

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
<b>Revenues</b>										
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	339,086	324,817	326,370	332,209	338,748	341,950	343,388	343,198	343,194
<b>Total Revenues</b>	<b>\$6,906,521</b>	<b>\$6,867,739</b>	<b>\$6,859,999</b>	<b>\$6,868,087</b>	<b>\$6,880,468</b>	<b>\$6,893,554</b>	<b>\$6,903,312</b>	<b>\$6,911,311</b>	<b>\$6,917,689</b>	<b>\$6,924,259</b>
<b>Expenses</b>										
Total O&M Expenses	\$4,449,104	\$5,300,640	\$5,346,884	\$5,605,503	\$5,878,076	\$6,163,712	\$6,464,955	\$6,782,785	\$7,118,249	\$7,472,473
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	2,457,416	2,546,397	3,432,824	3,861,281	4,335,651	4,412,635	4,483,506	4,549,320	4,609,644	4,665,663
<b>Total Revenue Requirement</b>	<b>\$6,906,521</b>	<b>\$7,847,037</b>	<b>\$8,779,708</b>	<b>\$9,466,784</b>	<b>\$10,213,728</b>	<b>\$10,576,347</b>	<b>\$10,948,461</b>	<b>\$11,332,105</b>	<b>\$11,727,893</b>	<b>\$12,138,136</b>
Bal / (Def) of Funds	\$0	(\$979,298)	(\$1,919,710)	(\$2,598,697)	(\$3,333,260)	(\$3,682,792)	(\$4,045,149)	(\$4,420,794)	(\$4,810,204)	(\$5,213,877)
<b>Proposed Rate Adjustment</b>	<b>0.0%</b>	<b>15.0%</b>	<b>12.5%</b>	<b>8.0%</b>	<b>8.0%</b>	<b>3.5%</b>	<b>3.5%</b>	<b>3.5%</b>	<b>3.5%</b>	<b>3.5%</b>
Add'l Revenue with Rate Adj	\$0	\$979,298	\$1,919,710	\$2,598,697	\$3,333,260	\$3,682,792	\$4,045,149	\$4,420,794	\$4,810,204	\$5,213,877
Bal / (Def) After Rate Adj	\$0	\$0	(\$0)	\$0	\$0	(\$0)	(\$0)	\$0	\$0	\$0
<b>Average Residential Customer Bill (3,000 gal)</b>										
Customer Bill on Proposed Adj.	\$64.56	\$74.18	\$83.36	\$89.85	\$96.97	\$100.42	\$103.94	\$107.57	\$111.34	\$115.24
Bill Difference - Monthly		9.62	9.18	6.49	7.12	3.45	3.51	3.64	3.77	3.90
Cumulative Bill Difference		9.62	18.80	25.29	32.41	35.86	39.38	43.01	46.78	50.68
<b>Debt Service Coverage Ratio (all debt)</b>										
Before Rate Adjustment	7.31	4.66	1.46	0.64	0.34	0.26	0.16	0.05	0.00	0.00
After Proposed Rate Adjustment	7.31	7.58	3.31	1.95	1.46	1.59	1.62	1.64	1.67	1.69

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

	<i>Budget</i>	<i>Projected</i>										<i>Notes</i>	
	<i>FY 2022</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>		
<b>Revenues</b>													
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%	
<b>Expenses</b>													
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	--	19.1%	0.9%	4.8%	4.9%	4.9%	4.9%	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%	
<b>Interest</b>		0.7%	0.8%	0.9%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
<b>New Debt Service Assumptions</b>													
<b>Revenue Bond</b>													
Term in Years		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%	
<b>Low Interest Loan</b>													
Term in Years		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%	

SUBJECT TO CHANGE

	<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	
<b>Revenues</b>												
<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
<b>Total Rate Revenues</b>	<b>\$6,522,131</b>	<b>\$6,528,653</b>	<b>\$6,535,182</b>	<b>\$6,541,717</b>	<b>\$6,548,258</b>	<b>\$6,554,807</b>	<b>\$6,561,362</b>	<b>\$6,567,923</b>	<b>\$6,574,491</b>	<b>\$6,581,065</b>	<b>\$6,587,646</b>	
<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	26,884	12,303	13,543	19,070	25,295	28,184	29,309	28,805	28,485	28,272	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
<b>Total Other Revenues</b>	<b>\$384,390</b>	<b>\$339,086</b>	<b>\$324,817</b>	<b>\$326,370</b>	<b>\$332,209</b>	<b>\$338,748</b>	<b>\$341,950</b>	<b>\$343,388</b>	<b>\$343,198</b>	<b>\$343,194</b>	<b>\$343,295</b>	
<b>Total Revenues</b>	<b>\$6,906,521</b>	<b>\$6,867,739</b>	<b>\$6,859,999</b>	<b>\$6,868,087</b>	<b>\$6,880,468</b>	<b>\$6,893,554</b>	<b>\$6,903,312</b>	<b>\$6,911,311</b>	<b>\$6,917,689</b>	<b>\$6,924,259</b>	<b>\$6,930,942</b>	
<b>Expenses</b>												
<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	
<b>Total Wages</b>	<b>\$1,542,836</b>	<b>\$1,716,767</b>	<b>\$1,802,606</b>	<b>\$1,892,736</b>	<b>\$1,987,373</b>	<b>\$2,086,741</b>	<b>\$2,191,078</b>	<b>\$2,300,632</b>	<b>\$2,415,664</b>	<b>\$2,536,447</b>	<b>\$2,663,269</b>	

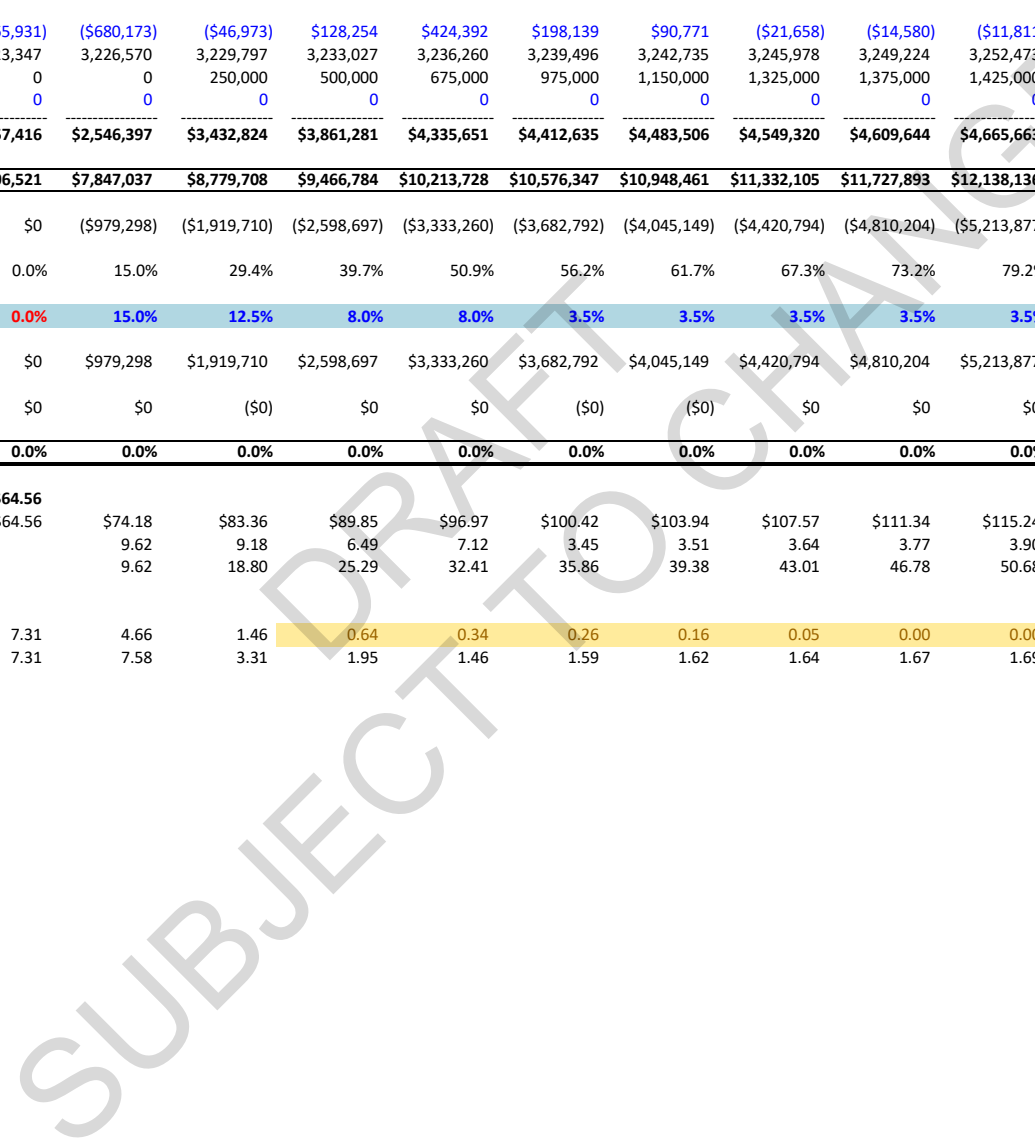
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SUBJECT TO CHANGE

	<i>Budget</i>	<i>Projected</i>										<i>Notes</i>
	<i>FY 2022</i>	<i>FY 2023</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2028</i>	<i>FY 2029</i>	<i>FY 2030</i>	<i>FY 2031</i>	<i>FY 2032</i>	
<b>Benefits</b>												
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
<b>Total Benefits</b>	<b>\$828,195</b>	<b>\$870,244</b>	<b>\$931,023</b>	<b>\$996,652</b>	<b>\$1,067,550</b>	<b>\$1,144,175</b>	<b>\$1,227,028</b>	<b>\$1,316,655</b>	<b>\$1,413,651</b>	<b>\$1,518,669</b>	<b>\$1,632,419</b>	
<b>Professional Services</b>												
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
<b>Total Professional Services</b>	<b>\$94,200</b>	<b>\$100,323</b>	<b>\$105,339</b>	<b>\$110,606</b>	<b>\$116,136</b>	<b>\$121,943</b>	<b>\$128,040</b>	<b>\$134,442</b>	<b>\$141,165</b>	<b>\$148,223</b>	<b>\$155,634</b>	
<b>Services &amp; Supplies</b>												
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	209,803	216,097	222,580	229,257	236,135	243,219	250,516	258,031	265,772	273,745	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
<b>Total Services &amp; Supplies</b>	<b>\$1,006,384</b>	<b>\$1,106,388</b>	<b>\$1,144,250</b>	<b>\$1,183,478</b>	<b>\$1,224,124</b>	<b>\$1,266,241</b>	<b>\$1,309,887</b>	<b>\$1,355,121</b>	<b>\$1,402,003</b>	<b>\$1,450,599</b>	<b>\$1,500,973</b>	

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

	<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		
<b>Utilities</b>													
Cable TV	\$0	\$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	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	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	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	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	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	42,235	As Water and Sewer
<b>Total Utilities</b>	<b>\$466,188</b>	<b>\$514,487</b>	<b>\$537,238</b>	<b>\$560,131</b>	<b>\$583,982</b>	<b>\$607,079</b>	<b>\$631,093</b>	<b>\$656,058</b>	<b>\$682,012</b>	<b>\$708,995</b>	<b>\$737,048</b>		
<b>Other</b>													
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	\$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	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	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	258,030	As Utilities
<b>Total Other</b>	<b>\$511,301</b>	<b>\$562,431</b>	<b>\$584,928</b>	<b>\$608,325</b>	<b>\$632,658</b>	<b>\$657,965</b>	<b>\$684,283</b>	<b>\$711,655</b>	<b>\$740,121</b>	<b>\$769,726</b>	<b>\$800,515</b>		
<b>Future O&amp;M</b>													
Additional Staffing Needs	\$0	\$230,000	\$241,500	\$253,575	\$266,254	\$279,566	\$293,545	\$308,222	\$323,633	\$339,815	\$356,805	\$356,805	As Labor
O&M Contingency	0	200,000	0	0	0	0	0	0	0	0	0	0	As Labor
Open	0	0	0	0	0	0	0	0	0	0	0	0	As Labor
Open	0	0	0	0	0	0	0	0	0	0	0	0	As Labor
<b>Total Future O&amp;M</b>	<b>\$0</b>	<b>\$430,000</b>	<b>\$241,500</b>	<b>\$253,575</b>	<b>\$266,254</b>	<b>\$279,566</b>	<b>\$293,545</b>	<b>\$308,222</b>	<b>\$323,633</b>	<b>\$339,815</b>	<b>\$356,805</b>		
<b>Total Operations &amp; Maintenance</b>	<b>\$4,449,104</b>	<b>\$5,300,640</b>	<b>\$5,346,884</b>	<b>\$5,605,503</b>	<b>\$5,878,076</b>	<b>\$6,163,712</b>	<b>\$6,464,955</b>	<b>\$6,782,785</b>	<b>\$7,118,249</b>	<b>\$7,472,473</b>	<b>\$7,846,664</b>		
<b>Debt Service</b>													
NV Clean Wtr Loan 2005	\$128,578	\$128,578	\$0	\$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	0	Exhibit 5
Assumed Revenue Bond	0	0	830,262	1,768,151	2,767,541	2,767,541	2,767,541	2,767,541	2,767,541	2,767,541	2,767,541	2,767,541	Calc'd @ 4.5% for 20 yrs
<b>Total Debt Service</b>	<b>\$336,114</b>	<b>\$336,114</b>	<b>\$1,037,799</b>	<b>\$1,975,688</b>	<b>\$2,975,078</b>	<b>\$2,767,541</b>	<b>\$2,767,541</b>	<b>\$2,767,541</b>	<b>\$2,767,541</b>	<b>\$2,767,541</b>	<b>\$2,767,541</b>	<b>\$2,767,541</b>	
<i>Less: Debt Service Funding</i>													
From Capital Reserve	\$336,114	\$336,114	\$1,037,799	\$1,975,688	\$2,975,078	\$2,767,541	\$2,767,541	\$2,767,541	\$2,767,541	\$2,767,541	\$2,767,541	\$2,767,541	
<b>Total Less Debt Service Funding</b>	<b>\$336,114</b>	<b>\$336,114</b>	<b>\$1,037,799</b>	<b>\$1,975,688</b>	<b>\$2,975,078</b>	<b>\$2,767,541</b>	<b>\$2,767,541</b>	<b>\$2,767,541</b>	<b>\$2,767,541</b>	<b>\$2,767,541</b>	<b>\$2,767,541</b>	<b>\$2,767,541</b>	
<b>Net Debt Service</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

	<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		
<b>Reserve Funding</b>													
Operating Fund Transfer	(\$765,931)	(\$680,173)	(\$46,973)	\$128,254	\$424,392	\$198,139	\$90,771	(\$21,658)	(\$14,580)	(\$11,811)	(\$14,121)		
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		
<b>Total Reserve Funding</b>	<b>\$2,457,416</b>	<b>\$2,546,397</b>	<b>\$3,432,824</b>	<b>\$3,861,281</b>	<b>\$4,335,651</b>	<b>\$4,412,635</b>	<b>\$4,483,506</b>	<b>\$4,549,320</b>	<b>\$4,609,644</b>	<b>\$4,665,663</b>	<b>\$4,716,605</b>		
<b>Total Revenue Requirement</b>	<b>\$6,906,521</b>	<b>\$7,847,037</b>	<b>\$8,779,708</b>	<b>\$9,466,784</b>	<b>\$10,213,728</b>	<b>\$10,576,347</b>	<b>\$10,948,461</b>	<b>\$11,332,105</b>	<b>\$11,727,893</b>	<b>\$12,138,136</b>	<b>\$12,563,268</b>		
Bal /(Def) of Funds	\$0	(\$979,298)	(\$1,919,710)	(\$2,598,697)	(\$3,333,260)	(\$3,682,792)	(\$4,045,149)	(\$4,420,794)	(\$4,810,204)	(\$5,213,877)	(\$5,632,327)		
Bal as a % of Rate Adj	0.0%	15.0%	29.4%	39.7%	50.9%	56.2%	61.7%	67.3%	73.2%	79.2%	85.5%		
<b>Proposed Rate Adjustment</b>	<b>0.0%</b>	<b>15.0%</b>	<b>12.5%</b>	<b>8.0%</b>	<b>8.0%</b>	<b>3.5%</b>	<b>3.5%</b>	<b>3.5%</b>	<b>3.5%</b>	<b>3.5%</b>	<b>3.5%</b>		
Add'l Revenue with Rate Adj	\$0	\$979,298	\$1,919,710	\$2,598,697	\$3,333,260	\$3,682,792	\$4,045,149	\$4,420,794	\$4,810,204	\$5,213,877	\$5,632,327		
Bal / (Def) After Rate Adj	\$0	\$0	(\$0)	\$0	\$0	(\$0)	(\$0)	\$0	\$0	\$0	\$0		
<b>Total Balance as a % of Rates</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>		
<b>Average Residential Customer Bill (3,000 gal)</b>	<b>\$64.56</b>												
Customer Bill on Proposed Adj.	\$64.56	\$74.18	\$83.36	\$89.85	\$96.97	\$100.42	\$103.94	\$107.57	\$111.34	\$115.24	\$119.27		
Bill Difference - Monthly		9.62	9.18	6.49	7.12	3.45	3.51	3.64	3.77	3.90	4.03		
Cumulative Bill Difference		9.62	18.80	25.29	32.41	35.86	39.38	43.01	46.78	50.68	54.71		
<b>Debt Service Coverage Ratio (all debt)</b>													
Before Rate Adjustment	7.31	4.66	1.46	0.64	0.34	0.26	0.16	0.05	0.00	0.00	0.00		Min. Target 1.00
After Proposed Rate Adjustment	7.31	7.58	3.31	1.95	1.46	1.59	1.62	1.64	1.67	1.69	1.70		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
<b>Sewer Capital</b>													
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	4,500,000	0	0	0	0	0	0	0	0	0	0	4,500,000	
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	183,000	102,700	105,473	54,160	55,623	228,498	117,334	120,502	123,755	317,742	130,528	1,539,314	
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	
<b>Total Sewer Capital</b>	<b>\$7,073,000</b>	<b>\$10,780,933</b>	<b>\$11,628,387</b>	<b>\$12,012,762</b>	<b>\$13,208,158</b>	<b>\$913,992</b>	<b>\$976,216</b>	<b>\$1,813,550</b>	<b>\$1,071,720</b>	<b>\$1,277,321</b>	<b>\$639,588</b>	<b>\$61,395,627</b>	

DRAFT - SUBJECT TO CHANGE

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Total	Notes
<b>Capital Improvements - Shared (50% Sewer)</b>													<b>Sewer Share</b>
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	
<b>Total Capital Improvements - Shared (50% Sewer)</b>	<b>\$562,750</b>	<b>\$601,309</b>	<b>\$342,523</b>	<b>\$610,560</b>	<b>\$655,624</b>	<b>\$558,963</b>	<b>\$126,497</b>	<b>\$137,071</b>	<b>\$456,533</b>	<b>\$405,438</b>	<b>\$252,246</b>	<b>\$4,709,514</b>	



	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Total	Notes
<b>Future Unidentified Capital Improvements</b>	\$0	\$125,000	\$0	\$0	\$0	\$0	\$347,286	\$0	\$0	\$0	\$583,166	\$1,055,452	
<b>Transfer to Capital Fund</b>	\$0	\$0	\$900,000	\$900,000	\$900,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,700,000	
<b>Total Capital Improvement Projects</b>	<b>\$7,635,750</b>	<b>\$11,507,241</b>	<b>\$12,870,910</b>	<b>\$13,523,322</b>	<b>\$14,763,782</b>	<b>\$1,472,955</b>	<b>\$1,450,000</b>	<b>\$1,950,621</b>	<b>\$1,528,253</b>	<b>\$1,682,759</b>	<b>\$1,475,000</b>	<b>\$69,860,594</b>	
<i>Less: Other Funding Sources</i>													
Operating Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Input
Capital Fund	3,260,750	125,000	820,910	823,322	1,088,782	497,955	300,000	625,621	153,253	257,759	0	7,953,352	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	3,375,000	0	0	0	0	0	0	0	0	0	0	3,375,000	
Assumed Revenue Bonds	0	0	0	0	0	0	0	0	0	0	0	0	Input
Revenue Bonds	0	0	10,800,000	12,200,000	13,000,000	0	0	0	0	0	0	36,000,000	Calculated
<b>Total Other Funding Sources</b>	<b>\$7,635,750</b>	<b>\$11,507,241</b>	<b>\$12,620,910</b>	<b>\$13,023,322</b>	<b>\$14,088,782</b>	<b>\$497,955</b>	<b>\$300,000</b>	<b>\$625,621</b>	<b>\$153,253</b>	<b>\$257,759</b>	<b>\$0</b>	<b>\$60,710,593</b>	
<b>Additional Capital Funding</b>	<b>\$0</b>	<b>\$0</b>	<b>\$250,000</b>	<b>\$500,000</b>	<b>\$675,000</b>	<b>\$975,000</b>	<b>\$1,150,000</b>	<b>\$1,325,000</b>	<b>\$1,375,000</b>	<b>\$1,425,000</b>	<b>\$1,475,000</b>	<b>\$7,675,000</b>	

DRAFT SUBJECT TO CHANGE

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>

SUBJECT TO CHANGE

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
<b>Residential</b>														
Base Charge	\$ / Acct \$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	\$ / 1,000 gal \$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
<b>Total Revenue</b>		<b>\$241,611</b>	<b>\$241,541</b>	<b>\$239,918</b>	<b>\$239,182</b>	<b>\$237,905</b>	<b>\$245,723</b>	<b>\$231,495</b>	<b>\$236,289</b>	<b>\$234,939</b>	<b>\$232,168</b>	<b>\$237,384</b>	<b>\$240,072</b>	<b>\$2,858,228</b>
<b>Multi-Family</b>														
Base Charge	\$ / Unit \$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	\$ / 1,000 gal \$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
<b>Total Revenue</b>		<b>\$251,437</b>	<b>\$251,594</b>	<b>\$249,997</b>	<b>\$249,952</b>	<b>\$243,940</b>	<b>\$253,876</b>	<b>\$242,088</b>	<b>\$243,559</b>	<b>\$240,730</b>	<b>\$240,951</b>	<b>\$248,685</b>	<b>\$250,887</b>	<b>\$2,967,696</b>

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
<b>Commercial</b>															
<b>Base Charge</b>	\$ / 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"	1,498.13	2,411.27	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Revenues</b>			<b>233</b>	<b>233</b>	<b>233</b>	<b>233</b>	<b>233</b>	<b>233</b>	<b>233</b>	<b>233</b>	<b>233</b>	<b>233</b>	<b>233</b>	<b>233</b>	<b>233</b>
<b>Admin Fee</b>	\$3.97		233	233	233	233	233	233	233	233	233	233	233	233	
<b>Sewer Use</b>	\$ / 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
<b>Total Revenue</b>			<b>\$66,047</b>	<b>\$68,489</b>	<b>\$62,627</b>	<b>\$60,271</b>	<b>\$52,246</b>	<b>\$56,169</b>	<b>\$56,323</b>	<b>\$55,471</b>	<b>\$51,516</b>	<b>\$48,636</b>	<b>\$55,340</b>	<b>\$63,071</b>	<b>\$696,207</b>

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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%
<b>Total</b>	<b>325,390</b>		<b>341,660</b>	<b>0.94</b>	<b>100.0%</b>
<b>Distribution Factor</b>		<b>Actual Flows <sup>[1]</sup></b>	<b>453,640</b>	<b>0.93</b>	<b>(VOL)</b>

**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%
<b>Total</b>	<b>0.94</b>		<b>2,147</b>	<b>100.0%</b>		<b>1,952</b>	<b>100.0%</b>
<b>Distribution Factor</b>		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 <sup>[1]</sup>	% 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%
<b>Total</b>	<b>4,189</b>	<b>100.0%</b>	<b>8,549</b>	<b>100.0%</b>
<b>Distribution Factor</b>		<b>(AC)</b>		<b>(CCD)</b>

**Notes**

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

SUBJECT TO CHANGE



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%
<b>Total</b>	<b>\$6,528,653</b>	<b>100.0%</b>
<b>Distribution Factor</b>		<b>(RR)</b>

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

	Net Plant	Volume (VOL)	Strength Related		Customer Related		Revenue Related (RR)	Direct Assign. (DA)	Basis of Classification
			Bio-Oxygen Demand (BOD)	Suspended Solids (SS)	Actual Customer (AC)	Customer Capacity Demand (CCD)			
<b>Treatment</b>	<b>\$18,914,844</b>	\$9,457,422	\$4,728,711	\$4,728,711	\$0	\$0	\$0	\$0	50.0% VOL 25.0% BOD 25.0% SS
<b>Collection</b>									
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
<b>Total Collection</b>	<b>\$8,122,413</b>	<b>\$8,122,413</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Total Plant Before General</b>	<b>\$28,724,481</b>	<b>\$19,267,059</b>	<b>\$4,728,711</b>	<b>\$4,728,711</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>General Plant</b>									
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
<b>Total General Plant</b>	<b>\$6,487,144</b>	<b>\$4,351,277</b>	<b>\$1,067,933</b>	<b>\$1,067,933</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Net Plant in Service</b>	<b>\$35,211,625</b>	<b>\$23,618,336</b>	<b>\$5,796,644</b>	<b>\$5,796,644</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

SUBJECT TO CHANGE

Expenses FY 2023	Volume (VOL)	Strength Related		Customer Related		Revenue Related (RR)	Direct Assign. (DA)	Basis of Classification	
		Bio-Oxygen Demand (BOD)	Suspended Solids (SS)	Actual Customer (AC)	Customer Capacity Demand (CCD)				
<b>Expenses</b>									
<b>Wages</b>									
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
<b>Total Wages</b>	<b>\$1,716,767</b>	<b>\$1,151,528</b>	<b>\$282,619</b>	<b>\$282,619</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Benefits</b>									
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
<b>Total Benefits</b>	<b>\$870,244</b>	<b>\$583,720</b>	<b>\$143,262</b>	<b>\$143,262</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Professional Services</b>									
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
<b>Total Professional Services</b>	<b>\$100,323</b>	<b>\$67,292</b>	<b>\$16,515</b>	<b>\$16,515</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

SUBJECT TO CHANGE

	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)			
<b>Services &amp; Supplies</b>									
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	209,803	140,726	34,538	34,538	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
<b>Total Services &amp; Supplies</b>	<b>\$1,106,388</b>	<b>\$817,880</b>	<b>\$144,254</b>	<b>\$144,254</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Utilities</b>									
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
<b>Total Utilities</b>	<b>\$514,487</b>	<b>\$478,156</b>	<b>\$18,166</b>	<b>\$18,166</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

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)			
<b>Other</b>								
Central Services Allocation Cs	\$221,532	\$148,594	\$36,469	\$36,469	\$0	\$0	\$0	As Net Plant in Service
Defensible Space Costs	55,000	36,891	9,054	9,054	0	0	0	As Net Plant in Service
General Liability	104,610	70,168	17,221	17,221	0	0	0	As Net Plant in Service
Interfund Expense Transfers	181,289	121,600	29,844	29,844	0	0	0	As Net Plant in Service
<b>Total Other</b>	<b>\$562,431</b>	<b>\$377,253</b>	<b>\$92,589</b>	<b>\$92,589</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Future O&amp;M</b>								
Additional Staffing Needs	\$230,000	\$154,273	\$37,863	\$37,863	\$0	\$0	\$0	As Net Plant in Service
O&M Contingency	200,000	134,151	32,925	32,925	0	0	0	As Net Plant in Service
Open	0	0	0	0	0	0	0	As Net Plant in Service
Open	0	0	0	0	0	0	0	As Net Plant in Service
<b>Total Future O&amp;M</b>	<b>\$430,000</b>	<b>\$288,424</b>	<b>\$70,788</b>	<b>\$70,788</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Total Operations &amp; Maintenance</b>	<b>\$5,300,640</b>	<b>\$3,764,253</b>	<b>\$768,194</b>	<b>\$768,194</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Debt Service</b>								
NV Clean Wtr Loan 2005	\$128,578	\$86,244	\$21,167	\$21,167	\$0	\$0	\$0	As Net Plant in Service
NV Clean Wtr Loan 2007	207,536	139,206	34,165	34,165	0	0	0	As Net Plant in Service
Assumed Revenue Bond	0	0	0	0	0	0	0	As Net Plant in Service
<b>Total Debt Service</b>	<b>\$336,114</b>	<b>\$225,450</b>	<b>\$55,332</b>	<b>\$55,332</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<i>Less: Debt Service Funding</i>								
From Capital Reserve	\$336,114	\$225,450	\$55,332	\$55,332	\$0	\$0	\$0	As Debt
<b>Total Less Debt Service Funding</b>	<b>\$336,114</b>	<b>\$225,450</b>	<b>\$55,332</b>	<b>\$55,332</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Net Debt Service</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Reserve Funding</b>								
Operating Fund Transfer	(\$680,173)	(\$680,173)	\$0	\$0	\$0	\$0	\$0	100.0% VOL
Capital Fund Transfer	3,226,570	0	0	0	3,226,570	0	0	100.0% CCD
<b>Total Reserve Funding</b>	<b>\$2,546,397</b>	<b>(\$680,173)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,226,570</b>	<b>\$0</b>	
<b>Total Revenue Requirement</b>	<b>\$7,847,037</b>	<b>\$3,084,080</b>	<b>\$768,194</b>	<b>\$768,194</b>	<b>\$0</b>	<b>\$3,226,570</b>	<b>\$0</b>	
<b>Less: Other Revenues</b>								
Effluent Disposal Sales	\$75,075	\$75,075	\$0	\$0	\$0	\$0	\$0	100.0% VOL
Interest Income	26,884	10,566	2,632	2,632	0	11,054	0	As Net Revenue Requirement
Hunting Fees	20,020	7,868	1,960	1,960	0	8,232	0	As Net Revenue Requirement
Interfund Revenue Transfers	202,092	143,516	29,288	29,288	0	0	0	As Total O&M
Other Sewer	15,015	5,901	1,470	1,470	0	6,174	0	As Net Revenue Requirement
<b>Total Other Revenues</b>	<b>\$339,086</b>	<b>\$242,927</b>	<b>\$35,350</b>	<b>\$35,350</b>	<b>\$0</b>	<b>\$25,460</b>	<b>\$0</b>	
<b>Net Revenue Requirement</b>	<b>\$7,507,951</b>	<b>\$2,841,153</b>	<b>\$732,844</b>	<b>\$732,844</b>	<b>\$0</b>	<b>\$3,201,110</b>	<b>\$0</b>	

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

	Net Revenue Requirement	Residential	Multi-Family	Commercial	Basis of Allocation
<b>Volume</b>	<b>\$2,841,153</b>	\$1,151,363	\$1,247,241	\$442,549	(VOL)
<b>Strength</b>					
Bio-Oxygen Demand	\$732,844	\$296,981	\$321,712	\$114,151	(BOD)
Suspended Solids	732,844	296,981	321,712	114,151	(SS)
<b>Total Strength</b>	<b>\$1,465,688</b>	<b>\$593,963</b>	<b>\$643,424</b>	<b>\$228,301</b>	
<b>Customer</b>					
Actual Customer	\$0	\$0	\$0	\$0	(AC)
Customer Capacity Demand	3,201,110	1,384,610	1,530,418	286,082	(CCD)
<b>Total Customer Related</b>	<b>\$3,201,110</b>	<b>\$1,384,610</b>	<b>\$1,530,418</b>	<b>\$286,082</b>	
<b>Revenue Related</b>	<b>\$0</b>	\$0	\$0	\$0	(RR)
<b>Direct Assign.</b>	<b>\$0</b>	\$0	\$0	\$0	(DA)
<b>Net Revenue Requirement</b>	<b>\$7,507,951</b>	<b>\$3,129,936</b>	<b>\$3,421,083</b>	<b>\$956,932</b>	

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	\$3,129,936	\$3,421,083	\$956,932
<i>Bal / (Def) of Funds</i>	<b>(\$979,298)</b>	<b>(\$268,851)</b>	<b>(\$450,419)</b>	<b>(\$260,028)</b>
Required % Change in Rates	<b>15.0%</b>	<b>9.4%</b>	<b>15.2%</b>	<b>37.3%</b>

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

	Total	Residential	Multi-Family	Commercial
Volume - \$ / 1,000 gal	\$8.29	\$8.73	\$8.73	\$6.51
BOD - \$ / 1,000 gal	2.14	2.25	2.25	1.68
TSS - \$ / 1,000 gal	2.14	2.25	2.25	1.68
<b>Total - \$ / 1,000 gal</b>	<b>\$12.57</b>	<b>\$13.24</b>	<b>\$13.24</b>	<b>\$9.86</b>
<b>Customer - \$ / Acct.</b>	\$63.68	\$31.20	\$493.83	\$102.22
<b>Total - \$ / Equiv. Unit</b>	\$149.35	\$70.54	\$69.75	\$104.38
<b>Total - \$ / 1,000 gal</b>	\$21.91	\$23.74	\$23.95	\$14.07
<b>Current Average Revenues</b>	\$19.05	\$21.70	\$20.80	\$10.25
<b>Customer Data</b>				
Volume	<b>342,729</b>	131,863	142,843	68,023
Customer	<b>4,189</b>	3,698	258	233
Equivalent Units	<b>8,549</b>	3,698	4,087	764
ADA				

SUBJECT TO CHANGE



**Incline Village General Improvement District  
Wastewater Rate Study  
Rate Structure - Status Quo**

	<i>Present</i>	<i>Proposed</i>				
	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>
<b>Residential</b>						
Base Charge	\$19.54	\$25.90	\$30.30	\$32.90	\$36.40	\$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
<b>Multi-Family</b>						
Base Charge	\$19.54	\$25.90	\$30.30	\$32.90	\$36.40	\$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
<b>Commercial</b>						
<i>Base Charge</i>						
3/4"	\$19.54	\$25.90	\$30.30	\$32.90	\$36.40	\$36.50
1"	32.63	43.25	50.60	54.94	60.79	60.96
1 1/2"	65.07	86.25	100.90	109.56	121.21	121.55
2"	104.15	138.05	161.50	175.36	194.01	194.55
3"	195.40	259.00	303.00	329.00	364.00	365.00
4"	325.73	431.75	505.10	548.44	606.79	608.46
6"	651.27	863.25	1,009.90	1,096.56	1,213.21	1,216.55
8"	1,042.07	1,381.25	1,615.90	1,754.56	1,941.21	1,946.55
10"	1,498.13	1,985.75	2,323.10	2,522.44	2,790.79	2,798.46
<i>Capital Improvement</i>						
3/4"	\$31.45	\$31.45	\$33.92	\$36.39	\$38.13	\$41.08
1"	52.52	52.53	56.65	60.77	63.67	68.61
1 1/2"	104.73	104.74	112.96	121.18	126.96	136.81
2"	167.63	167.64	180.80	193.96	203.22	218.97
3"	314.50	314.53	339.21	363.89	381.27	410.83
4"	524.27	524.31	565.46	606.61	635.58	684.85
6"	1,048.23	1,048.31	1,130.59	1,212.86	1,270.77	1,369.29
8"	1,677.23	1,677.36	1,809.01	1,940.65	2,033.31	2,190.95
10"	2,411.27	2,411.47	2,600.72	2,789.98	2,923.19	3,149.82
<i>Admin Fee</i>						
	3.97	4.23	4.44	4.66	4.89	5.14
<b>Sewer Use</b>						
Residential	\$3.20	\$4.20	\$4.90	\$5.30	\$5.85	\$5.90
Multi-Family	3.20	4.20	4.90	5.30	5.85	5.90
Commercial	3.20	4.20	4.90	5.30	5.85	5.90