.24	13.10	18.42	24.05	26.21	28.42	30.70	33.44	36.28	39.22	

Incline Village General Improvement District
 Water Rate Study
 Exhibit 4
 Capital Improvement Plan

Inflation	2.7%
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	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Total
Capital Improvements - Water												
Replace Commercial Water Meters, Vaults and Lids	\$40,000	\$41,080	\$21,095	\$21,664	\$22,249	\$45,700	\$46,933	\$24,100	\$24,751	\$25,419	\$0	\$312,992
Residential meter and electronics replacement	0	0	158,209	270,802	278,113	571,245	0	0	0	0	0	1,278,369
SCADA Management Servers/Network - BCDP	0	51,350	263,682	75,824	0	0	0	0	99,004	0	0	489,861
Water Pumping Station Improvements	70,000	51,350	52,736	54,160	55,623	79,974	58,667	60,251	61,878	63,548	104,423	712,610
Burnt Cedar Water Disinfection Plant Improvements	25,000	25,675	26,368	162,481	1,668,680	0	0	0	0	0	0	1,908,204
Removal of Washoe 1 Water Intake Line	30,000	0	0	0	0	0	0	0	0	0	0	30,000
Water Pump Station 2-1 Improvements	0	328,640	0	0	0	0	117,334	0	0	0	0	445,974
2013 Mid Size Truck #630 Compliance	0	0	32,697	0	0	0	0	0	0	0	45,685	78,381
Watermain Replacement - Crystal Peak Road	50,000	1,012,622	0	0	0	0	0	0	0	0	0	1,062,622
Watermain Replacement - Slott Pk Ct	280,000	0	0	0	0	0	0	0	0	0	0	280,000
Watermain Replacement - Alder Avenue	0	51,350	564,280	0	0	0	0	0	0	0	0	615,630
Watermain Replacement - Future	0	0	52,736	649,924	667,472	685,494	704,002	723,010	742,531	762,580	783,169	5,770,919
R6-1 Tank Road Construction	0	128,375	0	0	0	0	0	0	0	0	0	128,375
Water Reservoir Coatings and Site Improvements	85,000	61,620	84,378	59,576	94,559	68,549	93,867	66,276	105,192	76,258	104,423	899,698
Total Capital Improvements - Water	\$580,000	\$1,752,062	\$1,256,182	\$1,294,432	\$2,786,695	\$1,450,962	\$1,020,803	\$873,637	\$1,033,356	\$927,805	\$1,037,699	\$14,013,634



	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Total
Capital Improvements - Shared (50% Water)												
Paint Interior Building #A	\$0	\$25,162	\$0	\$0	\$0	\$0	\$0	\$0	\$34,775	\$0	\$0	\$59,937
New Carpet Building #A	0	24,135	0	0	0	0	28,817	0	0	0	0	52,952
Replace Public Works Front Security Gate	0	0	0	42,960	0	0	0	0	0	0	0	42,960
Replace Roof Public Works #B	30,000	0	0	0	0	0	0	0	0	0	0	30,000
Building B Replacement	0	0	0	0	0	0	0	0	61,878	0	0	61,878
Rain Gutters Building C	0	25,675	0	0	0	0	0	0	0	0	0	25,675
Loader Tire Chains - 2 Sets	10,000	0	0	0	11,514	0	0	0	13,366	0	0	34,879
2002 Caterpillar 950G Loader #523	132,500	0	0	0	0	0	0	0	0	0	186,003	318,503
2002 Caterpillar 950G Loader #525	132,500	0	0	0	0	0	0	0	0	0	0	132,500
2018 MultiHog MX120 Snowblower #783	0	0	0	0	97,896	0	0	0	0	0	0	97,896
1997 Forklift #315	0	0	18,985	0	0	0	0	0	0	0	0	18,985
2013 Trackless Snowblower #687	0	89,863	0	0	0	0	0	0	0	117,564	0	207,427
2001 105KW Mobile Generator #313	0	25,675	0	0	0	0	0	0	0	0	0	25,675
2020 Vac-Con Truck #807	0	0	0	0	0	271,341	0	0	0	0	0	271,341
2004 Freightliner Vactor Truck #534	0	0	0	0	211,366	0	0	0	0	0	0	211,366
2020 Chevy Dump Truck #829	0	0	0	0	0	0	0	0	49,502	0	0	49,502
2001 Peterbilt Bin Truck #468	0	0	0	102,905	0	0	0	0	0	0	0	102,905
Snowplow #300A	9,500	0	0	0	0	0	0	0	0	0	13,705	23,205
Snowplow #307A	9,500	0	0	0	0	0	0	0	0	0	0	9,500
Slurry Liquidator #326	0	0	0	0	0	23,421	0	0	0	0	0	23,421
2004 9' Western Snow Plow #542A	0	0	0	0	0	0	4,693	0	0	0	0	4,693
2019 Sander/Spreader #808	0	0	0	5,416	0	0	0	0	7,425	0	0	12,841
2012 Snowplow #669B	0	0	0	38,995	0	0	0	0	0	0	5,221	44,217
2017 Caterpillar 420F2 Backhoe #755	0	0	0	0	0	79,974	0	0	0	0	0	79,974
2013 Chevy Equinox #691	0	0	19,512	0	0	0	0	0	0	0	0	19,512
2009 Chevrolet 1/2 ton Pick-up #826 Compliance Dept.	0	0	0	0	0	0	18,187	0	0	0	0	18,187
2013 1/2 Ton Pick-Up #677 Treatment	0	0	19,512	0	0	0	0	0	0	0	0	19,512
2003 GMC 3/4-Ton Pick-up #702	0	0	0	18,415	0	0	0	0	0	0	0	18,415
2005 Chevy 1/2-Ton Pick-up #553	0	0	0	17,331	0	0	0	0	0	0	0	17,331
2009 Chevrolet 1/2 Ton Pick-up Truck #631	0	0	0	17,331	0	0	0	0	0	0	0	17,331
2009 Chevrolet 1/2 Ton Pick-up Truck #632 Engineering	0	0	0	0	17,799	0	0	0	0	0	0	17,799
2012 Extend-A-Cab Pick-up #678 Pipeline Dept.	0	16,432	0	0	0	0	0	0	0	21,606	0	38,038
2004 3/4-Ton Service Truck w/liftgate & crane #703	0	0	0	31,413	0	0	0	0	0	0	0	31,413
2013 1-Ton Flatbed #679 Pipeline Dept.	0	0	23,204	0	0	0	0	0	0	0	0	23,204
2012 1-Ton Service Truck w/ Liftgate #668 Treatment	0	22,081	0	0	0	0	0	0	0	0	0	22,081
2013 1-Ton Service Truck #680 Utilities Electrician	0	0	23,204	0	0	0	0	0	0	0	0	23,204
2004 GMC 1-Ton Flatbed #825 Pipeline Dept.	0	0	0	0	0	0	0	0	39,602	0	0	39,602
2008 Chevrolet Service Truck #810	0	0	0	0	0	0	0	0	21,038	0	0	21,038
2008 Chevrolet Service Truck #680	0	23,108	0	0	0	0	0	0	0	0	0	23,108
2011 Chevrolet Service Truck #647 Treatment	0	0	0	0	0	0	0	0	0	31,139	0	31,139
Public Works Billing Software Replacement	5,000	51,350	52,736	27,080	0	0	0	0	0	0	0	136,167
Large Format Printer Replacement	0	0	15,294	0	0	0	0	0	0	0	0	15,294
Adjust Utility Facilities in NDOT/Washoe County Right of	90,000	30,810	31,642	32,496	33,374	34,275	35,200	129,539	37,127	38,129	39,158	531,750
Pavement Maintenance, Utility Facilities	78,750	92,430	6,592	140,817	144,619	7,141	39,600	7,531	191,821	197,000	8,158	914,458
Pavement Maintenance, Reservoir 3-1 WPS 4-2/5-1	65,000	46,215	0	0	0	0	0	0	0	0	0	111,215
Utilities System and Plant Controls Master Plan	0	128,375	0	0	0	0	0	0	0	0	0	128,375
Utilities System and Plant Controls Upgrade	0	0	131,841	135,401	139,057	142,811	0	0	0	0	0	549,110
Total Capital Improvements - Shared (50% Water)	\$562,750	\$601,309	\$342,523	\$610,560	\$655,624	\$558,963	\$126,497	\$137,071	\$456,533	\$405,438	\$252,246	\$4,709,514

Incline Village General Improvement District
 Water Rate Study
 Exhibit 4
 Capital Improvement Plan

Inflation	2.7%
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	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Total
Less R&M Funded Items (O&M)	0	(520,000)	(329,750)	(535,000)	(515,000)	(711,250)	0	0	0	0	0	(\$2,611,000)
Future Unidentified Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$400,000	\$175,000	\$300,000	\$400,000	\$1,675,000
To Capital Reserves	\$0	\$0	\$75,000	\$75,000	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000
Total Capital Improvement Projects	\$1,142,750	\$1,833,371	\$1,343,955	\$1,444,992	\$3,077,320	\$1,298,675	\$1,547,300	\$1,410,708	\$1,664,889	\$1,633,244	\$1,689,945	\$18,087,149
<i>Less: Outside Funding Sources</i>												
Operating Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Fund	1,142,750	1,833,371	343,955	444,992	577,320	798,675	1,047,300	910,708	1,164,889	1,133,244	1,189,945	10,587,149
Grant Funding	0	0	0	0	0	0	0	0	0	0	0	0
Debt Reserve Fund	0	0	0	0	0	0	0	0	0	0	0	0
New SRF Loans	0	0	0	0	0	0	0	0	0	0	0	0
New Revenue Bonds	0	0	1,000,000	1,000,000	2,000,000	0	0	0	0	0	0	4,000,000
Total Outside Funding Sources	\$1,142,750	\$1,833,371	\$1,343,955	\$1,444,992	\$2,577,320	\$798,675	\$1,047,300	\$910,708	\$1,164,889	\$1,133,244	\$1,189,945	\$14,587,149
Rate Funded Capital	\$0	\$0	\$0	\$0	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$3,500,000

Incline Village General Improvement District
 Water Rate Study
 Exhibit 5
 Existing Debt Service

Year	NV DWSRF 2012	NV Drk Wtr Loan 2005	Total
FY 2022	\$193,372	\$113,648	\$307,020
FY 2023	193,372	113,648	307,020
FY 2024	193,372	113,648	307,020
FY 2025	193,372	113,648	307,020
FY 2026	193,372	56,824	250,196
FY 2027	193,372	0	193,372
FY 2028	193,372	0	193,372
FY 2029	193,372	0	193,372
FY 2030	193,372	0	193,372
FY 2031	193,372	0	193,372
FY 2032	193,372	0	193,372
FY 2033	0	0	0
FY 2034	0	0	0
FY 2035	0	0	0
FY 2036	0	0	0
FY 2037	0	0	0
FY 2038	0	0	0
FY 2039	0	0	0
FY 2040	0	0	0
	<u>\$2,127,090</u>	<u>\$511,416</u>	<u>\$2,638,506</u>

DRAFT

		July	August	September	October	November	December	January	February	March	April	May	June	Total
Residential														
Meter Fee	\$ / Acct.													
3/4"	\$11.97	3,696	3,692	3,692	3,692	3,693	3,693	3,693	3,693	3,694	3,694	3,695	3,696	3,694
	<i>Capital Improv</i>													
	\$15.10													
		<u>3,696</u>	<u>3,692</u>	<u>3,692</u>	<u>3,692</u>	<u>3,693</u>	<u>3,693</u>	<u>3,693</u>	<u>3,693</u>	<u>3,694</u>	<u>3,694</u>	<u>3,695</u>	<u>3,696</u>	<u>3,694</u>
		3,696	3,692	3,692	3,692	3,693	3,693	3,693	3,693	3,694	3,694	3,695	3,696	3,694
Total Meter Fee Revenue		\$100,051	\$99,942	\$99,942	\$99,942	\$99,970	\$99,970	\$99,970	\$99,970	\$99,997	\$99,997	\$100,024	\$100,051	\$1,199,824
Admin Fee	\$3.97	3,696	3,692	3,692	3,692	3,693	3,693	3,693	3,693	3,694	3,694	3,695	3,696	
Defensible Space	\$1.05	3,696	3,692	3,692	3,692	3,693	3,693	3,693	3,693	3,694	3,694	3,695	3,696	
		\$18,554	\$18,534	\$18,534	\$18,534	\$18,539	\$18,539	\$18,539	\$18,539	\$18,544	\$18,544	\$18,549	\$18,554	\$222,501
Water Use	\$ / 1,000 gal													
All Use	\$1.55	84,035	80,942	65,992	45,964	10,931	13,478	10,969	10,693	10,383	19,699	54,275	68,816	476,178
20,000 - 60,000	0.93	29,449	39,152	27,706	13,392	372	671	0	0	0	0	16,785	23,660	151,188
60,000+	2.27	15,315	14,014	7,556	2,564	46	337	0	0	0	0	6,628	9,333	55,792
Total Water Use Revenue		\$192,407	\$193,682	\$145,207	\$89,519	\$17,392	\$22,280	\$17,002	\$16,574	\$16,094	\$30,534	\$114,783	\$149,854	\$1,005,327
Total Residential		\$311,011	\$312,158	\$263,683	\$207,995	\$135,900	\$140,788	\$135,510	\$135,082	\$134,634	\$149,074	\$233,356	\$268,459	\$2,427,652
Multi Family														
Meter Fee	\$ / Acct.													
3/4"	\$11.97	4,091	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,091	4,091	4,091	4,086
	\$15.10													
		<u>4,091</u>	<u>4,083</u>	<u>4,083</u>	<u>4,083</u>	<u>4,083</u>	<u>4,083</u>	<u>4,083</u>	<u>4,083</u>	<u>4,083</u>	<u>4,091</u>	<u>4,091</u>	<u>4,091</u>	<u>4,086</u>
		4,091	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,091	4,091	4,091	4,086
Total Meter Fee Revenue		\$110,743	\$110,527	\$110,527	\$110,527	\$110,527	\$110,527	\$110,527	\$110,527	\$110,527	\$110,743	\$110,743	\$110,743	\$1,327,188
Admin Fee	\$3.97	258	258	258	258	258	258	258	258	258	258	258	258	258
Defensible Space	1.05	4,091	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,091	4,091	4,091	4,086
		\$5,320	\$5,311	\$5,311	\$5,311	\$5,311	\$5,311	\$5,311	\$5,311	\$5,311	\$5,320	\$5,320	\$5,320	\$63,771
Water Use	\$ / 1,000 gal													
All Use	\$1.55	35,313	35,311	27,974	21,854	10,851	13,960	11,407	11,803	11,784	14,156	24,911	28,473	247,795
Tier 1	0.93	2,191	2,732	1,647	670	153	71	0	0	0	0	1,268	1,391	10,124
Tier 2	2.27	1,418	1,214	920	381	12	0	0	0	0	0	1,135	1,115	6,195
Total Water Use Revenue		\$59,992	\$60,029	\$46,981	\$35,361	\$16,987	\$21,704	\$17,681	\$18,295	\$18,265	\$21,941	\$42,367	\$47,958	\$407,560
Total Multi Family		\$176,055	\$175,867	\$162,819	\$151,199	\$132,826	\$137,542	\$133,519	\$134,133	\$134,103	\$138,004	\$158,430	\$164,021	\$1,798,519

			July	August	September	October	November	December	January	February	March	April	May	June	Total
Commercial															
Meter Fee	\$ / Acct.														
3/4"	\$11.97	\$15.10	72	72	72	72	72	72	72	72	72	72	72	72	72
1"	19.99	25.22	53	53	53	53	53	53	53	53	53	53	53	53	53
1 1/2"	39.86	50.28	41	41	41	41	41	41	41	41	41	41	41	41	41
2"	63.80	80.48	26	26	26	26	26	26	26	26	26	26	26	26	26
3"	119.70	151.00	6	6	6	6	6	6	6	6	6	6	6	6	6
4"	199.54	251.72	3	3	3	3	3	3	3	3	3	3	3	3	3
6"	398.96	503.28	2	2	2	2	2	2	2	2	2	2	2	2	2
8"	638.36	805.28	1	1	1	1	1	1	1	1	1	1	1	1	1
10"	917.50	1,157.42	0	0	0	0	0	0	0	0	0	0	0	0	0
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			204	204	204	204	204	204	204	204	204	204	204	204	204
	Total Meter Fee Revenue		\$18,018	\$18,018	\$18,018	\$18,018	\$18,018	\$18,018	\$18,018	\$18,018	\$18,018	\$18,018	\$18,018	\$18,018	\$216,220
Admin Fee	\$3.97		204	204	204	204	204	204	204	204	204	204	204	204	
Defensible Space	1.05		204	204	204	204	204	204	204	204	204	204	204	204	
			\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$12,289
Water Use	\$ / 1,000 gal														
All Use	\$1.55		8,945	8,370	6,718	5,927	3,583	4,737	3,966	4,484	4,495	4,985	6,550	7,373	70,133
Tier 1	0.93		3,178	2,615	1,551	1,311	431	1,151	788	974	809	950	1,439	2,088	17,284
Tier 2	2.27		263	132	3	0	0	51	31	33	33	0	82	61	688
	Total Water Use Revenue		\$17,416	\$15,704	\$11,862	\$10,405	\$5,955	\$8,528	\$6,950	\$7,933	\$7,793	\$8,610	\$11,677	\$13,508	\$126,343
Total Commercial			\$36,458	\$34,747	\$30,905	\$29,448	\$24,997	\$27,570	\$25,993	\$26,975	\$26,836	\$27,653	\$30,720	\$32,550	\$354,852

			July	August	September	October	November	December	January	February	March	April	May	June	Total
Irrigation															
Meter Fee	\$ / Acct.														
3/4"	\$11.97	\$15.10	16	16	16	16	16	16	16	16	16	16	16	16	16
1"	19.99	25.22	20	20	20	20	20	20	20	20	20	20	20	20	20
1 1/2"	39.86	50.28	10	10	10	10	10	10	10	10	10	10	10	10	10
2"	63.80	80.48	12	12	12	12	12	12	12	12	12	12	12	12	12
3"	119.70	151.00	2	2	2	2	2	2	2	2	2	2	2	2	2
4"	199.54	251.72	2	2	2	2	2	2	2	2	2	2	2	2	2
6"	398.96	503.28	0	0	0	0	0	0	0	0	0	0	0	0	0
8"	638.36	805.28	0	0	0	0	0	0	0	0	0	0	0	0	0
10"	917.50	1,157.42	0	0	0	0	0	0	0	0	0	0	0	0	0
			-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
			62	62	62	62	62	62	62	62	62	62	62	62	62
	Total Meter Fee Revenue		\$5,414	\$5,414	\$5,414	\$5,414	\$5,414	\$5,414	\$5,414	\$5,414	\$5,414	\$5,414	\$5,414	\$5,414	\$64,968
Admin Fee	\$3.97		62	62	62	62	62	62	62	62	62	62	62	62	62
Defensible Space	0.00		62	62	62	62	62	62	62	62	62	62	62	62	62
			\$246	\$246	\$246	\$246	\$246	\$246	\$246	\$246	\$246	\$246	\$246	\$246	\$2,954
Water Use	\$ / 1,000 gal														
All Use	\$1.55		9,896	9,518	7,091	4,100	64	9	20	134	24	1,347	6,749	8,822	47,772
Tier 1	0.93		3,188	2,671	2,005	1,061	0	0	0	40	0	136	2,282	2,664	14,045
Tier 2	2.27		2,764	2,593	1,561	298	0	0	0	52	0	0	681	2,097	10,046
	Total Water Use Revenue		\$24,578	\$23,121	\$16,398	\$8,017	\$99	\$14	\$31	\$362	\$37	\$2,214	\$14,129	\$20,912	\$109,912
Total Irrigation			\$30,238	\$28,781	\$22,058	\$13,677	\$5,759	\$5,674	\$5,691	\$6,022	\$5,697	\$7,874	\$19,789	\$26,573	\$177,834

			July	August	September	October	November	December	January	February	March	April	May	June	Total
Commercial - IVGID															
Meter Fee	\$ / Acct.														
3/4"	\$11.97	\$15.10	5	5	5	5	5	5	5	5	5	5	5	5	5
1"	19.99	25.22	7	7	7	7	7	7	7	7	7	7	7	7	7
1 1/2"	39.86	50.28	5	5	5	5	5	5	5	5	5	5	5	5	5
2"	63.80	80.48	9	9	9	9	9	9	9	9	9	9	9	9	9
3"	119.70	151.00	1	1	1	1	1	1	1	1	1	1	1	1	1
4"	199.54	251.72	0	0	0	0	0	0	0	0	0	0	0	0	0
6"	398.96	503.28	0	0	0	0	0	0	0	0	0	0	0	0	0
8"	638.36	805.28	0	0	0	0	0	0	0	0	0	0	0	0	0
10"	917.50	1,157.42	0	0	0	0	0	0	0	0	0	0	0	0	0
			-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
			27	27	27	27	27	27	27	27	27	27	27	27	27
	Total Meter Fee Revenue		\$2,472	\$2,472	\$2,472	\$2,472	\$2,472	\$2,472	\$2,472	\$2,472	\$2,472	\$2,472	\$2,472	\$2,472	\$29,661
Admin Fee	\$3.97		27	27	27	27	27	27	27	27	27	27	27	27	27
Defensible Space	1.05		27	27	27	27	27	27	27	27	27	27	27	27	27
			\$136	\$136	\$136	\$136	\$136	\$136	\$136	\$136	\$136	\$136	\$136	\$136	\$1,626
Water Use	\$ / 1,000 gal														
All Use	\$1.55		640	621	464	448	283	358	331	311	326	436	384	535	5,137
Tier 1	0.93		61	95	32	90	10	18	41	4	25	91	43	37	548
Tier 2	2.27		0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Water Use Revenue		\$1,049	\$1,052	\$750	\$778	\$448	\$571	\$551	\$486	\$529	\$760	\$635	\$865	\$8,473
Total Commercial - IVGID			\$3,656	\$3,659	\$3,357	\$3,385	\$3,056	\$3,178	\$3,159	\$3,093	\$3,136	\$3,367	\$3,242	\$3,472	\$39,760

			July	August	September	October	November	December	January	February	March	April	May	June	Total
Irrigation - IVGID															
Meter Fee	\$ / Acct.														
3/4"	\$11.97	\$15.10	3	3	3	3	3	3	3	3	3	3	3	3	3
1"	19.99	25.22	5	5	5	5	5	5	5	5	5	5	5	5	5
1 1/2"	39.86	50.28	2	2	2	2	2	2	2	2	2	2	2	2	2
2"	63.80	80.48	4	4	4	4	4	4	4	4	4	4	4	4	4
3"	119.70	151.00	3	3	3	3	3	3	3	3	3	3	3	3	3
4"	199.54	251.72	3	3	3	3	3	3	3	3	3	3	3	3	3
6"	398.96	503.28	0	0	0	0	0	0	0	0	0	0	0	0	0
8"	638.36	805.28	0	0	0	0	0	0	0	0	0	0	0	0	0
10"	917.50	1,157.42	0	0	0	0	0	0	0	0	0	0	0	0	0
			-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
			20	20	20	20	20	20	20	20	20	20	20	20	20
	Total Meter Fee Revenue		\$3,231	\$3,231	\$3,231	\$3,231	\$3,231	\$3,231	\$3,231	\$3,231	\$3,231	\$3,231	\$3,231	\$3,231	\$38,766
Admin Fee	\$3.97		20	20	20	20	20	20	20	20	20	20	20	20	20
Defensible Space	1.05		20	20	20	20	20	20	20	20	20	20	20	20	20
			\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,205
Water Use	\$ / 1,000 gal														
All Use	\$1.55		24,501	22,364	14,244	8,415	331	14	16	14	53	6,480	16,266	23,102	115,800
Tier 1	0.93		32	56	7	0	0	0	0	0	0	0	0	13	108
Tier 2	2.27		0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Water Use Revenue		\$38,006	\$34,717	\$22,085	\$13,044	\$514	\$22	\$25	\$21	\$82	\$10,044	\$25,212	\$35,819	\$179,590
Total Irrigation - IVGID			\$41,337	\$38,047	\$25,416	\$16,375	\$3,845	\$3,353	\$3,356	\$3,352	\$3,413	\$13,375	\$28,543	\$39,150	\$219,561

Incline Village General Improvement District
 Water Rate Study
 Exhibit 6
 Revenues at Present Rates

			July	August	September	October	November	December	January	February	March	April	May	June	Total
Snowmaking - IVGID															
Meter Fee	\$ / Acct.														
3/4"	\$11.97	\$15.10	0	0	0	0	0	0	0	0	0	0	0	0	0
1"	19.99	25.22	0	0	0	0	0	0	0	0	0	0	0	0	0
1 1/2"	39.86	50.28	0	0	0	0	0	0	0	0	0	0	0	0	0
2"	63.80	80.48	0	0	0	0	0	0	0	0	0	0	0	0	0
3"	119.70	151.00	0	0	0	0	0	0	0	0	0	0	0	0	0
4"	199.54	251.72	0	0	0	0	0	0	0	0	0	0	0	0	0
6"	398.96	503.28	0	0	0	0	0	0	0	0	0	0	0	0	0
8"	638.36	805.28	0	0	0	0	0	0	0	0	0	0	0	0	0
10"	917.50	1,157.42	1	1	1	1	1	1	1	1	1	1	1	1	1
			-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
			1	1	1	1	1	1	1	1	1	1	1	1	1
	Total Meter Fee Revenue		\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$24,899
Admin Fee	\$3.97		1	1	1	1	1	1	1	1	1	1	1	1	1
Defensible Space	0.00		1	1	1	1	1	1	1	1	1	1	1	1	1
			\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$48
Water Use	\$ / 1,000 gal														
All Use	\$1.55		77	551	248	1,903	29,084	23,170	0	0	0	0	67	0	55,099
Tier 1	0.93														0
Tier 2	2.27														0
	Total Water Use Revenue		\$119	\$854	\$385	\$2,949	\$45,080	\$35,914	\$0	\$0	\$0	\$0	\$104	\$0	\$85,404
Total Snowmaking - IVGID			\$2,198	\$2,932	\$2,464	\$5,028	\$47,159	\$37,993	\$2,079	\$2,079	\$2,079	\$2,079	\$2,183	\$2,079	\$110,350

		Exhibit 6 - RPR	Projected										
		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Notes
Residential													
Meter Fee	\$ / Acct.												
3/4"	\$27.07	3,694	3,697	3,701	3,705	3,708	3,712	3,716	3,720	3,723	3,727	3,731	As Single Family - Cust Growth
		3,694	3,697	3,701	3,705	3,708	3,712	3,716	3,720	3,723	3,727	3,731	
Revenue		\$1,199,824	\$1,201,024	\$1,202,226	\$1,203,428	\$1,204,630	\$1,205,835	\$1,207,040	\$1,208,249	\$1,209,457	\$1,210,666	\$1,211,877	
Admin Fee	\$3.97	3,694	3,697	3,701	3,705	3,708	3,712	3,716	3,720	3,723	3,727	3,731	
Defensible Space	\$1.05	3,694	3,697	3,701	3,705	3,708	3,712	3,716	3,720	3,723	3,727	3,731	
		\$222,501	\$222,724	\$222,947	\$223,170	\$223,393	\$223,616	\$223,840	\$224,064	\$224,288	\$224,512	\$224,737	
Water Use	\$ / 1,000 gal												
All Use	\$1.55	476,178	476,178	476,178	476,178	476,178	476,178	476,178	476,178	476,178	476,178	476,178	As Single Family - Cons Growth
20,000 - 60,000	0.93	151,188	151,188	151,188	151,188	151,188	151,188	151,188	151,188	151,188	151,188	151,188	As Single Family - Cons Growth
60,000+	2.27	55,792	55,792	55,792	55,792	55,792	55,792	55,792	55,792	55,792	55,792	55,792	As Single Family - Cons Growth
Total Water Use - Residential		683,157	683,157	683,157	683,157	683,157	683,157	683,157	683,157	683,157	683,157	683,157	
Revenue		\$1,005,327	\$1,005,327	\$1,005,327	\$1,005,327	\$1,005,327	\$1,005,327	\$1,005,327	\$1,005,327	\$1,005,327	\$1,005,327	\$1,005,327	
Total Revenue		\$2,427,652	\$2,429,076	\$2,430,501	\$2,431,926	\$2,433,350	\$2,434,779	\$2,436,208	\$2,437,640	\$2,439,073	\$2,440,505	\$2,441,941	
Multi Family													
Meter Fee													
3/4"	\$27.07	4,086	4,090	4,094	4,098	4,102	4,106	4,110	4,114	4,118	4,123	4,127	As Multi-Family - Cust Growth
		4,086	4,090	4,094	4,098	4,102	4,106	4,110	4,114	4,118	4,123	4,127	
Revenue		\$1,327,188	\$1,328,514	\$1,329,843	\$1,331,172	\$1,332,503	\$1,333,835	\$1,335,170	\$1,336,505	\$1,337,841	\$1,339,179	\$1,340,517	
Admin Fee	\$3.97	258	258	259	259	259	259	260	260	260	260	261	As Multi-Family - Cust Growth
Defensible Space	\$1.05	4,086	4,090	4,094	4,098	4,102	4,106	4,110	4,114	4,118	4,123	4,127	As Multi-Family - Cust Growth
		\$63,771	\$63,834	\$63,898	\$63,962	\$64,026	\$64,090	\$64,154	\$64,219	\$64,283	\$64,347	\$64,411	
Water Use													
All Use	\$1.55	247,795	247,795	247,795	247,795	247,795	247,795	247,795	247,795	247,795	247,795	247,795	As Multi-Family - Cons Growth
Tier 1	\$0.93	10,124	10,124	10,124	10,124	10,124	10,124	10,124	10,124	10,124	10,124	10,124	As Multi-Family - Cons Growth
Tier 2	\$2.27	6,195	6,195	6,195	6,195	6,195	6,195	6,195	6,195	6,195	6,195	6,195	As Multi-Family - Cons Growth
Total Water Use - Multi Family		264,114	264,114	264,114	264,114	264,114	264,114	264,114	264,114	264,114	264,114	264,114	
Revenue		\$407,560	\$407,560	\$407,560	\$407,560	\$407,560	\$407,560	\$407,560	\$407,560	\$407,560	\$407,560	\$407,560	
Total Revenue		\$1,798,519	\$1,799,909	\$1,801,301	\$1,802,694	\$1,804,090	\$1,805,486	\$1,806,885	\$1,808,284	\$1,809,684	\$1,811,086	\$1,812,489	

		Exhibit 6 - RPR	Projected										
		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Notes
Commercial													
Meter Fee	\$ / Acct.												
3/4"	\$27.07	72	72	72	72	72	72	72	72	73	73	73	As Commercial - Cust Growth
1"	45.21	53	53	53	53	53	53	53	53	53	53	54	As Commercial - Cust Growth
1 1/2"	90.14	41	41	41	41	41	41	41	41	41	41	41	As Commercial - Cust Growth
2"	144.28	26	26	26	26	26	26	26	26	26	26	26	As Commercial - Cust Growth
3"	270.70	6	6	6	6	6	6	6	6	6	6	6	As Commercial - Cust Growth
4"	451.26	3	3	3	3	3	3	3	3	3	3	3	As Commercial - Cust Growth
6"	902.24	2	2	2	2	2	2	2	2	2	2	2	As Commercial - Cust Growth
8"	1,443.64	1	1	1	1	1	1	1	1	1	1	1	As Commercial - Cust Growth
10"	2,074.92	0	0	0	0	0	0	0	0	0	0	0	As Commercial - Cust Growth
		204	204	204	205	205	205	205	205	206	206	206	
Revenue		\$216,220	\$216,398	\$216,575	\$216,753	\$216,930	\$217,108	\$217,285	\$217,463	\$217,640	\$217,818	\$217,996	
Admin Fee	\$3.97	204	204	204	205	205	205	205	205	206	206	206	
Defensible Space	\$1.05	204	204	204	205	205	205	205	205	206	206	206	
		\$12,289	\$12,301	\$12,313	\$12,325	\$12,337	\$12,349	\$12,361	\$12,373	\$12,385	\$12,397	\$12,409	
Water Use	\$ / 1,000 gal												
All Use	\$1.55	70,133	70,133	70,133	70,133	70,133	70,133	70,133	70,133	70,133	70,133	70,133	As Commercial - Cons Growth
Tier 1	\$0.93	17,284	17,284	17,284	17,284	17,284	17,284	17,284	17,284	17,284	17,284	17,284	As Commercial - Cons Growth
Tier 2	\$2.27	688	688	688	688	688	688	688	688	688	688	688	As Commercial - Cons Growth
Total Water Use - Commercial		88,105	88,105	88,105	88,105	88,105	88,105	88,105	88,105	88,105	88,105	88,105	
		\$126,343	\$126,343	\$126,343	\$126,343	\$126,343	\$126,343	\$126,343	\$126,343	\$126,343	\$126,343	\$126,343	
Total Revenue		\$354,852	\$355,041	\$355,231	\$355,421	\$355,610	\$355,800	\$355,989	\$356,179	\$356,369	\$356,558	\$356,748	

		Exhibit 6 - RPR	Projected										Notes
		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Irrigation													
Meter Fee	\$ / Acct.												
3/4"	\$27.07	16	16	16	16	16	16	16	16	16	16	16	As Irrigation - Cust Growth
1"	45.21	20	20	20	20	20	20	20	20	20	20	20	As Irrigation - Cust Growth
1 1/2"	90.14	10	10	10	10	10	10	10	10	10	10	10	As Irrigation - Cust Growth
2"	144.28	12	12	12	12	12	12	12	12	12	12	12	As Irrigation - Cust Growth
3"	270.70	2	2	2	2	2	2	2	2	2	2	2	As Irrigation - Cust Growth
4"	451.26	2	2	2	2	2	2	2	2	2	2	2	As Irrigation - Cust Growth
6"	902.24	0	0	0	0	0	0	0	0	0	0	0	As Irrigation - Cust Growth
8"	1,443.64	0	0	0	0	0	0	0	0	0	0	0	As Irrigation - Cust Growth
10"	2,074.92	0	0	0	0	0	0	0	0	0	0	0	As Irrigation - Cust Growth
		62	62	62	62	62	62	62	62	62	63	63	
Revenue		\$64,968	\$65,013	\$65,059	\$65,104	\$65,150	\$65,195	\$65,241	\$65,286	\$65,332	\$65,377	\$65,423	
Admin Fee	\$3.97	62	62	62	62	62	62	62	62	62	63	63	
Defensible Space	\$0.00	62	62	62	62	62	62	62	62	62	63	63	
		\$2,954	\$2,957	\$2,959	\$2,962	\$2,965	\$2,968	\$2,971	\$2,974	\$2,977	\$2,979	\$2,982	
Water Use	\$ / 1,000 gal												
All Use	\$1.55	47,772	47,772	47,772	47,772	47,772	47,772	47,772	47,772	47,772	47,772	47,772	As Irrigation - Cons Growth
Tier 1	0.93	14,045	14,045	14,045	14,045	14,045	14,045	14,045	14,045	14,045	14,045	14,045	As Irrigation - Cons Growth
Tier 2	2.27	10,046	10,046	10,046	10,046	10,046	10,046	10,046	10,046	10,046	10,046	10,046	As Irrigation - Cons Growth
Total Water Use - Irrigation		71,863	71,863	71,863	71,863	71,863	71,863	71,863	71,863	71,863	71,863	71,863	
Revenue		\$109,912	\$109,912	\$109,912	\$109,912	\$109,912	\$109,912	\$109,912	\$109,912	\$109,912	\$109,912	\$109,912	
Total Revenue		\$177,834	\$177,882	\$177,930	\$177,979	\$178,027	\$178,075	\$178,124	\$178,172	\$178,220	\$178,269	\$178,317	

		Exhibit 6 - RPR	Projected										Notes
		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Commercial - IVGID													
Meter Fee	\$ / Acct.												
3/4"	\$27.07	5	5	5	5	5	5	5	5	5	5	5	As IVGID - Cust Growth
1"	45.21	7	7	7	7	7	7	7	7	7	7	7	As IVGID - Cust Growth
1 1/2"	90.14	5	5	5	5	5	5	5	5	5	5	5	As IVGID - Cust Growth
2"	144.28	9	9	9	9	9	9	9	9	9	9	9	As IVGID - Cust Growth
3"	270.70	1	1	1	1	1	1	1	1	1	1	1	As IVGID - Cust Growth
4"	451.26	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cust Growth
6"	902.24	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cust Growth
8"	1,443.64	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cust Growth
10"	2,074.92	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cust Growth
		27	27	27	27	27	27	27	27	27	27	27	
Revenue		\$29,661	\$29,698	\$29,735	\$29,772	\$29,808	\$29,845	\$29,882	\$29,919	\$29,956	\$29,992	\$30,029	
Admin Fee	\$3.97	27	27	27	27	27	27	27	27	27	27	27	As IVGID - Cust Growth
Defensible Space	\$1.05	27	27	27	27	27	27	27	27	27	27	27	As IVGID - Cust Growth
		\$1,626	\$1,628	\$1,630	\$1,632	\$1,634	\$1,636	\$1,637	\$1,639	\$1,641	\$1,643	\$1,645	
Water Use	\$ / 1,000 gal												
All Use	\$1.55	5,137	5,137	5,137	5,137	5,137	5,137	5,137	5,137	5,137	5,137	5,137	As IVGID - Cons Growth
Tier 1	0.93	548	548	548	548	548	548	548	548	548	548	548	As IVGID - Cons Growth
Tier 2	2.27	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cons Growth
Total Water Use - Commercial - IVGID		5,686	5,686	5,686	5,686	5,686	5,686	5,686	5,686	5,686	5,686	5,686	
Revenue		\$8,473	\$8,473	\$8,473	\$8,473	\$8,473	\$8,473	\$8,473	\$8,473	\$8,473	\$8,473	\$8,473	
Total Revenue		\$39,760	\$39,799	\$39,838	\$39,876	\$39,915	\$39,953	\$39,992	\$40,031	\$40,069	\$40,108	\$40,147	

		Exhibit 6 - RPR	Projected										Notes
		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Irrigation - IVGID													
Meter Fee	\$ / Acct.												
3/4"	\$27.07	3	3	3	3	3	3	3	3	3	3	3	As IVGID - Cust Growth
1"	45.21	5	5	5	5	5	5	5	5	5	5	5	As IVGID - Cust Growth
1 1/2"	90.14	2	2	2	2	2	2	2	2	2	2	2	As IVGID - Cust Growth
2"	144.28	4	4	4	4	4	4	4	4	4	4	4	As IVGID - Cust Growth
3"	270.70	3	3	3	3	3	3	3	3	3	3	3	As IVGID - Cust Growth
4"	451.26	3	3	3	3	3	3	3	3	3	3	3	As IVGID - Cust Growth
6"	902.24	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cust Growth
8"	1,443.64	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cust Growth
10"	2,074.92	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cust Growth
		20	20	20	20	20	20	20	20	20	20	20	
Revenue		\$38,766	\$38,772	\$38,777	\$38,783	\$38,788	\$38,794	\$38,799	\$38,804	\$38,810	\$38,815	\$38,821	
Admin Fee	\$3.97	20	20	20	20	20	20	20	20	20	20	20	As IVGID - Cust Growth
Defensible Space	\$1.05	20	20	20	20	20	20	20	20	20	20	20	As IVGID - Cust Growth
		\$1,205	\$1,206	\$1,207	\$1,208	\$1,210	\$1,211	\$1,212	\$1,213	\$1,214	\$1,216	\$1,217	
Water Use	\$ / 1,000 gal												
All Use	\$1.55	115,800	115,800	115,800	115,800	115,800	115,800	115,800	115,800	115,800	115,800	115,800	As IVGID - Cons Growth
Tier 1	0.93	108	108	108	108	108	108	108	108	108	108	108	As IVGID - Cons Growth
Tier 2	2.27	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cons Growth
Total Water Use - Irrigation - IVGID		115,907	115,907	115,907	115,907	115,907	115,907	115,907	115,907	115,907	115,907	115,907	
Revenue		\$179,590	\$179,590	\$179,590	\$179,590	\$179,590	\$179,590	\$179,590	\$179,590	\$179,590	\$179,590	\$179,590	
Total Revenue		\$219,561	\$219,568	\$219,574	\$219,581	\$219,587	\$219,594	\$219,601	\$219,607	\$219,614	\$219,621	\$219,627	
Snowmaking - IVGID													
Meter Fee	\$ / Acct.												
3/4"	\$27.07	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cust Growth
1"	45.21	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cust Growth
1 1/2"	90.14	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cust Growth
2"	144.28	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cust Growth
3"	270.70	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cust Growth
4"	451.26	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cust Growth
6"	902.24	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cust Growth
8"	1,443.64	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cust Growth
10"	2,074.92	1	1	1	1	1	1	1	1	1	1	1	As IVGID - Cust Growth
		1	1	1	1	1	1	1	1	1	1	1	
Revenue		\$24,899	\$24,899	\$24,899	\$24,899	\$24,899	\$24,899	\$24,899	\$24,899	\$24,899	\$24,899	\$24,899	
Admin Fee	\$3.97	1	1	1	1	1	1	1	1	1	1	1	As IVGID - Cust Growth
Defensible Space	\$0.00	1	1	1	1	1	1	1	1	1	1	1	As IVGID - Cust Growth
		\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	\$48	
Water Use	\$ / 1,000 gal												
All Use	\$1.55	55,099	55,099	55,099	55,099	55,099	55,099	55,099	55,099	55,099	55,099	55,099	As IVGID - Cons Growth
Tier 1	0.93	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cons Growth
Tier 2	2.27	0	0	0	0	0	0	0	0	0	0	0	As IVGID - Cons Growth
Total Water Use - Snowmaking - IVGID		55,099	55,099	55,099	55,099	55,099	55,099	55,099	55,099	55,099	55,099	55,099	
Revenue		\$85,404	\$85,404	\$85,404	\$85,404	\$85,404	\$85,404	\$85,404	\$85,404	\$85,404	\$85,404	\$85,404	
Total Revenue		\$110,350	\$110,350	\$110,350	\$110,350	\$110,350	\$110,350	\$110,350	\$110,350	\$110,350	\$110,350	\$110,350	
Revenues													
Fixed		\$3,205,920	\$3,209,017	\$3,212,117	\$3,215,218	\$3,218,322	\$3,221,429	\$3,224,540	\$3,227,655	\$3,230,770	\$3,233,889	\$3,237,011	
Variable		1,922,609	1,922,609	1,922,609	1,922,609	1,922,609	1,922,609	1,922,609	1,922,609	1,922,609	1,922,609	1,922,609	
		\$5,128,528	\$5,131,625	\$5,134,726	\$5,137,826	\$5,140,930	\$5,144,038	\$5,147,149	\$5,150,264	\$5,153,379	\$5,156,497	\$5,159,619	

Incline Village General Improvement District
 Water Rate Study
 Exhibit 8
 Commodity Distribution Factor

	FY 2023 Consumption (1,000 gal)	5.0% Unaccounted ^[1]	Net Water Delivered (Flow + Losses)	Total Consumption (MGD)	Component % of Total	Class Total % of Total
Residential						46.8%
All Use	269,199	13,460	282,659	0.77	26.4%	
20,000 - 60,000	151,188	7,559	158,747	0.43	14.9%	
60,000+	55,792	2,790	58,581	0.16	5.5%	
Multi Family	247,795	12,390	260,185	0.71	24.3%	24.3%
Commercial	70,133	3,507	73,639	0.20	6.9%	6.9%
Irrigation	47,772	2,389	50,161	0.14	4.7%	4.7%
Commercial - IVGID	5,137	257	5,394	0.01	0.5%	0.5%
Irrigation - IVGID	115,800	5,790	121,590	0.33	11.4%	11.4%
Snowmaking - IVGID	55,099	2,755	57,854	0.16	5.4%	5.4%
	1,017,914	50,896	1,068,810	2.93	100.0%	100.0%
			<i>Water Production Report ^[2]</i>	2.88		

Notes

- [1] - Estimated to tie to actual production reports
 [2] - Water Supply provided by District (Aug 2020 - July 2021)

Factor **(COM)**

Incline Village General Improvement District
 Water Rate Study
 Exhibit 9
 Capacity Distribution Factor

	Average Consumption (MGD)	Peaking Factors ^[1]	Peak Day Use (MGD)	Component % of Total	Class % of Total
Residential					50.1%
All Use	0.77	2.12	1.64	28.3%	
20,000 - 60,000	0.43	2.12	0.92	15.9%	
60,000+	0.16	2.12	0.34	5.9%	
Multi Family	0.71	1.71	1.22	21.0%	21.0%
Commercial	0.20	1.53	0.31	5.3%	5.3%
Irrigation	0.14	2.49	0.34	5.9%	5.9%
Commercial - IVGID	0.01	1.50	0.02	0.4%	0.4%
Irrigation - IVGID	0.33	2.54	0.85	14.6%	14.6%
Snowmaking - IVGID	0.16	1.00	0.16	2.7%	2.7%
	----- 2.93		----- 5.80	----- 100.0%	----- 100.0%

Notes

[1] - Peak factors based on peak to average month usage

Factor

(CAP)

Incline Village General Improvement District
 Water Rate Study
 Exhibit 10
 Customer Distribution Factors

	<i>Actual Customer</i>		<i>Customer Service & Acctng.</i>		<i>Meters & Services [1]</i>	
	Number of Accounts	% of Total	Number of Living Units	% of Total	Weighted Customer	% of Total
Residential	3,694	86.6%	3,694	45.6%	3,694	41.4%
Multi Family	258	6.0%	4,086	50.5%	4,086	45.7%
Commercial	204	4.8%	204	2.5%	666	7.5%
Irrigation	62	1.5%	62	0.8%	200	2.2%
Commercial - IVGID	27	0.6%	27	0.3%	91	1.0%
Irrigation - IVGID	20	0.5%	20	0.2%	119	1.3%
Snowmaking - IVGID	1	0.0%	1	0.0%	77	0.9%
Total	4,266	100.0%	8,093	100.0%	8,932	100.0%

Notes

[1] - Based on number of equivalent meters using AWWA meter equivalency factors for 3/4" meter

Factor (AC) (WCA) (WCMS)

Development of Equivalent Meter Distribution Factor

	<i>Number of Meters</i>										Total	% of Total
	3/4"	1"	1 1/2"	2"	3"	4"	6"	8"	10"			
Residential	3,694	0	0	0	0	0	0	0	0	0	3,694	45.6%
Multi Family	4,086	0	0	0	0	0	0	0	0	0	4,086	50.5%
Commercial	72	53	41	26	6	3	2	1	0	0	204	2.5%
Irrigation	16	20	10	12	2	2	0	0	0	0	62	0.8%
Commercial - IVGID	5	7	5	9	1	0	0	0	0	0	27	0.3%
Irrigation - IVGID	3	5	2	4	3	3	0	0	0	0	20	0.2%
Snowmaking - IVGID	0	0	0	0	0	0	0	0	1	0	1	0.0%
Total Meters	7,875	85	58	51	12	8	2	1	1		8,093	
<i>Equiv. Meters (3/4")</i>	<i>1.00</i>	<i>1.67</i>	<i>3.33</i>	<i>5.33</i>	<i>10.00</i>	<i>16.67</i>	<i>33.33</i>	<i>53.33</i>	<i>76.67</i>			

	<i>Equivalent Meters</i>										Total	% of Total
	3/4"	1"	1 1/2"	2"	3"	4"	6"	8"	10"			
Residential	3,694	0	0	0	0	0	0	0	0	0	3,694	1.00
Multi Family	4,086	0	0	0	0	0	0	0	0	0	4,086	1.00
Commercial	72	89	137	139	60	50	67	53	0	0	666	3.26
Irrigation	16	33	33	64	20	33	0	0	0	0	200	3.23
Commercial - IVGID	5	12	17	48	10	0	0	0	0	0	91	3.38
Irrigation - IVGID	3	8	7	21	30	50	0	0	0	0	119	5.97
Snowmaking - IVGID	0	0	0	0	0	0	0	0	77	0	77	76.67
Total Equiv. Meters	7,875	142	193	272	120	133	67	53	77		8,932	

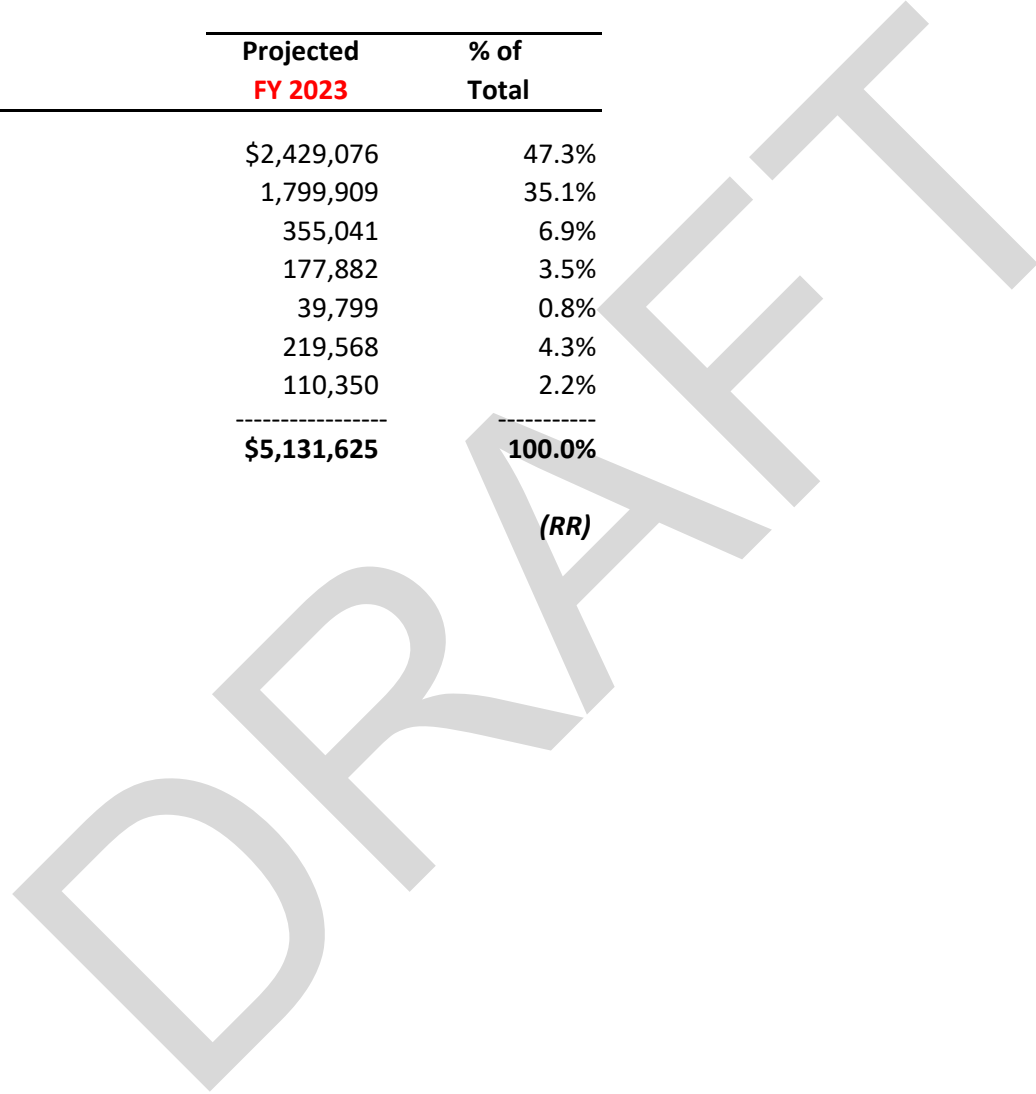
Incline Village General Improvement District
 Water Rate Study
 Exhibit 11
 Public Fire Distribution Factor

	Number of Living Units	Fire Prot. Requirements (gals/min)	Duration (minutes)	Total FP Requirements (1,000 g/min)	% of Total
Residential	3,694	1,000	90	332,423	40.3%
Multi Family	4,086	1,000	90	367,710	44.6%
Commercial	204	3,000	180	110,160	13.4%
Irrigation	62	0	0	0	0.0%
Commercial - IVGID	27	3,000	180	14,580	1.8%
Irrigation - IVGID	20	0	0	0	0.0%
Snowmaking - IVGID	1	0	0	0	0.0%
Total	8,093			824,873	100.0%
Factor					(FP)

**Incline Village General Improvement District
 Water Rate Study
 Exhibit 12
 Revenue Related Distribution Factor**

	Projected FY 2023	% of Total
Residential	\$2,429,076	47.3%
Multi Family	1,799,909	35.1%
Commercial	355,041	6.9%
Irrigation	177,882	3.5%
Commercial - IVGID	39,799	0.8%
Irrigation - IVGID	219,568	4.3%
Snowmaking - IVGID	110,350	2.2%
Total Rate Revenues	\$5,131,625	100.0%

Factor (RR)



Incline Village General Improvement District
 Water Rate Study
 Exhibit 13
 Net Plant In Service

	Net Plant	Commodity (COM)	Capacity (CAP)	Customer Related			Public Fire Protection (FP)	Revenue Related (RR)	Direct Assign. (DA)	Basis of Classification		
				Actual Customer (AC)	Cust. Acctg. (WCA)	Meters & Services (WCMS)						
Land	\$5,028,320	\$5,028,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	100.0%	COM	
Source of Supply	\$1,055	\$532	\$522	\$0	\$0	\$0	\$0	\$0	\$0	50.5%	COM	49.5% CAP
Treatment	\$4,815,026	\$2,431,106	\$2,383,919	\$0	\$0	\$0	\$0	\$0	\$0	50.5%	COM	49.5% CAP
Pump Station	\$1,772,867	\$895,120	\$877,746	\$0	\$0	\$0	\$0	\$0	\$0	50.5%	COM	49.5% CAP
Storage	\$405,994	\$0	\$373,624	\$0	\$0	\$0	\$32,369	\$0	\$0	92.0%	CAP	8.0% FP
Transmission & Distribution												
Mains	\$13,369,990	\$0	\$6,821,047	\$0	\$0	\$6,016,496	\$532,447	\$0	\$0	51.0%	CAP	45.0% WCMS 4.0% FP
Meter	627,851	0	0	0	0	627,851	0	0	0	100.0%	WCMS	
Hydrant	20,356	0	0	0	0	0	20,356	0	0	100.0%	FP	
Fire Meter	30,338	0	0	0	0	0	30,338	0	0	100.0%	FP	
Manholes	116,542	116,542	0	0	0	0	0	0	0	100.0%	COM	
Total Transmission & Distribution	\$14,165,077	\$116,542	\$6,821,047	\$0	\$0	\$6,644,346	\$583,141	\$0	\$0			
Plant Before General Plant	\$26,188,337	\$8,471,622	\$10,456,859	\$0	\$0	\$6,644,346	\$615,510	\$0	\$0			
Percent Plant Before General Plant	100.0%	32.3%	39.9%	0.0%	0.0%	25.4%	2.4%	0.0%	0.0%	Factor PBG		
General Plant												
Building & Structures	\$3,225,599	\$1,043,444	\$1,287,964	\$0	\$0	\$818,379	\$75,812	\$0	\$0	As Factor PBG		
Equipment	1,076,397	348,202	429,799	0	0	273,097	25,299	0	0	As Factor PBG		
Vehicles	416,021	134,578	166,115	0	0	105,550	9,778	0	0	As Factor PBG		
Misc	13,650	4,416	5,450	0	0	3,463	321	0	0	As Factor PBG		
Office Equipment	4,326	1,399	1,727	0	0	1,098	102	0	0	As Factor PBG		
Total General Plant	\$4,735,994	\$1,532,039	\$1,891,056	\$0	\$0	\$1,201,588	\$111,311	\$0	\$0			
Total Net Plant in Service	\$30,924,331	\$10,003,661	\$12,347,916	\$0	\$0	\$7,845,934	\$726,821	\$0	\$0			

Incline Village General Improvement District
 Water Rate Study
 Exhibit 14
 Distribution System Analysis

Fire Protection

	hrs	gal/min	Total
Fire Flow Requirements	3	3,000	540,000
Storage Capacity		6,773,000	6,773,000
% Public Fire Protection			8.0%
% Capacity			92.0%

Source of Supply (avg of 2018 & 2019)

Average Day	2.93	COM	50.5%
Peak Day	5.80	(1-COM) = CAP	49.5%

Distribution Main Analysis

	Main Size	Length (ft)	Replcmt \$	Total
Distribution	1"	115,473	\$35.00	\$4,041,555
	2"	27,722	35.00	970,270
	3"	2,134	35.00	74,690
	4"	18,656	70.85	1,321,778
	6"	220,618	70.85	15,630,785
	8"	235,460	92.90	21,874,234
	10"	46,532	88.56	4,120,874
	12"	46,987	124.60	5,854,580
	14"	24,872	123.98	3,083,631
	Total 1" - 14"		738,454	

			Adjusted
Customer Equivalent			
(1) Total @ 3" Equiv		\$25,845,890	
/ Total Cost		45.0%	45.0%
Capacity			
(2) Cost for 1" - 8"		\$43,913,312	
(3) Equiv 10" - 14"		\$10,998,524	
(2+3-1) / 4		51.0%	51.0%
Fire Protection			
1-cust-cap		4.0%	4.0%

Incline Village General Improvement District
 Water Rate Study
 Exhibit 15
 Functionalization and Allocation
 of the Revenue Requirement

FY 2023	Commodity (COM)	Capacity (CAP)	Customer Related			Public Fire Protection (FP)	Revenue Related (RR)	Direct Assign. (DA)	Basis of Allocation	
			Actual Customer (AC)	Weighted for						
				Cust. Acctg. (WCA)	Meters & Services (WCMS)					
Expenses										
Wages										
Other Earnings	\$54,054	\$17,486	\$21,583	\$0	\$0	\$13,714	\$1,270	\$0	\$0	As Net Plant in Service
Regular Earnings	1,469,501	475,366	586,764	0	0	372,833	34,538	0	0	As Net Plant in Service
Salary Savings from Vacant Positions	0	0	0	0	0	0	0	0	0	As Net Plant in Service
Total Wages	\$1,523,555	\$492,852	\$608,347	\$0	\$0	\$386,547	\$35,808	\$0	\$0	
Benefits										
Dental Fringe Ben	\$20,415	\$6,604	\$8,152	\$0	\$0	\$5,180	\$480	\$0	\$0	As Net Plant in Service
Disability Fringe Ben	7,525	2,434	3,005	0	0	1,909	177	0	0	As Net Plant in Service
Life Ins Fringe Ben	2,826	914	1,128	0	0	717	66	0	0	As Net Plant in Service
Medical Fringe Ben	282,680	91,444	112,873	0	0	71,720	6,644	0	0	As Net Plant in Service
Retirement Fringe Ben	267,925	86,670	106,981	0	0	67,976	6,297	0	0	As Net Plant in Service
Taxes	121,110	39,178	48,359	0	0	30,727	2,846	0	0	As Net Plant in Service
Unemployment Fringe Ben	23,785	7,694	9,497	0	0	6,035	559	0	0	As Net Plant in Service
Vision Fringe Ben	2,303	745	920	0	0	584	54	0	0	As Net Plant in Service
Work Comp Fringe Ben	37,962	12,280	15,158	0	0	9,631	892	0	0	As Net Plant in Service
Total Benefits	\$766,531	\$247,964	\$306,071	\$0	\$0	\$194,479	\$18,016	\$0	\$0	
Services & Supplies										
Advertising - Paid	\$1,100	\$356	\$439	\$0	\$0	\$279	\$26	\$0	\$0	As Net Plant in Service
BLDGS Maintenance Services	85,034	27,508	33,954	0	0	21,574	1,999	0	0	As Bldgs & Structures
Chemical	189,067	189,067	0	0	0	0	0	0	0	100.0% COM
Computer & IT Small Equip	3,300	1,068	1,318	0	0	837	78	0	0	As Net Plant in Service
Computer License & Fees	86,321	27,924	34,468	0	0	21,901	2,029	0	0	As Net Plant in Service
Contractual Services	38,547	12,470	15,392	0	0	9,780	906	0	0	As Net Plant in Service
Dues & Subscriptions	9,062	2,931	3,618	0	0	2,299	213	0	0	As Net Plant in Service
Employee Recruit & Retain	16,445	5,320	6,566	0	0	4,172	387	0	0	As Net Plant in Service
Fleet Maintenance Services	204,886	66,278	81,810	0	0	51,982	4,815	0	0	As Net Plant in Service
Fuel	42,768	13,835	17,077	0	0	10,851	1,005	0	0	As Net Plant in Service
Janitorial	23,100	7,473	9,224	0	0	5,861	543	0	0	As Net Plant in Service
Lab	19,360	9,775	9,585	0	0	0	0	0	0	As Treatment
Office Supplies	12,866	4,162	5,137	0	0	3,264	302	0	0	As Net Plant in Service
Operating	65,604	21,222	26,195	0	0	16,645	1,542	0	0	As Net Plant in Service
Permits & Fees	18,669	6,039	7,455	0	0	4,737	439	0	0	As Net Plant in Service
Postage	20,460	0	0	20,460	0	0	0	0	0	100.0% AC
R&M General	78,672	25,449	31,413	0	0	19,960	1,849	0	0	As Net Plant in Service
R&M Corrective	155,650	50,351	62,150	0	0	39,491	3,658	0	0	As Net Plant in Service
R&M Preventative	105,270	34,054	42,034	0	0	26,708	2,474	0	0	As Net Plant in Service
Rental & Lease	1,056	342	422	0	0	268	25	0	0	As Net Plant in Service
Repairs & Maintenance	520,000	168,214	207,633	0	0	131,931	12,222	0	0	As Net Plant in Service
Safety	6,930	2,242	2,767	0	0	1,758	163	0	0	As Net Plant in Service
Security	7,260	2,349	2,899	0	0	1,842	171	0	0	As Net Plant in Service
Small Equipment	10,780	3,487	4,304	0	0	2,735	253	0	0	As Net Plant in Service
Tools	7,700	2,491	3,075	0	0	1,954	181	0	0	As Net Plant in Service
Training & Education	17,380	5,622	6,940	0	0	4,410	408	0	0	As Net Plant in Service
Travel & Conferences	21,120	6,832	8,433	0	0	5,358	496	0	0	As Net Plant in Service
Uniforms	13,310	4,306	5,315	0	0	3,377	313	0	0	As Net Plant in Service
Total Services & Supplies	\$1,781,718	\$701,165	\$629,622	\$20,460	\$0	\$393,975	\$36,497	\$0	\$0	

Incline Village General Improvement District
 Water Rate Study
 Exhibit 15
 Functionalization and Allocation
 of the Revenue Requirement

FY 2023	Commodity (COM)	Capacity (CAP)	Customer Related			Public Fire Protection (FP)	Revenue Related (RR)	Direct Assign. (DA)	Basis of Allocation	
			Actual Customer (AC)	Cust. Acctg. (WCA)	Meters & Services (WCMS)					
Other										
Central Services Allocation Cs	\$236,301	\$76,441	\$94,354	\$0	\$0	\$59,953	\$5,554	\$0	\$0	As Net Plant in Service
Defensible Space Costs	55,000	0	0	0	0	0	55,000	0	0	100.0% FP
General Liability - Insurance	119,377	38,617	47,667	0	0	30,288	2,806	0	0	As Net Plant in Service
Audit	6,435	2,082	2,569	0	0	1,633	151	0	0	As Net Plant in Service
Legal	13,200	4,270	5,271	0	0	3,349	310	0	0	As Net Plant in Service
Professional Consultants	74,550	24,116	29,767	0	0	18,914	1,752	0	0	As Net Plant in Service
Interfund Expense Transfers	(181,289)	(58,645)	(72,388)	0	0	(45,995)	(4,261)	0	0	As Net Plant in Service
Total Other	\$323,574	\$86,881	\$107,240	\$0	\$0	\$68,141	\$61,312	\$0	\$0	
Utilities										
Cable TV	\$1,980	\$641	\$791	\$0	\$0	\$502	\$47	\$0	\$0	As Net Plant in Service
Electricity	450,010	145,573	179,687	0	0	114,174	10,577	0	0	As Net Plant in Service
Heating	12,320	3,985	4,919	0	0	3,126	290	0	0	As Net Plant in Service
Internet	12,540	4,057	5,007	0	0	3,182	295	0	0	As Net Plant in Service
Telephone	23,173	7,496	9,253	0	0	5,879	545	0	0	As Net Plant in Service
Trash	7,810	2,526	3,118	0	0	1,982	184	0	0	As Net Plant in Service
Water & Sewer	3,408	1,102	1,361	0	0	865	80	0	0	As Net Plant in Service
Total Utilities	\$511,240	\$165,380	\$204,135	\$0	\$0	\$129,709	\$12,016	\$0	\$0	
Future O&M										
Additional Staffing Needs	\$230,000	\$74,402	\$91,838	\$0	\$0	\$58,354	\$5,406	\$0	\$0	As Net Plant in Service
One-Time Inflation Contingency	200,000	64,698	79,859	0	0	50,743	4,701	0	0	As Net Plant in Service
Budget Savings	0	0	0	0	0	0	0	0	0	As Net Plant in Service
Open	0	0	0	0	0	0	0	0	0	As Net Plant in Service
Total Future O&M	\$430,000	\$139,100	\$171,697	\$0	\$0	\$109,097	\$10,106	\$0	\$0	
Total Operations & Maintenance	\$5,336,617	\$1,833,341	\$2,027,113	\$20,460	\$0	\$1,281,948	\$173,755	\$0	\$0	
Debt Service										
NV DWSRF 2012	\$193,372	\$62,554	\$77,212	\$0	\$0	\$49,061	\$4,545	\$0	\$0	As Net Plant in Service
NV Drk Wtr Loan 2005	113,648	36,764	45,379	0	0	28,834	2,671	0	0	As Net Plant in Service
New SRF Loans	0	0	0	0	0	0	0	0	0	As Net Plant in Service
New Revenue Bonds	0	0	0	0	0	0	0	0	0	As Net Plant in Service
Total Debt Service	\$307,020	\$99,317	\$122,591	\$0	\$0	\$77,895	\$7,216	\$0	\$0	
<i>Less Capital Reserve Funding</i>	<i>\$307,020</i>	<i>\$99,317</i>	<i>\$122,591</i>	<i>\$0</i>	<i>\$0</i>	<i>\$77,895</i>	<i>\$7,216</i>	<i>\$0</i>	<i>\$0</i>	As Debt Service
Net Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Incline Village General Improvement District
 Water Rate Study
 Exhibit 15
 Functionalization and Allocation
 of the Revenue Requirement

	FY 2023	Commodity (COM)	Capacity (CAP)	Customer Related			Public Fire Protection (FP)	Revenue Related (RR)	Direct Assign. (DA)	Basis of Allocation
				Actual Customer (AC)	Weighted for					
					Cust. Acctg. (WCA)	Meters & Services (WCMS)				
Reserve Funding										
Operating Fund Transfer	(\$596,758)	(\$596,758)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	100.0% COM
Capital Fund Transfer	1,606,225	0	0	0	0	1,606,225	0	0	0	100.0% WCMS
Debt Reserve Fund	0	0	0	0	0	0	0	0	0	100.0% RR
Total Reserve Funding	\$1,009,467	(\$596,758)	\$0	\$0	\$0	\$1,606,225	\$0	\$0	\$0	
Total Revenue Requirement	\$6,346,084	\$1,236,583	\$2,027,113	\$20,460	\$0	\$2,888,173	\$173,755	\$0	\$0	
Less: Non-Operating Revenues										
Interest	\$18,889	\$3,681	\$6,034	\$61	\$0	\$8,597	\$517	\$0	\$0	As Total Rev Req
Snow Removal Fees	100,200	19,525	32,007	323	0	45,602	2,743	0	0	As Total Rev Req
Work Order Charges Labor	120,120	23,406	38,370	387	0	54,668	3,289	0	0	As Total Rev Req
Work Order Chgs Eq & Materials	21,321	4,155	6,811	69	0	9,704	584	0	0	As Total Rev Req
Back Flows Tests	120,120	120,120	0	0	0	0	0	0	0	100.0% COM
Fines & Penalties	25,225	4,915	8,058	81	0	11,480	691	0	0	As Total Rev Req
Fire Protection	18,114	3,530	5,786	58	0	8,244	496	0	0	As Total Rev Req
Inspection/Plan Fees	40,040	7,802	12,790	129	0	18,223	1,096	0	0	As Total Rev Req
Other Water	28,829	5,618	9,209	93	0	13,120	789	0	0	As Total Rev Req
Interfund Revenue Transfers	(202,092)	(39,379)	(64,554)	(652)	0	(91,974)	(5,533)	0	0	As Total Rev Req
Total Non-Operating Revenues	\$290,766	\$153,372	\$54,509	\$550	\$0	\$77,663	\$4,672	\$0	\$0	
Net Revenue Requirement	\$6,055,318	\$1,083,211	\$1,972,603	\$19,910	\$0	\$2,810,510	\$169,083	\$0	\$0	

Incline Village General Improvement District
 Water Rate Study
 Exhibit 16
 Distribution of Revenue Requirement - COM, CAP, & DA

		Residential			Multi Family	Commercial	Irrigation	Commercial - IVGID	Irrigation - IVGID	Snowmaking - IVGID	Factor
		All Use	20,000 - 60,000	60,000+							
Commodity	\$1,083,211	\$286,467	\$160,886	\$59,371	\$263,691	\$74,632	\$50,837	\$5,467	\$123,228	\$58,634	COM
Capacity	\$1,972,603	\$558,382	\$313,599	\$115,725	\$414,606	\$105,018	\$116,185	\$7,516	\$287,662	\$53,910	CAP
Direct Assign.	\$0	\$0			\$0	\$0	\$0	\$0	\$0	\$0	Exhibit 15.2
Net Revenue Requirement	\$3,055,815	\$844,850	\$474,485	\$175,096	\$678,297	\$179,650	\$167,022	\$12,982	\$410,890	\$112,543	

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Incline Village General Improvement District
Water Rate Study
Exhibit 17
Distribution of Revenue Requirement

	Total	Residential	Multi-Family	Commercial	Irrigation	Snowmaking - IVGID	Factor
Commodity	\$1,083,211	\$506,724	\$263,691	\$80,098	\$174,065	\$58,634	<i>From Exhibit 14</i>
Capacity	\$1,972,603	\$987,706	\$414,606	\$112,534	\$403,847	\$53,910	<i>From Exhibit 14</i>
Customer							
Actual Customer	\$19,910	\$17,240	\$1,204	\$1,078	\$383	\$5	<i>(AC)</i>
Cust. Acctg.	\$0	0	0	0	0	0	<i>(WCA)</i>
Meters & Services	\$2,810,510	1,162,184	1,285,553	238,168	100,480	24,124	<i>(WCMS)</i>
Total Customer	\$2,830,420	\$1,179,424	\$1,286,758	\$239,246	\$100,863	\$24,129	
Public Fire Protection	\$169,083	\$68,140	\$75,374	\$25,569	\$0	\$0	<i>(FP)</i>
Revenue Related	\$0	\$0	\$0	\$0	\$0	\$0	<i>(RR)</i>
Direct Assign.	\$0	\$0	\$0	\$0	\$0	\$0	<i>From Exhibit 14</i>
Net Revenue Requirement	\$6,055,318	\$2,741,995	\$2,040,428	\$457,447	\$678,775	\$136,672	

Incline Village General Improvement District
 Water Rate Study
 Exhibit 18
 Summary of Cost of Service

	FY 2023 Expenses	Residential	Multi-Family	Commercial	Irrigation	Snowmaking - IVGID	Notes
Revenues at Present Rates	\$5,131,625	\$2,429,076	\$1,799,909	\$394,840	\$397,450	\$110,350	
Net Revenue Requirement	\$6,055,318	\$2,741,995	\$2,040,428	\$457,447	\$678,775	\$136,672	
Bal. / (Def.) of Funds	(\$923,693)	(\$312,919)	(\$240,519)	(\$62,607)	(\$281,325)	(\$26,322)	
Required % Change in Rates	18.0%	12.9%	13.4%	15.9%	70.8%	23.9%	

Incline Village General Improvement District
 Water Rate Study
 Exhibit 19
 Summary of Unit Costs

		Residential			Multi-Family	Commercial	Irrigation	Snowmaking - IVGID
		All Use	20,000 - 60,000	60,000+				
Consumption Related	\$ / 1,000 gal							
Commodity	\$1.06	\$1.06	\$1.06	\$1.06	\$1.06	\$1.06	\$1.06	\$1.06
Capacity	1.94	2.07	2.07	2.07	1.67	1.50	2.47	0.98
RR/FP/DA - \$/CCF	0.17	0.14	0.14	0.14	0.30	0.34	0.00	0.00
	\$3.17	\$3.27	\$3.27	\$3.27	\$3.03	\$2.90	\$3.53	\$2.04
Customer Related	\$ / Equiv. Mtr. / Mo							
Actual Customer	\$0.19							
Cust. Acctg.	0.00							
Meters & Services	26.22							
	\$26.41							
Basic Data								
Consumption	1,017,914	269,199	151,188	55,792	247,795	75,270	163,572	55,099
# of Equiv. Meters	8,932	3,694			4,086	757	319	77
# of Meters	4,266	3,694			258	231	82	1
# of Living Units	8,093	3,694			4,086	231	82	1

	<i>Present Rates</i>	<i>Proposed</i>				
		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Meter Fee						
3/4"	\$11.97	\$15.45	\$17.50	\$19.70	\$20.00	\$20.90
1"	19.99	25.80	29.22	32.90	33.40	34.90
1 1/2"	39.86	51.45	58.28	65.60	66.60	69.60
2"	63.80	82.35	93.28	105.00	106.60	111.40
3"	119.70	154.50	175.00	197.00	200.00	209.00
4"	199.54	257.55	291.73	328.40	333.40	348.40
6"	398.96	514.95	583.28	656.60	666.60	696.60
8"	638.36	823.95	933.28	1,050.60	1,066.60	1,114.60
10"	917.50	1,184.24	1,341.37	1,510.00	1,533.00	1,601.98
Capital Improvement Fee						
3/4"	\$15.10	\$15.10	\$15.10	\$15.10	\$19.70	\$19.71
1"	25.22	25.22	25.22	25.22	32.89	32.92
1 1/2"	50.28	50.28	50.28	50.28	65.58	65.63
2"	80.48	80.48	80.48	80.48	104.98	105.06
3"	151.00	151.00	151.00	151.00	196.95	197.10
4"	251.72	251.72	251.72	251.72	328.32	328.57
6"	503.28	503.28	503.28	503.28	656.44	656.94
8"	805.28	805.28	805.28	805.28	1,050.34	1,051.14
10"	1,157.42	1,157.42	1,157.42	1,157.42	1,509.63	1,510.78
Admin Fee	\$3.97	\$4.23	\$4.44	\$4.66	\$4.89	\$5.14
Defensible Space	1.05	1.05	1.05	1.05	1.05	1.05
Residential and Commercial Water Use						
All Use	\$1.55	\$1.97	\$2.20	\$2.40	\$2.45	\$2.50
Tier 1	0.93	1.18	1.32	1.44	1.47	1.50
Tier 2	1.34	1.70	1.90	2.07	2.12	2.16
Irrigation Water Use						
All Use	\$1.55	\$2.15	\$2.65	\$3.20	\$3.45	\$3.60
Tier 1	0.93	1.29	1.59	1.92	2.07	2.16
Tier 2	1.34	1.86	2.29	2.77	2.98	3.11

- **2b_PW_UTILITY Rate Hearing 2022_Wastewater Rate Study (Rev 1)**

**Incline Village General Improvement District
Wastewater Rate Study
Summary of the Revenue Requirement
Exhibit 1**

	<i>Budget</i>	<i>Projected</i>								
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Revenues										
Rate Revenues	\$6,522,131	\$6,528,653	\$6,535,182	\$6,541,717	\$6,548,258	\$6,554,807	\$6,561,362	\$6,567,923	\$6,574,491	\$6,581,065
Miscellaneous Revenues	384,390	351,084	330,337	333,758	338,119	344,582	349,397	350,836	350,763	350,878
Total Revenues	\$6,906,521	\$6,879,737	\$6,865,518	\$6,875,475	\$6,886,378	\$6,899,389	\$6,910,759	\$6,918,758	\$6,925,254	\$6,931,943
Expenses										
Total O&M Expenses	\$3,840,833	\$5,595,837	\$5,315,537	\$5,597,923	\$5,863,819	\$6,018,827	\$6,471,202	\$6,789,219	\$7,124,876	\$7,479,299
Additional Capital Funding	0	0	250,000	500,000	675,000	975,000	1,150,000	1,325,000	1,375,000	1,425,000
Net Debt Service	0	0	0	0	0	0	0	0	0	0
Reserve Funding	3,065,687	2,263,198	3,469,690	3,876,249	4,172,827	4,567,934	4,489,451	4,555,248	4,615,674	4,671,797
Total Revenue Requirement	\$6,906,521	\$7,859,035	\$8,785,228	\$9,474,172	\$10,036,647	\$10,586,761	\$10,960,653	\$11,344,467	\$11,740,551	\$12,151,096
Bal / (Def) of Funds	\$0	(\$979,298)	(\$1,919,710)	(\$2,598,697)	(\$3,150,269)	(\$3,687,372)	(\$4,049,894)	(\$4,425,709)	(\$4,815,297)	(\$5,219,153)
Proposed Rate Adjustment	0.0%	15.0%	12.5%	8.0%	6.0%	5.5%	3.5%	3.5%	3.5%	3.5%
Add'l Revenue with Rate Adj	\$0	\$979,298	\$1,919,710	\$2,598,697	\$3,150,269	\$3,687,372	\$4,049,894	\$4,425,709	\$4,815,297	\$5,219,153
Bal / (Def) After Rate Adj	\$0	(\$0)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Average Residential Customer Bill (3,000 gal)										
Customer Bill on Proposed Adj.	\$64.56	\$74.18	\$83.36	\$89.85	\$95.22	\$100.42	\$103.93	\$107.57	\$111.34	\$115.23
Bill Difference - Monthly		9.62	9.18	6.49	5.37	5.19	3.51	3.64	3.77	3.90
Cumulative Bill Difference		9.62	18.80	25.29	30.66	35.86	39.37	43.01	46.78	50.67
Debt Service Coverage Ratio (all debt)										
Before Rate Adjustment	9.12	3.82	1.53	0.66	0.36	0.33	0.17	0.05	0.00	0.00
After Proposed Rate Adjustment	9.12	6.73	3.42	2.00	1.46	1.72	1.69	1.72	1.74	1.76

Incline Village General Improvement District
Wastewater Rate Study
Escalation Factors
Exhibit 2

	<i>Budget</i>	<i>Projected</i>										<i>Notes</i>
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Revenues												
Customer Growth	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
Misc Revenues	Budget	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
Expenses												
Labor	Budget	6.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Benefits - Medical	Budget	5.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Benefits - Other	Budget	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Professional Svcs	Budget	6.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Materials & Supplies	Budget	10.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Equipment	Budget	10.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Chemicals	Budget	10.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Utilities	Budget	10.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Water and Sewer	Budget	17.5%	12.3%	8.8%	8.5%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%
Insurance	Budget	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Power	Budget	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
O&M	--	45.7%	-5.0%	5.3%	4.7%	2.6%	7.5%	4.9%	4.9%	5.0%	5.0%	5.0%
Miscellaneous	Budget	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Interest	0.7%	0.8%	0.9%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
New Debt Service Assumptions												
Revenue Bond												
Term in Years	20	20	20	20	20	20	20	20	20	20	20	20
Rate	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
Low Interest Loan												
Term in Years	20	20	20	20	20	20	20	20	20	20	20	20
Rate	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%

	<i>Budget</i>	<i>Projected</i>										<i>Notes</i>
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Revenues												
<i>Rate Revenues</i>												
Residential	\$2,858,228	\$2,861,086	\$2,863,947	\$2,866,811	\$2,869,678	\$2,872,547	\$2,875,420	\$2,878,295	\$2,881,174	\$2,884,055	\$2,886,939	As Customer Growth
Multi-Family	2,967,696	2,970,664	2,973,634	2,976,608	2,979,585	2,982,564	2,985,547	2,988,532	2,991,521	2,994,512	2,997,507	As Customer Growth
Commercial	696,207	696,903	697,600	698,298	698,996	699,695	700,395	701,095	701,796	702,498	703,201	As Customer Growth
Total Rate Revenues	\$6,522,131	\$6,528,653	\$6,535,182	\$6,541,717	\$6,548,258	\$6,554,807	\$6,561,362	\$6,567,923	\$6,574,491	\$6,581,065	\$6,587,646	
<i>Other Revenues</i>												
Effluent Disposal Sales	\$75,000	\$75,075	\$75,150	\$75,225	\$75,300	\$75,376	\$75,451	\$75,527	\$75,602	\$75,678	\$75,753	As Misc Revenues
Interest Income	72,500	38,882	17,823	20,932	24,980	31,130	35,631	36,756	36,369	36,170	36,078	Calculated on Reserves
Hunting Fees	20,000	20,020	20,040	20,060	20,080	20,100	20,120	20,140	20,161	20,181	20,201	As Misc Revenues
Interfund Revenue Transfers	201,890	202,092	202,294	202,496	202,699	202,901	203,104	203,307	203,511	203,714	203,918	As Misc Revenues
Other Sewer	15,000	15,015	15,030	15,045	15,060	15,075	15,090	15,105	15,120	15,136	15,151	As Misc Revenues
Total Other Revenues	\$384,390	\$351,084	\$330,337	\$333,758	\$338,119	\$344,582	\$349,397	\$350,836	\$350,763	\$350,878	\$351,101	
Total Revenues	\$6,906,521	\$6,879,737	\$6,865,518	\$6,875,475	\$6,886,378	\$6,899,389	\$6,910,759	\$6,918,758	\$6,925,254	\$6,931,943	\$6,938,747	
Expenses												
<i>Wages</i>												
Other Earnings	\$58,225	\$62,010	\$65,110	\$68,366	\$71,784	\$75,373	\$79,142	\$83,099	\$87,254	\$91,616	\$96,197	As Labor
Regular Earnings	1,553,763	1,654,758	1,737,495	1,824,370	1,915,589	2,011,368	2,111,937	2,217,533	2,328,410	2,444,831	2,567,072	As Labor
Salary Savings from Vacant Positions	(69,152)	0	0	0	0	0	0	0	0	0	0	
Total Wages	\$1,542,836	\$1,716,767	\$1,802,606	\$1,892,736	\$1,987,373	\$2,086,741	\$2,191,078	\$2,300,632	\$2,415,664	\$2,536,447	\$2,663,269	

	<u>Budget</u>	<u>Projected</u>										Notes
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Benefits												
Dental Fringe Ben	\$22,392	\$23,736	\$25,160	\$26,670	\$28,270	\$29,966	\$31,764	\$33,670	\$35,690	\$37,832	\$40,102	As Benefits - Other
Disability Fringe Ben	7,982	8,461	8,969	9,507	10,077	10,682	11,323	12,002	12,722	13,485	14,295	As Benefits - Other
Life Ins Fringe Ben	3,040	3,222	3,416	3,621	3,838	4,068	4,312	4,571	4,845	5,136	5,444	As Benefits - Other
Medical Fringe Ben	313,831	329,523	362,475	398,723	438,595	482,454	530,700	583,770	642,147	706,362	776,998	As Benefits - Medical
Retirement Fringe Ben	284,170	301,220	319,293	338,451	358,758	380,284	403,101	427,287	452,924	480,099	508,905	As Benefits - Other
Taxes	128,681	131,898	135,195	138,575	142,040	145,591	149,231	152,961	156,785	160,705	164,723	As Miscellaneous
Unemployment Fringe Ben	25,254	26,769	28,375	30,078	31,883	33,796	35,823	37,973	40,251	42,666	45,226	As Benefits - Other
Vision Fringe Ben	2,495	2,645	2,803	2,971	3,150	3,339	3,539	3,751	3,976	4,215	4,468	As Benefits - Other
Work Comp Fringe Ben	40,349	42,770	45,336	48,056	50,940	53,996	57,236	60,670	64,310	68,169	72,259	As Benefits - Other
Total Benefits	\$828,195	\$870,244	\$931,023	\$996,652	\$1,067,550	\$1,144,175	\$1,227,028	\$1,316,655	\$1,413,651	\$1,518,669	\$1,632,419	
Professional Services												
Audit	\$11,200	\$11,928	\$12,524	\$13,151	\$13,808	\$14,499	\$15,223	\$15,985	\$16,784	\$17,623	\$18,504	As Professional Svcs
Legal	13,000	13,845	14,537	15,264	16,027	16,829	17,670	18,554	19,481	20,455	21,478	As Professional Svcs
Professional Consultants	70,000	74,550	78,278	82,191	86,301	90,616	95,147	99,904	104,899	110,144	115,652	As Professional Svcs
Total Professional Services	\$94,200	\$100,323	\$105,339	\$110,606	\$116,136	\$121,943	\$128,040	\$134,442	\$141,165	\$148,223	\$155,634	
Services & Supplies												
BLDGS Maintenance Services	\$40,637	\$44,701	\$46,042	\$47,423	\$48,846	\$50,311	\$51,820	\$53,375	\$54,976	\$56,626	\$58,324	As Materials & Supplies
Chemical	176,000	193,600	203,280	213,444	224,116	235,322	247,088	259,443	272,415	286,035	300,337	As Chemicals
Contractual Services	18,147	19,327	20,293	21,308	22,373	23,492	24,667	25,900	27,195	28,555	29,982	As Professional Svcs
Dues & Subscriptions	6,000	6,600	6,798	7,002	7,212	7,428	7,651	7,881	8,117	8,361	8,612	As Materials & Supplies
Employee Recruit & Retain	2,650	2,915	3,002	3,093	3,185	3,281	3,379	3,481	3,585	3,693	3,803	As Materials & Supplies
Fleet Maintenance Services	164,800	181,280	186,718	192,320	198,090	204,032	210,153	216,458	222,952	229,640	236,529	As Materials & Supplies
Fuel	37,500	41,250	42,900	44,616	46,401	48,257	50,187	52,194	54,282	56,453	58,712	As Utilities
Janitorial	10,000	11,000	11,330	11,670	12,020	12,381	12,752	13,135	13,529	13,934	14,353	As Materials & Supplies
Lab	33,200	36,520	37,616	38,744	39,906	41,104	42,337	43,607	44,915	46,262	47,650	As Materials & Supplies
Office Supplies	2,600	2,860	2,946	3,034	3,125	3,219	3,316	3,415	3,517	3,623	3,732	As Materials & Supplies
Operating	44,880	49,368	50,849	52,375	53,946	55,564	57,231	58,948	60,716	62,538	64,414	As Materials & Supplies
Permits & Fees	15,060	16,566	17,063	17,575	18,102	18,645	19,205	19,781	20,374	20,985	21,615	As Materials & Supplies
R&M Corrective	160,000	176,000	181,280	186,718	192,320	198,090	204,032	210,153	216,458	222,952	229,640	As Materials & Supplies
R&M Preventative	51,300	56,430	58,123	59,867	61,663	63,512	65,418	67,380	69,402	71,484	73,628	As Materials & Supplies
Repairs & Maintenance	190,730	505,000	184,750	215,000	215,000	91,250	249,466	256,950	264,658	272,598	280,776	As Materials & Supplies
Safety	9,300	10,230	10,537	10,853	11,179	11,514	11,859	12,215	12,582	12,959	13,348	As Materials & Supplies
Security	3,480	3,828	3,943	4,061	4,183	4,308	4,438	4,571	4,708	4,849	4,995	As Materials & Supplies
Small Equipment	6,400	7,040	7,251	7,469	7,693	7,924	8,161	8,406	8,658	8,918	9,186	As Materials & Supplies
Tools	9,700	10,670	10,990	11,320	11,659	12,009	12,369	12,741	13,123	13,516	13,922	As Materials & Supplies
Training & Education	9,900	10,890	11,217	11,553	11,900	12,257	12,624	13,003	13,393	13,795	14,209	As Materials & Supplies
Travel & Conferences	6,000	6,600	6,798	7,002	7,212	7,428	7,651	7,881	8,117	8,361	8,612	As Materials & Supplies
Uniforms	8,100	8,910	9,177	9,453	9,736	10,028	10,329	10,639	10,958	11,287	11,626	As Materials & Supplies
Total Services & Supplies	\$1,006,384	\$1,401,585	\$1,112,903	\$1,175,898	\$1,209,866	\$1,121,356	\$1,316,134	\$1,361,555	\$1,408,631	\$1,457,425	\$1,508,004	

	Budget	Projected										<i>Notes</i>
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Utilities												
Cable TV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	As Utilities
Electricity	367,400	404,140	420,306	437,118	454,603	472,787	491,698	511,366	531,821	553,093	575,217	As Utilities
Heating	28,400	31,240	32,490	33,789	35,141	36,546	38,008	39,529	41,110	42,754	44,464	As Utilities
Internet	11,400	12,540	13,042	13,563	14,106	14,670	15,257	15,867	16,502	17,162	17,848	As Utilities
Telephone	31,188	34,307	35,679	37,106	38,590	40,134	41,739	43,409	45,145	46,951	48,829	As Utilities
Trash	5,400	5,940	6,178	6,425	6,682	6,949	7,227	7,516	7,817	8,129	8,454	As Utilities
Water & Sewer	22,400	26,320	29,544	32,129	34,860	35,993	37,163	38,371	39,618	40,905	42,235	As Water and Sewer
Total Utilities	\$466,188	\$514,487	\$537,238	\$560,131	\$583,982	\$607,079	\$631,093	\$656,058	\$682,012	\$708,995	\$737,048	
Other												
Central Services Allocation Cs	\$201,393	\$221,532	\$230,394	\$239,609	\$249,194	\$259,161	\$269,528	\$280,309	\$291,521	\$303,182	\$315,310	As Utilities
Defensible Space Costs	50,000	55,000	57,200	59,488	61,868	64,342	66,916	69,593	72,376	75,271	78,282	As Utilities
General Liability	95,100	104,610	108,794	113,146	117,672	122,379	127,274	132,365	137,660	143,166	148,893	As Utilities
Interfund Expense Transfers	164,808	181,289	188,540	196,082	203,925	212,082	220,566	229,388	238,564	248,106	258,030	As Utilities
Total Other	\$511,301	\$562,431	\$584,928	\$608,325	\$632,658	\$657,965	\$684,283	\$711,655	\$740,121	\$769,726	\$800,515	
Future O&M												
Additional Staffing Needs	\$0	\$230,000	\$241,500	\$253,575	\$266,254	\$279,566	\$293,545	\$308,222	\$323,633	\$339,815	\$356,805	As Labor
O&M Contingency	0	200,000	0	0	0	0	0	0	0	0	0	As Labor
Budget Savings	(608,271)	0	0	0	0	0	0	0	0	0	0	As Labor
Open	0	0	0	0	0	0	0	0	0	0	0	As Labor
Total Future O&M	(\$608,271)	\$430,000	\$241,500	\$253,575	\$266,254	\$279,566	\$293,545	\$308,222	\$323,633	\$339,815	\$356,805	
Total Operations & Maintenance	\$3,840,833	\$5,595,837	\$5,315,537	\$5,597,923	\$5,863,819	\$6,018,827	\$6,471,202	\$6,789,219	\$7,124,876	\$7,479,299	\$7,853,694	
Debt Service												
NV Clean Wtr Loan 2005	\$128,578	\$128,578	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Exhibit 5
NV Clean Wtr Loan 2007	207,536	207,536	207,536	207,536	207,536	0	0	0	0	0	0	Exhibit 5
Low Interest Loans	0	0	0	0	0	0	0	0	0	0	0	Calc'd @ 2.5% for 20 yrs
Assumed Revenue Bond	0	0	807,200	1,729,713	2,652,227	2,652,227	2,652,227	2,652,227	2,652,227	2,652,227	2,652,227	Calc'd @ 4.5% for 20 yrs
Total Debt Service	\$336,114	\$336,114	\$1,014,736	\$1,937,250	\$2,859,763	\$2,652,227	\$2,652,227	\$2,652,227	\$2,652,227	\$2,652,227	\$2,652,227	
<i>Less: Debt Service Funding</i>												
From Capital Reserve	\$336,114	\$336,114	\$1,014,736	\$1,937,250	\$2,859,763	\$2,652,227	\$2,652,227	\$2,652,227	\$2,652,227	\$2,652,227	\$2,652,227	
Total Less Debt Service Funding	\$336,114	\$336,114	\$1,014,736	\$1,937,250	\$2,859,763	\$2,652,227	\$2,652,227	\$2,652,227	\$2,652,227	\$2,652,227	\$2,652,227	
Net Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

	<i>Budget</i>		<i>Projected</i>									<i>Notes</i>
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Reserve Funding												
Operating Fund Transfer	(\$157,660)	(\$963,372)	(\$10,106)	\$143,222	\$261,568	\$353,438	\$96,715	(\$15,730)	(\$8,550)	(\$5,676)	(\$7,880)	
Capital Fund Transfer	3,223,347	3,226,570	3,229,797	3,233,027	3,236,260	3,239,496	3,242,735	3,245,978	3,249,224	3,252,473	3,255,726	As Customer Growth
Additional Capital Funding	0	0	250,000	500,000	675,000	975,000	1,150,000	1,325,000	1,375,000	1,425,000	1,475,000	FY 2022 Depr Exp = \$1,876,600
Effluent Reserve Fund	0	0	0	0	0	0	0	0	0	0	0	
Total Reserve Funding	\$3,065,687	\$2,263,198	\$3,469,690	\$3,876,249	\$4,172,827	\$4,567,934	\$4,489,451	\$4,555,248	\$4,615,674	\$4,671,797	\$4,722,846	
Total Revenue Requirement	\$6,906,521	\$7,859,035	\$8,785,228	\$9,474,172	\$10,036,647	\$10,586,761	\$10,960,653	\$11,344,467	\$11,740,551	\$12,151,096	\$12,576,540	
Bal / (Def) of Funds	\$0	(\$979,298)	(\$1,919,710)	(\$2,598,697)	(\$3,150,269)	(\$3,687,372)	(\$4,049,894)	(\$4,425,709)	(\$4,815,297)	(\$5,219,153)	(\$5,637,793)	
Bal as a % of Rate Adj	0.0%	15.0%	29.4%	39.7%	48.1%	56.3%	61.7%	67.4%	73.2%	79.3%	85.6%	
Proposed Rate Adjustment	0.0%	15.0%	12.5%	8.0%	6.0%	5.5%	3.5%	3.5%	3.5%	3.5%	3.5%	
Add'l Revenue with Rate Adj	\$0	\$979,298	\$1,919,710	\$2,598,697	\$3,150,269	\$3,687,372	\$4,049,894	\$4,425,709	\$4,815,297	\$5,219,153	\$5,637,793	
Bal / (Def) After Rate Adj	\$0	(\$0)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Balance as a % of Rates	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Average Residential Customer Bill (3,000 gal)	\$64.56											
Customer Bill on Proposed Adj.	\$64.56	\$74.18	\$83.36	\$89.85	\$95.22	\$100.42	\$103.93	\$107.57	\$111.34	\$115.23	\$119.27	
Bill Difference - Monthly		9.62	9.18	6.49	5.37	5.19	3.51	3.64	3.77	3.90	4.03	
Cumulative Bill Difference		9.62	18.80	25.29	30.66	35.86	39.37	43.01	46.78	50.67	54.71	
Debt Service Coverage Ratio (all debt)												
Before Rate Adjustment	9.12	3.82	1.53	0.66	0.36	0.33	0.17	0.05	0.00	0.00	0.00	Min. Target 1.00
After Proposed Rate Adjustment	9.12	6.73	3.42	2.00	1.46	1.72	1.69	1.72	1.74	1.76	1.78	Min. Target 1.00

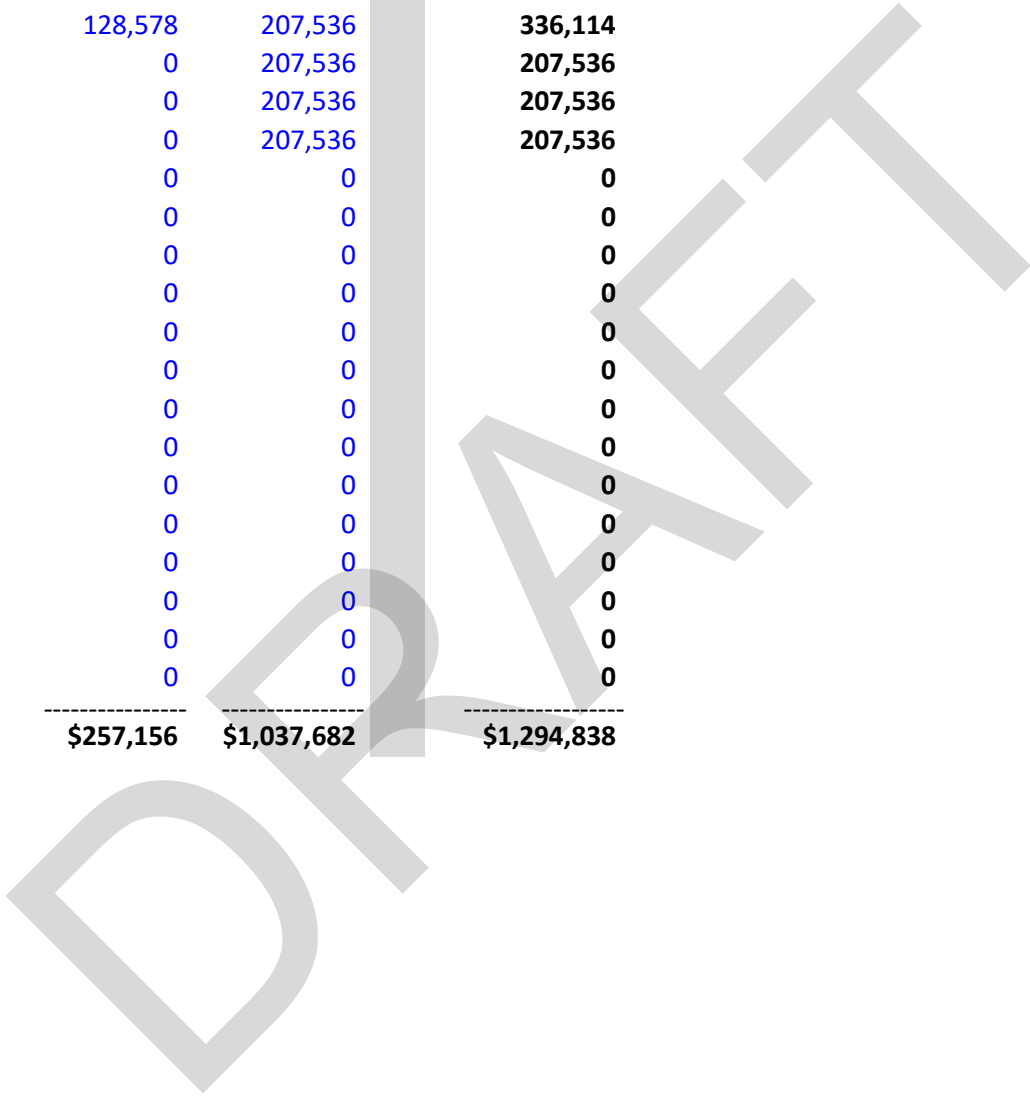
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Total	Notes
Sewer Capital													
Update Camera Equipment	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,441	\$0	\$0	\$140,441	
SCADA Management Servers/Network - WRRF	0	51,350	263,682	0	77,872	0	0	0	99,004	0	0	491,908	
Pond Lining Project	1,550,000	3,081,000	0	0	0	0	0	0	0	0	0	4,631,000	
Effluent Pipeline Annual Repairs	0	102,700	105,473	108,321	111,245	0	0	0	0	0	0	427,739	
Effluent Pipeline Project	2,000,000	10,270,000	10,547,290	10,832,067	11,124,533	0	0	0	0	0	0	44,773,889	
Sewer Pumping Station Improvements	70,000	51,350	52,736	54,160	222,491	79,974	58,667	60,251	61,878	254,193	104,423	1,070,123	
Sewer Pumping Station 14 Improvements	0	0	31,642	92,073	222,491	0	0	0	0	0	0	346,205	
2001 Sellick Forklift #499	0	0	68,557	0	0	0	0	0	0	0	0	68,557	
2006 Kenworth T800 Bin truck #587	0	0	0	0	220,266	0	0	0	0	0	0	220,266	
2018 Flail Mower #784	0	0	15,821	0	0	0	0	0	19,801	0	0	35,622	
2001 Jet-Away Line Cleaner #767	0	0	0	0	0	0	55,147	0	0	0	0	55,147	
2008 Chevrolet Camera Truck #615	0	0	89,652	0	0	0	0	0	0	0	0	89,652	
Sewer Main Rehabilitation	0	0	0	0	556,227	342,747	352,001	361,505	618,776	381,290	391,585	3,004,130	
Replace & Reline Sewer Mains, Manholes and Appurtenances	60,000	56,485	110,747	59,576	61,185	62,837	187,734	66,276	68,065	69,903	13,053	815,861	
WRRF Drainage Improvements	0	12,838	0	0	0	0	0	0	0	0	0	12,838	
Wetlands Effluent Disposal Facility Improvements	183,500	102,700	105,473	54,160	55,623	228,498	117,334	120,502	123,755	317,742	130,528	1,539,814	
Roof Replacement Water Resource Recovery Facility	0	0	52,736	297,882	0	0	0	0	0	0	0	350,618	
Building Upgrades Water Resource Recovery Facility	60,000	30,810	0	0	0	0	0	0	0	0	0	90,810	
Water Resource Recovery Facility Improvements	140,000	102,700	184,578	514,523	444,981	199,936	205,334	1,205,017	0	254,193	0	3,251,262	
WRRF Biosolids Bins	0	0	0	0	111,245	0	0	0	0	0	0	111,245	
Total Sewer Capital	\$4,123,500	\$13,861,933	\$11,628,387	\$12,012,762	\$13,208,158	\$913,992	\$976,216	\$1,813,550	\$1,071,720	\$1,277,321	\$639,588	\$61,527,127	

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Total	Notes
Capital Improvements - Shared (50% Sewer)													
Paint Interior Building #A	\$0	\$25,162	\$0	\$0	\$0	\$0	\$0	\$0	\$34,775	\$0	\$0	\$59,937	50.0%
New Carpet Building #A	0	24,135	0	0	0	0	28,817	0	0	0	0	52,952	
Replace Public Works Front Security Gate	0	0	0	42,960	0	0	0	0	0	0	0	42,960	
Replace Roof Public Works #B	30,000	0	0	0	0	0	0	0	0	0	0	30,000	
Building B Replacement	0	0	0	0	0	0	0	0	61,878	0	0	61,878	
Rain Gutters Building C	0	25,675	0	0	0	0	0	0	0	0	0	25,675	
Loader Tire Chains - 2 Sets	10,000	0	0	0	11,514	0	0	0	13,366	0	0	34,879	
2002 Caterpillar 950G Loader #523	132,500	0	0	0	0	0	0	0	0	0	186,003	318,503	
2002 Caterpillar 950G Loader #525	132,500	0	0	0	0	0	0	0	0	0	0	132,500	
2018 MultiHog MX120 Snowblower #783	0	0	0	0	97,896	0	0	0	0	0	0	97,896	
1997 Forklift #315	0	0	18,985	0	0	0	0	0	0	0	0	18,985	
2013 Trackless Snowblower #687	0	89,863	0	0	0	0	0	0	0	117,564	0	207,427	
2001 105KW Mobile Generator #313	0	25,675	0	0	0	0	0	0	0	0	0	25,675	
2020 Vac-Con Truck #807	0	0	0	0	0	271,341	0	0	0	0	0	271,341	
2004 Freightliner Vactor Truck #534	0	0	0	0	211,366	0	0	0	0	0	0	211,366	
2020 Chevy Dump Truck #829	0	0	0	0	0	0	0	0	49,502	0	0	49,502	
2001 Peterbilt Bin Truck #468	0	0	0	102,905	0	0	0	0	0	0	0	102,905	
Snowplow #300A	9,500	0	0	0	0	0	0	0	0	0	13,705	23,205	
Snowplow #307A	9,500	0	0	0	0	0	0	0	0	0	0	9,500	
Slurry Liquidator #326	0	0	0	0	0	23,421	0	0	0	0	0	23,421	
2004 9' Western Snow Plow #542A	0	0	0	0	0	0	4,693	0	0	0	0	4,693	
2019 Sander/Spreader #808	0	0	0	5,416	0	0	0	0	7,425	0	0	12,841	
2012 Snowplow #669B	0	0	0	38,995	0	0	0	0	0	0	5,221	44,217	
2017 Caterpillar 420F2 Backhoe #755	0	0	0	0	0	79,974	0	0	0	0	0	79,974	
2013 Chevy Equinox #691	0	0	19,512	0	0	0	0	0	0	0	0	19,512	
2009 Chevrolet 1/2 ton Pick-up #826 Compliance Dept.	0	0	0	0	0	0	18,187	0	0	0	0	18,187	
2013 1/2 Ton Pick-Up #677 Treatment	0	0	19,512	0	0	0	0	0	0	0	0	19,512	
2003 GMC 3/4-Ton Pick-up #702	0	0	0	18,415	0	0	0	0	0	0	0	18,415	
2005 Chevy 1/2-Ton Pick-up #553	0	0	0	17,331	0	0	0	0	0	0	0	17,331	
2009 Chevrolet 1/2 Ton Pick-up Truck #631	0	0	0	17,331	0	0	0	0	0	0	0	17,331	
2009 Chevrolet 1/2 Ton Pick-up Truck #632 Engineering Dept.	0	0	0	0	17,799	0	0	0	0	0	0	17,799	
2012 Extend-A-Cab Pick-up #678 Pipeline Dept.	0	16,432	0	0	0	0	0	0	0	21,606	0	38,038	
2004 3/4-Ton Service Truck w/liftgate & crane #703	0	0	0	31,413	0	0	0	0	0	0	0	31,413	
2013 1-Ton Flatbed #679 Pipeline Dept.	0	0	23,204	0	0	0	0	0	0	0	0	23,204	
2012 1-Ton Service Truck w/ Liftgate #668 Treatment	0	22,081	0	0	0	0	0	0	0	0	0	22,081	
2013 1-Ton Service Truck #680 Utilities Electrician	0	0	23,204	0	0	0	0	0	0	0	0	23,204	
2004 GMC 1-Ton Flatbed #825 Pipeline Dept.	0	0	0	0	0	0	0	0	39,602	0	0	39,602	
2008 Chevrolet Service Truck #810	0	0	0	0	0	0	0	0	21,038	0	0	21,038	
2008 Chevrolet Service Truck #680	0	23,108	0	0	0	0	0	0	0	0	0	23,108	
2011 Chevrolet Service Truck #647 Treatment	0	0	0	0	0	0	0	0	0	31,139	0	31,139	
Public Works Billing Software Replacement	5,000	51,350	52,736	27,080	0	0	0	0	0	0	0	136,167	
Large Format Printer Replacement	0	0	15,294	0	0	0	0	0	0	0	0	15,294	
Adjust Utility Facilities in NDOT/Washoe County Right of Way	90,000	30,810	31,642	32,496	33,374	34,275	35,200	129,539	37,127	38,129	39,158	531,750	
Pavement Maintenance, Utility Facilities	78,750	92,430	6,592	140,817	144,619	7,141	39,600	7,531	191,821	197,000	8,158	914,458	
Pavement Maintenance, Reservoir 3-1 WPS 4-2/5-1	65,000	46,215	0	0	0	0	0	0	0	0	0	111,215	
Utilities System and Plant Controls Master Plan	0	128,375	0	0	0	0	0	0	0	0	0	128,375	
Utilities System and Plant Controls Upgrade	0	0	131,841	135,401	139,057	142,811	0	0	0	0	0	549,110	
Total Capital Improvements - Shared (50% Sewer)	\$562,750	\$601,309	\$342,523	\$610,560	\$655,624	\$558,963	\$126,497	\$137,071	\$456,533	\$405,438	\$252,246	\$4,709,514	

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Total	Notes
Less R&M Funded Items (O&M)	0	(505,000)	(184,750)	(215,000)	(215,000)	(91,250)	0	0	0	0	0	(\$1,211,000)	
Future Unidentified Capital Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$347,286	\$0	\$0	\$0	\$583,166	\$930,452	
Transfer to Capital Fund	\$0	\$0	\$800,000	\$900,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,700,000	
Total Capital Improvement Projects	\$4,686,250	\$13,958,241	\$12,586,160	\$13,308,322	\$14,648,782	\$1,381,705	\$1,450,000	\$1,950,621	\$1,528,253	\$1,682,759	\$1,475,000	\$68,656,094	
<i>Less: Other Funding Sources</i>													
Operating Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Input
Capital Fund	3,686,250	265,250	836,160	808,322	1,973,782	406,705	300,000	625,621	153,253	257,759	0	9,313,102	Input
Effluent Reserve Fund	1,000,000	11,382,241	1,000,000	0	0	0	0	0	0	0	0	13,382,241	
USDA Grant	0	2,310,750	0	0	0	0	0	0	0	0	0	2,310,750	
Other Grants	0	0	0	0	0	0	0	0	0	0	0	0	Input
Low Interest Loans	0	0	0	0	0	0	0	0	0	0	0	0	Input
Revenue Bonds	0	0	10,500,000	12,000,000	12,000,000	0	0	0	0	0	0	34,500,000	Calculated
Total Other Funding Sources	\$4,686,250	\$13,958,241	\$12,336,160	\$12,808,322	\$13,973,782	\$406,705	\$300,000	\$625,621	\$153,253	\$257,759	\$0	\$59,506,093	
Additional Capital Funding	\$0	\$0	\$250,000	\$500,000	\$675,000	\$975,000	\$1,150,000	\$1,325,000	\$1,375,000	\$1,425,000	\$1,475,000	\$9,150,000	

Incline Village General Improvement District
Wastewater Rate Study
Annual Debt Service Payments
Exhibit 5

Year	NV Clean Wtr Loan 2005	NV Clean Wtr Loan 2007	Total Annual Debt Service (P&I)
FY 2022	\$128,578	\$207,536	\$336,114
FY 2023	128,578	207,536	336,114
FY 2024	0	207,536	207,536
FY 2025	0	207,536	207,536
FY 2026	0	207,536	207,536
FY 2027	0	0	0
FY 2028	0	0	0
FY 2029	0	0	0
FY 2030	0	0	0
FY 2031	0	0	0
FY 2032	0	0	0
FY 2033	0	0	0
FY 2034	0	0	0
FY 2035	0	0	0
FY 2036	0	0	0
FY 2037	0	0	0
FY 2038	0	0	0
FY 2039	0	0	0
FY 2040	0	0	0
	<u>\$257,156</u>	<u>\$1,037,682</u>	<u>\$1,294,838</u>



Incline Village General Improvement District
Wastewater Rate Study
Revenues At Present Rates
Exhibit 6

		Jul-21	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Total
Residential														
Base Charge	<i>\$ / Acct</i> \$19.54	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694
Capital Improvement	\$31.45	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694
Admin Fee	\$3.97	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694
Sewer Use	<i>\$ / 1,000 gal</i> \$3.20	12,059	12,037	11,530	11,300	10,901	13,344	8,898	10,396	9,974	9,108	10,738	11,578	131,863
Total Revenue		\$241,611	\$241,541	\$239,918	\$239,182	\$237,905	\$245,723	\$231,495	\$236,289	\$234,939	\$232,168	\$237,384	\$240,072	\$2,858,228
Multi-Family														
Base Charge	<i>\$ / Unit</i> \$19.54	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083
Capital Improvement	\$31.45	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083
Admin Fee	\$3.97	258	258	258	258	258	258	258	258	258	258	258	258	258
Sewer Use	<i>\$ / 1,000 gal</i> \$3.20	13,194	13,243	12,744	12,730	10,851	13,956	10,272	10,732	9,848	9,917	12,334	13,022	142,843
Total Revenue		\$251,437	\$251,594	\$249,997	\$249,952	\$243,940	\$253,876	\$242,088	\$243,559	\$240,730	\$240,951	\$248,685	\$250,887	\$2,967,696

Incline Village General Improvement District
Wastewater Rate Study
Revenues At Present Rates
Exhibit 6

			Jul-21	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Total
Commercial															
Base Charge	\$ / Acct.														
3/4"	\$19.54	\$31.45	77	77	77	77	77	77	77	77	77	77	77	77	77
1"	32.63	52.52	61	61	61	61	61	61	61	61	61	61	61	61	61
1 1/2"	65.07	104.73	46	46	46	46	46	46	46	46	46	46	46	46	46
2"	104.15	167.63	36	36	36	36	36	36	36	36	36	36	36	36	36
3"	195.40	314.50	7	7	7	7	7	7	7	7	7	7	7	7	7
4"	325.73	524.27	3	3	3	3	3	3	3	3	3	3	3	3	3
6"	651.27	1,048.23	2	2	2	2	2	2	2	2	2	2	2	2	2
8"	1,042.07	1,677.23	1	1	1	1	1	1	1	1	1	1	1	1	1
10"	1,497.74	2,410.64	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenues			233	233	233	233	233	233	233	233	233	233	233	233	233
Admin Fee	\$3.97		233	233	233	233	233	233	233	233	233	233	233	233	
Sewer Use	\$ / CCF	\$3.20	8,178	8,941	7,109	6,373	3,865	5,091	5,139	4,873	3,637	2,737	4,832	7,248	68,023
Total Revenue			\$66,047	\$68,489	\$62,627	\$60,271	\$52,246	\$56,169	\$56,323	\$55,471	\$51,516	\$48,636	\$55,340	\$63,071	\$696,207

Incline Village General Improvement District
Wastewater Rate Study
Revenues At Present Rates
Exhibit 6

	Jul-21	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Total
Summary													
Number of Customers													
Residential	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694	3,694
Multi-Family	258	258	258	258	258	258	258	258	258	258	258	258	258
Commercial	233	233	233	233	233	233	233	233	233	233	233	233	233
Total Number of Customers	4,185	4,185	4,185	4,185	4,185	4,185	4,185	4,185	4,185	4,185	4,185	4,185	4,185
Consumption													
Residential	12,059	12,037	11,530	11,300	10,901	13,344	8,898	10,396	9,974	9,108	10,738	11,578	131,863
Multi-Family	13,194	13,243	12,744	12,730	10,851	13,956	10,272	10,732	9,848	9,917	12,334	13,022	142,843
Commercial	8,178	8,941	7,109	6,373	3,865	5,091	5,139	4,873	3,637	2,737	4,832	7,248	68,023
Total Consumption	33,431	34,221	31,383	30,403	25,617	32,391	24,309	26,001	23,459	21,762	27,904	31,848	342,729
Revenues													
Residential	\$241,611	\$241,541	\$239,918	\$239,182	\$237,905	\$245,723	\$231,495	\$236,289	\$234,939	\$232,168	\$237,384	\$240,072	\$2,858,228
Multi-Family	251,437	251,594	249,997	249,952	243,940	253,876	242,088	243,559	240,730	240,951	248,685	250,887	2,967,696
Commercial	66,047	68,489	62,627	60,271	52,246	56,169	56,323	55,471	51,516	48,636	55,340	63,071	696,207
Total Revenues	\$559,096	\$561,624	\$552,542	\$549,406	\$534,091	\$555,768	\$529,906	\$535,320	\$527,185	\$521,755	\$541,409	\$554,030	\$6,522,131
													FY 2022 Budget
													\$6,815,982
													<i>Difference</i>
													<i>(\$293,851)</i>
													<i>Percent</i>
													<i>-4.3%</i>
													FY 2021 Actual
													\$6,579,995
													<i>Difference</i>
													<i>(\$57,864)</i>
													<i>Percent</i>
													<i>-0.9%</i>

Incline Village General Improvement District
Wastewater Rate Study
Development of Volume Distribution Factor
Exhibit 7

	Annual flow in 1,000 gal	5.0% Inflow and Infiltration	Total Annual Flow at Plant (1,000 gal)	Avg. Daily Flow At Plant (MGD)	% of Total
Residential	131,863	6,593	138,456	0.38	40.5%
Multi-Family	142,843	7,142	149,986	0.41	43.9%
Commercial	50,684	2,534	53,218	0.15	15.6%
Total	325,390		341,660	0.94	100.0%
Distribution Factor		Actual Flows ^[1]	453,640	0.93	(VOL)

Notes

[2] - Provided by District July 2020 - Aug 2021

Incline Village General Improvement District
Wastewater Rate Study
Development of the Strength Distribution Factor
Exhibit 8

	Annual Flow (MGD)	Biochemical Oxygen Demand			Suspended Solids		
		Avg. Factor (mg/l)	Calculated Pounds	% of Total	Avg. Factor (mg/l)	Calculated Pounds	% of Total
Residential	0.38	275	870	40.5%	250	791	40.5%
Multi-Family	0.41	275	942	43.9%	250	857	43.9%
Commercial	0.15	275	334	15.6%	250	304	15.6%
Total	0.94		2,147	100.0%		1,952	100.0%
Distribution Factor		275		(BOD)	250		(SS)

Notes

Incline Village General Improvement District
Wastewater Rate Study
Development of the Customer Distribution Factor
Exhibit 9

	<i>Actual Customer</i>		<i>Customer Capacity Demand</i>	
	Number of Accounts ^[1]	% of Total	Weighted Customer	% of Total
Residential	3,698	88.3%	3,698	43.3%
Multi-Family	258	6.2%	4,087	47.8%
Commercial	233	5.6%	764	8.9%
Total	4,189	100.0%	8,549	100.0%
Distribution Factor		(AC)		(CCD)

Notes

[1] - Customer accounts are increased by one year of growth (0.10% / yr)

**Incline Village General Improvement District
Wastewater Rate Study
Development of the Revenue Related Distribution Factor
Exhibit 10**

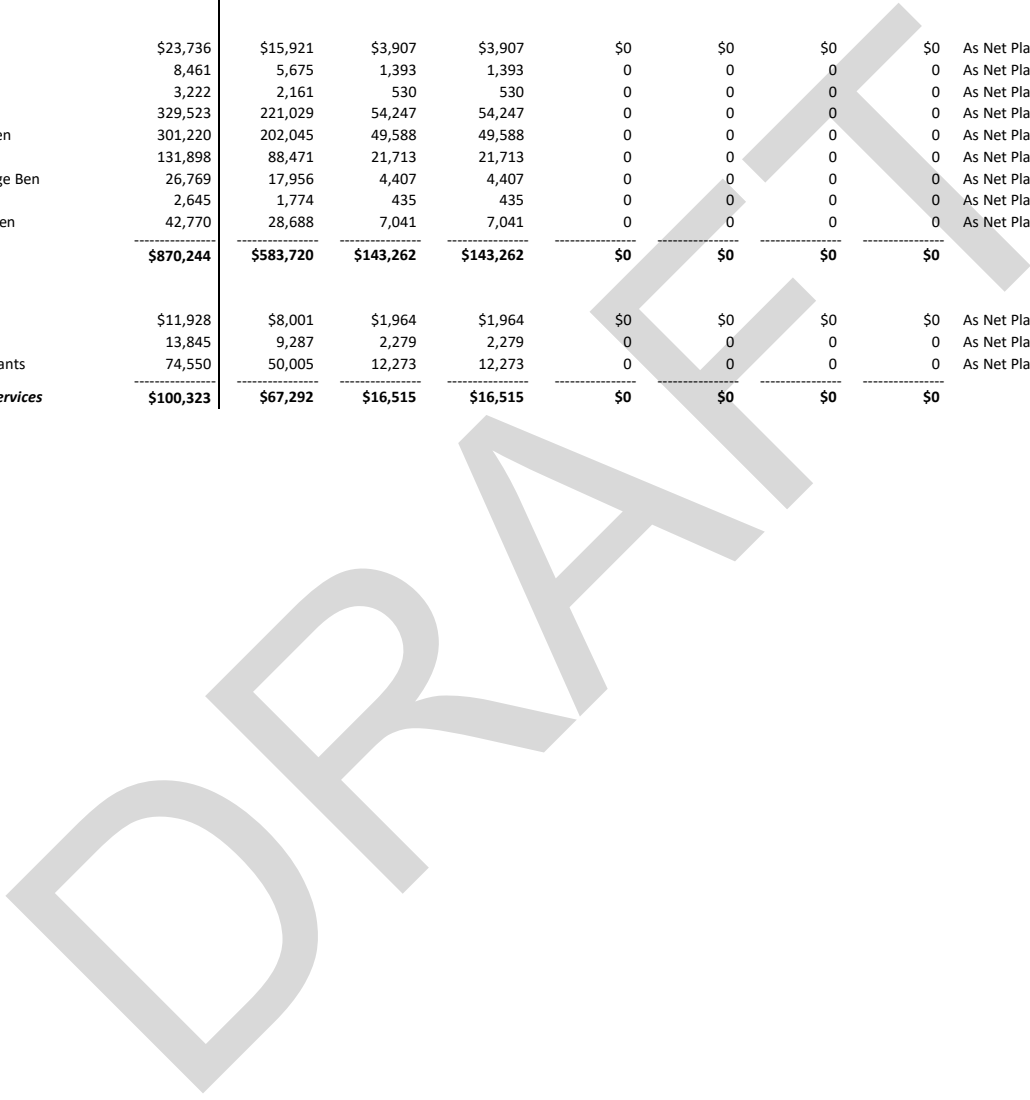
	Revenue	
	FY 2023	% of Total
Residential	\$2,861,086	43.8%
Multi-Family	2,970,664	45.5%
Commercial	696,903	10.7%
Total	\$6,528,653	100.0%
Distribution Factor		(RR)

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Incline Village General Improvement District
Wastewater Rate Study
Functionalization and Classification
Exhibit 11.1

	Net Plant	Strength Related			Customer Related		Revenue Related (RR)	Direct Assign. (DA)	Basis of Classification
		Volume (VOL)	Bio-Oxygen Demand (BOD)	Suspended Solids (SS)	Actual Customer (AC)	Customer Capacity Demand (CCD)			
Treatment	\$18,914,844	\$9,457,422	\$4,728,711	\$4,728,711	\$0	\$0	\$0	\$0	50.0% VOL 25.0% BOD 25.0% SS
Collection									
Manholes	\$312,786	\$312,786	\$0	\$0	\$0	\$0	\$0	\$0	100.0% VOL
Lift Station	4,224,916	4,224,916	0	0	0	0	0	0	100.0% VOL
Sewer Mains	3,584,711	3,584,711	0	0	0	0	0	0	100.0% VOL 0.0% CCD
Total Collection	\$8,122,413	\$8,122,413	\$0	\$0	\$0	\$0	\$0	\$0	
Total Plant Before General	\$28,724,481	\$19,267,059	\$4,728,711	\$4,728,711	\$0	\$0	\$0	\$0	
General Plant									
Equipment	\$1,885,452	\$1,264,674	\$310,389	\$310,389	\$0	\$0	\$0	\$0	As General Plant
Misc	15,494	10,393	2,551	2,551	0	0	0	0	As General Plant
Office Equipment	70,850	47,523	11,664	11,664	0	0	0	0	As General Plant
Buildings & Structures	4,084,460	2,739,668	672,396	672,396	0	0	0	0	As General Plant
Vehicles	430,888	289,020	70,934	70,934	0	0	0	0	As General Plant
Total General Plant	\$6,487,144	\$4,351,277	\$1,067,933	\$1,067,933	\$0	\$0	\$0	\$0	
Net Plant in Service	\$35,211,625	\$23,618,336	\$5,796,644	\$5,796,644	\$0	\$0	\$0	\$0	

Expenses FY 2023	Strength Related			Customer Related		Revenue Related (RR)	Direct Assign. (DA)	Basis of Classification	
	Volume (VOL)	Bio-Oxygen Demand (BOD)	Suspended Solids (SS)	Actual Customer (AC)	Customer Capacity Demand (CCD)				
Expenses									
Wages									
Other Earnings	\$62,010	\$41,593	\$10,208	\$10,208	\$0	\$0	\$0	\$0	As Net Plant in Service
Regular Earnings	1,654,758	1,109,935	272,411	272,411	0	0	0	0	As Net Plant in Service
Salary Savings from Vacant Positions	0	0	0	0	0	0	0	0	As Net Plant in Service
Total Wages	\$1,716,767	\$1,151,528	\$282,619	\$282,619	\$0	\$0	\$0	\$0	
Benefits									
Dental Fringe Ben	\$23,736	\$15,921	\$3,907	\$3,907	\$0	\$0	\$0	\$0	As Net Plant in Service
Disability Fringe Ben	8,461	5,675	1,393	1,393	0	0	0	0	As Net Plant in Service
Life Ins Fringe Ben	3,222	2,161	530	530	0	0	0	0	As Net Plant in Service
Medical Fringe Ben	329,523	221,029	54,247	54,247	0	0	0	0	As Net Plant in Service
Retirement Fringe Ben	301,220	202,045	49,588	49,588	0	0	0	0	As Net Plant in Service
Taxes	131,898	88,471	21,713	21,713	0	0	0	0	As Net Plant in Service
Unemployment Fringe Ben	26,769	17,956	4,407	4,407	0	0	0	0	As Net Plant in Service
Vision Fringe Ben	2,645	1,774	435	435	0	0	0	0	As Net Plant in Service
Work Comp Fringe Ben	42,770	28,688	7,041	7,041	0	0	0	0	As Net Plant in Service
Total Benefits	\$870,244	\$583,720	\$143,262	\$143,262	\$0	\$0	\$0	\$0	
Professional Services									
Audit	\$11,928	\$8,001	\$1,964	\$1,964	\$0	\$0	\$0	\$0	As Net Plant in Service
Legal	13,845	9,287	2,279	2,279	0	0	0	0	As Net Plant in Service
Professional Consultants	74,550	50,005	12,273	12,273	0	0	0	0	As Net Plant in Service
Total Professional Services	\$100,323	\$67,292	\$16,515	\$16,515	\$0	\$0	\$0	\$0	



Expenses FY 2023	Strength Related				Customer Related		Revenue Related (RR)	Direct Assign. (DA)	Basis of Classification
	Volume (VOL)	Bio-Oxygen	Suspended	Actual Customer (AC)	Capacity				
		Demand (BOD)	Solids (SS)		Demand (CCD)				
Services & Supplies									
BLDGS Maintenance Services	\$44,701	\$29,983	\$7,359	\$7,359	\$0	\$0	\$0	\$0	As Net Plant in Service
Chemical	193,600	193,600	0	0	0	0	0	0	100.0% VOL
Computer License & Fees	0	0	0	0	0	0	0	0	As Net Plant in Service
Contractual Services	19,327	12,964	3,182	3,182	0	0	0	0	As Net Plant in Service
Dues & Subscriptions	6,600	4,427	1,087	1,087	0	0	0	0	As Net Plant in Service
Employee Recruit & Retain	2,915	1,955	480	480	0	0	0	0	As Net Plant in Service
Fleet Maintenance Services	181,280	121,594	29,843	29,843	0	0	0	0	As Net Plant in Service
Fuel	41,250	27,669	6,791	6,791	0	0	0	0	As Net Plant in Service
Janitorial	11,000	7,378	1,811	1,811	0	0	0	0	As Net Plant in Service
Lab	36,520	36,520	0	0	0	0	0	0	100.0% VOL
Office Supplies	2,860	1,918	471	471	0	0	0	0	As Net Plant in Service
Operating	49,368	33,114	8,127	8,127	0	0	0	0	As Net Plant in Service
Permits & Fees	16,566	11,112	2,727	2,727	0	0	0	0	As Net Plant in Service
R&M General	0	0	0	0	0	0	0	0	As Net Plant in Service
R&M Corrective	176,000	118,053	28,974	28,974	0	0	0	0	As Net Plant in Service
R&M Preventative	56,430	37,851	9,290	9,290	0	0	0	0	As Net Plant in Service
Repairs & Maintenance	505,000	338,731	83,135	83,135	0	0	0	0	As Net Plant in Service
Safety	10,230	6,862	1,684	1,684	0	0	0	0	As Net Plant in Service
Security	3,828	2,568	630	630	0	0	0	0	As Net Plant in Service
Small Equipment	7,040	4,722	1,159	1,159	0	0	0	0	As Net Plant in Service
Tools	10,670	7,157	1,757	1,757	0	0	0	0	As Net Plant in Service
Training & Education	10,890	7,305	1,793	1,793	0	0	0	0	As Net Plant in Service
Travel & Conferences	6,600	4,427	1,087	1,087	0	0	0	0	As Net Plant in Service
Uniforms	8,910	5,976	1,467	1,467	0	0	0	0	As Net Plant in Service
Total Services & Supplies	\$1,401,585	\$1,015,885	\$192,850	\$192,850	\$0	\$0	\$0	\$0	
Utilities									
Cable TV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	As Net Plant in Service
Electricity	404,140	404,140	0	0	0	0	0	0	100.0% VOL
Heating	31,240	20,954	5,143	5,143	0	0	0	0	As Net Plant in Service
Internet	12,540	8,411	2,064	2,064	0	0	0	0	As Net Plant in Service
Telephone	34,307	23,011	5,648	5,648	0	0	0	0	As Net Plant in Service
Trash	5,940	3,984	978	978	0	0	0	0	As Net Plant in Service
Water & Sewer	26,320	17,654	4,333	4,333	0	0	0	0	As Net Plant in Service
Total Utilities	\$514,487	\$478,156	\$18,166	\$18,166	\$0	\$0	\$0	\$0	

	Expenses FY 2023	Strength Related			Customer Related		Revenue Related (RR)	Direct Assign. (DA)	Basis of Classification
		Volume (VOL)	Bio-Oxygen Demand (BOD)	Suspended Solids (SS)	Actual Customer (AC)	Customer Capacity Demand (CCD)			
Other									
Central Services Allocation Cs	\$221,532	\$148,594	\$36,469	\$36,469	\$0	\$0	\$0	\$0	As Net Plant in Service
Defensible Space Costs	55,000	36,891	9,054	9,054	0	0	0	0	As Net Plant in Service
General Liability	104,610	70,168	17,221	17,221	0	0	0	0	As Net Plant in Service
Interfund Expense Transfers	181,289	121,600	29,844	29,844	0	0	0	0	As Net Plant in Service
Total Other	\$562,431	\$377,253	\$92,589	\$92,589	\$0	\$0	\$0	\$0	
Future O&M									
Additional Staffing Needs	\$230,000	\$154,273	\$37,863	\$37,863	\$0	\$0	\$0	\$0	As Net Plant in Service
O&M Contingency	200,000	134,151	32,925	32,925	0	0	0	0	As Net Plant in Service
Budget Savings	0	0	0	0	0	0	0	0	As Net Plant in Service
Open	0	0	0	0	0	0	0	0	As Net Plant in Service
Total Future O&M	\$430,000	\$288,424	\$70,788	\$70,788	\$0	\$0	\$0	\$0	
Total Operations & Maintenance	\$5,595,837	\$3,962,257	\$816,790	\$816,790	\$0	\$0	\$0	\$0	
Debt Service									
NV Clean Wtr Loan 2005	\$128,578	\$86,244	\$21,167	\$21,167	\$0	\$0	\$0	\$0	As Net Plant in Service
NV Clean Wtr Loan 2007	207,536	139,206	34,165	34,165	0	0	0	0	As Net Plant in Service
Assumed Revenue Bond	0	0	0	0	0	0	0	0	As Net Plant in Service
Total Debt Service	\$336,114	\$225,450	\$55,332	\$55,332	\$0	\$0	\$0	\$0	
<i>Less: Debt Service Funding</i>									
From Capital Reserve	\$336,114	\$225,450	\$55,332	\$55,332	\$0	\$0	\$0	\$0	As Debt
Total Less Debt Service Funding	\$336,114	\$225,450	\$55,332	\$55,332	\$0	\$0	\$0	\$0	
Net Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Reserve Funding									
Operating Fund Transfer	(\$963,372)	(\$963,372)	\$0	\$0	\$0	\$0	\$0	\$0	100.0% VOL
Capital Fund Transfer	3,226,570	0	0	0	0	3,226,570	0	0	100.0% CCD
Total Reserve Funding	\$2,263,198	(\$963,372)	\$0	\$0	\$0	\$3,226,570	\$0	\$0	
Total Revenue Requirement	\$7,859,035	\$2,998,885	\$816,790	\$816,790	\$0	\$3,226,570	\$0	\$0	
Less: Other Revenues									
Effluent Disposal Sales	\$75,075	\$75,075	\$0	\$0	\$0	\$0	\$0	\$0	100.0% VOL
Interest Income	38,882	14,837	4,041	4,041	0	15,963	0	0	As Net Revenue Requirement
Hunting Fees	20,020	7,639	2,081	2,081	0	8,219	0	0	As Net Revenue Requirement
Interfund Revenue Transfers	202,092	143,096	29,498	29,498	0	0	0	0	As Total O&M
Other Sewer	15,015	5,729	1,561	1,561	0	6,164	0	0	As Net Revenue Requirement
Total Other Revenues	\$351,084	\$246,376	\$37,180	\$37,180	\$0	\$30,347	\$0	\$0	
Net Revenue Requirement	\$7,507,951	\$2,752,509	\$779,609	\$779,609	\$0	\$3,196,223	\$0	\$0	

Incline Village General Improvement District
Wastewater Rate Study
Distribution of Revenue Requirement
Exhibit 13

	Net Revenue Requirement	Residential	Multi-Family	Commercial	Basis of Allocation
Volume	\$2,752,509	\$1,115,441	\$1,208,327	\$428,741	(VOL)
Strength					
Bio-Oxygen Demand	\$779,609	\$315,933	\$342,242	\$121,435	(BOD)
Suspended Solids	779,609	315,933	342,242	121,435	(SS)
Total Strength	\$1,559,219	\$631,866	\$684,483	\$242,870	
Customer					
Actual Customer	\$0	\$0	\$0	\$0	(AC)
Customer Capacity Demand	3,196,223	1,382,497	1,528,082	285,645	(CCD)
Total Customer Related	\$3,196,223	\$1,382,497	\$1,528,082	\$285,645	
Revenue Related	\$0	\$0	\$0	\$0	(RR)
Direct Assign.	\$0	\$0	\$0	\$0	(DA)
Net Revenue Requirement	\$7,507,951	\$3,129,803	\$3,420,892	\$957,256	

Incline Village General Improvement District
Wastewater Rate Study
Summary of Cost of Service Analysis
Exhibit 14

	FY 2023 Expenses	Residential	Multi-Family	Commercial
Revenues at Present Rates	\$6,528,653	\$2,861,086	\$2,970,664	\$696,903
Allocated Revenue Requirement	\$7,507,951	\$3,129,803	\$3,420,892	\$957,256
<i>Bal / (Def) of Funds</i>	(\$979,298)	(\$268,717)	(\$450,228)	(\$260,353)
Required % Change in Rates	15.0%	9.4%	15.2%	37.4%

**Incline Village General Improvement District
Wastewater Rate Study
Average Unit Costs
Exhibit 15**

	Total	Residential	Multi-Family	Commercial
Volume - \$ / HCF	\$8.03	\$8.46	\$8.46	\$6.30
BOD - \$ / HCF	2.27	2.40	2.40	1.79
TSS - \$ / HCF	2.27	2.40	2.40	1.79
Total - \$ / HCF	\$12.58	\$13.25	\$13.25	\$9.87
Customer - \$ / Acct.	\$63.58	\$31.16	\$493.07	\$102.06
Total - \$ / Equiv. Unit	\$149.35	\$70.54	\$69.75	\$104.41
Total - \$ / HCF	\$21.91	\$23.74	\$23.95	\$14.07
Current Average Revenues	\$19.05	\$21.70	\$20.80	\$10.25
Customer Data				
Volume	342,729	131,863	142,843	68,023
Customer	4,189	3,698	258	233
Equivalent Units	8,549	3,698	4,087	764

**Incline Village General Improvement District
Wastewater Rate Study
Rate Structure - Alt 1**

	<i>Present</i>	<i>Proposed</i>				
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Residential						
Base Charge	\$19.54	\$25.90	\$30.30	\$32.90	\$34.95	\$36.50
Capital Improvement	31.45	\$31.45	33.92	36.39	38.13	41.08
Admin Fee	3.97	\$4.23	4.44	4.66	4.89	5.14
Multi-Family						
Base Charge	\$19.54	\$25.90	\$30.30	\$32.90	\$34.95	\$36.50
Capital Improvement	31.45	31.45	33.92	36.39	38.13	41.08
Admin Fee	3.97	4.23	4.44	4.66	4.89	5.14
Commercial						
<i>Base Charge</i>						
3/4"	\$19.54	\$25.90	\$30.30	\$32.90	\$34.95	\$36.50
1"	32.63	43.25	50.60	54.94	58.37	60.96
1 1/2"	65.07	86.25	100.90	109.56	116.38	121.55
2"	104.15	138.05	161.50	175.36	186.28	194.55
3"	195.40	259.00	303.00	329.00	349.50	365.00
4"	325.73	431.75	505.10	548.44	582.62	608.46
6"	651.27	863.25	1,009.90	1,096.56	1,164.88	1,216.55
8"	1,042.07	1,381.25	1,615.90	1,754.56	1,863.88	1,946.55
10"	1,497.74	1,985.23	2,322.49	2,521.78	2,678.92	2,797.72
<i>Capital Improvement</i>						
3/4"	\$31.45	\$31.45	\$33.92	\$36.39	\$38.13	\$41.08
1"	52.52	52.52	56.65	60.77	63.68	68.60
1 1/2"	104.73	104.73	112.95	121.18	126.97	136.80
2"	167.63	167.63	180.79	193.96	203.23	218.96
3"	314.50	314.50	339.20	363.90	381.30	410.80
4"	524.27	524.27	565.45	606.62	635.63	684.80
6"	1,048.23	1,048.23	1,130.55	1,212.88	1,270.87	1,369.20
8"	1,677.23	1,677.23	1,808.95	1,940.68	2,033.47	2,190.80
10"	2,410.64	2,410.64	2,599.97	2,789.29	2,922.66	3,148.78
<i>Admin Fee</i>						
	3.97	4.23	4.44	4.66	4.89	5.14
Sewer Use						
Residential	\$3.20	\$4.00	\$4.70	\$5.10	\$5.60	\$5.70
Multi-Family	3.20	4.00	4.70	5.10	5.60	5.70
Commercial	3.20	4.70	5.50	6.00	6.40	6.55

- **2c_PW_Utility Rate Hearing 2022_Rate Study
Combined
Reserves (Rev 1)**

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Combined Water Sewer											
Beginning Reserve Balance (Not incl Debt + Effluent)	\$4,922,237	\$4,452,493	\$4,212,714	\$5,645,036	\$7,343,607	\$6,725,987	\$7,602,769	\$8,239,902	\$8,537,930	\$9,057,178	\$9,494,797
Operating Fund											
Beginning Balance	\$3,942,237	\$4,065,160	\$2,505,030	\$2,622,276	\$3,070,177	\$3,505,251	\$3,824,746	\$4,041,609	\$4,103,486	\$4,163,483	\$4,209,793
Plus: Additions	280,583	0	127,353	447,901	435,075	353,438	216,863	77,607	68,547	51,986	28,129
Bal. / (Def.) of Funds	0	(0)	0	0	0	0	0	0	0	0	0
Less: Uses of Funds	(157,660)	(1,560,130)	(10,106)	0	0	(33,943)	0	(15,730)	(8,550)	(5,676)	(7,880)
Ending Balance	\$4,065,160	\$2,505,030	\$2,622,276	\$3,070,177	\$3,505,251	\$3,824,746	\$4,041,609	\$4,103,486	\$4,163,483	\$4,209,793	\$4,230,042
<i>Minimum: 25% of O&M</i>	<i>\$1,827,274</i>	<i>\$2,714,838</i>	<i>\$2,601,825</i>	<i>\$2,779,132</i>	<i>\$2,899,789</i>	<i>\$3,049,189</i>	<i>\$3,185,185</i>	<i>\$3,337,936</i>	<i>\$3,499,059</i>	<i>\$3,669,088</i>	<i>\$3,848,595</i>
Capital Fund											
Beginning Balance	\$980,000	\$387,333	\$1,707,684	\$3,022,760	\$4,273,430	\$3,220,736	\$3,778,023	\$4,198,293	\$4,434,444	\$4,893,695	\$5,285,004
Plus: Additions	4,827,967	4,832,795	5,712,628	5,817,466	5,997,308	4,852,155	4,857,008	4,861,865	4,866,726	4,871,593	4,876,465
Plus: Connection Fees	51,500	51,552	51,603	51,655	51,706	51,758	51,810	51,862	51,913	51,965	52,017
Less: Transfer to Debt Reserve	0	0	(875,000)	(975,000)	(1,145,000)	0	0	0	0	0	0
Less: Uses of Funds	(5,472,134)	(3,563,996)	(3,574,155)	(3,643,450)	(5,956,709)	(4,346,627)	(4,488,547)	(4,677,576)	(4,459,389)	(4,532,250)	(4,331,192)
Ending Balance	\$387,333	\$1,707,684	\$3,022,760	\$4,273,430	\$3,220,736	\$3,778,023	\$4,198,293	\$4,434,444	\$4,893,695	\$5,285,004	\$5,882,294
<i>Target Minimum: Dep Exp</i>	<i>\$3,682,900</i>	<i>\$3,782,338</i>	<i>\$3,884,461</i>	<i>\$3,989,342</i>	<i>\$4,097,054</i>	<i>\$4,207,675</i>	<i>\$4,321,282</i>	<i>\$4,437,956</i>	<i>\$4,557,781</i>	<i>\$4,680,841</i>	<i>\$4,807,224</i>
Effluent Reserve Fund											
Beginning Balance	\$11,560,000	\$10,560,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plus: Additions	0	822,241	1,000,000	0	0	0	0	0	0	0	0
Less: Uses of Funds	(1,000,000)	(11,382,241)	(1,000,000)	0	0	0	0	0	0	0	0
Ending Balance	\$10,560,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Reserve Fund											
Beginning Balance	\$0	\$0	\$0	\$875,000	\$1,850,000	\$2,995,000	\$2,995,000	\$2,995,000	\$2,995,000	\$2,995,000	\$2,995,000
Plus: Additions	0	0	875,000	975,000	1,145,000	0	0	0	0	0	0
Less: Uses of Funds	0	0	0	0	0	0	0	0	0	0	0
Ending Balance	\$0	\$0	\$875,000	\$1,850,000	\$2,995,000	\$2,995,000	\$2,995,000	\$2,995,000	\$2,995,000	\$2,995,000	\$2,995,000

- **3a_PW_Utility Rate Hearing 2022_Water Rate Study
(Rev
1_No
Contingency)**

**Incline Village General Improvement District
Water Rate Study
Revenue Requirement Summary
Exhibit 1**

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Revenue											
Rate Revenues	\$5,128,528	\$5,131,625	\$5,134,726	\$5,137,826	\$5,140,930	\$5,144,038	\$5,147,149	\$5,150,264	\$5,153,379	\$5,156,497	\$5,159,619
Non-Operating Revenues	273,106	291,157	294,029	306,530	315,530	320,165	323,188	326,229	328,445	329,443	330,134
Total Revenues	\$5,401,634	\$5,422,783	\$5,428,754	\$5,444,356	\$5,456,460	\$5,464,202	\$5,470,336	\$5,476,493	\$5,481,824	\$5,485,940	\$5,489,754
Expenses											
Total Operations & Maintenance	\$3,516,431	\$5,136,617	\$5,162,482	\$5,595,254	\$5,814,993	\$6,263,733	\$6,356,616	\$6,653,669	\$6,966,794	\$7,297,011	\$7,645,417
Net Debt Service	0	0	0	0	0	0	0	0	0	0	0
Reserve Funding	1,885,203	1,107,225	1,683,457	1,857,170	2,294,267	2,088,826	2,244,942	2,204,441	2,197,490	2,183,058	2,161,350
Total Revenue Requirement	\$5,401,634	\$6,243,843	\$6,845,939	\$7,452,424	\$8,109,260	\$8,352,559	\$8,601,558	\$8,858,110	\$9,164,284	\$9,480,069	\$9,806,767
Bal. / Def.) of Funds	\$0	(\$821,060)	(\$1,417,184)	(\$2,008,068)	(\$2,652,800)	(\$2,888,357)	(\$3,131,221)	(\$3,381,618)	(\$3,682,459)	(\$3,994,129)	(\$4,317,013)
Bal. / (Def.) as a % of Rate Rev.	0.0%	16.0%	27.6%	39.1%	51.6%	56.1%	60.8%	65.7%	71.5%	77.5%	83.7%
Proposed Rate Adjustment	0.0%	16.0%	10.0%	9.0%	9.0%	3.0%	3.0%	3.0%	3.5%	3.5%	3.5%
Add'l Revenue from Adj.	\$0	\$821,060	\$1,417,184	\$2,008,068	\$2,652,800	\$2,888,357	\$3,131,221	\$3,381,618	\$3,682,459	\$3,994,129	\$4,317,013
Total Bal / (Def.) of Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Additional Rate Increase Needed	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Avg Res Mo Bill (Fees + 10,000 gal)	\$47.59	\$56.76	\$63.39	\$69.16	\$75.59	\$77.10	\$79.41	\$81.79	\$84.66	\$87.62	\$90.69

Incline Village General Improvement District
 Water Rate Study
 Exhibit 2
 Escalation Factors

	<i>Budgeted</i>	<i>Proposed</i>									
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Revenues											
Customer Growth	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
<i>Single Family - Cust Growth</i>	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
<i>Multi-Family - Cust Growth</i>	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
<i>Commercial - Cust Growth</i>	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
<i>Irrigation - Cust Growth</i>	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
<i>IVGID - Cust Growth</i>	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
Consump Growth											
<i>Single Family - Cons Growth</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<i>Multi-Family - Cons Growth</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<i>Commercial - Cons Growth</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<i>Irrigation - Cons Growth</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<i>IVGID - Cons Growth</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Misc Revenues	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
Expenses											
Labor	Budgeted	6.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Benefits - Medical	Budgeted	5.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Benefits - Other	Budgeted	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Professional / Special Srvcs	Budgeted	6.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Materials & Supplies	Budgeted	10.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Equipment	Budgeted	10.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Miscellaneous	Budgeted	10.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Utilities	Budgeted	10.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Water and Sewer	Budgeted	17.5%	12.3%	8.8%	8.5%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%
Insurance	Budgeted	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Flat	Budgeted	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Rate Revenue Adj	0.0%	16.0%	10.0%	9.0%	9.0%	3.0%	3.0%	3.0%	3.5%	3.5%	3.5%
Interest	0.7%	0.8%	0.9%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%

Incline Village General Improvement District
 Water Rate Study
 Exhibit 3
 Revenue Requirement

	Budgeted	Proposed										Notes
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Revenues												
<i>Rate Revenues</i>												
Residential	\$2,427,652	\$2,429,076	\$2,430,501	\$2,431,926	\$2,433,350	\$2,434,779	\$2,436,208	\$2,437,640	\$2,439,073	\$2,440,505	\$2,441,941	
Multi Family	1,798,519	1,799,909	1,801,301	1,802,694	1,804,090	1,805,486	1,806,885	1,808,284	1,809,684	1,811,086	1,812,489	
Commercial	354,852	355,041	355,231	355,421	355,610	355,800	355,989	356,179	356,369	356,558	356,748	
Irrigation	177,834	177,882	177,930	177,979	178,027	178,075	178,124	178,172	178,220	178,269	178,317	
Commercial - IVGID	39,760	39,799	39,838	39,876	39,915	39,953	39,992	40,031	40,069	40,108	40,147	
Irrigation - IVGID	219,561	219,568	219,574	219,581	219,587	219,594	219,601	219,607	219,614	219,621	219,627	
Snowmaking - IVGID	110,350	110,350	110,350	110,350	110,350	110,350	110,350	110,350	110,350	110,350	110,350	
Total Rate Revenues	\$5,128,528	\$5,131,625	\$5,134,726	\$5,137,826	\$5,140,930	\$5,144,038	\$5,147,149	\$5,150,264	\$5,153,379	\$5,156,497	\$5,159,619	
<i>Non-Operating Revenues</i>												
Interest	\$1,500	\$19,280	\$21,879	\$34,108	\$42,836	\$47,198	\$49,948	\$52,716	\$54,659	\$55,382	\$55,800	Calculated
Snow Removal Fees	100,100	100,200	100,300	100,401	100,501	100,602	100,702	100,803	100,904	101,005	101,106	As Misc Revenues
Work Order Charges Labor	120,000	120,120	120,240	120,360	120,481	120,601	120,722	120,843	120,963	121,084	121,205	As Misc Revenues
Work Order Chgs Eq & Materials	21,300	21,321	21,343	21,364	21,385	21,407	21,428	21,450	21,471	21,492	21,514	As Misc Revenues
Back Flows Tests	120,000	120,120	120,240	120,360	120,481	120,601	120,722	120,843	120,963	121,084	121,205	As Misc Revenues
Fines & Penalties	25,200	25,225	25,250	25,276	25,301	25,326	25,352	25,377	25,402	25,428	25,453	As Misc Revenues
Fire Protection	18,096	18,114	18,132	18,150	18,168	18,187	18,205	18,223	18,241	18,260	18,278	As Misc Revenues
Inspection/Plan Fees	40,000	40,040	40,080	40,120	40,160	40,200	40,241	40,281	40,321	40,361	40,402	As Misc Revenues
Other Water	28,800	28,829	28,858	28,886	28,915	28,944	28,973	29,002	29,031	29,060	29,089	As Misc Revenues
Interfund Revenue Transfers	(201,890)	(202,092)	(202,294)	(202,496)	(202,699)	(202,901)	(203,104)	(203,307)	(203,511)	(203,714)	(203,918)	As Misc Revenues
Total Non-Operating Revenues	\$273,106	\$291,157	\$294,029	\$306,530	\$315,530	\$320,165	\$323,188	\$326,229	\$328,445	\$329,443	\$330,134	
Total Revenues	\$5,401,634	\$5,422,783	\$5,428,754	\$5,444,356	\$5,456,460	\$5,464,202	\$5,470,336	\$5,476,493	\$5,481,824	\$5,485,940	\$5,489,754	

	Budgeted	Proposed										Notes
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Expenses												
Wages												
Other Earnings	\$50,755	\$54,054	\$56,757	\$59,595	\$62,574	\$65,703	\$68,988	\$72,438	\$76,060	\$79,862	\$83,856	As Labor
Regular Earnings	1,379,813	1,469,501	1,542,976	1,620,125	1,701,131	1,786,187	1,875,497	1,969,272	2,067,735	2,171,122	2,279,678	As Labor
Salary Savings from Vacant Positions	(69,152)	0	0	0	0	0	0	0	0	0	0	As Labor
Total Wages	\$1,361,416	\$1,523,555	\$1,599,733	\$1,679,719	\$1,763,705	\$1,851,891	\$1,944,485	\$2,041,709	\$2,143,795	\$2,250,985	\$2,363,534	
Benefits												
Dental Fringe Ben	\$19,443	\$20,415	\$22,457	\$24,702	\$27,173	\$29,890	\$32,879	\$36,167	\$39,783	\$43,762	\$48,138	As Benefits - Medical
Disability Fringe Ben	7,099	7,525	7,976	8,455	8,962	9,500	10,070	10,674	11,315	11,994	12,713	As Benefits - Other
Life Ins Fringe Ben	2,691	2,826	3,108	3,419	3,761	4,137	4,551	5,006	5,506	6,057	6,662	As Benefits - Medical
Medical Fringe Ben	269,219	282,680	310,948	342,043	376,247	413,872	455,259	500,785	550,864	605,950	666,545	As Benefits - Medical
Retirement Fringe Ben	252,759	267,925	284,000	301,040	319,102	338,249	358,543	380,056	402,859	427,031	452,653	As Benefits - Other
Taxes	114,255	121,110	128,377	136,080	144,244	152,899	162,073	171,797	182,105	193,031	204,613	As Benefits - Other
Unemployment Fringe Ben	22,439	23,785	25,212	26,725	28,329	30,028	31,830	33,740	35,764	37,910	40,185	As Benefits - Other
Vision Fringe Ben	2,172	2,303	2,441	2,587	2,743	2,907	3,082	3,267	3,463	3,670	3,891	As Benefits - Other
Work Comp Fringe Ben	35,813	37,962	40,239	42,654	45,213	47,926	50,801	53,850	57,080	60,505	64,136	As Benefits - Other
Total Benefits	\$725,891	\$766,531	\$824,759	\$887,705	\$955,774	\$1,029,408	\$1,109,088	\$1,195,341	\$1,288,740	\$1,389,910	\$1,499,536	
Services & Supplies												
Advertising - Paid	\$1,000	\$1,100	\$1,133	\$1,167	\$1,202	\$1,238	\$1,275	\$1,313	\$1,353	\$1,393	\$1,435	As Materials & Supplies
BLDGS Maintenance Services	77,304	85,034	87,585	90,213	92,919	95,707	98,578	101,536	104,582	107,719	110,951	As Materials & Supplies
Chemical	171,879	189,067	194,739	200,581	206,599	212,797	219,181	225,756	232,529	239,505	246,690	As Materials & Supplies
Computer & IT Small Equip	3,000	3,300	3,399	3,501	3,606	3,714	3,826	3,940	4,059	4,180	4,306	As Materials & Supplies
Computer License & Fees	78,474	86,321	88,911	91,578	94,326	97,155	100,070	103,072	106,164	109,349	112,630	As Materials & Supplies
Contractual Services	35,043	38,547	39,704	40,895	42,121	43,385	44,687	46,027	47,408	48,830	50,295	As Materials & Supplies
Dues & Subscriptions	8,238	9,062	9,334	9,614	9,902	10,199	10,505	10,820	11,145	11,479	11,824	As Materials & Supplies
Employee Recruit & Retain	14,950	16,445	16,938	17,447	17,970	18,509	19,064	19,636	20,225	20,832	21,457	As Materials & Supplies
Fleet Maintenance Services	186,260	204,886	211,033	217,364	223,884	230,601	237,519	244,645	251,984	259,543	267,330	As Materials & Supplies
Fuel	38,880	42,768	44,479	46,258	48,108	50,033	52,034	54,115	56,280	58,531	60,872	As Utilities
Janitorial	21,000	23,100	23,793	24,507	25,242	25,999	26,779	27,583	28,410	29,262	30,140	As Materials & Supplies
Lab	17,600	19,360	19,941	20,539	21,155	21,790	22,444	23,117	23,810	24,525	25,260	As Materials & Supplies
Office Supplies	11,696	12,866	13,252	13,649	14,059	14,480	14,915	15,362	15,823	16,298	16,787	As Materials & Supplies
Operating	59,640	65,604	67,572	69,599	71,687	73,838	76,053	78,335	80,685	83,105	85,598	As Materials & Supplies
Permits & Fees	16,972	18,669	19,229	19,806	20,400	21,012	21,643	22,292	22,961	23,650	24,359	As Materials & Supplies
Postage	18,600	20,460	21,074	21,706	22,357	23,028	23,719	24,430	25,163	25,918	26,696	As Materials & Supplies
R&M General	71,520	78,672	81,032	83,463	85,967	88,546	91,202	93,938	96,757	99,659	102,649	As Materials & Supplies
R&M Corrective	141,500	155,650	160,320	165,129	170,083	175,185	180,441	185,854	191,430	197,173	203,088	As Materials & Supplies
R&M Preventative	95,700	105,270	108,428	111,681	115,031	118,482	122,037	125,698	129,469	133,353	137,353	As Materials & Supplies
Rental & Lease	960	1,056	1,088	1,120	1,154	1,189	1,224	1,261	1,299	1,338	1,378	As Materials & Supplies
Repairs & Maintenance	549,475	520,000	329,750	535,000	515,000	711,250	537,866	554,002	570,622	587,741	605,373	As Materials & Supplies
Safety	6,300	6,930	7,138	7,352	7,573	7,800	8,034	8,275	8,523	8,779	9,042	As Materials & Supplies
Security	6,600	7,260	7,478	7,702	7,933	8,171	8,416	8,669	8,929	9,197	9,473	As Materials & Supplies
Small Equipment	9,800	10,780	11,103	11,437	11,780	12,133	12,497	12,872	13,258	13,656	14,065	As Materials & Supplies
Tools	7,000	7,700	7,931	8,169	8,414	8,666	8,926	9,194	9,470	9,754	10,047	As Materials & Supplies
Training & Education	15,800	17,380	17,901	18,438	18,992	19,561	20,148	20,753	21,375	22,016	22,677	As Materials & Supplies
Travel & Conferences	19,200	21,120	21,754	22,406	23,078	23,771	24,484	25,218	25,975	26,754	27,557	As Materials & Supplies
Uniforms	12,100	13,310	13,709	14,121	14,544	14,981	15,430	15,893	16,370	16,861	17,367	As Materials & Supplies
Total Services & Supplies	\$1,696,491	\$1,781,718	\$1,629,747	\$1,874,442	\$1,895,088	\$2,133,221	\$2,002,997	\$2,063,607	\$2,126,056	\$2,190,401	\$2,256,698	

Incline Village General Improvement District
 Water Rate Study
 Exhibit 3
 Revenue Requirement

	Budgeted	Proposed										Notes
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Other												
Central Services Allocation Cs	\$214,819	\$236,301	\$243,390	\$250,692	\$258,212	\$265,959	\$273,938	\$282,156	\$290,620	\$299,339	\$308,319	As Materials & Supplies
Defensible Space Costs	50,000	55,000	56,650	58,350	60,100	61,903	63,760	65,673	67,643	69,672	71,763	As Materials & Supplies
General Liability - Insurance	115,900	119,377	122,958	126,647	130,446	134,360	138,391	142,542	146,819	151,223	155,760	As Insurance
Audit	5,850	6,435	6,628	6,827	7,032	7,243	7,460	7,684	7,914	8,152	8,396	As Materials & Supplies
Legal	12,000	13,200	13,596	14,004	14,424	14,857	15,302	15,761	16,234	16,721	17,223	As Materials & Supplies
Professional Consultants	70,000	74,550	78,278	82,191	86,301	90,616	95,147	99,904	104,899	110,144	115,652	As Professional / Special Srvc
Interfund Expense Transfers	(164,808)	(181,289)	(186,727)	(192,329)	(198,099)	(204,042)	(210,163)	(216,468)	(222,962)	(229,651)	(236,541)	As Miscellaneous
Total Other	\$303,761	\$323,574	\$334,772	\$346,381	\$358,416	\$370,895	\$383,834	\$397,252	\$411,168	\$425,601	\$440,571	
Utilities												
Cable TV	\$1,800	\$1,980	\$2,059	\$2,142	\$2,227	\$2,316	\$2,409	\$2,505	\$2,606	\$2,710	\$2,818	As Utilities
Electricity	409,100	450,010	468,010	486,731	506,200	526,448	547,506	569,406	592,182	615,870	640,505	As Utilities
Heating	11,200	12,320	12,813	13,325	13,858	14,413	14,989	15,589	16,212	16,861	17,535	As Utilities
Internet	11,400	12,540	13,042	13,563	14,106	14,670	15,257	15,867	16,502	17,162	17,848	As Utilities
Telephone	21,066	23,173	24,100	25,063	26,066	27,109	28,193	29,321	30,494	31,713	32,982	As Utilities
Trash	7,100	7,810	8,122	8,447	8,785	9,137	9,502	9,882	10,277	10,689	11,116	As Utilities
Water & Sewer	2,900	3,408	3,825	4,160	4,513	4,660	4,811	4,968	5,129	5,296	5,468	As Water and Sewer
Total Utilities	\$464,566	\$511,240	\$531,971	\$553,431	\$575,756	\$598,752	\$622,667	\$647,538	\$673,402	\$700,300	\$728,272	
Future O&M												
Additional Staffing Needs	\$0	\$230,000	\$241,500	\$253,575	\$266,254	\$279,566	\$293,545	\$308,222	\$323,633	\$339,815	\$356,805	As Labor
One-Time Inflation Contingency	0	0	0	0	0	0	0	0	0	0	0	As Labor
Budget Savings	(1,035,694)	0	0	0	0	0	0	0	0	0	0	
Open	0	0	0	0	0	0	0	0	0	0	0	As Labor
Total Future O&M	(\$1,035,694)	\$230,000	\$241,500	\$253,575	\$266,254	\$279,566	\$293,545	\$308,222	\$323,633	\$339,815	\$356,805	
Total Operations & Maintenance	\$3,516,431	\$5,136,617	\$5,162,482	\$5,595,254	\$5,814,993	\$6,263,733	\$6,356,616	\$6,653,669	\$6,966,794	\$7,297,011	\$7,645,417	
Debt Service												
NV DWSRF 2012	\$193,372	\$193,372	\$193,372	\$193,372	\$193,372	\$193,372	\$193,372	\$193,372	\$193,372	\$193,372	\$193,372	Existing Debt
NV Drk Wtr Loan 2005	113,648	113,648	113,648	113,648	56,824	0	0	0	0	0	0	Existing Debt
New SRF Loans	0	0	0	0	0	0	0	0	0	0	0	Calc @ 2.4% for 20 Yrs
New Revenue Bonds	0	0	72,285	145,866	295,648	295,648	295,648	295,648	295,648	295,648	295,648	Calc @ 4.6% for 20 Yrs
Total Debt Service	\$307,020	\$307,020	\$379,304	\$452,886	\$545,844	\$489,020	\$489,020	\$489,020	\$489,020	\$489,020	\$489,020	
<i>Less Capital Reserve Funding</i>	<i>\$307,020</i>	<i>\$307,020</i>	<i>\$379,304</i>	<i>\$452,886</i>	<i>\$545,844</i>	<i>\$489,020</i>	<i>\$489,020</i>	<i>\$489,020</i>	<i>\$489,020</i>	<i>\$489,020</i>	<i>\$489,020</i>	
Net Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

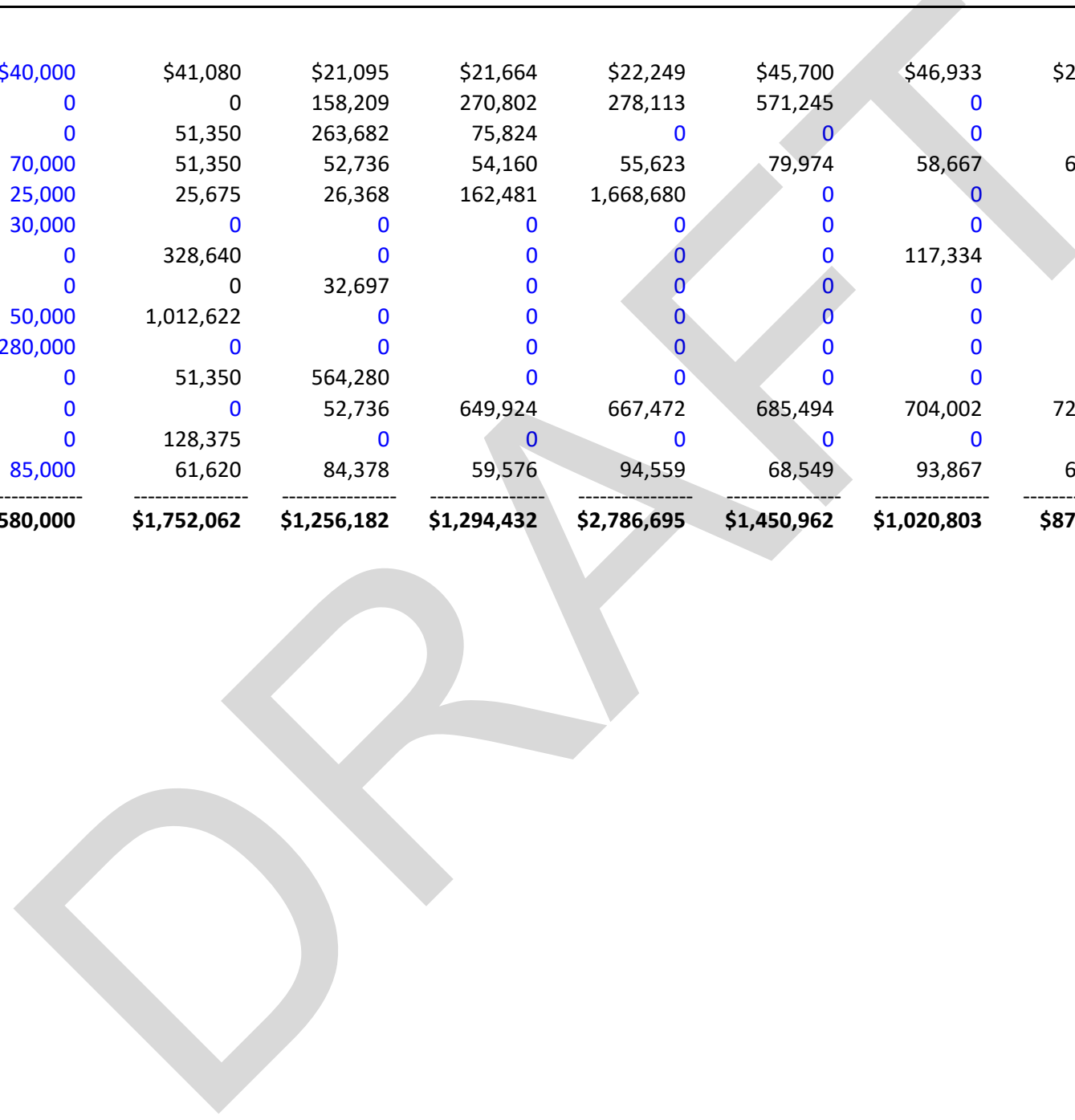
Incline Village General Improvement District
 Water Rate Study
 Exhibit 3
 Revenue Requirement

	Budgeted	Proposed										Notes
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Reserve Funding												
Operating Fund Transfer	\$280,583	(\$499,000)	\$75,626	\$247,731	\$183,219	(\$23,833)	\$130,670	\$88,555	\$79,987	\$63,938	\$40,612	
Capital Fund Transfer	1,604,620	1,606,225	1,607,831	1,609,439	1,611,048	1,612,659	1,614,272	1,615,886	1,617,502	1,619,120	1,620,739	As Customer Growth
Additional Capital Funding	0	0	0	0	500,000	500,000	500,000	500,000	500,000	500,000	500,000	
Debt Reserve Fund	0	0	0	0	0	0	0	0	0	0	0	
Total Reserve Funding	\$1,885,203	\$1,107,225	\$1,683,457	\$1,857,170	\$2,294,267	\$2,088,826	\$2,244,942	\$2,204,441	\$2,197,490	\$2,183,058	\$2,161,350	
Total Revenue Requirement	\$5,401,634	\$6,243,843	\$6,845,939	\$7,452,424	\$8,109,260	\$8,352,559	\$8,601,558	\$8,858,110	\$9,164,284	\$9,480,069	\$9,806,767	
Bal/(Def.) of Funds	\$0	(\$821,060)	(\$1,417,184)	(\$2,008,068)	(\$2,652,800)	(\$2,888,357)	(\$3,131,221)	(\$3,381,618)	(\$3,682,459)	(\$3,994,129)	(\$4,317,013)	
Rate Adj. as a % of Rate Rev.	0.0%	16.0%	27.6%	39.1%	51.6%	56.1%	60.8%	65.7%	71.5%	77.5%	83.7%	
Proposed Rate Adjustment	0.0%	16.0%	10.0%	9.0%	9.0%	3.0%	3.0%	3.0%	3.5%	3.5%	3.5%	
<i>Effective Months</i>	<i>12</i>	<i>12</i>	<i>12</i>	<i>12</i>	<i>12</i>	<i>12</i>	<i>12</i>	<i>12</i>	<i>12</i>	<i>12</i>	<i>12</i>	
Add'l Revenue from Adj.	\$0	\$821,060	\$1,417,184	\$2,008,068	\$2,652,800	\$2,888,357	\$3,131,221	\$3,381,618	\$3,682,459	\$3,994,129	\$4,317,013	
Total Bal / (Def.) of Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Additional Rate Increase Needed	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
DSC Ratio												
Before Rate Adjustm	6.14	0.93	0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
After Rate Adjustment	6.14	3.61	4.44	4.10	4.20	4.27	4.59	4.51	4.49	4.46	4.42	
Avg Res Mo Bill (Fees + 10,000 gal)	\$47.59											
After Proposed Rate Adjustment	\$47.59	\$56.76	\$63.39	\$69.16	\$75.59	\$77.10	\$79.41	\$81.79	\$84.66	\$87.62	\$90.69	
Annual \$ Change		9.17	6.63	5.77	6.43	1.51	2.31	2.38	2.86	2.96	3.07	
Cumulative Change		9.17	15.80	21.57	28.00	29.51	31.82	34.20	37.07	40.03	43.10	

Incline Village General Improvement District
 Water Rate Study
 Exhibit 4
 Capital Improvement Plan

Inflation	2.7%
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	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Total
Capital Improvements - Water												
Replace Commercial Water Meters, Vaults and Lids	\$40,000	\$41,080	\$21,095	\$21,664	\$22,249	\$45,700	\$46,933	\$24,100	\$24,751	\$25,419	\$0	\$312,992
Residential meter and electronics replacement	0	0	158,209	270,802	278,113	571,245	0	0	0	0	0	1,278,369
SCADA Management Servers/Network - BCDP	0	51,350	263,682	75,824	0	0	0	0	99,004	0	0	489,861
Water Pumping Station Improvements	70,000	51,350	52,736	54,160	55,623	79,974	58,667	60,251	61,878	63,548	104,423	712,610
Burnt Cedar Water Disinfection Plant Improvements	25,000	25,675	26,368	162,481	1,668,680	0	0	0	0	0	0	1,908,204
Removal of Washoe 1 Water Intake Line	30,000	0	0	0	0	0	0	0	0	0	0	30,000
Water Pump Station 2-1 Improvements	0	328,640	0	0	0	0	117,334	0	0	0	0	445,974
2013 Mid Size Truck #630 Compliance	0	0	32,697	0	0	0	0	0	0	0	45,685	78,381
Watermain Replacement - Crystal Peak Road	50,000	1,012,622	0	0	0	0	0	0	0	0	0	1,062,622
Watermain Replacement - Slott Pk Ct	280,000	0	0	0	0	0	0	0	0	0	0	280,000
Watermain Replacement - Alder Avenue	0	51,350	564,280	0	0	0	0	0	0	0	0	615,630
Watermain Replacement - Future	0	0	52,736	649,924	667,472	685,494	704,002	723,010	742,531	762,580	783,169	5,770,919
R6-1 Tank Road Construction	0	128,375	0	0	0	0	0	0	0	0	0	128,375
Water Reservoir Coatings and Site Improvements	85,000	61,620	84,378	59,576	94,559	68,549	93,867	66,276	105,192	76,258	104,423	899,698
Total Capital Improvements - Water	\$580,000	\$1,752,062	\$1,256,182	\$1,294,432	\$2,786,695	\$1,450,962	\$1,020,803	\$873,637	\$1,033,356	\$927,805	\$1,037,699	\$14,013,634



	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Total
Capital Improvements - Shared (50% Water)												
Paint Interior Building #A	\$0	\$25,162	\$0	\$0	\$0	\$0	\$0	\$0	\$34,775	\$0	\$0	\$59,937
New Carpet Building #A	0	24,135	0	0	0	0	28,817	0	0	0	0	52,952
Replace Public Works Front Security Gate	0	0	0	42,960	0	0	0	0	0	0	0	42,960
Replace Roof Public Works #B	30,000	0	0	0	0	0	0	0	0	0	0	30,000
Building B Replacement	0	0	0	0	0	0	0	0	61,878	0	0	61,878
Rain Gutters Building C	0	25,675	0	0	0	0	0	0	0	0	0	25,675
Loader Tire Chains - 2 Sets	10,000	0	0	0	11,514	0	0	0	13,366	0	0	34,879
2002 Caterpillar 950G Loader #523	132,500	0	0	0	0	0	0	0	0	0	186,003	318,503
2002 Caterpillar 950G Loader #525	132,500	0	0	0	0	0	0	0	0	0	0	132,500
2018 MultiHog MX120 Snowblower #783	0	0	0	0	97,896	0	0	0	0	0	0	97,896
1997 Forklift #315	0	0	18,985	0	0	0	0	0	0	0	0	18,985
2013 Trackless Snowblower #687	0	89,863	0	0	0	0	0	0	0	117,564	0	207,427
2001 105KW Mobile Generator #313	0	25,675	0	0	0	0	0	0	0	0	0	25,675
2020 Vac-Con Truck #807	0	0	0	0	0	271,341	0	0	0	0	0	271,341
2004 Freightliner Vactor Truck #534	0	0	0	0	211,366	0	0	0	0	0	0	211,366
2020 Chevy Dump Truck #829	0	0	0	0	0	0	0	0	49,502	0	0	49,502
2001 Peterbilt Bin Truck #468	0	0	0	102,905	0	0	0	0	0	0	0	102,905
Snowplow #300A	9,500	0	0	0	0	0	0	0	0	0	13,705	23,205
Snowplow #307A	9,500	0	0	0	0	0	0	0	0	0	0	9,500
Slurry Liquidator #326	0	0	0	0	0	23,421	0	0	0	0	0	23,421
2004 9' Western Snow Plow #542A	0	0	0	0	0	0	4,693	0	0	0	0	4,693
2019 Sander/Spreader #808	0	0	0	5,416	0	0	0	0	7,425	0	0	12,841
2012 Snowplow #669B	0	0	0	38,995	0	0	0	0	0	0	5,221	44,217
2017 Caterpillar 420F2 Backhoe #755	0	0	0	0	0	79,974	0	0	0	0	0	79,974
2013 Chevy Equinox #691	0	0	19,512	0	0	0	0	0	0	0	0	19,512
2009 Chevrolet 1/2 ton Pick-up #826 Compliance Dept.	0	0	0	0	0	0	18,187	0	0	0	0	18,187
2013 1/2 Ton Pick-Up #677 Treatment	0	0	19,512	0	0	0	0	0	0	0	0	19,512
2003 GMC 3/4-Ton Pick-up #702	0	0	0	18,415	0	0	0	0	0	0	0	18,415
2005 Chevy 1/2-Ton Pick-up #553	0	0	0	17,331	0	0	0	0	0	0	0	17,331
2009 Chevrolet 1/2 Ton Pick-up Truck #631	0	0	0	17,331	0	0	0	0	0	0	0	17,331
2009 Chevrolet 1/2 Ton Pick-up Truck #632 Engineering	0	0	0	0	17,799	0	0	0	0	0	0	17,799
2012 Extend-A-Cab Pick-up #678 Pipeline Dept.	0	16,432	0	0	0	0	0	0	0	21,606	0	38,038
2004 3/4-Ton Service Truck w/liftgate & crane #703	0	0	0	31,413	0	0	0	0	0	0	0	31,413
2013 1-Ton Flatbed #679 Pipeline Dept.	0	0	23,204	0	0	0	0	0	0	0	0	23,204
2012 1-Ton Service Truck w/ Liftgate #668 Treatment	0	22,081	0	0	0	0	0	0	0	0	0	22,081
2013 1-Ton Service Truck #680 Utilities Electrician	0	0	23,204	0	0	0	0	0	0	0	0	23,204
2004 GMC 1-Ton Flatbed #825 Pipeline Dept.	0	0	0	0	0	0	0	0	39,602	0	0	39,602
2008 Chevrolet Service Truck #810	0	0	0	0	0	0	0	0	21,038	0	0	21,038
2008 Chevrolet Service Truck #680	0	23,108	0	0	0	0	0	0	0	0	0	23,108
2011 Chevrolet Service Truck #647 Treatment	0	0	0	0	0	0	0	0	0	31,139	0	31,139
Public Works Billing Software Replacement	5,000	51,350	52,736	27,080	0	0	0	0	0	0	0	136,167
Large Format Printer Replacement	0	0	15,294	0	0	0	0	0	0	0	0	15,294
Adjust Utility Facilities in NDOT/Washoe County Right of	90,000	30,810	31,642	32,496	33,374	34,275	35,200	129,539	37,127	38,129	39,158	531,750
Pavement Maintenance, Utility Facilities	78,750	92,430	6,592	140,817	144,619	7,141	39,600	7,531	191,821	197,000	8,158	914,458
Pavement Maintenance, Reservoir 3-1 WPS 4-2/5-1	65,000	46,215	0	0	0	0	0	0	0	0	0	111,215
Utilities System and Plant Controls Master Plan	0	128,375	0	0	0	0	0	0	0	0	0	128,375
Utilities System and Plant Controls Upgrade	0	0	131,841	135,401	139,057	142,811	0	0	0	0	0	549,110
Total Capital Improvements - Shared (50% Water)	\$562,750	\$601,309	\$342,523	\$610,560	\$655,624	\$558,963	\$126,497	\$137,071	\$456,533	\$405,438	\$252,246	\$4,709,514

Incline Village General Improvement District
 Water Rate Study
 Exhibit 4
 Capital Improvement Plan

Inflation	2.7%
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	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Total
Less R&M Funded Items (O&M)	0	(520,000)	(329,750)	(535,000)	(515,000)	(711,250)	0	0	0	0	0	(\$2,611,000)
Future Unidentified Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$400,000	\$175,000	\$300,000	\$400,000	\$1,675,000
To Capital Reserves	\$0	\$0	\$75,000	\$75,000	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000
Total Capital Improvement Projects	\$1,142,750	\$1,833,371	\$1,343,955	\$1,444,992	\$3,077,320	\$1,298,675	\$1,547,300	\$1,410,708	\$1,664,889	\$1,633,244	\$1,689,945	\$18,087,149
<i>Less: Outside Funding Sources</i>												
Operating Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Fund	1,142,750	1,833,371	343,955	444,992	577,320	798,675	1,047,300	910,708	1,164,889	1,133,244	1,189,945	10,587,149
Grant Funding	0	0	0	0	0	0	0	0	0	0	0	0
Debt Reserve Fund	0	0	0	0	0	0	0	0	0	0	0	0
New SRF Loans	0	0	0	0	0	0	0	0	0	0	0	0
New Revenue Bonds	0	0	1,000,000	1,000,000	2,000,000	0	0	0	0	0	0	4,000,000
Total Outside Funding Sources	\$1,142,750	\$1,833,371	\$1,343,955	\$1,444,992	\$2,577,320	\$798,675	\$1,047,300	\$910,708	\$1,164,889	\$1,133,244	\$1,189,945	\$14,587,149
Rate Funded Capital	\$0	\$0	\$0	\$0	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$3,500,000

- **3b_PW_UTILITY Rate Hearing 2022_Wastewater Rate Study
(Rev 1_No Contingency)**

**Incline Village General Improvement District
Wastewater Rate Study
Summary of the Revenue Requirement
Exhibit 1**

	<i>Budget</i>	<i>Projected</i>								
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Revenues										
Rate Revenues	\$6,522,131	\$6,528,653	\$6,535,182	\$6,541,717	\$6,548,258	\$6,554,807	\$6,561,362	\$6,567,923	\$6,574,491	\$6,581,065
Miscellaneous Revenues	384,390	350,274	332,465	334,723	338,291	343,897	347,799	348,730	348,731	348,925
Total Revenues	\$6,906,521	\$6,878,927	\$6,867,647	\$6,876,440	\$6,886,549	\$6,898,704	\$6,909,161	\$6,916,653	\$6,923,222	\$6,929,990
Expenses										
Total O&M Expenses	\$3,840,833	\$5,395,837	\$5,315,537	\$5,597,923	\$5,863,819	\$6,018,827	\$6,471,202	\$6,789,219	\$7,124,876	\$7,479,299
Additional Capital Funding	0	0	250,000	500,000	675,000	975,000	1,150,000	1,325,000	1,375,000	1,425,000
Net Debt Service	0	0	0	0	0	0	0	0	0	0
Reserve Funding	3,065,687	2,364,458	3,435,712	3,838,180	4,131,581	4,523,510	4,442,537	4,559,076	4,619,790	4,676,214
Total Revenue Requirement	\$6,906,521	\$7,760,295	\$8,751,249	\$9,436,103	\$9,995,400	\$10,542,336	\$10,913,739	\$11,348,296	\$11,744,666	\$12,155,513
Bal / (Def) of Funds	\$0	(\$881,368)	(\$1,883,603)	(\$2,559,663)	(\$3,108,851)	(\$3,643,632)	(\$4,004,578)	(\$4,431,643)	(\$4,821,444)	(\$5,225,522)
Proposed Rate Adjustment	0.0%	13.5%	13.5%	8.0%	6.0%	5.5%	3.5%	4.0%	3.5%	3.5%
Add'l Revenue with Rate Adj	\$0	\$881,368	\$1,883,603	\$2,559,663	\$3,108,851	\$3,643,632	\$4,004,578	\$4,431,643	\$4,821,444	\$5,225,522
Bal / (Def) After Rate Adj	\$0	(\$0)	\$0	\$0	\$0	(\$0)	\$0	\$0	\$0	\$0
Average Residential Customer Bill (3,000 gal)										
Customer Bill on Proposed Adj.	\$64.56	\$74.18	\$83.36	\$89.85	\$96.97	\$100.42	\$103.93	\$108.09	\$111.87	\$115.79
Bill Difference - Monthly		9.62	9.18	6.49	7.12	3.44	3.51	4.16	3.78	3.92
Cumulative Bill Difference		9.62	18.80	25.29	32.41	35.86	39.37	43.53	47.31	51.23
Debt Service Coverage Ratio (all debt)										
Before Rate Adjustment	9.12	4.41	1.53	0.66	0.36	0.33	0.17	0.05	0.00	0.00
After Proposed Rate Adjustment	9.12	7.03	3.39	1.98	1.44	1.71	1.68	1.72	1.74	1.76

Incline Village General Improvement District
Wastewater Rate Study
Escalation Factors
Exhibit 2

	<i>Budget</i>	<i>Projected</i>										<i>Notes</i>
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Revenues												
Customer Growth	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
Misc Revenues	Budget	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
Expenses												
Labor	Budget	6.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Benefits - Medical	Budget	5.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Benefits - Other	Budget	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Professional Svcs	Budget	6.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Materials & Supplies	Budget	10.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Equipment	Budget	10.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Chemicals	Budget	10.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Utilities	Budget	10.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Water and Sewer	Budget	17.5%	12.3%	8.8%	8.5%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%
Insurance	Budget	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Power	Budget	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
O&M	--	40.5%	-1.5%	5.3%	4.7%	2.6%	7.5%	4.9%	4.9%	5.0%	5.0%	5.0%
Miscellaneous	Budget	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Interest	0.7%	0.8%	0.9%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
New Debt Service Assumptions												
Revenue Bond												
Term in Years	20	20	20	20	20	20	20	20	20	20	20	20
Rate	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
Low Interest Loan												
Term in Years	20	20	20	20	20	20	20	20	20	20	20	20
Rate	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%

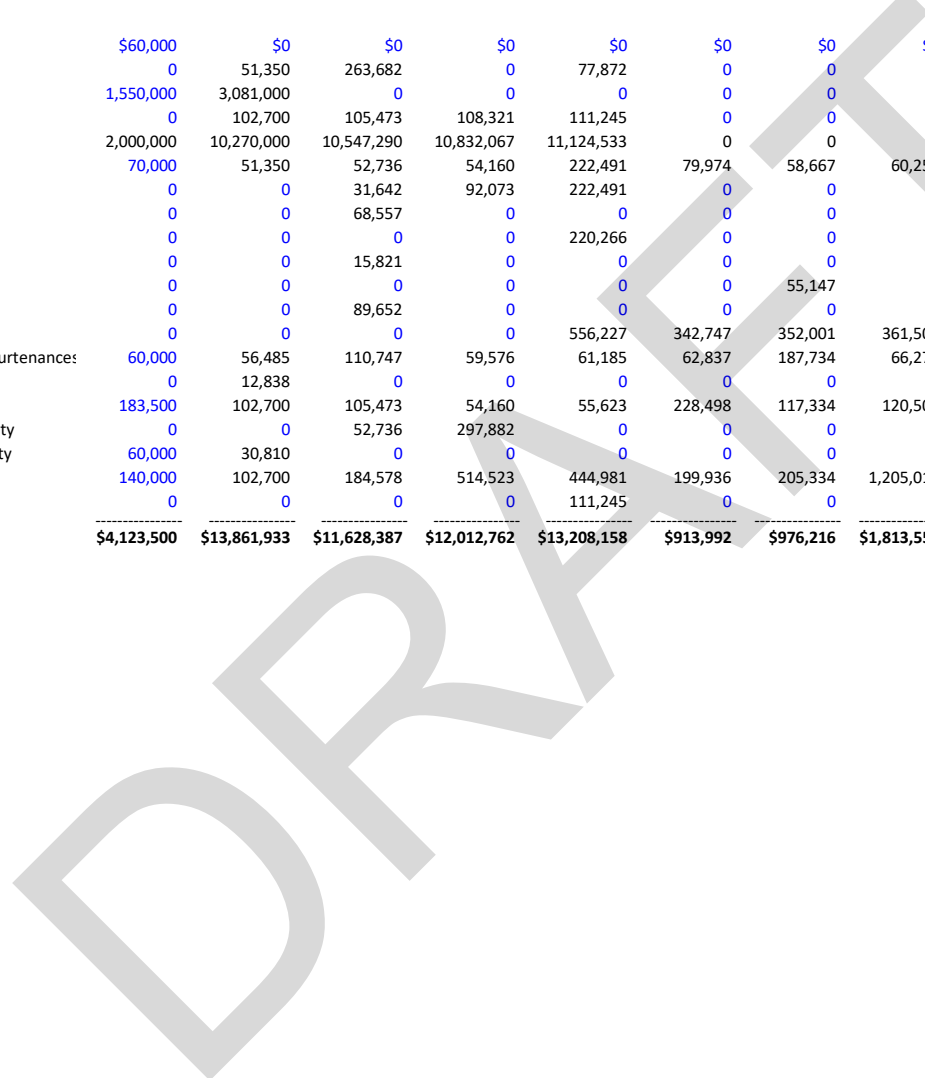
	<i>Budget</i>	<i>Projected</i>										<i>Notes</i>
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Revenues												
<i>Rate Revenues</i>												
Residential	\$2,858,228	\$2,861,086	\$2,863,947	\$2,866,811	\$2,869,678	\$2,872,547	\$2,875,420	\$2,878,295	\$2,881,174	\$2,884,055	\$2,886,939	As Customer Growth
Multi-Family	2,967,696	2,970,664	2,973,634	2,976,608	2,979,585	2,982,564	2,985,547	2,988,532	2,991,521	2,994,512	2,997,507	As Customer Growth
Commercial	696,207	696,903	697,600	698,298	698,996	699,695	700,395	701,095	701,796	702,498	703,201	As Customer Growth
Total Rate Revenues	\$6,522,131	\$6,528,653	\$6,535,182	\$6,541,717	\$6,548,258	\$6,554,807	\$6,561,362	\$6,567,923	\$6,574,491	\$6,581,065	\$6,587,646	
<i>Other Revenues</i>												
Effluent Disposal Sales	\$75,000	\$75,075	\$75,150	\$75,225	\$75,300	\$75,376	\$75,451	\$75,527	\$75,602	\$75,678	\$75,753	As Misc Revenues
Interest Income	72,500	38,072	19,951	21,897	25,152	30,445	34,033	34,650	34,337	34,217	34,211	Calculated on Reserves
Hunting Fees	20,000	20,020	20,040	20,060	20,080	20,100	20,120	20,140	20,161	20,181	20,201	As Misc Revenues
Interfund Revenue Transfers	201,890	202,092	202,294	202,496	202,699	202,901	203,104	203,307	203,511	203,714	203,918	As Misc Revenues
Other Sewer	15,000	15,015	15,030	15,045	15,060	15,075	15,090	15,105	15,120	15,136	15,151	As Misc Revenues
Total Other Revenues	\$384,390	\$350,274	\$332,465	\$334,723	\$338,291	\$343,897	\$347,799	\$348,730	\$348,731	\$348,925	\$349,234	
Total Revenues	\$6,906,521	\$6,878,927	\$6,867,647	\$6,876,440	\$6,886,549	\$6,898,704	\$6,909,161	\$6,916,653	\$6,923,222	\$6,929,990	\$6,936,880	
Expenses												
<i>Wages</i>												
Other Earnings	\$58,225	\$62,010	\$65,110	\$68,366	\$71,784	\$75,373	\$79,142	\$83,099	\$87,254	\$91,616	\$96,197	As Labor
Regular Earnings	1,553,763	1,654,758	1,737,495	1,824,370	1,915,589	2,011,368	2,111,937	2,217,533	2,328,410	2,444,831	2,567,072	As Labor
Salary Savings from Vacant Positions	(69,152)	0	0	0	0	0	0	0	0	0	0	
Total Wages	\$1,542,836	\$1,716,767	\$1,802,606	\$1,892,736	\$1,987,373	\$2,086,741	\$2,191,078	\$2,300,632	\$2,415,664	\$2,536,447	\$2,663,269	

	Budget	Projected										Notes
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Benefits												
Dental Fringe Ben	\$22,392	\$23,736	\$25,160	\$26,670	\$28,270	\$29,966	\$31,764	\$33,670	\$35,690	\$37,832	\$40,102	As Benefits - Other
Disability Fringe Ben	7,982	8,461	8,969	9,507	10,077	10,682	11,323	12,002	12,722	13,485	14,295	As Benefits - Other
Life Ins Fringe Ben	3,040	3,222	3,416	3,621	3,838	4,068	4,312	4,571	4,845	5,136	5,444	As Benefits - Other
Medical Fringe Ben	313,831	329,523	362,475	398,723	438,595	482,454	530,700	583,770	642,147	706,362	776,998	As Benefits - Medical
Retirement Fringe Ben	284,170	301,220	319,293	338,451	358,758	380,284	403,101	427,287	452,924	480,099	508,905	As Benefits - Other
Taxes	128,681	131,898	135,195	138,575	142,040	145,591	149,231	152,961	156,785	160,705	164,723	As Miscellaneous
Unemployment Fringe Ben	25,254	26,769	28,375	30,078	31,883	33,796	35,823	37,973	40,251	42,666	45,226	As Benefits - Other
Vision Fringe Ben	2,495	2,645	2,803	2,971	3,150	3,339	3,539	3,751	3,976	4,215	4,468	As Benefits - Other
Work Comp Fringe Ben	40,349	42,770	45,336	48,056	50,940	53,996	57,236	60,670	64,310	68,169	72,259	As Benefits - Other
Total Benefits	\$828,195	\$870,244	\$931,023	\$996,652	\$1,067,550	\$1,144,175	\$1,227,028	\$1,316,655	\$1,413,651	\$1,518,669	\$1,632,419	
Professional Services												
Audit	\$11,200	\$11,928	\$12,524	\$13,151	\$13,808	\$14,499	\$15,223	\$15,985	\$16,784	\$17,623	\$18,504	As Professional Svcs
Legal	13,000	13,845	14,537	15,264	16,027	16,829	17,670	18,554	19,481	20,455	21,478	As Professional Svcs
Professional Consultants	70,000	74,550	78,278	82,191	86,301	90,616	95,147	99,904	104,899	110,144	115,652	As Professional Svcs
Total Professional Services	\$94,200	\$100,323	\$105,339	\$110,606	\$116,136	\$121,943	\$128,040	\$134,442	\$141,165	\$148,223	\$155,634	
Services & Supplies												
BLDGS Maintenance Services	\$40,637	\$44,701	\$46,042	\$47,423	\$48,846	\$50,311	\$51,820	\$53,375	\$54,976	\$56,626	\$58,324	As Materials & Supplies
Chemical	176,000	193,600	203,280	213,444	224,116	235,322	247,088	259,443	272,415	286,035	300,337	As Chemicals
Contractual Services	18,147	19,327	20,293	21,308	22,373	23,492	24,667	25,900	27,195	28,555	29,982	As Professional Svcs
Dues & Subscriptions	6,000	6,600	6,798	7,002	7,212	7,428	7,651	7,881	8,117	8,361	8,612	As Materials & Supplies
Employee Recruit & Retain	2,650	2,915	3,002	3,093	3,185	3,281	3,379	3,481	3,585	3,693	3,803	As Materials & Supplies
Fleet Maintenance Services	164,800	181,280	186,718	192,320	198,090	204,032	210,153	216,458	222,952	229,640	236,529	As Materials & Supplies
Fuel	37,500	41,250	42,900	44,616	46,401	48,257	50,187	52,194	54,282	56,453	58,712	As Utilities
Janitorial	10,000	11,000	11,330	11,670	12,020	12,381	12,752	13,135	13,529	13,934	14,353	As Materials & Supplies
Lab	33,200	36,520	37,616	38,744	39,906	41,104	42,337	43,607	44,915	46,262	47,650	As Materials & Supplies
Office Supplies	2,600	2,860	2,946	3,034	3,125	3,219	3,316	3,415	3,517	3,623	3,732	As Materials & Supplies
Operating	44,880	49,368	50,849	52,375	53,946	55,564	57,231	58,948	60,716	62,538	64,414	As Materials & Supplies
Permits & Fees	15,060	16,566	17,063	17,575	18,102	18,645	19,205	19,781	20,374	20,985	21,615	As Materials & Supplies
R&M Corrective	160,000	176,000	181,280	186,718	192,320	198,090	204,032	210,153	216,458	222,952	229,640	As Materials & Supplies
R&M Preventative	51,300	56,430	58,123	59,867	61,663	63,512	65,418	67,380	69,402	71,484	73,628	As Materials & Supplies
Repairs & Maintenance	190,730	505,000	184,750	215,000	215,000	91,250	249,466	256,950	264,658	272,598	280,776	As Materials & Supplies
Safety	9,300	10,230	10,537	10,853	11,179	11,514	11,859	12,215	12,582	12,959	13,348	As Materials & Supplies
Security	3,480	3,828	3,943	4,061	4,183	4,308	4,438	4,571	4,708	4,849	4,995	As Materials & Supplies
Small Equipment	6,400	7,040	7,251	7,469	7,693	7,924	8,161	8,406	8,658	8,918	9,186	As Materials & Supplies
Tools	9,700	10,670	10,990	11,320	11,659	12,009	12,369	12,741	13,123	13,516	13,922	As Materials & Supplies
Training & Education	9,900	10,890	11,217	11,553	11,900	12,257	12,624	13,003	13,393	13,795	14,209	As Materials & Supplies
Travel & Conferences	6,000	6,600	6,798	7,002	7,212	7,428	7,651	7,881	8,117	8,361	8,612	As Materials & Supplies
Uniforms	8,100	8,910	9,177	9,453	9,736	10,028	10,329	10,639	10,958	11,287	11,626	As Materials & Supplies
Total Services & Supplies	\$1,006,384	\$1,401,585	\$1,112,903	\$1,175,898	\$1,209,866	\$1,121,356	\$1,316,134	\$1,361,555	\$1,408,631	\$1,457,425	\$1,508,004	

	Budget	Projected										Notes
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
Utilities												
Cable TV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	As Utilities
Electricity	367,400	404,140	420,306	437,118	454,603	472,787	491,698	511,366	531,821	553,093	575,217	As Utilities
Heating	28,400	31,240	32,490	33,789	35,141	36,546	38,008	39,529	41,110	42,754	44,464	As Utilities
Internet	11,400	12,540	13,042	13,563	14,106	14,670	15,257	15,867	16,502	17,162	17,848	As Utilities
Telephone	31,188	34,307	35,679	37,106	38,590	40,134	41,739	43,409	45,145	46,951	48,829	As Utilities
Trash	5,400	5,940	6,178	6,425	6,682	6,949	7,227	7,516	7,817	8,129	8,454	As Utilities
Water & Sewer	22,400	26,320	29,544	32,129	34,860	35,993	37,163	38,371	39,618	40,905	42,235	As Water and Sewer
Total Utilities	\$466,188	\$514,487	\$537,238	\$560,131	\$583,982	\$607,079	\$631,093	\$656,058	\$682,012	\$708,995	\$737,048	
Other												
Central Services Allocation Cs	\$201,393	\$221,532	\$230,394	\$239,609	\$249,194	\$259,161	\$269,528	\$280,309	\$291,521	\$303,182	\$315,310	As Utilities
Defensible Space Costs	50,000	55,000	57,200	59,488	61,868	64,342	66,916	69,593	72,376	75,271	78,282	As Utilities
General Liability	95,100	104,610	108,794	113,146	117,672	122,379	127,274	132,365	137,660	143,166	148,893	As Utilities
Interfund Expense Transfers	164,808	181,289	188,540	196,082	203,925	212,082	220,566	229,388	238,564	248,106	258,030	As Utilities
Total Other	\$511,301	\$562,431	\$584,928	\$608,325	\$632,658	\$657,965	\$684,283	\$711,655	\$740,121	\$769,726	\$800,515	
Future O&M												
Additional Staffing Needs	\$0	\$230,000	\$241,500	\$253,575	\$266,254	\$279,566	\$293,545	\$308,222	\$323,633	\$339,815	\$356,805	As Labor
O&M Contingency	0	0	0	0	0	0	0	0	0	0	0	As Labor
Budget Savings	(608,271)	0	0	0	0	0	0	0	0	0	0	As Labor
Open	0	0	0	0	0	0	0	0	0	0	0	As Labor
Total Future O&M	(\$608,271)	\$230,000	\$241,500	\$253,575	\$266,254	\$279,566	\$293,545	\$308,222	\$323,633	\$339,815	\$356,805	
Total Operations & Maintenance	\$3,840,833	\$5,395,837	\$5,315,537	\$5,597,923	\$5,863,819	\$6,018,827	\$6,471,202	\$6,789,219	\$7,124,876	\$7,479,299	\$7,853,694	
Debt Service												
NV Clean Wtr Loan 2005	\$128,578	\$128,578	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Exhibit 5
NV Clean Wtr Loan 2007	207,536	207,536	207,536	207,536	207,536	0	0	0	0	0	0	Exhibit 5
Low Interest Loans	0	0	0	0	0	0	0	0	0	0	0	Calc'd @ 2.5% for 20 yrs
Assumed Revenue Bond	0	0	807,200	1,729,713	2,652,227	2,652,227	2,652,227	2,652,227	2,652,227	2,652,227	2,652,227	Calc'd @ 4.5% for 20 yrs
Total Debt Service	\$336,114	\$336,114	\$1,014,736	\$1,937,250	\$2,859,763	\$2,652,227	\$2,652,227	\$2,652,227	\$2,652,227	\$2,652,227	\$2,652,227	
<i>Less: Debt Service Funding</i>												
From Capital Reserve	\$336,114	\$336,114	\$1,014,736	\$1,937,250	\$2,859,763	\$2,652,227	\$2,652,227	\$2,652,227	\$2,652,227	\$2,652,227	\$2,652,227	
Total Less Debt Service Funding	\$336,114	\$336,114	\$1,014,736	\$1,937,250	\$2,859,763	\$2,652,227	\$2,652,227	\$2,652,227	\$2,652,227	\$2,652,227	\$2,652,227	
Net Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

	<i>Budget</i>	<i>Projected</i>										<i>Notes</i>	
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032		
Reserve Funding													
Operating Fund Transfer	(\$157,660)	(\$862,112)	(\$44,085)	\$105,153	\$220,322	\$309,014	\$49,801	(\$11,902)	(\$4,434)	(\$1,260)	(\$3,149)		
Capital Fund Transfer	3,223,347	3,226,570	3,229,797	3,233,027	3,236,260	3,239,496	3,242,735	3,245,978	3,249,224	3,252,473	3,255,726	As Customer Growth	
Additional Capital Funding	0	0	250,000	500,000	675,000	975,000	1,150,000	1,325,000	1,375,000	1,425,000	1,475,000	FY 2022 Depr Exp = \$1,876,600	
Effluent Reserve Fund	0	0	0	0	0	0	0	0	0	0	0		
Total Reserve Funding	\$3,065,687	\$2,364,458	\$3,435,712	\$3,838,180	\$4,131,581	\$4,523,510	\$4,442,537	\$4,559,076	\$4,619,790	\$4,676,214	\$4,727,577		
Total Revenue Requirement	\$6,906,521	\$7,760,295	\$8,751,249	\$9,436,103	\$9,995,400	\$10,542,336	\$10,913,739	\$11,348,296	\$11,744,666	\$12,155,513	\$12,581,272		
Bal / (Def) of Funds	\$0	(\$881,368)	(\$1,883,603)	(\$2,559,663)	(\$3,108,851)	(\$3,643,632)	(\$4,004,578)	(\$4,431,643)	(\$4,821,444)	(\$5,225,522)	(\$5,644,392)		
Bal as a % of Rate Adj	0.0%	13.5%	28.8%	39.1%	47.5%	55.6%	61.0%	67.5%	73.3%	79.4%	85.7%		
Proposed Rate Adjustment	0.0%	13.5%	13.5%	8.0%	6.0%	5.5%	3.5%	4.0%	3.5%	3.5%	3.5%		
Add'l Revenue with Rate Adj	\$0	\$881,368	\$1,883,603	\$2,559,663	\$3,108,851	\$3,643,632	\$4,004,578	\$4,431,643	\$4,821,444	\$5,225,522	\$5,644,392		
Bal / (Def) After Rate Adj	\$0	(\$0)	\$0	\$0	\$0	(\$0)	\$0	\$0	\$0	\$0	\$0		
Total Balance as a % of Rates	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Average Residential Customer Bill (3,000 gal)	\$64.56												
Customer Bill on Proposed Adj.	\$64.56	\$74.18	\$83.36	\$89.85	\$96.97	\$100.42	\$103.93	\$108.09	\$111.87	\$115.79	\$119.84		
Bill Difference - Monthly		9.62	9.18	6.49	7.12	3.44	3.51	4.16	3.78	3.92	4.05		
Cumulative Bill Difference		9.62	18.80	25.29	32.41	35.86	39.37	43.53	47.31	51.23	55.28		
Debt Service Coverage Ratio (all debt)													
Before Rate Adjustment	9.12	4.41	1.53	0.66	0.36	0.33	0.17	0.05	0.00	0.00	0.00	Min. Target 1.00	
After Proposed Rate Adjustment	9.12	7.03	3.39	1.98	1.44	1.71	1.68	1.72	1.74	1.76	1.78	Min. Target 1.00	

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Total	Notes
Sewer Capital													
Update Camera Equipment	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,441	\$0	\$0	\$140,441	
SCADA Management Servers/Network - WRRF	0	51,350	263,682	0	77,872	0	0	0	99,004	0	0	491,908	
Pond Lining Project	1,550,000	3,081,000	0	0	0	0	0	0	0	0	0	4,631,000	
Effluent Pipeline Annual Repairs	0	102,700	105,473	108,321	111,245	0	0	0	0	0	0	427,739	
Effluent Pipeline Project	2,000,000	10,270,000	10,547,290	10,832,067	11,124,533	0	0	0	0	0	0	44,773,889	
Sewer Pumping Station Improvements	70,000	51,350	52,736	54,160	222,491	79,974	58,667	60,251	61,878	254,193	104,423	1,070,123	
Sewer Pumping Station 14 Improvements	0	0	31,642	92,073	222,491	0	0	0	0	0	0	346,205	
2001 Sellick Forklift #499	0	0	68,557	0	0	0	0	0	0	0	0	68,557	
2006 Kenworth T800 Bin truck #587	0	0	0	0	220,266	0	0	0	0	0	0	220,266	
2018 Flail Mower #784	0	0	15,821	0	0	0	0	0	19,801	0	0	35,622	
2001 Jet-Away Line Cleaner #767	0	0	0	0	0	0	55,147	0	0	0	0	55,147	
2008 Chevrolet Camera Truck #615	0	0	89,652	0	0	0	0	0	0	0	0	89,652	
Sewer Main Rehabilitation	0	0	0	0	556,227	342,747	352,001	361,505	618,776	381,290	391,585	3,004,130	
Replace & Reline Sewer Mains, Manholes and Appurtenances	60,000	56,485	110,747	59,576	61,185	62,837	187,734	66,276	68,065	69,903	13,053	815,861	
WRRF Drainage Improvements	0	12,838	0	0	0	0	0	0	0	0	0	12,838	
Wetlands Effluent Disposal Facility Improvements	183,500	102,700	105,473	54,160	55,623	228,498	117,334	120,502	123,755	317,742	130,528	1,539,814	
Roof Replacement Water Resource Recovery Facility	0	0	52,736	297,882	0	0	0	0	0	0	0	350,618	
Building Upgrades Water Resource Recovery Facility	60,000	30,810	0	0	0	0	0	0	0	0	0	90,810	
Water Resource Recovery Facility Improvements	140,000	102,700	184,578	514,523	444,981	199,936	205,334	1,205,017	0	254,193	0	3,251,262	
WRRF Biosolids Bins	0	0	0	0	111,245	0	0	0	0	0	0	111,245	
Total Sewer Capital	\$4,123,500	\$13,861,933	\$11,628,387	\$12,012,762	\$13,208,158	\$913,992	\$976,216	\$1,813,550	\$1,071,720	\$1,277,321	\$639,588	\$61,527,127	



	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Total	Notes
Capital Improvements - Shared (50% Sewer)													
Paint Interior Building #A	\$0	\$25,162	\$0	\$0	\$0	\$0	\$0	\$0	\$34,775	\$0	\$0	\$59,937	Sewer Share 50.0%
New Carpet Building #A	0	24,135	0	0	0	0	28,817	0	0	0	0	52,952	
Replace Public Works Front Security Gate	0	0	0	42,960	0	0	0	0	0	0	0	42,960	
Replace Roof Public Works #B	30,000	0	0	0	0	0	0	0	0	0	0	30,000	
Building B Replacement	0	0	0	0	0	0	0	0	61,878	0	0	61,878	
Rain Gutters Building C	0	25,675	0	0	0	0	0	0	0	0	0	25,675	
Loader Tire Chains - 2 Sets	10,000	0	0	0	11,514	0	0	0	13,366	0	0	34,879	
2002 Caterpillar 950G Loader #523	132,500	0	0	0	0	0	0	0	0	0	186,003	318,503	
2002 Caterpillar 950G Loader #525	132,500	0	0	0	0	0	0	0	0	0	0	132,500	
2018 MultiHog MX120 Snowblower #783	0	0	0	0	97,896	0	0	0	0	0	0	97,896	
1997 Forklift #315	0	0	18,985	0	0	0	0	0	0	0	0	18,985	
2013 Trackless Snowblower #687	0	89,863	0	0	0	0	0	0	0	117,564	0	207,427	
2001 105KW Mobile Generator #313	0	25,675	0	0	0	0	0	0	0	0	0	25,675	
2020 Vac-Con Truck #807	0	0	0	0	0	271,341	0	0	0	0	0	271,341	
2004 Freightliner Vactor Truck #534	0	0	0	0	211,366	0	0	0	0	0	0	211,366	
2020 Chevy Dump Truck #829	0	0	0	0	0	0	0	0	49,502	0	0	49,502	
2001 Peterbilt Bin Truck #468	0	0	0	102,905	0	0	0	0	0	0	0	102,905	
Snowplow #300A	9,500	0	0	0	0	0	0	0	0	0	13,705	23,205	
Snowplow #307A	9,500	0	0	0	0	0	0	0	0	0	0	9,500	
Slurry Liquidator #326	0	0	0	0	0	23,421	0	0	0	0	0	23,421	
2004 9' Western Snow Plow #542A	0	0	0	0	0	0	4,693	0	0	0	0	4,693	
2019 Sander/Spreader #808	0	0	0	5,416	0	0	0	0	7,425	0	0	12,841	
2012 Snowplow #669B	0	0	0	38,995	0	0	0	0	0	0	5,221	44,217	
2017 Caterpillar 420F2 Backhoe #755	0	0	0	0	0	79,974	0	0	0	0	0	79,974	
2013 Chevy Equinox #691	0	0	19,512	0	0	0	0	0	0	0	0	19,512	
2009 Chevrolet 1/2 ton Pick-up #826 Compliance Dept.	0	0	0	0	0	0	18,187	0	0	0	0	18,187	
2013 1/2 Ton Pick-Up #677 Treatment	0	0	19,512	0	0	0	0	0	0	0	0	19,512	
2003 GMC 3/4-Ton Pick-up #702	0	0	0	18,415	0	0	0	0	0	0	0	18,415	
2005 Chevy 1/2-Ton Pick-up #553	0	0	0	17,331	0	0	0	0	0	0	0	17,331	
2009 Chevrolet 1/2 Ton Pick-up Truck #631	0	0	0	17,331	0	0	0	0	0	0	0	17,331	
2009 Chevrolet 1/2 Ton Pick-up Truck #632 Engineering Dept.	0	0	0	0	17,799	0	0	0	0	0	0	17,799	
2012 Extend-A-Cab Pick-up #678 Pipeline Dept.	0	16,432	0	0	0	0	0	0	0	21,606	0	38,038	
2004 3/4-Ton Service Truck w/liftgate & crane #703	0	0	0	31,413	0	0	0	0	0	0	0	31,413	
2013 1-Ton Flatbed #679 Pipeline Dept.	0	0	23,204	0	0	0	0	0	0	0	0	23,204	
2012 1-Ton Service Truck w/ Liftgate #668 Treatment	0	22,081	0	0	0	0	0	0	0	0	0	22,081	
2013 1-Ton Service Truck #680 Utilities Electrician	0	0	23,204	0	0	0	0	0	0	0	0	23,204	
2004 GMC 1-Ton Flatbed #825 Pipeline Dept.	0	0	0	0	0	0	0	0	39,602	0	0	39,602	
2008 Chevrolet Service Truck #810	0	0	0	0	0	0	0	0	21,038	0	0	21,038	
2008 Chevrolet Service Truck #680	0	23,108	0	0	0	0	0	0	0	0	0	23,108	
2011 Chevrolet Service Truck #647 Treatment	0	0	0	0	0	0	0	0	0	31,139	0	31,139	
Public Works Billing Software Replacement	5,000	51,350	52,736	27,080	0	0	0	0	0	0	0	136,167	
Large Format Printer Replacement	0	0	15,294	0	0	0	0	0	0	0	0	15,294	
Adjust Utility Facilities in NDOT/Washoe County Right of Way	90,000	30,810	31,642	32,496	33,374	34,275	35,200	129,539	37,127	38,129	39,158	531,750	
Pavement Maintenance, Utility Facilities	78,750	92,430	6,592	140,817	144,619	7,141	39,600	7,531	191,821	197,000	8,158	914,458	
Pavement Maintenance, Reservoir 3-1 WPS 4-2/5-1	65,000	46,215	0	0	0	0	0	0	0	0	0	111,215	
Utilities System and Plant Controls Master Plan	0	128,375	0	0	0	0	0	0	0	0	0	128,375	
Utilities System and Plant Controls Upgrade	0	0	131,841	135,401	139,057	142,811	0	0	0	0	0	549,110	
Total Capital Improvements - Shared (50% Sewer)	\$562,750	\$601,309	\$342,523	\$610,560	\$655,624	\$558,963	\$126,497	\$137,071	\$456,533	\$405,438	\$252,246	\$4,709,514	

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Total	Notes	
Less R&M Funded Items (O&M)	0	(505,000)	(184,750)	(215,000)	(215,000)	(91,250)	0	0	0	0	0	(\$1,211,000)		
Future Unidentified Capital Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$347,286	\$0	\$0	\$0	\$583,166	\$930,452		
Transfer to Capital Fund	\$0	\$0	\$800,000	\$900,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,700,000		
Total Capital Improvement Projects	\$4,686,250	\$13,958,241	\$12,586,160	\$13,308,322	\$14,648,782	\$1,381,705	\$1,450,000	\$1,950,621	\$1,528,253	\$1,682,759	\$1,475,000	\$68,656,094		
<i>Less: Other Funding Sources</i>														
Operating Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Input
Capital Fund	3,686,250	265,250	836,160	808,322	1,973,782	406,705	300,000	625,621	153,253	257,759	0	9,313,102	Input	
Effluent Reserve Fund	1,000,000	11,382,241	1,000,000	0	0	0	0	0	0	0	0	13,382,241		
USDA Grant	0	2,310,750	0	0	0	0	0	0	0	0	0	2,310,750		
Other Grants	0	0	0	0	0	0	0	0	0	0	0	0	Input	
Low Interest Loans	0	0	0	0	0	0	0	0	0	0	0	0	Input	
Revenue Bonds	0	0	10,500,000	12,000,000	12,000,000	0	0	0	0	0	0	34,500,000	Calculated	
Total Other Funding Sources	\$4,686,250	\$13,958,241	\$12,336,160	\$12,808,322	\$13,973,782	\$406,705	\$300,000	\$625,621	\$153,253	\$257,759	\$0	\$59,506,093		
Additional Capital Funding	\$0	\$0	\$250,000	\$500,000	\$675,000	\$975,000	\$1,150,000	\$1,325,000	\$1,375,000	\$1,425,000	\$1,475,000	\$9,150,000		

- **3c_PW_UTILITY Rate Hearing 2022_Rate Study
Combined
Reserves (Rev
1_No Contingency)**

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Combined Water Sewer											
Beginning Reserve Balance (Not incl Debt + Effluent)	\$4,922,237	\$4,452,493	\$4,411,733	\$5,758,349	\$7,361,904	\$6,712,750	\$7,555,217	\$8,155,959	\$8,468,763	\$9,003,567	\$9,457,554
Operating Fund											
Beginning Balance	\$3,942,237	\$4,065,160	\$2,704,049	\$2,735,589	\$3,088,474	\$3,492,014	\$3,777,195	\$3,957,666	\$4,034,319	\$4,109,872	\$4,172,550
Plus: Additions	280,583	0	75,626	352,884	403,541	309,014	180,471	88,555	79,987	63,938	40,612
Bal. / (Def.) of Funds	0	(0)	0	0	0	(0)	0	0	0	0	0
Less: Uses of Funds	(157,660)	(1,361,112)	(44,085)	0	0	(23,833)	0	(11,902)	(4,434)	(1,260)	(3,149)
Ending Balance	\$4,065,160	\$2,704,049	\$2,735,589	\$3,088,474	\$3,492,014	\$3,777,195	\$3,957,666	\$4,034,319	\$4,109,872	\$4,172,550	\$4,210,013
<i>Minimum: 25% of O&M</i>	<i>\$1,827,274</i>	<i>\$2,664,838</i>	<i>\$2,601,825</i>	<i>\$2,779,132</i>	<i>\$2,899,789</i>	<i>\$3,049,189</i>	<i>\$3,185,185</i>	<i>\$3,337,936</i>	<i>\$3,499,059</i>	<i>\$3,669,088</i>	<i>\$3,848,595</i>
Capital Fund											
Beginning Balance	\$980,000	\$387,333	\$1,707,684	\$3,022,760	\$4,273,430	\$3,220,736	\$3,778,023	\$4,198,293	\$4,434,444	\$4,893,695	\$5,285,004
Plus: Additions	4,827,967	4,832,795	5,712,628	5,817,466	5,997,308	4,852,155	4,857,008	4,861,865	4,866,726	4,871,593	4,876,465
Plus: Connection Fees	51,500	51,552	51,603	51,655	51,706	51,758	51,810	51,862	51,913	51,965	52,017
Less: Transfer to Debt Reserve	0	0	(875,000)	(975,000)	(1,145,000)	0	0	0	0	0	0
Less: Uses of Funds	(5,472,134)	(3,563,996)	(3,574,155)	(3,643,450)	(5,956,709)	(4,346,627)	(4,488,547)	(4,677,576)	(4,459,389)	(4,532,250)	(4,331,192)
Ending Balance	\$387,333	\$1,707,684	\$3,022,760	\$4,273,430	\$3,220,736	\$3,778,023	\$4,198,293	\$4,434,444	\$4,893,695	\$5,285,004	\$5,882,294
<i>Target Minimum: Dep Exp</i>	<i>\$3,682,900</i>	<i>\$3,782,338</i>	<i>\$3,884,461</i>	<i>\$3,989,342</i>	<i>\$4,097,054</i>	<i>\$4,207,675</i>	<i>\$4,321,282</i>	<i>\$4,437,956</i>	<i>\$4,557,781</i>	<i>\$4,680,841</i>	<i>\$4,807,224</i>
Effluent Reserve Fund											
Beginning Balance	\$11,560,000	\$10,560,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plus: Additions	0	822,241	1,000,000	0	0	0	0	0	0	0	0
Less: Uses of Funds	(1,000,000)	(11,382,241)	(1,000,000)	0	0	0	0	0	0	0	0
Ending Balance	\$10,560,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Reserve Fund											
Beginning Balance	\$0	\$0	\$0	\$875,000	\$1,850,000	\$2,995,000	\$2,995,000	\$2,995,000	\$2,995,000	\$2,995,000	\$2,995,000
Plus: Additions	0	0	875,000	975,000	1,145,000	0	0	0	0	0	0
Less: Uses of Funds	0	0	0	0	0	0	0	0	0	0	0
Ending Balance	\$0	\$0	\$875,000	\$1,850,000	\$2,995,000	\$2,995,000	\$2,995,000	\$2,995,000	\$2,995,000	\$2,995,000	\$2,995,000

Memo to approve utility rate changes

MEMORANDUM

TO: Board of Trustees

THROUGH: Indra Winqest
District General Manager

FROM: Brad Underwood, P.E.
Director of Public Works

SUBJECT: Approve Resolution 1892 for the Proposed Amendments to the Sewer and Water Schedule of Service Charges and Fee Schedule.

DATE: April 27, 2022

I. RECOMMENDATION

That the Board of Trustees make a motion to:

1. Approve Resolution 1892 for the Proposed Amendments to the Sewer and Water Schedule of Service Charges and Fee Schedule.

II. DISTRICT STRATEGIC PLAN

The Utility Rate Study supports Long Range Principle #3 – Finance: The District will ensure fiscal responsibility and sustainability of service capacities through prudent fiscal management and maintaining effective financial policies for internal controls, operating budgets, fund balances, capital improvement and debt management.

III. FINANCIAL IMPACT AND BUDGET

The Rate Study performed by HDR is intended to calculate the appropriate rates for water and sewer service to meet revenue and expense demands while achieving an appropriate Level of Fund balance and Working Capital per Board Policy. The rate study is based on utility management strategies and industry best practices, and includes a five-year projection for revenues and expenses, such that the recommended rate adjustments are sufficient to meet the needs of the District and that adjustments can be made efficiently and effectively.

The recommended utility rate increases for year one, as proposed, would increase Water Utility revenues by 18% and Sewer Utility revenues by 15%. If approved, the average residential customer would see an increase in their monthly water bill of 16.7% and average monthly sewer bill of 14% (based upon an average customer using 10,000 gallons per month for water and 3,000 gallons per month for sewer).

IV. BACKGROUND

Utility Rate Study presentations were conducted on November 10, 2021, February 9, 2022, and March 9, 2022 at the District Board of Trustees Meetings. HDR and staff presented the next five years of operating and capital expenses and the projected revenue needs to provide sufficient and stable revenue during that time period.

The Utility Rate Study and presentations that were presented to the Board of Trustees Meeting are posted on the IVGID website and the reader can review that document and listen to the presentation on LiveStream. At the March 9, 2022 Board of Trustees meeting the Board authorized April 27, 2022 as the date for the public hearing and directed staff to publish the Schedule of Service Charges amendments and prepare the new utility rates for viewing by the public prior to the Hearing. The deadlines for posting and advertising were met in accordance with the NRS. A copy of the advertisement follows the memo.

<https://www.yourtahoeplace.com/public-works/about-public-works/public-works-ordinances>

<https://www.yourtahoeplace.com/public-works/rates-billing/about-rates-billing>

The final version of the Schedule of Service Charges and Fee Schedule follows this memo.

V. BID RESULTS

Not applicable.

VI. ALTERNATIVES

Not adopt the proposed amendment to the Schedule of Service Charges and Fee Schedule. This will have a long-term negative impact on the assets and financial health of the District. These rates cover operations of the water and sewer utility

systems, which have Federal and State regulatory oversight, so the District must meet operation and infrastructure standards regardless of available funds.

VII. COMMENTS

The Public Hearing for the Schedule of Service Charges amendments is scheduled to be conducted on April 27, 2022.

VIII. BUSINESS IMPACT

This item is a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, but it does not impose a direct and significant economic burden on a business, or directly restrict the formation, operation or expansion of a business, and therefore does not require a Business Impact Statement.

Attachments:

Schedule of Service Charges and Fee Schedule, Resolution No. 1892

Publication of Notice of Public Hearing March 18, 2022

Resolution 1892



Resolution No. 1892

**A RESOLUTION ADOPTING SEWER – SCHEDULE OF SERVICE CHARGES,
WATER – SCHEDULE OF SERVICE CHARGES, AND FEE SCHEDULE
Incline Village General Improvement District**

WHEREAS, on the 27th day of April, 2022, a public hearing was held by the Board of Trustees of the Incline Village General Improvement District to consider the adoption of “Sewer – Schedule of Service Charges”; “Water – Schedule of Service Charges”; and “Fee Schedule” and

WHEREAS, notice of said hearing was published as required by NRS 318.199; and

WHEREAS, testimony was presented as to the necessity for the adoption of the proposed amendments; and

WHEREAS, all interested parties were allowed at the public hearing and prior thereto, to present in writing or orally, information, views, and arguments; and

WHEREAS, the Board of Trustees, after considering all of the testimony, information, views and arguments, have determined that adoption of the proposed schedules is in the best interests of the District and is required.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT, that it hereby adopts , these three schedules effective immediately.

* * * * *

I hereby certify that the foregoing is a full, true and correct copy of a resolution duly passed and adopted at a regularly held meeting of the Board of Trustees of the Incline Village General Improvement District on the 27th day of April, 2022 by the following vote:

AYES, and in favor thereof,
NOES:
ABSENT:

Sara Schmitz
Secretary



SEWER - SCHEDULE OF SERVICE CHARGES

As Adopted on 4/27/22, Resolution No. 1892

Residential & 3/4" Service Rates (CAF = 1)	
Sewer Base x CAF x Users	\$25.90
Sewer Capital Improv x CAF x Users	\$31.45
Sewer Admin Fee per Account	\$4.23
3/4" Base Monthly Invoice	\$61.58
3/4" Sewer Connection**	\$3,620
3/4" Sewer Retroactive Capital Improv**	\$2,170

1" Service Rates (CAF = 1.67)	
Sewer Base x CAF x Users	\$43.25
Sewer Capital Improv x CAF x Users	\$52.52
Sewer Admin Fee per Account	\$4.23
1" Base Monthly Invoice	\$100.00
1" Sewer Connection**	\$6,040
1" Sewer Retroactive Capital Improv**	\$3,630

1.5" Service Rates (CAF = 3.33)	
Sewer Base x CAF x Users	\$86.25
Sewer Capital Improv x CAF x Users	\$104.73
Sewer Admin Fee per Account	\$4.23
1.5" Base Monthly Invoice	\$195.21
1.5" Sewer Connection**	\$12,050
1.5" Sewer Retroactive Capital Improv**	\$7,240

2" Service Rates (CAF = 5.33)	
Sewer Base x CAF x Users	\$138.05
Sewer Capital Improv x CAF x Users	\$167.63
Sewer Admin Fee per Account	\$4.23
2" Base Monthly Invoice	\$309.91
2" Sewer Connection**	\$19,280
2" Sewer Retroactive Capital Improv**	\$11,580

3" Service Rates (CAF = 10)	
Sewer Base x CAF x Users	\$259.00
Sewer Capital Improv x CAF x Users	\$314.50
Sewer Admin Fee per Account	\$4.23
3" Base Monthly Invoice	\$577.73
3" Sewer Connection**	\$36,180
3" Sewer Retroactive Capital Improv**	\$21,730

4" Service Rates (CAF = 16.67)	
Sewer Base x CAF x Users	\$431.75
Sewer Capital Improv x CAF x Users	\$524.27
Sewer Admin Fee per Account	\$4.23
4" Base Monthly Invoice	\$960.25
4" Sewer Connection**	\$60,310
4" Sewer Retroactive Capital Improv**	\$36,220

6" Service Rates (CAF = 33.33)	
Sewer Base x CAF x Users	\$863.25
Sewer Capital Improv x CAF x Users	\$1,048.23
Sewer Admin Fee per Account	\$4.23
6" Base Monthly Invoice	\$1,915.71
6" Sewer Connection**	\$120,570
6" Sewer Retroactive Capital Improv**	\$72,420

8" Service Rates (CAF = 53.33)	
Sewer Base x CAF x Users	\$1,381.25
Sewer Capital Improv x CAF x Users	\$1,677.23
Sewer Admin Fee per Account	\$4.23
8" Base Monthly Invoice	\$3,062.71
8" Sewer Connection**	\$192,930
8" Sewer Retroactive Capital Improv**	\$115,880

10" Service Rates (CAF = 76.65)	
Sewer Base x CAF x Users	\$1,985.24
Sewer Capital Improv x CAF x Users	\$2,410.64
Sewer Admin Fee per Account	\$4.23
10" Base Monthly Invoice	\$4,400.11
10" Sewer Connection**	\$277,290
10" Sewer Retroactive Capital Improv**	\$166,550

Sewer Use Rates	
Residential Customer Type*	
Sewer Use	\$4.00/1000 gallons
Commerical Customer Type	
Sewer Use Commercial	\$4.70/1000 gallons

* **Residential Variable Sewer Costs:** Variable sewer costs for residential customers are based on monthly water use as follows: During the non-irrigation months (December through April), the variable sewer cost is calculated using the metered water use value. During irrigation billing months (May through November), the variable sewer cost shall be the lesser of the metered water use value or the non-irrigation months' average metered water use. The non-irrigation months' average shall not be set at a value less than 3,000 gallons.

** Sewer Connection and Sewer Retroactive Capital Improvement Charges are based on water service size for billing purposes.



WATER - SCHEDULE OF SERVICE CHARGES

As Adopted on 4/27/22, Resolution No. 1892

Residential & 3/4" Service Rates (CAF = 1)	
Water Base x CAF x Users	\$15.45
Water Capital Improv x CAF x Users	\$15.10
Water Admin Fee per Account	\$4.23
Defensible Space x Users	\$1.05
3/4" Base Monthly Invoice	\$35.83
3/4" Water Connection	\$1,800
3/4" Water Retroactive Capital Improv	\$2,060

1" Service Rates (CAF = 1.67)	
Water Base x CAF x Users	\$25.80
Water Capital Improv x CAF x Users	\$25.22
Water Admin Fee per Account	\$4.23
Defensible Space x Users	\$1.05
1" Base Monthly Invoice	\$56.30
1" Water Connection	\$3,010
1" Water Retroactive Capital Improv	\$3,440

1.5" Service Rates (CAF = 3.33)	
Water Base x CAF x Users	\$51.45
Water Capital Improv x CAF x Users	\$50.28
Water Admin Fee per Account	\$4.23
Defensible Space x Users	\$1.05
1.5" Base Monthly Invoice	\$107.01
1.5" Water Connection	\$6,000
1.5" Water Retroactive Capital Improv	\$6,860

2" Service Rates (CAF = 5.33)	
Water Base x CAF x Users	\$82.35
Water Capital Improv x CAF x Users	\$80.48
Water Admin Fee per Account	\$4.23
Defensible Space x Users	\$1.05
2" Base Monthly Invoice	\$168.11
2" Water Connection	\$9,610
2" Water Retroactive Capital Improv	\$10,980

3" Service Rates (CAF = 10)	
Water Base x CAF x Users	\$154.50
Water Capital Improv x CAF x Users	\$151.00
Water Admin Fee per Account	\$4.23
Defensible Space x Users	\$1.05
3" Base Monthly Invoice	\$310.78
3" Water Connection	\$18,030
3" Water Retroactive Capital Improv	\$20,610

4" Service Rates (CAF = 16.67)	
Water Base x CAF x Users	\$257.55
Water Capital Improv x CAF x Users	\$251.72
Water Admin Fee per Account	\$4.23
Defensible Space x Users	\$1.05
4" Base Monthly Invoice	\$514.55
4" Water Connection	\$30,060
4" Water Retroactive Capital Improv	\$34,350

6" Service Rates (CAF = 33.33)	
Water Base x CAF x Users	\$514.95
Water Capital Improv x CAF x Users	\$503.28
Water Admin Fee per Account	\$4.23
Defensible Space x Users	\$1.05
6" Base Monthly Invoice	\$1,023.51
6" Water Connection	\$60,100
6" Water Retroactive Capital Improv	\$68,690

8" Service Rates (CAF = 53.33)	
Water Base x CAF x Users	\$823.95
Water Capital Improv x CAF x Users	\$805.28
Water Admin Fee per Account	\$4.23
Defensible Space x Users	\$1.05
8" Base Monthly Invoice	\$1,634.51
8" Water Connection	\$96,160
8" Water Retroactive Capital Improv	\$109,900

10" Service Rates (CAF = 76.65)	
Water Base x CAF x Users	\$1,184.24
Water Capital Improv x CAF x Users	\$1,157.42
Water Admin Fee per Account	\$4.23
Defensible Space x Users	\$1.05
10" Base Monthly Invoice	\$2,346.94
10" Water Connection	\$138,220
10" Water Retroactive Capital Improv	\$157,960

Water Use Rates	
Residential and Commerical Customer Types	
Water Use	\$1.97/1000 gallons
Excess Water Tier 1 > 20K x CAF x Users	\$1.18/1000 gallons
Excess Water Tier 2 > 60K x CAF x Users	\$1.70/1000 gallons
Irrigation Customer Type	
Water Use	\$2.15/1000 gallons
Excess Water Tier 1 > 20K x CAF x Users	\$1.29/1000 gallons
Excess Water Tier 2 > 60K x CAF x Users	\$1.86/1000 gallons



FEE SCHEDULE

As Adopted on 4/27/22, Resolution No. 1892

Fee Schedule	
Sewage Drop-off at Treatment Plant	\$85/per 1,000 gal
Backflow Inspections - up to 1 hr labor	\$75/per device
	Repairs at cost
Plan Check Fees	\$100/hour
Inspection Fees	\$100/hour
Upgraded Meter, Register or Transponder	Billed at cost
Service Calls - 1/2 hour minimum with equipment billed at cost	\$45/per half hour
Tampering with Equipment	\$100 minimum
	Repairs at cost
Water Waste Penalty	\$100
Hydrant Meter Rental Charges	\$1,150/deposit \$45/month
1" Meter Rental Charges	\$225/deposit \$20/month
3/4" Meter Rental Charges	\$110/deposit \$15/month
Bulk Water for Construction	\$2.02/per 1,000 gal
Violation of air-gap on truck fill-up	\$500
Returned Check Fee	\$25
Posting Service Charge	\$20
Mainline Tapping, if performed by IVGID	Cost plus 15%

Newspaper Ad

COMMITTEE

From page 6

Grad Night was proposed in 1992 by concerned community

members to create a sober celebration preventing drug or alcohol-related arrest, injury or death during graduation. Donations are tax-deductible and can be

sent to Grad Night 2022, P.O. Box 17001, South Lake Tahoe, CA., 96151 or through the Paypal portal at: <https://www.paypal.com/>

donate?hosted_button_id=PCX2BTQZ7PHRL. For more information, email sthsgradnight@gmail.com or call Brown at 530-318-6865.

MARCHETTA

From page 12

and organizations working together for common ends. TRPA has joined with the Mountain Housing Council, the Tahoe Prosperity Center, St. Joseph's Community Land Trust, local government partners, community institutions, and private developers to create opportunities and to keep bringing workforce housing projects forward.

Last year, recommendations from a working group of these partners led to new policies that make it possible to add accessory dwelling units, like granny flats

or small apartments, to any single-family property on the California side of the basin. Called the Tahoe Living working group, TRPA is reconvening this think tank at the end of this month to build upon our comprehensive, collaborative solutions to Tahoe's housing crisis.

There is much more work to be done. The working group will help us find new ways to encourage a broader range of workforce housing types like duplexes, cottages, and townhomes for middle-income resident. TRPA will also look at policies on density, height, and land coverage and ways to encourage different housing types like moveable tiny homes

that don't otherwise harm our sensitive environment.

We will need the resolve and support of the community to keep projects of every scale moving forward and to continue finding new opportunities for more affordable and achievable housing. The Tahoe Living Working Group will convene virtually on Wednesday, March 30. Information on the group's work, workforce housing incentives, and other policies are available at trpa.gov/housing.

Joanne Marchetta is the executive director of the Tahoe Regional Planning Agency

MARSH

From page 12

And she should know; she has fostered eight elderly pets on their journey toward the rainbow bridge. (Merle, her current fospice pet, is 14-years-old and still enjoying life). Of course it's hard to see them decline, but once you accept that your only goal is to keep them comfortable, the task takes on a sweeter tone.

"The intention of course isn't to prolong an animal's life unnecessarily; but

to give them a warm, loving, dignified place to spend their final days, months, even years," says Alison. "Senior pets ask for so little and it is so easy to give them that. It is extremely rewarding."

The biggest reward for me is in the act of giving selflessly. It nurtures a sense of compassion, patience and generosity that is easy to lose sight of in our stressful lives.

Providing companionship to an elderly animal feels all the more special because you know that their time is

limited. An aging pet like Bingo has given unconditional love and comfort to his humans for a long time. It's an honor to be the one to provide that for him in return.

If you would like to learn more about the Humane Society of Truckee-Tahoe's foster program (including their fospice program), please reach out to, fosters@hstt.org.

Maria Marsh is a volunteer at the Humane Society of Truckee-Tahoe.

VIKINGS

From page 13

the fifth to erase a 6-1 deficit and then held on as the Dust Devils scored five times in the sixth to make it close.

South Tahoe recorded nine hits, including two doubles, a triple and a home run and was also issued nine walks.

Gomez tripled, singled twice, drove in two and scored three times, Wagner homered and singled and drove in two and Luke Laub doubled and drove in three to power the Vikings.

Also for South Tahoe, Ross scored two runs and Forrest

Jones drove in a pair.

Gomez and Wagner are on a tear at the plate to start the season. Gomez is hitting .571 with 12 hits in 21 at-bats, including three doubles and two triples, and Wagner is hitting .429 (9-21) with three doubles and Saturday's bomb.

Laub and Cameron Gruner combined to allow Dayton just four earned runs as the Vikings defense committed six errors. Laub

tossed 5 1/2 innings allowing six hits and three earned runs while striking out seven. Gruner threw 1 1/2 innings and allowed one earned run and struck out three.

South Tahoe (5-3) is scheduled to host their first game of the season at 3 p.m. Friday, March 18, a non-league clash against Spring Creek (4-3). The Vikings are also scheduled to host Elko at 11 a.m. Saturday but the

National Weather Service in Reno is forecasting snow throughout the day.

HIGHLANDERS

From page 13

The Highlanders recorded 16 hits, 14 singles, led by Cameron Bodel who went 4-for-4 with four RBIs.

Also for Incline, Shane Green had two hits, including a double, and scored three runs, Hock had two hits and two runs, James DeMarais had two hits and three RBIs, Kyler Thompson had two hits and two RBIs, Barraza had two hits and scored three runs and Combs doubled.

Hock pitched a 4-inning complete game allowing just one run, unearned, on three hits while striking out 10.

The Highlanders (5-2, 1-0 Northern) host Pershing in a doubleheader on Saturday to finish the season series. First pitch is at 10 a.m. at Governor's Field in Carson City.

LTUSD

From page 6

new zoning could even out enrollment.

The revised plan will still drastically reduce bus times for students while giving those who'd like to attend a school in their neighborhood a chance to do so. The new plan will also reduce transportation challenges in general by providing a secure way for students to get to and from Bijou school as well.

The topic of if the school district could be considered rural arose, and Reeder suggested the district could also go in the direction of being certified as a rural area.

After further research, staff decided to pursue the

zoning and time change option. To be considered a rural area, a county is required to have less than 70,000 people and would require the school to be designated as "rural" under the federal Universal Service E-rate program.

The discussion ended with potential next steps for the board. On Thursday, March 24, Reeder will bring back the item as an action item for the board to vote on, determining whether or not the zoning process will begin.

If approved, family surveying will begin in April for families preferred choices for the 2022-23 year, with review for enrollment beginning in late August.

For more information, visit ltusd.org.



1011 Winters Parkway, Dayton, NV
Residential • \$895,000

Single story, high ceilings, 3 bedrooms, 2 1/2 bathrooms, 5 car garage, 2904 square feet. New construction with open floor plan and RV garage. Kitchen features a six burner gas range, large walk-in pantry, and large island. Master features walk-in closet with access to laundry room, double sinks, and a large walk-in shower.

BOB FREDLUND | 775.720.8501
S.0033860 | bob@nevadastyle.net

COLDWELL BANKER
SELECT REAL ESTATE

NOTICE OF PUBLIC HEARING

IVGID is proposing a sewer and water rate increase, with an overall Water Utility revenues increase of up to 20% and overall Sewer Utility revenues increase of up to 15%. An increase is proposed for Connection Fees and Retroactive Capital Improvement Fees at 12%, as well as proposed increases to items on the Public Works Fee Schedule.

The proposed increase for the average residential customer (10,000 gallons of water and 3,000 gallons of sewer per month) on water rates would be 18.8% and sewer rates would be 14%, for a total average utility rate increase of 16%.

The proposed rate increases are due to the following factors:

- This rate change for FY 22/23 includes rate changes which did not occur during the last two fiscal years, FY 20/21 and FY 21/22, so the three-year average annual combined utility increase is 5.3% for the average residential customer
- Significant increases to the estimated costs for capital projects
- The need to meet the reserve policy voted on by the Board of Trustees
- Increases in operating costs due to inflation

Copies of the proposed documents are available at 893 Southwood Blvd., 1220 Sweetwater Road, and on our website at: www.yourtahoeplace.com/ivgid/resources/ivgid-ordinances

The public hearing will be held:
Wednesday, April 27, 2022 not earlier than 6:00 pm and as soon thereafter as practicable at IVGID Boardroom, 893 Southwood Blvd, Incline Village, Nevada

The 2022 Rate Study and Presentation, which were presented to the Board of Trustees on November 10, 2021, February 9, 2022 and March 9, 2022, are available on our website: www.yourtahoeplace.com/public-works/rates-billing/about-rates-billing. The documents detail our rate structure and why the rate increase is being proposed.

If you have comments about the proposed changes to the Schedule of Service Charges, please contact us. You may:

Write us a letter: 893 Southwood Boulevard
Incline Village, Nevada 89451
Attn: Utility Ordinance Amendments
(775) 832-1100
Give us a call: (775) 832-1331
Send us a fax: (775) 832-1331
Send us an e-mail: utilityordinancecomments@ivgid.org



ATTENTION:
If you have been diagnosed as an incurable bib-li-o-phile? We have what you need!
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2. A collector of books
3. Bookworm

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2660 Lake Tahoe Blvd. (across from Whiskey Dick's)



Vacant Land - Old Clear Creek Rd., Carson City
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Gorgeous Clear Creek Canyon lot is located in Carson City and Douglas County. This is a small community made up of larger parcels, and we all love living in this area. We enjoy all of nature's beauty - pine trees, a year-round stream, changing seasons, wildlife, and some of the best trails and terrain in the area for hiking.

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