



NOTICE OF MEETING

The special meeting of the Incline Village General Improvement District will be held starting at **5:00 p.m.** on **December 14, 2021** via Livestream/Zoom.

Public comment is allowed and the public is welcome to make their public comment either via e-mail (please send your comments to info@ivgid.org by 3:00 p.m. on December 14, 2021) or via telephone (the telephone number will be posted to our website on the day of the meeting). The meeting will be available for viewing at <https://livestream.com/accounts/3411104>.

In addition, if a member of the public wishes to hear, observe, participate in and provide public comment at the meeting, using Livestream/Zoom, they may do so by coming to the Boardroom at 893 Southwood Boulevard, Incline Village, Nevada. In accordance with the Governor's Emergency Directive, all those in attendance will be required to wear a mask. Thank you, in advance, for your compliance. A notification of this attendance would be greatly appreciated by telephoning the District Clerk at (775) 832-1207 or sending an e-mail to info@ivgid.org. We appreciate your help with this process. (Reference is made to Assembly No. 253)

A. PLEDGE OF ALLEGIANCE*

B. ROLL CALL OF TRUSTEES*

C. INITIAL PUBLIC COMMENTS* - Unless otherwise determined, the time limit shall be three (3) minutes for each person wishing to make a public comment. Unless otherwise permitted by the Chair, no person shall be allowed to speak more than once on any single agenda item. Not to include comments on General Business items with scheduled public comment. The Board of Trustees may address matters brought up during public comment at the conclusion of the comment period but may not deliberate on any non-agendized item.

D. APPROVAL OF AGENDA (for possible action)

The Board of Trustees may make a motion for a flexible agenda which is defined as taking items on the agenda out of order; combining agenda items with other agenda items; removing items from the agenda; moving agenda items to an agenda of another meeting, or voting on items in a block.

-OR-

The Board of Trustees may make a motion to accept and follow the agenda as submitted/posted.

E. GENERAL BUSINESS (for possible action)

1. Receive and discuss the District's FINAL Annual Comprehensive Financial Report, Fiscal Year Ended June 30, 2021 and related audit reports (Presented by Director of Finance Paul Navazio and Jennifer Farr, Partner, Davis Farr, LLP) – **pages 3 - 126**

2. FY2022/2023 Budget Workshop #1: Review and discuss the following: - **pages 127 - 254**

Part I: Board Policies Related to Budgeting and Fiscal Management

Part II: Internal Services

Part III: Central Services Overhead Cost Allocation

(Presented by District General Manager Indra Winquest and Director of Finance Paul Navazio)

F. MEETING MINUTES (for possible action)

1. Meeting Minutes of November 10, 2021 – **pages 255 - 325**

G. FINAL PUBLIC COMMENTS* - Limited to a maximum of three (3) minutes in duration.

Incline Village General Improvement District

Incline Village General Improvement District is a fiscally responsible community partner which provides superior utility services and community oriented recreation programs and facilities with passion for the quality of life and our environment while investing in the Tahoe basin.

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NOTICE OF MEETING

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H. ADJOURNMENT *(for possible action)*

CERTIFICATION OF POSTING OF THIS AGENDA

I hereby certify that on or before Thursday, December 9, 2021 at 9:00 a.m., a copy of this agenda (IVGID Board of Trustees Session of December 14, 2021) was delivered to the post office addressed to the people who have requested to receive copies of IVGID's agendas; copies were e-mailed to those people who have requested; and a copy was posted, physically or electronically, at the following locations in accordance with Assembly Bill 253:

1. IVGID Anne Vorderbruggen Building (893 Southwood Boulevard, Incline Village, Nevada; Administrative Offices)
2. IVGID's website (www.yourtahoeplace.com/Board of Trustees/Meetings and Agendas)
3. State of Nevada public noticing website (<https://notice.nv.gov/>)

/s/ Susan A. Herron, CMC

Susan A. Herron, CMC

District Clerk (e-mail: sah@ivgid.org/phone # 775-832-1207)

Board of Trustees: *Tim Callicrate - Chairman, Matthew Dent, Sara Schmitz, Kendra Wong, and Michaela Tonking.*

Notes: *Items on the agenda may be taken out of order; combined with other items; removed from the agenda; moved to the agenda of another meeting; moved to or from the Consent Calendar section; or may be voted on in a block. Items with a specific time designation will not be heard prior to the stated time, but may be heard later. Those items followed by an asterisk (*) are items on the agenda upon which the Board of Trustees will take no action. Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to call IVGID at 832-1100 at least 24 hours prior to the meeting. **IVGID'S agenda packets are available at IVGID's website, www.yourtahoeplace.com; go to "Board Meetings and Agendas".***

MEMORANDUM

TO: Board of Trustees

THROUGH: Indra Winqest
General Manager

FROM: Paul Navazio
Director of Finance

SUBJECT: Transmittal of District's Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2021 and Related Audit Report(s) (Director of Finance Paul Navazio and Jennifer Farr, Partner, Davis Farr, LLP).

DATE: December 14, 2021

I. BACKGROUND

This agenda item serves to transmit to the Board of Trustees the District's final Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2021, as well as the required Audit Communications provided by the District's independent auditor, Davis Farr, LLP.

The final Annual Comprehensive Financial Report being transmitted via this agenda item incorporates the following reports provided by the District's independent auditor, Davis Farr, LLP:

- Audit Opinion – Independent Auditor's Report
- Audit Communications:
 - Required Audit Communications
 - Report on Internal Controls Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*
 - New Accounting Standards Not Yet Effective

II. DISCUSSION

This agenda item presents District's Final Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2021, to include the results of the audit

conducted by the District's independent auditor, and required Audit Communications.

AUDIT RESULTS

- The District's Independent Auditor has issued an unmodified opinion that the District's financial statements present fairly, in all material respects, the financial position of the District, its governmental activities, business-type activities, and all major funds, as of June 30, 2021.
- In their *Report on Internal Control Over Financial Reporting and on Compliance and Other Matters*, the District's Independent Auditor has identified:
 - Two areas of "material weakness":
 - 2021-001 – Material Adjusting Journal Entries, and
 - 2021-002 – Capital Assets
 - Two areas of "significant deficiencies":
 - 2021-003 Vendor Contracts and
 - 2021-004 Update Signature Cards
 - Selected other recommendations on items that do not rise to the level of material weakness or significant deficiencies. The report includes the auditor's recommendations for addressing each of these identified deficiencies as well as management's response to each of the audit recommendations.

FINANCIAL HIGHLIGHTS

Financial highlights based on Government-wide Financial Statements, for the year ended June 30, 2021:

- The District's net position as of June 30, 2021 was \$159.93 million and reflects an increase in net position of \$1.97 million over the prior year. Of this amount, a total of \$41.31 million (unrestricted net position) is available to meet the District's future obligations, including future planned capital projects.
- The net position of the District's governmental activities increased by \$3.68 million (to \$82.95 million) and the net position of the District's business-type activities decreased by \$1.71 million (to \$76.99 million).

Incline Village General Improvement District
Change in Net Position

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Revenues						
Program Revenues:						
Charges for services	\$ 17,060,831	\$ 17,216,811	\$ 12,831,060	\$ 12,564,466	\$ 29,891,891	\$ 29,781,277
Operating Grants	18,440	17,000	39,857	-	58,297	17,000
Capital Grants and contributions	88,505	1,637,399	-	-	88,505	1,637,399
General Revenues:						
Ad valorem taxes	1,812,958	1,722,895	-	-	1,812,958	1,722,895
Consolidated taxes	1,888,448	1,719,933	-	-	1,888,448	1,719,933
Facility Fees	6,537,641	6,740,884	-	-	6,537,641	6,740,884
Unrestricted Investment income	73,594	587,208	33,681	298,225	107,275	885,433
Other	127,897	384,429	-	(22,332)	127,897	362,097
Total Revenues	27,608,314	30,026,559	12,904,598	12,840,359	40,512,912	42,866,918
Expenses						
General Government	2,887,892	4,098,969	-	-	2,887,892	4,098,969
Utilities	-	-	11,449,802	11,495,874	11,449,802	11,495,874
Community Services	18,996,222	19,596,517	-	-	18,996,222	19,596,517
Beach	2,186,645	2,010,652	-	-	2,186,645	2,010,652
Total Expenses	24,070,759	25,706,138	11,449,802	11,495,874	35,520,561	37,202,012
Excess Revenue (Expenses)	3,537,555	4,320,421	1,454,796	1,344,485	4,992,351	5,664,906
Transfers In (Out)	-	(45,000)	-	45,000	-	-
Changes in Net Position	3,537,555	4,275,421	1,454,796	1,389,485	4,992,351	5,664,906
Beginning Net Position, as reported	79,265,885	75,655,473	78,697,763	77,308,278	157,963,648	152,963,751
Prior Period Adjustment	142,617	(665,009)	(3,166,966)	-	(3,024,349)	(665,009)
Beginning Net Position, as adjusted	79,408,502	74,990,464	75,530,797	77,308,278	154,939,299	152,298,742
Ending Net Position	82,946,057	79,265,885	76,985,593	78,697,763	159,931,650	157,963,648

- The District's General Fund reported an ending fund balance, as of June 30, 2021, of \$5.73 million, representing an increase of \$1.10 million over the prior year. Of this amount, a total \$3.79 million represents the unassigned fund balance.
- The District's Community Services Special Revenue Fund ended the year with a fund balance of \$15.97 million, reflecting an increase of \$0.69 million from the prior year; the Beach Special Revenue Fund ended the year with a fund balance of \$2.38 million, reflecting a decrease of \$0.21 million from the prior year. The entire fund balance within the District's Community Services and Beach Special Revenue funds are committed for future use to support the District's recreational programs and facility improvements.
- As of June 30, 2021 the District had total bond debt outstanding of \$4.31 million including Utility Revenue Bonds outstanding of \$3.55 million and Recreation Bonds outstanding totaling \$0.77 million. The District retired \$0.91 million in bond principal during the fiscal year.

Audit Committee Review

Consistent with the audit work plan, a draft of the financial statements and auditor's reports were presented to the Audit Committee at their meeting of November 17, 2021. The final Annual Comprehensive Financial Report for the Fiscal Year ended

June 30, 2021 and final audit opinion and related audit communications were then presented to the Audit Committee at their meeting of December 8th.

Based on discussion and feedback from the Audit Committee, several adjustments have been incorporated into the final Annual Comprehensive Financial Report. These adjustments include:

- A prior year adjustment to write-off capitalized costs associated with the Effluent Export Pipeline Project, per the Audit Committee's recommendation.
- Revisions to capital asset write-offs included in the draft financial statements presented to the Committee in November.
- Revisions to the Management Responses to the Auditor's Report on Internal Controls Over Financial Reporting – to include responses to each audit recommendation.
- Incorporating reference to the Auditor's two material weaknesses in the Transmittal Letter.

SIGNIFICANT REVISIONS FROM DRAFT FINANCIAL STATEMENTS

The Audit Committee received the District's draft Annual Comprehensive Financial Report at its meeting of November 17th. Based on the Committee's discussion and feedback, as well as additional review of selected items by management and the auditor, several revisions have been incorporated into the District's final Annual Comprehensive Financial Report, and are summarized as follows:

Effluent Export Pipeline Project – The Audit Committee has requested that a portion of costs capitalized in prior fiscal years related to the Effluent Export Pipeline project be expensed. Specifically, in their report to the Board of Trustees dated February 10, 2021, the Committee recommended that \$3.179 in capitalized costs be written-off as not meeting criteria for capitalization. (See attachment 5). While management as well as the District's auditors had determined that these costs were properly capitalized in prior financial statements, the final Annual Comprehensive Financial Statements for the period ending June 30, 2021 includes a prior-year adjustment to write-off these amounts

Adjustment to Capital Asset Write-offs Included in Draft Financial Statements – Following a discussion at the November 17th Audit Committee meeting, Management reviewed the list of capital assets that had been identified by the auditors as candidates for write-off and provided the auditors with additional information that has resulted in a modification to the original capital asset write-off list. As a result, the final audited financial statements reflect a revised write-off of

capital assets (excluding the Effluent Export Pipeline) of \$167,751, resulting from a total of \$1.2 million in value at cost, net of \$1.03 million in accumulated depreciation.

It should be noted, that due to the addition of the write-off of costs associated with the Effluent Export Pipeline Project, as discussed above, the total capital asset write-offs included in the District's financial statements rose to a materiality threshold that required re-posting all capital asset adjustments as prior-year adjustments. This change in treatment of capital asset write-offs has been reflected in the financial statements presented in the final Annual Comprehensive Financial Report for the period ending June 30, 2021.

Revisions /Additions to Management Responses - Recommendations included in the Audit Report

The draft Annual Comprehensive Financial Report presented to the Audit Committee on November 17th included draft Management Responses, as required, to findings and recommendations related to material weaknesses (2021-001 and 2021-002) and significant deficiencies (2021-003 and 2021-004).

The final report includes updated management responses to the findings related to adjusting journal entries related to capital assets (2021-001 and 2021-002), related to the revisions referenced above. In addition, per request of the Audit Committee, management has provided responses to the audit recommendations under items 2021-005, 2021-006, and 2021-007, for which responses are not technically required, but have been included as supplemental information.

NEXT STEPS

Per NRS requirements (354.624), the District is required complete the audit within five months of the end of the fiscal year (November 30th), and present it to the governing Board within 30 days (December 30th). Immediately following presentation to the governing board the Annual Comprehensive Financial Report, audit report, and management letter are to be filed with the State Department of Taxation.

Pursuant to Policy 15.1.0 the Audit Committee is charged with submitting a report to the Board of Trustees in conjunction with the presentation of the Annual Comprehensive Financial Report. The Audit Committee has scheduled a special meeting on December 16th to discuss their report to the Board of Trustees.

Attachments:

1. Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2021.
2. Management Representation Letter, dated December 3, 2021
3. Audit Opinion (Davis Farr, LLP)
4. Required Audit Communications (Davis Farr, LLP)
5. Excerpt – Audit Committee Report to Board of Trustees, dated February 10, 2021



ANNUAL COMPREHENSIVE FINANCIAL REPORT

FISCAL YEAR ENDED JUNE 30, 2021

PREPARED BY: DEPARTMENT OF FINANCE & ACCOUNTING



GENERAL IMPROVEMENT DISTRICT
ONE DISTRICT ~ ONE TEAM

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INTRODUCTORY SECTION



December 3, 2021

**Board of Trustees for the Incline Village General Improvement District and
Citizens of Incline Village and Crystal Bay, Nevada**

The Incline Village General Improvement District (the District) hereby submits the Annual Comprehensive Financial Report (ACFR) for the year ended June 30, 2021. State law (Nevada Revised Statutes 354.624) requires that local governments provide an annual audit by independent certified public accountants in conformance with generally accepted auditing standards.

This ACFR consists of management's representation of the finances of the District and, as such, management assumes full responsibility for the completeness and reliability of the information contained in this ACFR, consistent with a framework of internal controls established for this purpose. To the best of our knowledge the enclosed information is reported, in all material respects, in a manner intended to fairly represent the financial position as well as changes in financial position of the District.

The District's financial statements have been audited by Davis Farr LLP, Certified Public Accountants. The goal of the independent audit is to provide reasonable assurance that the District's financial statements for the fiscal year ended June 30, 2021 are free of material misstatements. The independent audit consisted of examination, on a test basis, of evidence supporting the amounts and disclosures reported, assessing the accounting principles applied by management, and evaluating the overall financial statement presentation.

The independent auditor concluded that there was a reasonable basis for rendering an unmodified opinion that the Incline Village General Improvement District's financial statements for the year ended June 30, 2021 are fairly presented in conformity with generally-accepted accounting principles (GAAP). The Independent Auditor's Report is presented as the first component of the financial section of this ACFR, while the Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on and Audit of Financial Statements Performed in Accordance with Government Auditing Standards are included in the Compliance Section of the document (pages 83-88).

The Auditor's comments include material weakness in internal controls that lead to two adjusting entries determined by the auditors:

- The auditors reviewed all capital assets and determined \$4.35 million in original cost worth of assets should not have been capitalized. The net effect to the financial statements was \$3.25 million, including \$3.1 million in costs attributable to the District's Effluent Export Pipeline project that prior audits had determined were appropriately capitalized.
- The auditors determined a transfer of \$537,835 was needed to correct a negative cash balance in the Community Services Capital Projects fund.

The auditors noted a significant deficiency in internal controls related to professional service contracts not determined through the competitive bid process. Other deficiencies noted by the auditors include bank signature cards not being updated on a timely basis when employees leave service with the District, temporary meter deposits being held instead of deposited, network user accounts not being reviewed at time of employee separation from the District, and a lack of fire suppression in the server room. Management has provided responses to both the auditors' findings and recommendations.

Management's Discussion and Analysis (MD&A), as required supplementary information, follows the Independent Auditor's Report and provides a narrative summary and analysis to assist the reader in interpreting the financial statements. This letter of transmittal is designed to complement MD&A and should be read in conjunction with that overview.

Profile of the District

The District was formed in 1961 in accordance with the State of Nevada's Revised Statutes, Chapter 318, pertaining to General Improvement District Law as a "body corporate and politic and a quasi-municipal corporation" in the State of Nevada. The District is located on the northeast corner of Lake Tahoe, in the Sierra Nevada Mountains, and occupies a land area of approximately 15.36 square miles and serves a base population of approximately 9,000 residents.

The District is governed by a five-member Board of Trustees elected by residents of Incline Village and Crystal Bay to serve staggered four-year terms. In accordance with the enabling legislation, the District provides water, waste water, and solid waste services within its boundaries, as well as various recreational amenities including downhill skiing/riding, two golf courses, a multi-use recreation center, tennis facilities,

meeting facilities, parks, beaches, playgrounds and other recreation-related programming. The District serves approximately 4,200 water/sewer customers, accommodates over 100,000 skiers visits, 35,000 rounds of golf, and 210,000 beach visits, and oversees a variety of other activities including over 120,000 visits to the Recreation Center annually.

The District adheres to the Local Government Budget Act incorporated within Nevada Revised Statutes, which includes prescribed procedures to establish the budgetary data reflected in these financial statements. Budgets are adopted on a basis consistent with GAAP for all funds. Budgets are adopted for all governmental and proprietary fund types. The District may amend or augment the budget after following procedures prescribed in State statutes.

Local Economic Condition and Outlook

Located on the northeast shore of Lake Tahoe, Nevada, near the California border in Washoe County, the District's economy is largely dependent on tourism, centered on summer and winter recreational activities. Due to its location, the region's economy is closely tied to the California/San Francisco Bay Area economy. The Reno-Sparks Convention & Visitors Authority report from June 2019 indicates the combined room occupancy rate increased 6.3% from last year.

Development within the District is challenged by the availability of parcels for development. There are commercial projects planned in Crystal Bay. The preliminary development permits for the projects have been approved. It is anticipated they will have a positive effect on the area.

The 2020 census population of 9,462 reflects an 4% decrease since 2010. The median housing value at June 30, 2021 for single family residence and condo sales for Incline Village and Crystal Bay were \$2,025,000 and \$797,000, respectfully, representing a 5.6% increase on residence and a 3.2% increase on condos over last year. For the entire Washoe County the values were \$596,000 and \$272,070 respectively. Values in Incline Village and Crystal Bay tend to be higher than Washoe County average and can fluctuate due to both seasonality as well as variability in the "second home" market.

The Reno-Sparks June 2021 unemployment rate of 4.9% is well under the State rate at 7.8%, and is below the national level at 5.9%. These unemployment rates reflect a significant increase over unemployment rates reported in 2020 largely due to the economic impacts of the COVID-19 pandemic.

Lake Tahoe is known as one of the most beautiful regions in the world and as the largest alpine lake in North America, it offers an alpine environment untouchable anywhere else. The pristine beauty of Lake Tahoe draws over three and one-half million visitors annually from around the world. From snow skiing to golfing to boating to gaming, Lake Tahoe is one of the premier resort destinations, offering visitors countless activities. Additionally, Incline Village/Crystal Bay offers a spectacular and serene mountain neighborhood for property owners.

The 2004 Legislature passed Assembly Bill 489 to provide property tax relief which provides a partial abatement of taxes by applying a 3% cap on the tax bill of the owner's primary residence and a higher cap on the tax bill of other properties beginning with the 2005/2006 tax roll in Washoe County. For the fiscal year 2021 the abatement was \$41,360 based on State of Nevada Department of Taxation formulas.

Beginning in 2010, the District has had a portion of its property tax settlements offset to settle a court ordered tax refund by Washoe County. The District was able to meet this General Fund obligation and maintain service levels while the refund was completed. A settlement agreement was reached between Washoe County and the Incline Village/Crystal Bay taxpayers in the previous fiscal year for the alleged overpayment of taxes and accrued interest. As part of the settlement, the District is responsible for refunding an estimated \$1,359,757. These funds have thus been restricted within the District's General Fund.

Financial Initiatives

The Board of Trustees establishes policy and direction, within the framework of the District Strategic Plan and its Long Range Principles. The updated Strategic Plan, covering 2021-2023, was adopted September 30, 2021. Areas of emphasis within the Strategic Plan include: continued focus on delivery of exceptional services to residents, review and update of Board Policies, strengthening internal controls, improved contract management, and enhancing transparency and accountability.

Review of District's Fund Accounting Beginning with fiscal year 2016, the District transitioned from Proprietary, Enterprise fund accounting to Governmental, Special Revenue fund accounting for its Community Services and Beach activities. In approving the District's 2021 budget, the Board of Trustees took action to direct the District to transition back to Proprietary, Enterprise fund accounting beginning in fiscal year 2022. While using the Special Revenue, Capital Projects and Debt Service Fund types the District's financial statements arguably demonstrate how fees and charges collected support operations, capital and debt obligations, a return to Enterprise Fund accounting is expected to better support the

District's objective of establishing pricing policies aimed at recovering the full cost of operating District recreational venues, including the costs of capital assets and debt.

Utility Rates to Support Infrastructure. The District has identified approximately 6 miles of effluent pipeline for replacement over a series of years. This project is expected to cost in the range of \$35 - \$45 million. Currently, the District is collecting \$2.0 million per year from utility rate charges for this project. The Board has yet to determine, however, if the project will ultimately be funded with existing resources (pay-as-you-go), or through issuance of utility revenue bonds. A decision on preferred financing plan is expected to inform the District's utility rate study currently being completed. The last increases in water and sewer rates were effective in May, 2019. In part due to the uncertainty associated with the COVID-19 pandemic (and its economic impacts to our residents) the Board did not enact the proposed water and sewer rate increases scheduled to take effect in May, 2020.

Policy Direction related to District's Recreation and Beach Facility Fees. The fiscal year 2021 marks the twelfth year in which the combined fee charged to the majority of parcel owners within the District remained set at \$830 per dwelling unit equivalent. This practice is consistent with the District's objective of long-term financial planning and fiscal stability. The fees collected are allocated by the Board to support operations, capital expenditures and debt service, and continue to be set on the basis of needs identified in the District's Community Services and Beach Master Plans as well as the five-year capital improvement plan adopted each year.

Awards

As of the preparation of this report, the Government Finance Officers Association of the United States and Canada (GFOA) has not yet completed its review of the District's application for consideration of award under the Certificate of Achievement for Excellence in Financial Reporting, for the District's Annual Comprehensive Financial Report for the fiscal year ended June 30, 2020. The District expects to be granted this award for the prior annual report, which would be the twentieth year that the District has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both GAAP and applicable legal requirements.

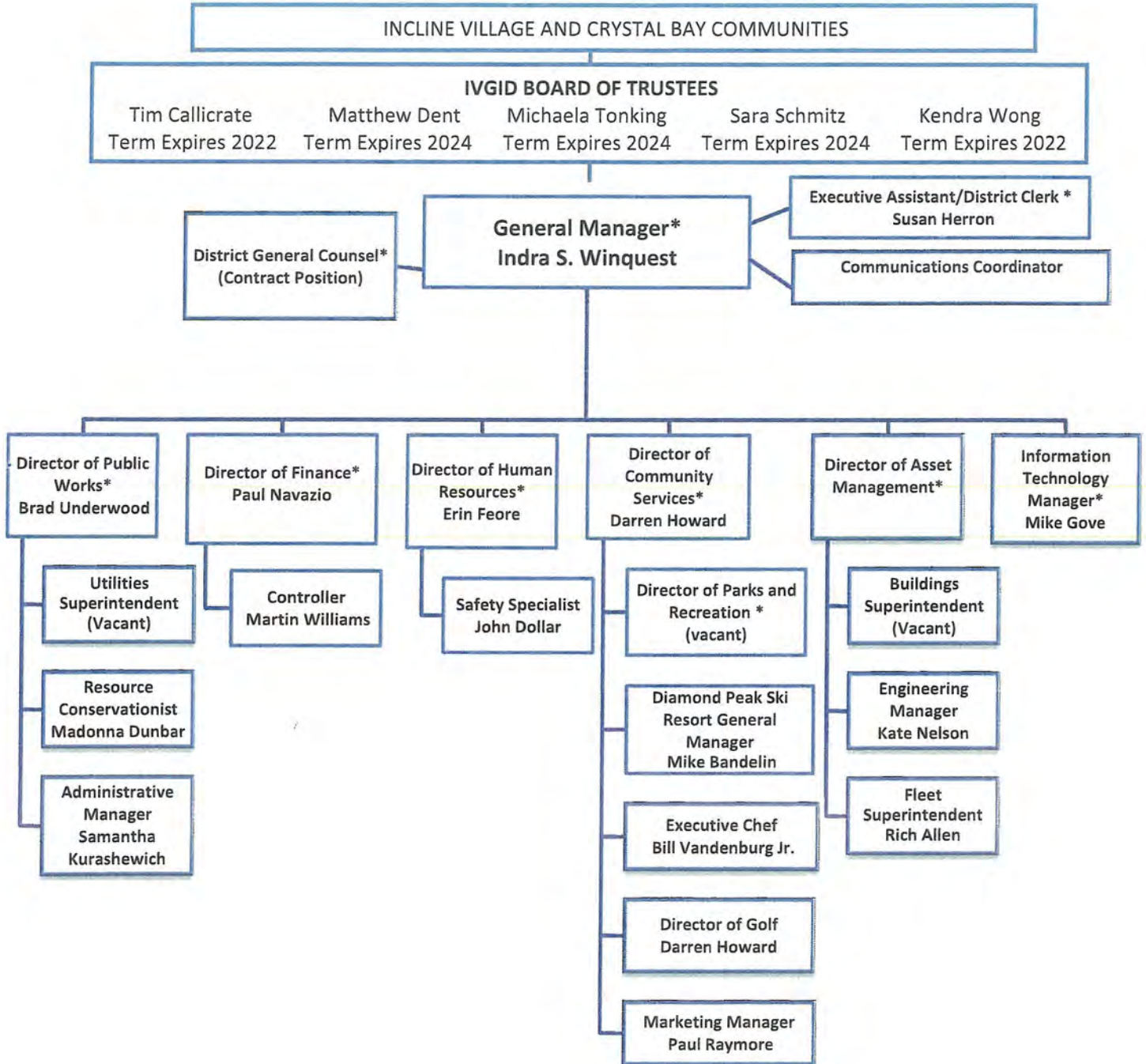
A Certificate of Achievement is valid for a period of one year only. We believe that our current Annual Financial Comprehensive Report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgments

The preparation of this ACFR would not have been possible without the efforts of the entire accounting staff, as well as the District's management team. Credit also must be given to the Board of Trustees, the Audit Committee, and the active engagement of community members for their contributions to this effort.

Indra S. Winquest
General Manager
Incline Village General Improvement District

Paul Navazio
Director of Finance
Incline Village General Improvement District



* Members of the Senior Team

INCLINE VILLAGE
GENERAL IMPROVEMENT DISTRICT

FINANCIAL SECTION

Independent Auditor's Report

Board of Trustees
Incline General Improvement District
Incline Village, Nevada

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Incline Village General Improvement District, as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Incline Village General Improvement District, as of June 30, 2021, and the respective changes in financial position and, where applicable, cash flows and the statement of revenues for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

The financial statements for the year ended June 30, 2021 reflect certain prior period adjustments as described further in note 21 to the financial statements. Our opinion is not modified with respect to this matter.

Report on Summarized Comparative Information

The financial statements of Incline Village General Improvement District for the year ended June 30, 2020 were audited by other auditors whose report dated January 22, 2021 expressed an unmodified opinion on those financial statements. In our opinion, the summarized comparative information presented herein as of the year ended June 30, 2020 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the *management's discussion and analysis, schedule of employer required contributions to defined contribution multi-employer plans and budgetary comparison information* be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

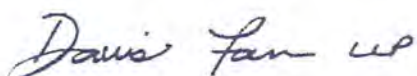
Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Incline Village General Improvement District's basic financial statements. The *introductory section* and the *statistical section* are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The *introductory section* and the *statistical section* have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 3, 2021 on our consideration of the Incline Village General Improvement District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Incline Village General Improvement District's internal control over financial reporting and compliance.



Irvine, California
December 3, 2021

**Incline Village General Improvement District
Management's Discussion and Analysis
For the Fiscal Year ended June 30, 2021**

This section of the Incline Village General Improvement District's (District's) Annual Comprehensive Financial Report (ACFR) presents a narrative overview and analysis of the District's financial activities for the fiscal year ended June 30, 2021. We encourage readers to consider the information presented here in conjunction with the transmittal letter, financial statements, and notes to gain a more complete picture of the information presented therein.

FINANCIAL HIGHLIGHTS

Financial highlights based on Government-wide Financial Statements, for the year ended June 30, 2021:

- The District's net position as of June 30, 2021 was \$159.93 million and reflects an increase in net position of \$1.97 million over the prior year. Of this amount, a total of \$41.31 million (unrestricted net position) is available to meet the District's future obligations, including future planned capital projects.
- The net position of the District's governmental activities increased by \$3.68 million (to \$82.95 million) and the net position of the District's business-type activities decreased by \$1.71 million (to \$76.99 million).
- The District's General Fund reported an ending fund balance, as of June 30, 2021, of \$5.73 million, representing an increase of \$1.10 million over the prior year. Of this amount, a total \$3.79 million represents the unassigned fund balance.
- The District's Community Services Special Revenue Fund ended the year with a fund balance of \$15.97 million, reflecting an increase of \$0.69 million from the prior year; the Beach Special Revenue Fund ended the year with a fund balance of \$2.38 million, reflecting a decrease of \$0.21 million from the prior year. The entire fund balance within the District's Community Services and Beach Special Revenue funds are committed for future use to support the District's recreational programs and facility improvements.
- As of June 30, 2021 the District had total bond debt outstanding of \$4.31 million including Utility Revenue Bonds outstanding of \$3.55 million and Recreation Bonds outstanding totaling \$0.77 million. The District retired \$0.91 million in bond principal during the fiscal year.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements which consists of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to the financial statements

This report also contains other Supplementary Information in addition to the basic financial statements.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District finances in a manner similar to a private-sector business.

The *Statement of Net Position* presents information on all of the District's assets and liabilities and deferred inflows/outflows of resources, with the difference reported as *net position*. Over time, increases or decreases, in net position, may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *Statement of Activities* presents information showing how the District's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event occurs regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

**Incline Village General Improvement District
Management's Discussion and Analysis
For the Fiscal Year ended June 30, 2021
(Continued)**

Both of the government-wide financial statements (*Statement of Net Position* and *Statement of Activities*) distinguish functions of the District as either governmental activities or business-type activities. The governmental activities of the District include administration, recreation and internal service activities. These are supported by general tax revenues, facilities fees assessed on properties within the District as well as charges for services. The business-type activities of the District include utility (water, sewer and solid waste) activities that reflect enterprise operations where a fee for service typically covers all or most of the costs of operations including depreciation and debt service.

Fund Financial Statements

A fund is a grouping of related accounts used to maintain control over fiscal resources that have been segregated for specific activities. The District uses fund accounting to ensure and demonstrate compliance with financial-related legal requirements; as such, the principal role of a fund is to demonstrate fiscal accountability. All of the funds of the District can be divided into two categories: governmental funds and proprietary funds.

Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statement, the governmental fund financial statement focuses on near-term inflow and outflow of spendable resources, as well as balances of spendable resources available at the end of the fiscal year. This information is useful in evaluating a government's near-term financing requirements.

The District maintains multiple governmental funds. Information is presented separately in the governmental fund financial statements for the General Fund, Community Services Special Revenue fund, Community Services Capital Projects and Community Services Debt Service funds, as well as the Beach Special Revenue, Beach Capital Projects and Beach Debt Service funds.

Because the focus of the governmental funds financial statements is narrower than that of the government-wide financial statement, it is useful to compare the information presented for governmental funds with similar information presented for government activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District adopts an annual budget for each of its governmental funds. A budgetary comparison is provided in order to demonstrate compliance with the approved budget. The budgetary comparison for the District's General Fund and Special Revenue Funds is provided as part of the basic financial statements. Budget comparisons for each of the individual governmental funds are provided as part of the Supplemental Information section of the ACFR.

Proprietary funds. The District operates two types of proprietary funds. *Enterprise funds* are used to report the same functions presented in business-type activities in the government-wide statements. The District uses enterprise funds to account for its Utility Fund. *Internal Service funds* are an accounting device used to accumulate and allocate costs internally among the District's various functions. The District uses an internal service fund to account for its maintenance of its fleet of vehicles, buildings maintenance, and engineering functions. The Internal Service Fund is classified as governmental-type activities in the government-wide statement since the most substantial users of these services are activities supported through the District's governmental funds.

Notes to the Financial Statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain supplementary information concerning the District. As a required supplementary schedule the District has prepared a schedule for its Multi-Employer Retirement Plans. Additional supplementary information is provided related to individual funds, providing more detailed budget-to-actual comparisons. These schedules indicate compliance with budgetary constraints and management directives to enhance accountability at the

**Incline Village General Improvement District
Management's Discussion and Analysis
For the Fiscal Year ended June 30, 2021
(Continued)**

fund and function level. The supplementary information provides schedules to report revenue and expenditure results according to the format required by the State of Nevada Department of Taxation, Local Government Division. In addition, selected statistical information is provided on a five or ten-year basis, as available, for trend and historical analysis. This information addresses a number of the major revenue sources of the District including the Recreation and Beach Facility Fee.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The District's assets exceeded liabilities and deferred inflows of resources by \$159.93 million at June 30, 2021. The largest portion of net position (73.9%) reflects net investment in capital assets (e.g., land, buildings, equipment, construction in progress less accumulated depreciation and bonds that are still outstanding). The District uses these capital assets to provide services to citizens; therefore, they are not available for future spending. Although the investment in capital assets is reported net of related debt, the resources needed to repay this debt must be provided from other sources, since capital assets cannot be used to liquidate these liabilities.

**Incline Village General Improvement District
Net Position**

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Assets						
Current and Other Assets	\$ 31,152,565	\$ 25,052,597	\$ 17,362,324	\$ 14,656,639	\$ 48,514,889	\$ 37,709,236
Long Term Assets	142,727	3,983,781	324,306	1,859,956	467,033	5,843,737
Net Capital Assets	38,782,233	58,797,647	63,685,660	67,287,303	122,467,893	126,084,950
Total assets	90,077,523	85,834,025	81,372,290	83,803,898	171,449,815	169,637,923
Liabilities						
Current Liabilities	6,742,425	5,561,428	1,414,356	1,559,904	8,156,781	7,121,332
Long Term Liabilities	389,043	763,685	2,972,341	3,546,231	3,361,384	4,309,916
Total liabilities	7,131,468	6,325,113	4,386,697	5,106,135	11,518,165	11,431,248
Deferred Inflows of Resources						
Deferred Inflow		243,026				243,026
Net Position						
Net investment in capital assets	58,015,190	57,665,962	60,139,428	63,202,365	118,154,618	120,868,327
Restricted	142,727	142,135	324,306	322,895	467,033	465,030
Unrestricted	24,788,140	21,457,789	16,521,859	15,172,503	41,309,999	36,630,292
Total net position	\$ 82,946,057	\$ 79,265,886	\$ 76,985,593	\$ 78,697,763	\$ 159,931,650	\$ 157,963,649

**Incline Village General Improvement District
Change in Net Position**

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Revenues						
Program Revenues:						
Charges for services	\$ 17,060,831	\$ 17,216,811	\$ 12,831,060	\$ 12,564,466	\$ 29,891,891	\$ 29,781,277
Operating Grants	18,440	17,000	39,857	-	58,297	17,000
Capital Grants and contributions	88,505	1,637,399	-	-	88,505	1,637,399
General Revenues:						
Ad valorem taxes	1,812,958	1,722,895	-	-	1,812,958	1,722,895
Consolidated taxes	1,888,448	1,719,935	-	-	1,888,448	1,719,935
Facility Fees	6,537,641	6,740,884	-	-	6,537,641	6,740,884
Unrestricted Investment income	73,594	587,208	33,681	298,225	107,275	885,435
Other	127,897	384,429	-	(22,332)	127,897	362,097
Total Revenues	27,608,314	30,026,559	12,904,598	12,840,359	40,512,912	42,866,918
Expenses						
General Government	2,887,892	4,098,969	-	-	2,887,892	4,098,969
Utilities	-	-	11,449,802	11,495,874	11,449,802	11,495,874
Community Services	18,996,222	19,596,517	-	-	18,996,222	19,596,517
Beach	2,186,645	2,010,652	-	-	2,186,645	2,010,652
Total Expenses	24,070,759	25,706,138	11,449,802	11,495,874	35,520,561	37,202,012
Excess Revenue (Expenses)	3,537,555	4,320,421	1,454,796	1,344,485	4,992,351	5,664,906
Transfers In (Out)	-	(45,000)	-	45,000	-	-
Changes in Net Position	3,537,555	4,275,421	1,454,796	1,389,485	4,992,351	5,664,906
Beginning Net Position, as reported	79,265,885	75,655,473	78,697,763	77,308,278	157,963,648	152,963,751
Prior Period Adjustment	142,617	(665,009)	(3,166,960)	-	(3,024,349)	(665,009)
Beginning Net Position, as adjusted	79,408,502	74,990,464	75,530,797	77,308,278	154,939,299	152,298,742
Ending Net Position	82,946,057	79,265,885	76,985,593	78,697,763	159,931,650	157,963,648

**Incline Village General Improvement District
Management's Discussion and Analysis
For the Fiscal Year ended June 30, 2021
(Continued)**

Governmental activities increase the district's net position by \$3.68 million for fiscal year 2021. This increase was primarily due to the allocation of \$3.2 million in facility fee to the Beach Capital Projects fund for future capital projects. This resulted in a net increase of \$1.95 million for the Beach Capital Projects fund for the year. The Community Services Special Revenue fund gained \$0.7 million in net position. The difference in net position is from the loss to Community Services Capital Projects fund and gains in the General Fund.

Revenues through June 30, 2021 across all governmental activities fell short of budget by approximately \$0.4 million. However, expenditures were below budget by approximately \$7.6 million, primarily from personnel costs and supplies and services reductions from limited services provided during COVID-19 pandemic.

Total governmental activity revenue overall decreased approximately \$2.4 million year-to-year due to a lack of capital grants in the current fiscal year.

For the District's government-wide financial statements for fiscal year 2021, revenues and expenditures within its Internal Services funds are excluded as these costs are included in the other governmental and business-type functions supported by the Internal Services functions.

Incline Village General Improvement District Governmental Activities Revenues

	2021		2020	
Property taxes	\$ 1,812,958	7%	\$ 1,722,896	6%
Combined taxes	1,888,448	7%	1,719,933	6%
Charges for Services -Community Services	16,221,278	59%	15,597,229	52%
Charges for Services - Beach	839,405	3%	1,619,582	5%
Facility Fees - Community Services	2,684,931	10%	5,774,067	19%
Facility Fees- Beach	3,852,710	14%	966,817	3%
Operating Grants	18,440	0%	17,000	0%
Capital Grants	88,505	0%	1,637,399	6%
Unrestricted investment earnings	73,594	0%	587,208	2%
Other revenues/sources	128,059	0%	339,429	1%
Total general revenues	\$ 27,608,328	100%	\$ 29,981,560	100%

The facility fee assessed on parcel owners is the most stable of the revenue streams for the District. The facility fee is assessed by the District for recreation and beach privileges and is collected by Washoe County Assessor's office through the real property quarterly billing process. For 2020-21 the District assessed \$2,684,931 in Community Services facility fees and \$3,852,710 in Beach facility fees.

IVGID Facility Fees

Fiscal Year	Per Eligible Parcel		Total Assessment Roll		District Assessed
	Beach	Community Services	Beach	Community Services	Recreation Facility Fees
2020-21	\$ 500	\$ 330	\$ 3,852,710	\$ 2,684,931	\$ 6,537,641
2019-20	125	705	968,500	5,783,115	6,751,615
2018-19	125	705	969,500	5,788,050	6,757,550
2017-18	125	705	969,500	5,776,770	6,746,270
2016-17	100	730	774,400	5,972,860	6,747,260

Total governmental activities include the General Fund which provides District wide administration, Internal Services, Recreation, Beach, capital projects and debt service. Expenditures in the General Fund increased

**Incline Village General Improvement District
Management's Discussion and Analysis
For the Fiscal Year ended June 30, 2021
(Continued)**

slightly the previous year due primarily to increased personnel costs. These increases are primarily due to positions not filled in FY2020 per reduced services provided during in response to the COVID-19 pandemic.

Community Services Recreation expenditures reflect a decrease of 7.6% over prior year due primarily to capital project expenditures reduction from prior year of \$2,151,778. However, expenditures within the District's Beach activities reflect an increase from prior year in capital project expenditures due to work beginning on the Burnt Cedar Pool remodeling.

Business-type activities: Business-type activities increased their net position by \$1.32 million over the past fiscal year. The Utility Fund historically has little fluctuation in its activity from year-to-year, and as an essential service (water, sewer and solid waste) has experienced limited impact related to the COVID-19 pandemic. The Utility Fund's decrease in net position results from the write-off of \$3.2 in net capital assets, primarily related to the District's Effluent Export Pipeline project. Capital expenditures for the year were \$3,053,119, while depreciation expense was \$3,264,581. Principal reduction on bonds was \$538,706.

FINANCIAL ANALYSIS OF DISTRICT FUNDS

The District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds: The focus of the District's governmental funds statements is to provide information on current inflows, outflows, and balances of resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance of \$3,682,922 across all governmental funds may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of the fiscal year, the District's General Fund fund balance increased to \$5,730,560, with \$582,459 non-spendable, and \$1,359,736 restricted for pending property tax settlement. This results in an unassigned fund balance as of June 30, 2021 of \$3,788,365. This compares favorably to the minimum fund balance policy of 4% of annual expenditures (or a minimum reserve level of \$116,911).

The District's recreational programming is conducted under two activities; they are Community Services and Beach. As a result of a deed restriction, a distinct constituency is served by the Beach fund and thus its inflows and outflows are measured separately to demonstrate compliance. The Community Services Special Revenue fund balance increased to \$15,966,798. The Beach Special Revenue fund balance decreased to \$2,380,224. Both of these Special Revenue funds ended the fiscal year with fund balances exceeding 25% of operating expenditures established by Board policy (or \$3.82 million and \$0.43 million, respectively). The fund balances reflect funding being collected by the District in anticipation of significant priority capital projects included in the Board-approved multi-year capital plan.

Budgets are adopted for all governmental funds on a modified accrual basis. The focus of this basis is to capture transactions based on current financial resources. Increases and decreases in financial resources are recognized only to the extent that they reflect near-term inflows or outflows of cash.

General Fund Budgetary Highlights

General Fund revenues exceed expenditures by \$0.86 million for the fiscal year ended June 30, 2021.

Selected highlights within the District's General Fund includes:

- Revenues exceeding budget by \$451,408, with the single largest contributor being consolidated tax which ended the year \$222,192 above budget.
- General Fund expenditures for the year ended June 30, 2021 were \$2,922,799, or \$776,012 below budget (net of Central Services Overhead cost recover). Year-end expenditures were below budget for almost all General Fund-supported administrative functions, with the largest favorable budget variances in Human Resources, Accounting, and Communications.
- Capital Outlay expenditures within the General Fund were below budget by \$365,878.

**Incline Village General Improvement District
Management's Discussion and Analysis
For the Fiscal Year ended June 30, 2021
(Continued)**

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets: The Incline Village General Improvement District's investment in capital assets for its governmental and business-type activities, as of June 30, 2021 amounts to \$118,154,618 (net of accumulated depreciation). Investment in capital assets includes land, buildings and systems, improvements, machinery and equipment, and recreation facilities. Readers desiring more information, with respect to capital asset activity, should see Note 4 to the financial statements.

Incline Village General Improvement District Capital Assets, Net

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Land - Governmental Activities	\$ 17,290,327	\$ 17,290,327	\$ -	\$ -	\$ 17,290,327	\$ 17,290,327
Construction in Progress - Governmental Activities	1,939,563	2,974,576	-	-	1,939,563	2,974,576
Land - Utility Activities	-	-	6,715,544	6,715,544	6,715,544	6,715,544
Construction in Progress - Utility Activities	-	-	1,035,834	1,607,772	1,035,834	1,607,772
Buildings and Improvements	828,251	919,213	-	-	828,251	919,213
Equipment and Vehicles	1,762,263	1,914,479	-	-	1,762,263	1,914,479
Internal services equipment furniture and fixtures	240,596	253,869	-	-	240,596	253,869
Utility service infrastructure	-	-	113,100,306	114,599,557	113,100,306	114,599,557
Utility buildings and improvements	-	-	15,959,753	15,596,832	15,959,753	15,596,832
Utility equipment, furniture and fixtures	-	-	3,797,362	3,882,229	3,797,362	3,882,229
Community services buildings and improvements	68,861,953	66,544,270	-	-	68,861,953	66,544,270
Community services equipment, furniture and fixtures	12,159,382	12,351,359	-	-	12,159,382	12,351,359
Beach buildings and improvements	4,680,034	4,936,463	-	-	4,680,034	4,936,463
Beach equipment, furniture and fixtures	529,560	610,457	-	-	529,560	610,457
Total Cost	108,291,929	107,795,013	140,608,799	142,401,934	248,900,728	250,196,947
Accumulated Depreciation	(49,509,696)	(48,997,366)	(76,923,139)	(75,114,631)	(126,432,835)	(124,111,997)
Capital Assets, Net	\$ 58,782,233	\$ 58,797,647	\$ 63,685,660	\$ 67,287,303	\$ 122,467,893	\$ 126,084,949

Long-term debt: At the end of the current fiscal year, the District had total bonded debt outstanding of \$4.31 million, including \$3.55 million in outstanding Utility Revenue Bonds and \$0.77 million in outstanding Recreation Bonds. Of the total amount of long-term debt outstanding, \$3.59 million comprise debt backed by the full faith and credit of the District, with the source for repayment being revenues from charges for services (including assessed facility fees). The remainder of the District debt, \$0.72 million, represents bonds secured solely by specified utility rate revenue sources.

Long-term liability activity for the year ended June 30, 2021 was as follows:

	Beginning Balance	New Issues	Principal Paid	Ending Balance
Governmental Type Activities:				
Bonds Payable;				
Recreation Revenue Supported	\$ 1,131,685	\$ -	\$ 364,642	\$ 767,043
Business Type Activities:				
Bonds Payable;				
Utility Revenue Supported	4,084,938	-	538,706	3,546,232
Total	\$ 5,216,623	\$ -	\$ 903,348	\$ 4,313,275

Readers desiring more information, with respect to the District's debt, should see Note 8 to the financial statements.

The District may borrow money and incur or assume indebtedness as provided in Nevada Revised Statutes, Chapter 318, Section 277, so long as the total of all such indebtedness (but excluding revenue bonds and special assessment bonds) does not exceed an amount equal to 50 percent of the total of the last assessed valuation of taxable property.

**Incline Village General Improvement District
Management's Discussion and Analysis
For the Fiscal Year ended June 30, 2021
(Continued)**

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

- The COVID-19 pandemic, which required curtailment of District program and operations starting on March 16, 2020, continues as a source of relative uncertainty into the current fiscal year. While the District's FY2021/22 annual budget includes conservative assumptions related to the direct impacts of the COVID-19 pandemic on availability and access to District venues, broader economic impacts of the prolonged pandemic on our residents and guests have the potential to further affect District finances in the near term as well providing uncertainty in terms of long-term return to "normal" operations.
- The District's primary revenue sources continue to be service charges from users, comprised of fees charged by venues at the point of service delivery and a standby charge paid by parcel owners via property tax bills to support availability of facility and services. The standby charge, known as the Facility Fee, is set annually by the Board of Trustees and provides critical funding in support of venue operations, capital improvements and debt. The Board continues to review and set the Facility Fee based on a multi-year capital improvement plan and informed by the District's Strategic Plan.
- Among the priority capital improvement projects is the replacement of several miles of the Effluent Export Pipeline transporting treated wastewater from the District's Water Resource Recovery Facility out of the basin. Concurrent with final project design and financing plans being considered by the Board, an updated utility rate study is currently underway to establish rates to be set over the five-year planning horizon in support of this project as well as other utility capital investments needs, ongoing operations, and establishment of appropriate reserve levels within the District's Utility Fund. The District is also pursuing potential federal and state funding support for this project
- The Board of Trustees is also in the process of updating its priority projects to support goals of the District's Community Services Master Plan, which includes projects at each of the District's venues, including Diamond Peak ski area, recreation center, beach facilities and golf courses.

REQUEST OF INFORMATION

This financial report is designed to provide a general overview of the District's finances for all interested parties. Questions concerning the information provided in this report or request for additional financial information should be addressed to the Director of Finance, 893 Southwood Boulevard, Incline Village, Nevada, 89451. This report will also be available on the District's website at www.yourtahoeplace.org.

INCLINE VILLAGE
GENERAL IMPROVEMENT DISTRICT

**BASIC FINANCIAL
STATEMENTS**

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

**STATEMENT OF NET POSITION
JUNE 30, 2021**

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash, cash equivalents, and investments	\$ 28,903,510	\$ 15,828,516	\$ 44,732,026
Receivables:			
Accounts receivable, net	78,021	1,356,069	1,434,090
Interest on investments	16,415	3,790	20,205
Grants receivable	373,912	12,881	386,793
Due from other governments	505,377	-	505,377
Inventories	495,351	161,068	656,419
Prepaid items	779,979	-	779,979
Restricted assets:			
Restricted deposits	142,727	324,306	467,033
Capital assets:			
Land	17,290,327	6,715,544	24,005,871
Construction in progress	1,939,563	1,035,834	2,975,397
Buildings, structures, improvements, infrastructure, equipment and vehicles, net of accumulated depreciation	39,552,343	55,934,282	95,486,625
Total assets	<u>90,077,525</u>	<u>81,372,290</u>	<u>171,449,815</u>
LIABILITIES			
Accounts payable	1,379,102	288,273	1,667,375
Accrued personnel costs	1,397,480	333,705	1,731,185
Accrued interest payable	8,465	46,566	55,031
Due to other governments	17,678	-	17,678
Unearned revenue	2,201,964	171,921	2,373,885
Noncurrent liabilities:			
Bonds due within one year	378,000	573,891	951,891
Claims payable within one year	355,507	-	355,507
Bonds due in more than one year	389,043	2,972,341	3,361,384
Claims payable in more than one year	1,004,229	-	1,004,229
Total liabilities	<u>7,131,468</u>	<u>4,386,697</u>	<u>11,518,165</u>
NET POSITION			
Net investment in capital assets	58,015,190	60,139,428	118,154,618
Restricted	142,727	324,306	467,033
Unrestricted	24,788,140	16,521,859	41,309,999
Total net position	<u>\$ 82,946,057</u>	<u>\$ 76,985,593</u>	<u>\$ 159,931,650</u>

The notes to the financial statements are an integral part of this statement.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

**STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2021**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Business-type Activities	Total
Primary government:							
Governmental activities:							
General government	\$ 2,887,892	\$ 148	\$ 1,440	\$ -	\$ (2,886,304)	\$ -	\$ (2,886,304)
Community services	18,996,222	16,221,278	17,000	88,505	(2,669,439)	-	(2,669,439)
Beach	2,186,645	839,405	-	-	(1,347,240)	-	(1,347,240)
Total governmental-type activities	<u>24,070,759</u>	<u>17,060,831</u>	<u>18,440</u>	<u>88,505</u>	<u>(6,902,983)</u>	<u>-</u>	<u>(6,902,983)</u>
Business-type activities:							
Utilities	11,449,802	12,831,060	39,857	-	-	1,421,115	1,421,115
Total primary government	<u>\$ 35,520,561</u>	<u>\$ 29,891,891</u>	<u>\$ 58,297</u>	<u>\$ 88,505</u>	<u>(6,902,983)</u>	<u>1,421,115</u>	<u>(5,481,868)</u>
General revenues:							
Property taxes					1,812,958	-	1,812,958
Combined taxes					1,888,448	-	1,888,448
Facility Fees (Assessed)					6,537,641	-	6,537,641
Unrestricted investment earnings					73,594	33,681	107,275
Miscellaneous revenues					127,897	-	127,897
Total general revenues					<u>10,440,538</u>	<u>33,681</u>	<u>10,474,219</u>
Changes in net position					<u>3,537,555</u>	<u>1,454,796</u>	<u>4,992,351</u>
Net position - beginning, as previously reported					79,265,885	78,697,763	157,963,648
Prior Period Adjustment					142,617	(3,166,966)	(3,024,349)
Net positions, beginning					<u>79,408,502</u>	<u>75,530,797</u>	<u>154,939,299</u>
Net position - ending					<u>\$ 82,946,057</u>	<u>\$ 76,985,593</u>	<u>\$ 159,931,650</u>

The notes to the financial statements are an integral part of this statement.

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
GOVERNMENTAL FUNDS
BALANCE SHEET
JUNE 30, 2021**

	<u>GENERAL</u>	<u>COMMUNITY SERVICES SPECIAL REV.</u>	<u>BEACH SPECIAL REVENUE</u>	<u>COMMUNITY SERVICES CAP. PROJECTS</u>	<u>BEACH CAPITAL PROJECTS</u>	<u>COMMUNITY SERVICES DEBT SERV.</u>	<u>Nonmajor BEACH DEBT SERVICE</u>	<u>TOTAL GOVERNMENTAL FUNDS</u>
ASSETS								
Cash, cash equivalents and investments	\$ 6,169,333	\$ 17,598,962	\$ 2,371,554	\$ -	\$ 2,732,635	\$ 29,576	\$ 1,450	\$ 28,903,510
Accounts receivable, net	-	64,965	13,056	-	-	-	-	78,021
Interest receivable on investments	10,890	5,525	-	-	-	-	-	16,415
Grants receivable	-	373,912	-	-	-	-	-	373,912
Due from other governments	358,784	62,868	83,725	-	-	-	-	505,377
Inventories	-	419,556	-	-	-	-	-	419,556
Prepaid items	582,459	197,520	-	-	-	-	-	779,979
Restricted deposits	-	141,727	1,000	-	-	-	-	142,727
Total assets	<u>\$ 7,121,466</u>	<u>\$ 18,865,035</u>	<u>\$ 2,469,335</u>	<u>\$ -</u>	<u>\$ 2,732,635</u>	<u>\$ 29,576</u>	<u>\$ 1,450</u>	<u>\$ 31,219,497</u>
LIABILITIES AND FUND BALANCES								
Liabilities								
Accounts payable	\$ 162,654	\$ 280,727	\$ 12,674	\$ 105,443	\$ 781,824	\$ -	\$ -	\$ 1,343,322
Accrued personnel costs	1,228,211	99,235	8,000	-	-	-	-	1,335,446
Due to other governments	-	-	15,126	-	-	-	-	15,126
Unearned revenue	41	2,148,612	53,311	-	-	-	-	2,201,964
Total liabilities	<u>1,390,906</u>	<u>2,528,574</u>	<u>89,111</u>	<u>105,443</u>	<u>781,824</u>	<u>-</u>	<u>-</u>	<u>4,895,858</u>
Deferred Inflow of Resources								
Unavailable revenue	-	369,662	-	-	-	-	-	369,662
Fund balance								
Non-spendable	582,459	617,076	-	-	-	-	-	1,199,535
Restricted	1,359,736	141,727	1,000	-	-	-	-	1,502,463
Committed	-	15,207,996	2,379,224	-	1,950,811	29,576	1,450	19,569,057
Unassigned	3,788,365	-	-	(105,443)	-	-	-	3,682,922
Total fund balance	<u>5,730,560</u>	<u>15,966,799</u>	<u>2,380,224</u>	<u>(105,443)</u>	<u>1,950,811</u>	<u>29,576</u>	<u>1,450</u>	<u>25,953,977</u>
Total liabilities and fund balance	<u>\$ 7,121,466</u>	<u>\$ 18,865,035</u>	<u>\$ 2,469,335</u>	<u>\$ -</u>	<u>\$ 2,732,635</u>	<u>\$ 29,576</u>	<u>\$ 1,450</u>	<u>\$ 31,219,497</u>

The notes to the financial statements are an integral part of this statement.

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
RECONCILIATION OF BALANCE SHEET FOR GOVERNMENTAL FUNDS
TO THE GOVERNMENT WIDE STATEMENT OF NET POSITION
JUNE 30, 2021**

Amounts reported for governmental activities in the Statement of Net Position that are not included in the Governmental Funds Balance Sheet (because):

Total Fund Balance for Governmental Activities	\$ 25,953,977
Capital Assets, net of accumulated depreciation, and are not financial resources, and therefore are not reported in that fund	58,730,447
Accrued interest, not to be liquidated from currently available resources	(8,465)
Long-term liabilities, including bonds payable, are not due and payable in the current period, and therefore are not reported in that fund	(769,000)
Unamortized Bond Discount, for the remaining bond liability, and therefore not reported in the fund	1,957
Unavailable Revenue for outstanding FEMA grant revenue	369,662
Long Term Liability for Washoe County Property Tax Litigation	(1,359,736)
Total Net Position of Internal Services Fund, as it is reported as a governmental activity since a majority of the services are consumed by the governmental -type activities	<u>27,215</u>
Net Position of Governmental Activities	<u>\$ 82,946,057</u>

The notes to the financial statements are an integral part of this statement.

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED JUNE 30, 2021**

	GENERAL	COMMUNITY SERVICES SPECIAL REV.	BEACH SPECIAL REVENUE	COMMUNITY SERVICES CAP. PROJECTS	BEACH CAPITAL PROJECTS	COMMUNITY SERVICES DEBT SERV.	Nonmajor BEACH DEBT SERVICE	TOTAL GOVERNMENTAL FUNDS
REVENUES								
Ad valorem taxes	\$ 1,760,049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,760,049
Personal Property Tax	52,909	-	-	-	-	-	-	52,909
Intergovernmental:								
Consolidated taxes	1,629,192	-	-	-	-	-	-	1,629,192
Local Government Tax Act	259,256	-	-	-	-	-	-	259,256
Services	1,440	36,997	-	-	-	-	-	38,437
Charges for Services	-	16,092,512	839,405	-	-	-	-	16,931,917
Facility Fees	-	1,735,612	648,974	536,571	3,196,016	412,748	7,720	6,537,641
Interfund Services	-	91,769	-	-	-	-	-	91,769
Operating Grants	-	17,000	-	-	-	-	-	17,000
Capital Grants	-	-	-	88,505	-	-	-	88,505
Investment income	68,489	4,471	635	-	-	-	-	73,595
Miscellaneous	8,363	119,697	-	-	-	-	-	128,060
Total revenues	<u>3,779,698</u>	<u>18,098,058</u>	<u>1,489,014</u>	<u>625,076</u>	<u>3,196,016</u>	<u>412,748</u>	<u>7,720</u>	<u>27,608,330</u>
EXPENDITURES								
GENERAL GOVERNMENT								
Manager	397,556	-	-	-	-	-	-	397,556
Trustees	143,722	-	-	-	-	-	-	143,722
Accounting	324,601	-	-	-	-	-	-	324,601
Information Services	940,924	-	-	-	-	-	-	940,924
Human Resources	2,999	-	-	-	-	-	-	2,999
Health & Wellness	16,218	-	-	-	-	-	-	16,218
Community & Employee Relations	165,651	-	-	-	-	-	-	165,651
Administration	565,250	-	-	-	-	-	-	565,250
Capital Outlay	365,878	-	-	-	-	-	-	365,878
RECREATION								
Championship Golf	-	3,342,505	-	112,217	-	-	-	3,454,722
Mountain Golf	-	1,014,000	-	11,330	-	-	-	1,025,330
Facilities	-	1,005,717	-	60,107	-	-	-	1,065,824
Ski	-	6,603,759	-	287,796	-	-	-	6,891,555
Community Programming and Recreation Center	-	1,938,411	-	87,206	-	-	-	2,025,617
Parks	-	758,179	-	66,349	-	-	-	824,528
Tennis	-	249,060	-	73,392	-	-	-	322,452
Recreation Administration	-	377,556	-	7,000	-	-	-	384,556
Beach	-	-	1,700,422	-	234,767	-	-	1,935,189
Capital Outlay								
Championship Golf	-	-	-	785,415	-	-	-	785,415
Mountain Golf	-	-	-	79,296	-	-	-	79,296
Ski	-	-	-	115,469	-	-	-	115,469
Community Programming and Recreation Center	-	-	-	252,906	-	-	-	252,906
Parks	-	-	-	170,123	-	-	-	170,123
Tennis	-	-	-	798,648	-	-	-	798,648
Beach	-	-	-	-	1,010,438	-	-	1,010,438
Debt Service:								
Principal	-	-	-	-	-	362,075	5,925	368,000
Interest	-	-	-	-	-	21,097	345	21,442
Total expenditures	<u>2,922,799</u>	<u>15,289,187</u>	<u>1,700,422</u>	<u>2,907,254</u>	<u>1,245,205</u>	<u>383,172</u>	<u>6,270</u>	<u>24,454,309</u>
Excess revenues (expenditures)	856,899	2,808,871	(211,408)	(2,282,178)	1,950,811	29,576	1,450	3,154,021
OTHER FINANCING SOURCES:								
Proceeds from Sale of Capital and Intangible Assets	-	52,250	-	1,500	-	-	-	53,750
Transfers In (Out) - Facility Fees for Capital Expenditure	-	(537,835)	-	537,835	-	-	-	-
Net change in fund balance	<u>856,899</u>	<u>2,323,286</u>	<u>(211,408)</u>	<u>(1,742,843)</u>	<u>1,950,811</u>	<u>29,576</u>	<u>1,450</u>	<u>3,207,771</u>
Fund Balance, July 1, as reported	4,630,149	15,280,913	2,591,632	-	-	-	-	22,502,694
Prior period adjustment	243,512	(1,637,400)	-	1,637,400	-	-	-	243,512
Fund balance, July 1 as adjusted	4,873,661	13,643,513	2,591,632	1,637,400	-	-	-	22,746,206
Fund balance, June 30	<u>\$ 5,730,560</u>	<u>\$ 15,966,799</u>	<u>\$ 2,380,224</u>	<u>\$ (105,443)</u>	<u>\$ 1,950,811</u>	<u>\$ 29,576</u>	<u>\$ 1,450</u>	<u>\$ 25,953,977</u>

The notes to the financial statements are an integral part of this statement.

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES FOR THE GOVERNMENTAL FUNDS
TO THE GOVERNMENT WIDE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2021**

Amounts reported for governmental activities are different because the Governmental Funds account for a flow of resources while the Statement of Activities is on a full accrual basis of accounting:

Total Net Change in Fund Balance for Governmental Funds	\$ 3,207,771
Capital Assets acquired during the year and capitalized	3,541,827
Depreciation expense for the fiscal year	(3,326,937)
Gain (Loss) on assets sold	(116,849)
Principal paid on long-term liabilities, including bonds payable	368,000
Interest accrued versus paid	2,771
Amortize Bond Discount for fiscal year	(3,357)
Total Change in Net Position of Internal Services Fund, as it is reported as a governmental activity since a majority of the services are consumed by the governmental -type activities	<u>(135,671)</u>
Change in Net Position of Governmental Activities	<u><u>\$ 3,537,555</u></u>

The notes to the financial statements are an integral part of this statement.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
 PROPRIETARY FUNDS
 STATEMENT OF NET POSITION
 JUNE 30, 2021

	Business - type Activities Enterprise Utility Fund	Governmental Activities Internal Services Fund
ASSETS		
Current assets:		
Cash and cash equivalents	\$ 14,320,611	\$ -
Short term investments	1,507,905	-
Accounts receivable	1,356,069	-
Interest receivable	3,790	-
Grants receivable	12,881	-
Inventories	161,068	75,795
Total current assets	<u>17,362,324</u>	<u>75,795</u>
Noncurrent assets:		
Contractual deposits	100	-
Restricted deposit for debt service reserve	230,224	-
Restricted for TRPA Deposits	93,982	-
	<u>324,306</u>	<u>-</u>
Capital Assets:		
Land	6,715,544	-
Construction in progress	1,035,834	-
Buildings and structures	15,959,753	-
Improvements and Infrastructure	113,100,306	-
Equipment and vehicles	3,797,362	240,596
Total capital assets	140,608,799	240,596
Less: accumulated depreciation	(76,923,139)	(188,810)
Total capital assets (net)	<u>63,685,660</u>	<u>51,786</u>
Total noncurrent assets	<u>64,009,966</u>	<u>51,786</u>
Total assets	<u>81,372,290</u>	<u>127,581</u>
LIABILITIES		
Current liabilities:		
Accounts payable	288,273	35,780
Accrued personnel costs	333,705	62,034
Accrued interest payable	46,566	-
Unearned revenue	171,921	-
Due to other funds	-	2,552
Current maturities of long-term debt	573,891	-
Total current liabilities	<u>1,414,356</u>	<u>100,366</u>
Non-current liabilities:		
Non-current long term debt	2,972,341	-
Total non-current liabilities	<u>2,972,341</u>	<u>-</u>
Total liabilities	<u>4,386,697</u>	<u>100,366</u>
NET POSITION		
Net investment in capital assets	60,139,428	51,786
Restricted	324,306	-
Unrestricted	16,521,859	(24,571)
Total net position	<u>\$ 76,985,593</u>	<u>\$ 27,215</u>

The notes to the financial statements are an integral part of this statement.

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
 PROPRIETARY FUNDS
 STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
 FOR THE YEAR ENDED JUNE 30, 2021**

	Business - type	Governmental
	Activities	Activities
	Enterprise	Internal
	Utility	Services
	Fund	Fund
	<u> </u>	<u> </u>
OPERATING REVENUES		
Sales and fees	\$ 12,870,917	\$ -
Interfund services	-	2,417,504
Total operating revenues	<u>12,870,917</u>	<u>2,417,504</u>
OPERATING EXPENSES		
Wages and benefits	4,201,417	1,789,054
Cost of goods sold	7,125	-
Services and supplies	2,030,189	726,776
Defensible space	100,000	-
Central services cost	356,440	-
Insurance	197,331	14,809
Utilities	815,167	9,975
Professional fees	227,259	-
Depreciation	3,264,581	12,561
Total operating expenses	<u>11,199,509</u>	<u>2,553,175</u>
Operating income	<u>1,671,408</u>	<u>(135,671)</u>
NONOPERATING REVENUES (EXPENSES)		
Investment earnings	33,681	-
Loss on sales of assets	(153,379)	-
Interest on bond debt	(96,914)	-
Total nonoperating revenues (expenses)	<u>(216,612)</u>	<u>-</u>
Income before transfers and contributions	<u>1,454,796</u>	<u>(135,671)</u>
Change in net position	<u>1,454,796</u>	<u>(135,671)</u>
Total net position, July 1, as reported	78,697,763	162,886
Prior Period Adjustment	(3,166,966)	-
Total net position, July 1, as adjusted	<u>75,530,797</u>	<u>162,886</u>
Total net position, June 30	<u>\$ 76,985,593</u>	<u>\$ 27,215</u>

The notes to the financial statements are an integral part of this statement.

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
 PROPRIETARY FUNDS
 STATEMENT OF CASH FLOWS
 FOR THE YEAR ENDED JUNE 30, 2021**

	Business - type Activities Enterprise Utility Fund	Governmental Activities Internal Services Fund
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers and users	\$ 12,786,845	\$ -
Receipts from interfund services provided	-	2,420,056
Payments to suppliers	(3,810,010)	(746,237)
Payments to employees	(4,311,872)	(1,799,373)
Net cash provided (used) by operating activities	<u>4,664,963</u>	<u>(125,554)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Acquisition of capital assets	(3,053,120)	-
Proceeds from sale of assets	69,837	-
Payments on capital debt	(540,117)	-
Interest expense	(104,428)	-
Net cash provided (used) by capital and related financing activities	<u>(3,627,828)</u>	<u>-</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Long-term investments matured	3,820,858	-
Investment earnings	47,451	-
Net cash provided (used) by investing activities	<u>3,868,309</u>	<u>-</u>
Net change in cash and cash equivalents	4,905,444	(125,554)
Cash and cash equivalents, July 1	<u>9,415,167</u>	<u>125,554</u>
Cash, cash equivalents and investments, June 30	<u>\$ 14,320,611</u>	<u>\$ -</u>

(Continued)

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
 PROPRIETARY FUNDS
 STATEMENT OF CASH FLOWS
 FOR THE YEAR ENDED JUNE 30, 2021

	Business - type Activities Enterprise Utility Fund	Governmental Activities Internal Services Fund
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:		
Operating income (loss)	\$ 1,671,408	\$ (135,671)
Non-cash adjustments -		
Depreciation	3,264,581	12,561
Increase (decrease) in cash from changes in:		
Accounts receivable	(88,067)	-
Accrued personnel costs	(110,455)	(10,319)
Due to other funds	-	2,552
Unearned revenue	3,995	-
Total adjustments	2,993,555	10,117
Net cash provided (used) by operating activities	<u>\$ 4,664,963</u>	<u>\$ (125,554)</u>

There were no noncash capital, financing, and investing activities

The notes to the financial statements are an integral part of this statement.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS - JUNE 30, 2021

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The Incline Village General Improvement District (the "District") operates under provisions of the Nevada Revised Statutes (NRS), Chapter 318. Under the law, this General Improvement District has been granted authority by Washoe County to provide water, sewer and solid waste services, and recreational facilities and programs for the benefit of individuals owning property or residing within its geographical boundaries. The unincorporated rural areas of Incline Village and Crystal Bay, Washoe County, Nevada are within these boundaries.

The District is governed by a board of five publicly elected trustees. The District is not included in any other governmental reporting entity. The District is a legally separate government and it is fiscally independent of any other governmental entity. The District is not financially accountable for any other entity.

B. Basic Financial Statements - Government-wide financial statements

The government-wide financial statements (the statement of net position and the statement of activities) report information on all of the activities of the District.

In the government-wide Statement of Net Position, the governmental activities column is presented on a consolidated basis, and is reflected on a full accrual, economic resource basis that recognizes all long-term assets and receivables as well as long-term debt and obligations. The District's net position is reported in three parts –net investment in capital assets, restricted; and unrestricted.

The government-wide Statement of Activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include charges to customers who receive a direct benefit from goods or services. Grants and contributions are restricted to meeting the operational or capital requirements of a function. General revenues reflect items that are not included as either program revenue or grants and contributions. The Statement of Activities reduces gross expenses (including depreciation) by related program revenues and grants.

C. Basic Financial Statements - Fund financial statements

The financial transactions of the District are reported in individual purpose based fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprise its assets, liabilities, deferred inflows and outflows, fund equity, revenues and expenditures/expenses. Separate financial statements are provided for governmental funds and proprietary funds. The District has no fiduciary funds. Major funds for each fund type are presented as separate columns in the fund financial statements.

D. Measurement Focus/Basis of Accounting – Fund financial statements

The measurement focus describes the types of transactions and events that are reported in a fund's operating statement. Basis of accounting refers to the timing of revenues and how expenditures/expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days under the accrual basis of accounting.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating expenses include the cost of sales and services, administration and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met. The Proprietary funds utilize the accrual basis of accounting.

The District's internal services are presented in the proprietary fund's financial statements. The principal users of Internal Services (Fleet, Engineering and Buildings) are the District's utility and recreation program activities. All Internal Services are considered a governmental - type activity for the Government-wide financial statements. The majority of utilization of internal services is by the Utility Fund, Community Services and the Beach funds. The effect of inter-fund activity has not been eliminated from the Government-wide financial statements.

The District uses the following funds:

Governmental Funds -

General Fund - is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund. The General Fund's primary function is to provide general administration for all other functions.

Community Services – providing recreation to approximately 8,200 parcel owners, their guests and visitors.

- Special Revenue Fund – operation of golf, event facilities, downhill skiing, recreation and fitness programs, parks and tennis
- Capital Projects Fund – capital projects related to recreation functions
- Debt Service Fund – debt service related to recreation functions

Beach – providing beach, picnic areas, boat launching and swimming pool programs to approximately 7,700 parcel owners and their guests.

- Special Revenue Fund – operations of beach functions
- Capital Projects Fund – capital projects related to beach functions
- Debt Service Fund (Nonmajor) – debt service related to beach functions

Proprietary Funds -

Enterprise Funds - The Enterprise Funds are used to account for operations of the District's Utility Departments. **Utility Fund** – providing water, sewer, solid waste and recycling services to approximately 4,100 customers.

Internal Service Funds – The Internal Service Fund accounts for the financing of goods or services provided by one department to other departments of the District. The District provides Fleet, Engineering, and Buildings Maintenance which includes repair and maintenance of the District's

vehicles and equipment, engineering services, and buildings maintenance. The Fleet, Engineering and Buildings Maintenance Departments also collectively provide planning, inspection, construction and maintenance for the District's structures and equipment.

E. Budgets and Budgetary Accounting

The District adheres to the Local Government Budget Act incorporated within Chapter 354 of the Nevada Revised Statutes, which includes the following major procedures to establish the budgetary data reflected in these financial statements.

1. On or before April 15, 2020, the Board of Trustees filed a tentative budget with the Nevada Department of Taxation. Public hearings on the tentative budget were held after the third Monday in May. On May 27, 2020, at a public hearing, the Board adopted a final budget. On or before June 1, 2020 the final budget was filed with the Nevada Department of Taxation.
2. Budgets are adopted on a basis consistent with Generally Accepted Accounting Principles (GAAP) for all funds. Formal budgetary integration in the financial records is employed to enhance management control during the year for all funds requiring budgets. Budgets are adopted for all governmental and proprietary fund types. The governmental fund type budgets are adopted on a modified accrual basis and the proprietary funds types budgets are adopted on an accrual basis. The District can amend or augment the budget after following State Statutes and, if necessary, public hearing procedures. For fiscal year 2020-21, the Board of Trustees approved budget augmentations totaling \$1,313,677. All budget augmentations amended the adopted capital improvement budget with the majority of the augmentations (\$1,258,289) being related to the Burnt Cedar Pool Reconstruction Project.
3. The legal level of budgetary control is at the fund level. Appropriations are adopted at the function level. Management has no amendment authority without the District's Board approval. Generally, the expenses in the proprietary funds also may not exceed appropriations. While management has flexibility to change the operating budgets of the proprietary funds but in practice rarely does so. Statutes do not require that enterprise fund capital outlay, debt service payments and other non-operating cash transactions, normally reflected in the balance sheet of the proprietary funds, to be limited by the budget.
4. The District also presents select cash flow information in order to reflect all resources being used to provide for capital outlay, debt service payments and other transactions particularly in proprietary funds. This supplemental disclosure allows the District to identify the extent of current year items that are being paid from previously funded resources. The presentation includes items according to character and object. It also provides the Nevada Department of Taxation with requested information that compares to amounts reported on their budget forms.

F. Cash, Cash Equivalents and Investments

The District's cash and cash equivalents are considered to be cash-on-hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition that are held for routine expenditures.

District Funds share bank accounts for operations, payroll and reimbursements. Activity between funds occurs in the regular activities of the District. The General Fund issues accounts payable and payroll and related benefits for all funds. To the extent payment has not occurred, but the cost was realized by the benefited fund, internal balances for Due from or to Other Funds are established. These are cleared monthly through pooled cash. The combined pooled balances are monitored to assure no fund makes temporary loans to another, within the context of Nevada Revised Statute 354.6118.

Short-term investments reflect items held with maturities within one year. These are predominantly certificates of deposit and agency issues. These provide funds for capital projects.

Long-term investments reflect items held with maturities beyond one year. These include certificates of deposit and instruments issued by the Federal Government or its agencies.

Nevada Revised Statutes authorize the District to invest in obligations of the U.S. Government or U.S. Treasury, providing maturities are 10 years or less from the date of purchase; the local government investment pool (LGIP) (operated by the Nevada State Treasurer); negotiable certificates of deposit issued by commercial banks or insured savings and loans; short-term negotiable notes or bonds issued by local governments; and bankers' acceptances eligible by law for rediscount with the Federal Reserve Banks not to exceed 180 days.

Funds on deposit with LGIP are considered cash and cash equivalents. Even though the weighted average maturity of the underlying investments in the LGIP are greater than 90 days, the District can liquidate its deposits within a few days. The District has reported these deposits at cost plus accrued interest, which approximates fair value.

The District's investments are stated at fair value as of the reporting date. These are categorized using fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 are significant unobservable inputs.

The District has the following recurring fair value measurements as of June 30, 2021:

Certificates of Deposits valued at quoted market prices (Level 2 inputs)

G. Receivables

Receivables reflected in the District's basic financial statements include monies due from other governments, grants receivable as well as other accounts receivable.

Due From Other Governments. Property taxes are levied no later than July 10 of each year on property values assessed for the same year. The taxes may be paid in four installments as follows: the first installment is due on or before the third Monday in August, the second installment is due on or before the first Monday in October, the third installment is due on or before the first Monday in January, and the fourth installment is due on or before the first Monday in March. If payment of the taxes is not made within ten days following the day the installments become due, penalties are assessed in accordance with NRS 361.483. Once the installments become delinquent, interest is added at the rate of 10 percent per annum. Taxes levied become a perpetual lien against the property assessed until the tax and any penalty charges and interest which may accrue thereon are paid.

Washoe County assesses the property tax, bills, collects, and distributes the property tax revenue.

The District also receives certain tax revenues in the General Fund which are collected by the State of Nevada. These settlements arrive within 60 days of the month close when they are generated. The amounts are listed as Due from Other Governments. The District also has an operating grant from Washoe County, received monthly in arrears. The uncollected balance of this grant is carried in Due from Other Governments.

Grants Receivable. The District has been awarded grants to finance the construction of various utility infrastructures, restoration of a creek zone and to upgrade a ballfield. These funds are earned when requisite construction costs are incurred. The District has recognized funds earned but not collected by a Grants Receivable, in the government wide financial statements.

Other Receivables. Accounts receivable reflects service charges to customers and resident for deposits or fees that are earned, but not collected. An allowance for doubtful accounts is considered and at present, the allowance totals \$22,899. The District may file a tax lien for uncollected utility service fees.

H. Inventory and Prepaid Items

There are no inventories in the General Fund. Inventories of items for resale for Community Services Special Revenue and Proprietary Funds are stated at the lower of cost (first-in, first-out) or market.

Certain payments are made to vendors for costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. They are recognized under the consumption method when used.

I. Restricted Assets

The District has restricted several deposits for the benefit of other agencies in connection with performance under a retail operation, construction projects, and debt service. These agencies establish the restriction by regulation or agreement.

J. Capital Assets

Capital assets include land, buildings, machinery and equipment, or water rights which are reported in the applicable governmental or business-type activities column in the government-wide financial statements. If purchased or constructed, all capital assets are recorded at historical cost. Donated capital assets are valued at acquisition value as of the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Depreciation of all exhaustible capital assets (all categories except land and construction in progress) is charged as an expense against each fund's operation. The District's policy is to capitalize assets with a normal useful life of three or more years.

The District holds 4,272 Acre Feet of Water Rights. This represents about 1,405,000,000 gallons. The District's historical records cannot separately identify the cost of water rights from land.

Activities of the General Fund include District administration, accounting and finance, information systems and technology, human resources, risk management, the General Manager's office, communications and the Board of Trustees. The land, buildings, furniture and equipment, including technology assets, represent items used in common by all of the activities of the General Fund at the District's administrative office. The computers and technology represent equipment of the Information Systems & Technology (IST) department that services the needs of the entire District. These assets are presented as a part of government-wide net assets.

Activities of the Community Services Special Revenue Fund include two 18-hole golf courses, a large and small meeting facility, a ski resort, a recreation center, parks, a tennis center, a skateboard park, and green spaces. Venue improvements include the cost of developing program-ready locations.

Activities of the Beach Special Revenue Fund include three beaches with restricted access. One has a watercraft launch ramp and storage areas for paddleboards and kayaks. Two beaches have concession stands and playground areas. One beach provides swimming and wading pools.

Utility capital assets include traditional distribution lines, tanks, pumps and treatment. However, since the District is located in the Lake Tahoe Basin, the number of pumps, tanks and export lines is increased due to the requirements to manage in a mountainous and environmentally sensitive area.

The District has a number of Construction in Progress items related to major projects that span multiple fiscal years as well as the fact that the fiscal year-end falls in the middle of the active acquisitions season. The District accumulates costs through a series of pre-design, design and acquisition stages.

Depreciation has been provided over the estimated useful lives of the various assets using the straight-line method. Estimated lives and capitalization thresholds of major classes of depreciable assets are as follows:

<u>Asset Category</u>	<u>Depreciable Life</u>	<u>Capitalization Threshold</u>
Buildings and Structures	30 - 50 years	\$10,000
Improvements and Infrastructure	10-50 years	\$10,000
Equipment and Vehicles	3-20 years	\$ 5,000

K. Amortization of Bond Discounts

The discounts on bonds sold are being amortized to expense over the term of the bonds. Bonds payable are reported net of related discounts.

L. Compensated Absences and Accrued Personnel Costs

Full-time employees are provided vacation benefits that specifically relate to tenure with the District. After six months of service, employees are entitled to their vested vacation leave upon termination. The liability for vacation benefits is recognized with an expenditure or charge to the appropriate fund and activity as earned.

The District pays payroll every two weeks. Any District payroll earned as of month end is accrued based on the number of days attributed to that month to the total 14 days paid with the next scheduled payroll. Liabilities for fringe benefits and other costs, such as taxes, are also accrued on the same method.

The District has adopted a plan under which certain retirees, who have met specific service requirements, can roll unused sick leave pay to cover medical expenses after retirement. Otherwise, sick leave is not vested.

M. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that will apply to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section of deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time.

N. Unearned Revenue and Refundable Deposits

The District's Utility Fund reads meters in 3 cycles over the course of a month. Billing occurs once a month. Billings for the next cycle are also reconciled with actual usage. Funds received for the Tahoe Water Suppliers Association are recognized only to the extent expended and may roll over to the next year.

The District's Community Services Fund recognizes unearned revenue to the extent it has issued user passes, gift or payment cards that can be applied to future purchases. There also are advance

deposits made to reserve dates for facility rentals or program registrations. User passes expire with a stated season.

O. Long-Term Debt

In the government-wide financial statement, and proprietary fund financial statements, long-term debts are reported as liabilities in the applicable governmental activities, business-type activities or proprietary fund statements net of related discounts. Bond discounts are amortized using the straight-line method and are amortized over the term of the related debt.

P. Fund Balance

In the fund financial statements, fund balance for governmental funds are reported in classifications that comprise a hierarchy based primarily on how amounts can be spent. These include “non-spendable” which are not expected to be converted to cash, such as inventory or prepaid items, “restricted” by conditions of law, regulation grants, or contracts with external parties, “committed” which arise from formal acts of the District’s Board, “assigned” which reflect an intent by management of the District or “unassigned” which is the residual amount. The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the District’s highest level of decision-making authority. The Board of Trustees is the highest level of decision-making authority for the District, which can act by their resolution, prior to the end of the fiscal year, and thus commit and/or assign fund balance. Once adopted, the limitation imposed by the Board of Trustees remains in place until a similar resolution is taken to remove or revise the limitation.

The District’s Board of Trustees has adopted Policy 7.1.0 and Practice 7.2.0, establishing policy related to the appropriate level of fund balance, as follows:

General Fund - must meet the minimum balance requirements (4.0% of prior year expenditures) required under Nevada Administrative Code Section 354.650.

Special Revenue Funds - 25% of the fiscal year’s operating expenditures (based on the current adopted budget) other than capital expenditure and debt service.

Proprietary Fund Types:

- Utilities Operations - 25% of operating expenses for the fiscal year based on the current adopted budget.
- Internal Services - 25% of operating expenses for the fiscal year based on the current adopted budget. (This level of net position was not achieved for the fiscal year ending June 30, 2021).

The District first utilizes restricted resources to finance qualifying activities then unrestricted resources, as they are needed when amounts are available for the same use. The District’s Governmental fund types first utilizes committed resources as authorized, then assigned and then unassigned when amounts are available for the same use.

Q. Net Position

In the Proprietary fund and the government-wide financial statements, net position is presented in one of three classifications: net investment in capital assets, restricted and the residual unrestricted. The net investment in capital assets component of net position consists of capital assets, net of accumulated depreciation, reduced by outstanding balances on bonds that are attributable to the acquisition, construction or improvement of those assets. The restricted component of net position consists of assets restricted by a third party reduced by associated liabilities. The unrestricted

component of net position is the net amount of assets and liabilities not included in the determination of net investment of capital assets or the restricted component.

R. Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results may differ from those estimates.

S. Central Services Cost Allocation

The District allocates the shared costs of Accounting and Human Resources based under a Board-approved plan, adopted each year with the budget. The cost allocation plan considers full time equivalent staffing-levels, wages, benefits, and certain services and supplies as a basis for determining charges. The charges are based on budgeted expenses. The revenue generated by the allocation is recorded as an offset to General Government expenses (for Human Resources and Accounting) in the governmental funds statements.

T. Punch Cards Utilized

Under District Ordinance 7, parcel owners may obtain up to five Picture Passes and/or Punch Cards, with the latter "valued" at 1/5th of the annual Facility Fee assessed on each parcel. As a non-exchange transaction, the revenue collected from the annual Facility Fees are reflected as a General Revenue in the Statement of Activities. Punch Cards can be used to pay-down the difference between a regular rate and the resident rate for certain types of recreational fees. These forms of payment are presented as contra revenue in the Fund statements. No contra-revenues are recorded for transactions involving additional Punch Cards purchased by property owners throughout the year.

DETAILED NOTES ON ALL ACTIVITIES AND FUNDS

2. CASH, CASH EQUIVALENTS AND INVESTMENTS

At year-end, the carrying amount of the District’s checking deposits was \$9,366,220 while the bank balance was \$9,897,222. Of the bank balance, \$250,000 was covered by Federal Depository Insurance Coverage and the balance was covered by pledged collateral under an arrangement with the State of Nevada on behalf of all local units of government.

Cash Equivalents and Investments at June 30, 2021 consist of:	
Operating Checking Accounts	\$9,366,220
Petty cash and change funds	42,803
Nevada Local Government Investment Pool (average weighted maturity of 130 days)	
General LGIP Account	10,915,129
Utility LGIP Account	4,806,933
US Government Money Market	14,562,109
Certificates of Deposit	<u>5,038,830</u>
Total Cash Equivalents and Investments	<u>\$44,732,026</u>
Restricted Deposits	\$ 467,033

A portion of the District’s investments are placed with Wells Fargo Bank as custodian in the US Government Money Market, where fair value is determined by multiplying the number of trading units held, by the quoted market value on that date.

The District is a voluntary participant in the State of Nevada Local Government Investment Pool (LGIP), which has regulatory oversight from the Board of Finance of the State of Nevada. The District’s investment in the LGIP is equal to its original investment plus monthly allocation of interest income, and realized and unrealized gains and losses, which is the same as the value of the pool shares.

Nevada Revised Statutes (NRS 355.170) set forth acceptable investments for Nevada local governments. The District has adopted a formal investment policy that meets those limits and maturities for its investment choices. Essentially those investments are brokered certificates of deposit and government agencies.

The District categorizes its fair value measurements for investments within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs.

Investment Maturities by Investment Type as of June 30, 2021

	2022	2023	2024	Total
Certificates of Deposit	\$ 5,038,829	\$ -	\$ -	\$ 5,038,829
US Government Money Market	\$ 14,562,109	\$ -	\$ -	14,562,109
LGIP as Cash Equivalent	15,722,062	-	-	15,722,062
LGIP - Restricted Deposits	460,858	-	-	460,858
All Investment Types				<u>\$ 35,783,858</u>

Fair Value Measurements as of June 30, 2021

	Level 2	Total
Certificates of Deposit	\$ 5,038,829	\$ 5,038,829
Investments not measured at fair value		
Interest Bearing Amounts - Investments		5,038,829
US Government Money Market		14,562,109
LGIP at Net Asset Value (Cash Equivalent)		15,722,062
LGIP Restricted Deposits at Net Asset Value		460,858
Total Fair Value Measurements		<u>\$ 35,783,858</u>

Interest Rate Risk - To the extent possible, the District's portfolio shall remain sufficiently liquid so as to support near-term operating and capital expenditures. In so doing, the portfolio will have limited interest rate risk associated with long-term investments.

Credit Risk - The District's Investment Policy is based on the Uniform Prudent Investors Act and Nevada Revised Statutes 355.170 (NRS). The NRS authorizes the District to invest in obligations of the U.S. Government or U.S. Treasury, providing maturities are 10 years or less from the date of purchase; the local government pooled investment fund; negotiable certificates of deposit issued by commercial banks or insured savings and loans; short-term negotiable notes or bonds issued by local governments; and bankers' acceptances eligible by law for rediscount with the Federal Reserve Banks not to exceed 180 days. Diversification of the District's investments is guided by the Uniform Prudent Investors Act.

Custodial Credit Risk - The District Investment Policy requires FDIC coverage or collateralization on deposit-type securities. The District's cash accounts on deposit with financial institutions were covered by federal depository insurance and are collateralized by the Office of the State Treasurer/Nevada Collateral Pool.

Concentration Credit Risk - The District Investment Policy calls for diversification without setting maximum allocations. The District invests in Federal government-sponsored enterprises (GSE) for safety and to meet statutory requirements. Individual CD's are held with a number of banks at or under the FDIC insured limited calculated by those institutions. LGIP is an unrated external investment pool administered by the State Treasurer, with oversight by the State of Nevada Board of Finance.

3. RESTRICTED DEPOSITS

The State of Nevada requires a deposit for sales tax collection and electronic filing of \$6,075, for a retail location in non-District owned premises.

The assets of the EPA State Revolving Fund (SRF) Reserve may be used to service the Nevada SRF Sewer Bond of 2002. These restricted assets are pledged to provide a measure of security for the Nevada State Water Pollution Control Revolving Fund. The pledge is for \$213,000, interest earned is in the account at the District's discretion. The EPA SRF Reserve is in the LGIP Account totaling \$230,224. The assets in the TRPA (Tahoe Regional Planning Authority) Reserve may be used to satisfy performance obligations on projects authorized by the TRPA. These usually cover several years for construction and inspection phases. The total required deposits are \$211,778, and interest earned is in the account at the District's discretion. The TRPA Project Reserve is in the LGIP Account totaling \$230,634:

Deposit with State of Nevada for Sales Tax	\$ 6,075
Building Deposit held by Parasol Tahoe Foundation	100
LGIP Restricted Deposits (SRF & TRPA)	<u>460,858</u>
Total Restricted Deposits	<u>\$ 467,033</u>

4. CAPITAL ASSETS

Capital Asset activity for the year ended June 30, 2021:

	Balance		Adjusted Balance			Balance
	July 1, 2020	Adjustment	July 1, 2020	Increases	Decreases	June 30, 2021
Governmental Activities:						
Capital assets, not being depreciated						
Land - General Government	\$ 2,669,904	\$ -	2,669,904	\$ -	\$ -	\$ 2,669,904
Land - Community Services	12,315,573	-	12,315,573	-	-	12,315,573
Land - Beach	2,304,850	-	2,304,850	-	-	2,304,850
Subtotal Land	17,290,327	-	17,290,327	-	-	17,290,327
Construction in Progress - General Government	-	-	-	292,949	-	292,949
Construction in Progress - Community Services	2,601,150	-	2,601,150	1,640,928	(3,979,328)	262,750
Construction in Progress - Beach	373,426	-	373,426	1,010,438	-	1,383,864
Subtotal Construction in Progress	2,974,576	-	2,974,576	2,944,315	(3,979,328)	1,939,563
Total capital assets, not being depreciated	20,264,903	-	20,264,903	2,944,315	(3,979,328)	19,229,890
Capital assets, being depreciated						
Buildings and Structures - General Government	919,213	-	919,213	-	(90,962)	828,251
Buildings and Structures - Community Services	32,018,829	(138,748)	31,880,081	2,039,758	(462,388)	33,457,451
Buildings and Structures - Beach	2,683,716	(7,219)	2,676,497	-	(35,157)	2,641,340
Venue Improvements - Community Services	34,525,442	(149,591)	34,375,851	2,011,246	(982,595)	35,404,502
Venue Improvements - Beach	2,252,748	(8,804)	2,243,944	-	(205,250)	2,038,694
Equipment and Vehicles - General Government	1,914,479	(30,756)	1,883,723	72,929	(194,389)	1,762,263
Equipment and Vehicles - Community Services	12,351,359	(191,385)	12,159,974	477,797	(478,389)	12,159,382
Equipment and Vehicles - Beach	610,458	(23,175)	587,283	-	(57,722)	529,561
Equipment and Vehicles - Internal Services	253,869	(13,273)	240,596	-	-	240,596
Total capital assets, being depreciated	87,530,113	(562,951)	86,967,162	4,601,730	(2,506,852)	89,062,040
Less accumulated depreciation for:						
Buildings and Structures - General Government	(821,371)	-	(821,371)	(19,597)	90,960	(750,008)
Buildings and Structures - Community Services	(15,178,336)	93,582	(15,084,754)	(937,199)	457,015	(15,564,938)
Buildings and Structures - Beach	(1,678,556)	5,587	(1,672,969)	(84,506)	29,070	(1,728,405)
Venue Improvements - Community Services	(20,548,803)	125,699	(20,423,104)	(935,510)	891,500	(20,467,114)
Venue Improvements - Beach	(1,544,241)	8,241	(1,536,000)	(85,077)	170,106	(1,450,971)
Equipment and Vehicles - General Government	(1,502,329)	28,433	(1,473,896)	(175,703)	194,387	(1,455,212)
Equipment and Vehicles - Community Services	(7,189,439)	169,915	(7,019,524)	(1,043,892)	469,191	(7,594,225)
Equipment and Vehicles - Beach	(344,772)	17,326	(327,446)	(45,452)	62,885	(310,013)
Equipment and Vehicles - Internal Services	(189,522)	13,272	(176,250)	(12,561)	-	(188,811)
Total accumulated depreciation	(48,997,369)	462,055	(48,535,314)	(3,339,497)	2,365,114	(49,509,697)
Total capital assets being depreciated, net	38,532,744	(100,896)	38,431,848	1,262,233	(141,738)	39,552,343
Governmental Activities Capital Assets, net	\$ 58,797,647	\$ (100,896)	\$ 58,696,751	\$ 4,206,548	\$ (4,121,066)	\$ 58,782,233

4. CAPITAL ASSETS

Capital Asset activity for the year ended June 30, 2021:

	Balance		Adjusted Balance			Balance
	July 1, 2020	Adjustment	July 1, 2020	Increases	Decreases	June 30, 2021
Business-Type Activities						
Utility Capital assets not being depreciated						
Land	\$ 6,715,544	\$ -	6,715,544	\$ -	\$ -	\$ 6,715,544
Construction in Progress	1,607,772		1,607,772	2,660,334	(3,232,272)	1,035,834
Total utility capital assets, not being depreciated	8,323,316	-	8,323,316	2,660,334	(3,232,272)	7,751,378
Utility Capital assets, being depreciated						
Buildings and structures	15,596,832	(52,728)	15,544,104	634,779	(219,130)	15,959,753
Service infrastructure	114,599,557	(3,729,726)	110,869,831	2,736,487	(506,012)	113,100,306
Equipment and vehicles	3,882,229	(20,096)	3,862,133	253,793	(318,564)	3,797,362
Total utility capital assets at historical cost	134,078,618	(3,802,550)	130,276,068	3,625,059	(1,043,706)	132,857,421
Less accumulated depreciation for:						
Buildings and structures	(8,680,480)	613,400	(8,067,080)	(377,985)	188,031	(8,257,034)
Service infrastructure	(62,637,406)	(1,255,726)	(63,893,132)	(2,653,447)	499,370	(66,047,209)
Equipment and vehicles	(3,920,422)	1,277,910	(2,642,512)	(233,149)	256,765	(2,618,896)
Total accumulated depreciation	(75,238,308)	635,584	(74,602,724)	(3,264,581)	944,166	(76,923,139)
Total utility capital assets being depreciated, net	58,840,310	(3,166,966)	55,673,344	360,478	(99,540)	55,934,282
Business-Type Activities Capital Assets, net	\$ 67,163,626	\$ (3,166,966)	\$ 63,996,660	\$ 3,020,812	\$ (3,331,812)	\$ 63,685,660

The District has a number of Construction in Progress projects open as of June 30, 2021. Beach includes \$1,376,704 for the Burnt Cedar Swimming Pool Remodel. The Utility Fund includes \$844,529 for the design phase of the Effluent Export Line that project will be ongoing through at least 2023. The District's primary building season is limited to May to October because of regulations from the Tahoe Regional Planning Agency. Most equipment purchases follow the budget and fiscal year cycle.

Depreciation expenses for the year ended June 30, 2021 was charged to functions as follows:

Governmental Activities:

General Government	\$ 195,300
Recreation	2,916,601
Beach	215,035
Internal Services	12,561
Total Depreciation Expense	\$ 3,339,497

Business-Type Activities:

Utility Fund Water and Sewer	\$ 3,264,851
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5. ACCRUED PERSONNEL COSTS

The General Fund processes and issues payments for all payroll and most related personnel and benefit costs for all funds of the District. At the time the expenses are incurred, each fund records its appropriate costs. As payments are made, the individual funds provide their share through the pooled cash. This process provides the General Fund with the necessary available financial resources to meet the District wide obligations.

Accruals for special payments, Health Reimbursement Accounts, Sick Leave at Retirement, Workers Compensation and Vacation can appear in individual funds, because they are recognized well in advance of the payment process. The General Fund also maintains any bank accounts specific for payment of benefits.

As a regular course of operations, the payroll including June 30th was paid July 9th. The employee benefits earned through June 30th are also funded in the following month. At any given point the District has an obligation to its employees for the value of vacation time earned and not taken. The obligation is measured by the value due as if the employee terminated. The District allows retiring employees with an excess of 20 years of service, and that have accrued sick leave, to have it converted to Medical Retiree Benefit for reimbursing post-employment health related costs. There are 4 eligible employees covered. The District has no other post-employment benefit obligations for health insurance or retirement benefits.

The District offers health reimbursement accounts (HRA) in exchange for the insured accepting a higher deductible or co-insurance. The Plan is administered by the health insurance carrier. The District also has a third party administered flexible spending account (FSA). The District maintains bank accounts exclusively for reimbursements for HRA and FSA transactions.

The District provides Workers Compensation through a risk pooling arrangement funded with quarterly assessments. The fourth quarter is paid in arrears after a payroll verification conducted by the risk pool.

Accrued Personnel Costs as of June 30, 2021:

Current Payroll Liabilities:	Governmental	Business-Type	Total
Accrued Payroll	\$ 609,398	\$ -	\$ 609,398
Taxes Withheld	156,036	-	156,036
Accrued Benefits	6,167	-	6,167
Retirement Plan	56,345	-	56,345
Sick Leave Retirement Benefits	141,486	149,939	291,425
Accrued Vacation	428,048	183,766	611,814
Total Government-Wide	\$ 1,397,480	\$ 333,705	\$ 1,731,185

The Government-wide Accrued Personnel Costs could be liquidated within one year and has been classified as current. The following accounts are based on ongoing activity as opposed to a point in time accrual:

Select Benefit Liabilities	Balance	Provisions		Balance
	June 30, 2020	Additions	Payments	June 30, 2021
Health Reimbursement Accts.	\$ 131,727	\$ 46,148	\$ 49,445	\$ 128,430
Sick Leave Retirement Benefit	300,496	52,283	61,354	291,425
Accrued Vacation	602,313	846,239	836,738	611,814

6. UNEARNED REVENUE

The District receives a number of payments that will be recognized as revenue or a liquidated liability based upon a future transaction when the service is provided. These include:

	<u>General</u>	Community Services <u>Special Rev.</u>	Beach <u>Special Rev.</u>	<u>Utility</u>	<u>Total</u>
Billed in advance	\$ 41	\$ 940,732	\$ 53,311	\$171,921	\$1,166,005
Unexpired season passes	-	1,135,014	-	-	1,135,014
Internal Gift Cards	-	72,866	-	-	72,866
Total	<u>\$ 41</u>	<u>\$2,148,612</u>	<u>\$ 53,311</u>	<u>\$171,921</u>	<u>\$2,373,885</u>

7. INTERFUND ACCOUNTS AND TRANSFERS

The outstanding balances between funds results mainly from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. The balances settle monthly through pooled cash, and therefore there are no open balances as of June 30, 2021.

Transfers for Capital Projects and Debt Service represent revenues from the fund that by statute or budget authority collects the revenue to provide resources for specified functions and transaction types to the fund that will expend them.

Gross Transfers reported on the financial statements as of June 30, 2021 are as follows:

Fund Transfer Out:	Fund Transfer In:	
	Community Services Capital Projects	Total Out
Community Services Special Revenue	\$ 537,835	\$ 537,835
	<u>\$ 537,835</u>	<u>\$ 537,835</u>

8. LONG-TERM DEBT

All of the District's Long Term Bonds are collateralized by a pledge of revenues derived and to be derived from the operation of either the Utility, Community Services or Beach venues, after deduction there from of the amount necessary to pay all operating and maintenance charges as required by applicable bond agreements. The District is also required to maintain rates sufficient to pay all maintenance, depreciation, replacement, betterment, and interest charges.

Outstanding Long-Term Debt as of June 30, 2021:

<u>Issue</u>	<u>Issue Date</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>Amount Issued</u>	<u>Principal Outstanding</u>	<u>Current Portion</u>
Governmental Activities:						
General Obligation Revenue Bonds Recreation						
Recreation Facilities and Recreation						
Refunding 2012	07/18/12	09/01/22	2.25%	3,475,000	<u>\$ 769,000</u>	<u>\$378,000</u>
Total Recreation Revenue Supported Debt					<u>\$ 769,000</u>	<u>\$378,000</u>
Business Type Activities Direct Borrowings and Direct Placements:						
Utility						
State of Nevada:						
Sewer C32-0204	10/28/02	01/01/23	3.14%	\$1,720,380	\$ 247,360	\$121,751
Water IVGID-1	09/09/04	07/01/25	3.08%	1,687,282	474,138	99,798
Sewer CS32-0404 (G.O.)	08/01/06	01/01/26	2.73%	3,000,000	963,978	202,553
Water DW-1201 (G.O.)	03/16/12	01/01/32	2.39%	3,000,000	<u>1,860,756</u>	<u>149,789</u>
Total Utility Revenue Supported Debt					<u>\$3,546,232</u>	<u>\$573,891</u>
Total Debt – All Activities					<u>\$4,315,232</u>	<u>\$951,891</u>

Long-Term Debt changes for the year:

	<u>Beginning Balance</u>	<u>New Issues</u>	<u>Principal Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
By Activity Type:					
Governmental:					
2012 Recreation	\$1,137,000	\$ -	\$368,000	\$769,000	\$378,000
Bond discounts	<u>(5,315)</u>	<u>-</u>	<u>(3,358)</u>	<u>(1,957)</u>	<u>-</u>
Governmental type total	<u>\$ 1,131,685</u>	<u>-</u>	<u>364,642</u>	<u>767,043</u>	<u>\$378,000</u>
Business Type Direct Borrowings and Direct Placements:					
Sewer C32-0204	365,370	-	118,010	247,360	121,751
Water IVGID-1	570,931	-	96,793	474,138	99,798
Sewer CS32-0404	1,141,608	-	177,630	963,978	202,553
Water DW-1201	<u>2,007,029</u>	<u>-</u>	<u>146,273</u>	<u>1,860,756</u>	<u>149,789</u>
Business Type Total	<u>4,084,938</u>	<u>-</u>	<u>538,706</u>	<u>3,546,232</u>	<u>573,891</u>
Total Debt	<u>\$5,216,623</u>	<u>\$ -</u>	<u>\$903,348</u>	<u>\$4,313,275</u>	<u>\$951,891</u>
By Bond Type:					
General Obligation	\$4,280,322	\$ -	\$688,547	\$3,591,775	\$730,342
Revenue	<u>936,301</u>	<u>-</u>	<u>214,803</u>	<u>721,498</u>	<u>221,549</u>
Total Debt	<u>\$5,216,623</u>	<u>-</u>	<u>\$903,348</u>	<u>\$4,313,275</u>	<u>\$951,891</u>

Future Debt Service Requirements as of June 30, 2021:

Fiscal Year	Debt Supported by		Debt Supported by	
	<u>Utility Revenue</u>		<u>Recreation Revenue</u>	
<u>Ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2022	\$ 573,891	\$ 89,291	\$ 378,000	\$ 13,050
2023	569,405	73,728	391,000	4,399
2024	455,827	58,730	-	-
2025	468,183	46,373	-	-
2026	424,055	33,677	-	-
2027 to 2031	884,959	81,900	-	-
2032	<u>189,960</u>	<u>3,412</u>	<u>-</u>	<u>-</u>
Total	<u>\$3,566,280</u>	<u>\$ 387,112</u>	<u>\$ 769,000</u>	<u>\$ 17,449</u>

At June 30, 2021, principal and interest to maturity to be paid from pledged future Utility Revenues totals \$3,933,382 and \$786,449 paid from future pledged Recreation Revenues.

9. DEFERRED INFLOW OF RESOURCES

The District has been awarded FEMA/Nevada Department of Emergency Management grants for 2017 damage to the Diamond Peak Maintenance Building for \$38,643 and a portion of the culvert for \$331,019. These amounts are deferred at the fund level, because they were not collected within the available period.

10. CAPITAL GRANTS

This year the District received \$88,505 for the Incline Park Facility Renovation Project from the Incline-Tahoe Foundation.

11. DISTRICT RETIREMENT BENEFIT PLANS

The District has two retirement plans covering substantially all of its full-time year round employees. Those not covered under the Pension Trust Fund for Operating Engineers are covered by the District's Money Purchase Pension Plan (Section 401(a)). The District also sponsors a Section 457 Deferred Compensation Plan. No trust is used in relation to these plans; account balances are in the name of the individual employee.

The District's Money Purchase Pension Section 401(a) Plan is a defined contribution plan. The plan is administered by third party administrators. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Employees are eligible to participate after six months of service. The District's provides a non-elective contribution of 12.3% of the employee's earnings. The District's contributions for each employee are fully vested after four years of service. District contributions and interest forfeited by employees who leave employment before fully vesting, are used to reduce the District's current-period contribution requirement. Employees are not allowed to contribute directly into this plan.

The Pension Trust Fund for Operating Engineers is a cost sharing, multiple employer, defined benefit plan contract between the District's employees and the Operating Engineers Union. The plan provides

retirement and medical benefits to eligible participants based on a formula of years of service and reaching a qualifying age. It is available to approximately 45 positions in the District, covered by the collective bargaining agreements, with only four electing to do so. The District is not a party to this defined benefit plan. The District's liability under the union collective bargaining agreement is limited to making monthly contributions based on union employees' pay for hours worked. Consequently, the District is not liable for any funding shortage of the defined benefit plan. Each year the District contributions to the plan equal 100% of the District's liability under the bargaining agreement. The Pension Trust Fund for Operating Engineers issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to the Pension Trust Fund for Operating Engineers, 1600 Harbor Bay Parkway, Suite 200, Alameda, California 94502 or by calling (800) 251-5014.

The District's Deferred Compensation (Section 457) Plan is a defined contribution plan. The plan is administered by third party administrators. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Employees are eligible to participate immediately after the first day of a month of employment. Employee contributions are subject to Internal Revenue Service regulations for Section 457 plans. The District provides a matching contribution up to 5%. Both employee and District contributions are fully vested 100% as made.

The District's total contributions equal to required contributions for employees covered by the above plans are as follows:

<u>FYE June 30</u>	<u>401(a) Money Purchase</u>	<u>Operating Engineers</u>	<u>Employer Section 457</u>	<u>Employee Section 457</u>
2021	\$1,010,059	\$ 45,900	\$ 401,126	\$ 580,355

The District offers its employees deferred compensation plans created in accordance with Internal Revenue Code Section 457. The plans, available to all District employees, permit them to defer a portion of their earnings until future years. The deferred compensation benefit is not collectible by employees until termination, retirement, death, or unforeseeable emergency.

12. SCHEDULE OF INSURANCE COVERAGE AND RISK MANAGEMENT

Insurance Coverage on June 30, 2021 consists of the following:

<u>Type</u>	<u>Carrier/Provider</u>	<u>Amount</u>
Property Liability on buildings & contents	NV Public Agency Pool	\$ 300,000,000
Earthquake & Flood	NV Public Agency Pool	150,000,000
Boiler & Machinery	NV Public Agency Pool	100,000,000
General Liability	NV Public Agency Pool	10,000,000
Cyber Security Event	NV Public Agency Pool	3,000,000
Money & Securities	NV Public Agency Pool	500,000
Site Pollution Incident	NV Public Agency Pool	2,000,000
Ski Resort Gen. Liability	Nova Casualty Company	1,000,000
Ski Resort Excess Liability	Nova Casualty Company	6,000,000
Workers Compensation	NV Public Agency Comp. Trust	2,000,000

The District has elected to participate in the Nevada Public Agency Insurance Pool. The risk-sharing Pool secures insurance coverage for all its members. The Pool agreement provides coverage for the equivalent of errors and omissions and directors' and officers' acts. The Pool does not offer general or excess liability coverage for the Diamond Peak Ski Resort. Therefore, separate coverage is purchased.

A portion of each member's premium contributions to the Pool goes into the Loss Fund and the remainder pays for the excess insurance premiums and administrative expenses. The amount of the Loss Fund contribution is determined by the underwriters based on each member's average annual losses over the prior five years. This amount may vary each year.

The Pool pays all losses from the Loss Fund per occurrence, less the member's maintenance deductible. The District has a \$5,000 deductible. Excess insurance above the Pool's self-funded amount, is provided by secondary markets based on arrangements made with the Pool, including a Pool owned captive.

There were no District settlements in excess of insurance coverage in any of the three prior fiscal years.

Ski Liability Insurance is not covered by the Nevada Public Agency Insurance Pool. A separate insurance program, less the District's \$10,000 deductible, provides coverage.

The District has elected to participate in the Nevada Public Agency Compensation Trust (NVPACT) to provide workers compensation coverage for all employees. The District pays quarterly assessments. The assessments are based on actuarial estimates provided by NVPACT utilizing covered payroll data for the most recent calendar year. A portion of each member's assessment goes into the Loss Fund and the remainder pays for the excess insurance premiums and administrative expenses. This amount may vary each year.

13. CLAIMS PAYABLE

Claims payable are as follows for the last two fiscal years:

	<u>Beginning of Year</u>	<u>Additions</u>	<u>Deletions</u>	<u>End of Year</u>
FY2020	\$ -	\$1,359,757	\$ -	\$1,359,757
FY2021	1,359,757	-	-	1,359,757

14. RESTRICTED FUNDS

The General Fund reflects a restriction of \$1,359,736 to reflect the District's obligation under the terms of settlement of the property tax dispute filed against Washoe County et al, Nevada State Board of Equalization and the Department of Taxation by the Village League to Save Incline Assets, Inc. As the terms of the settlement are finalized, this amount is recorded as a liability at June 30, 2021 in the government-wide Statement of Net Position.

15. COMMITTED FUNDS

As of July 1, 2015, the Board of Trustees established Special Revenue, Capital Project and Debt Service funds for District Community Services and Beach activities. Based on governmental accounting standards the fund balance for the Special Revenue funds are committed for the purpose of recreation privileges utilizing the assessed facility fee. Furthermore, fund balances within the Community Services Capital Fund and Beach Capital Fund are further committed for the purpose of future planned capital improvement projects. These funds generally represent revenues collected through the Recreation and Beach Facility fees allocated specifically to capital projects.

16. UNRESTRICTED FUNDS

At its meeting of March 3, 2020, the Board of Trustees took action to “restrict” \$9,656,890 for the purpose of earmarking these funds for the Effluent Export Pipeline Project. On August 12, 2020, the Board designated an additional \$1,912,767 as “restricted” for this purpose. As of June 30, 2021, an additional \$1,889,210 in unexpended FY2020/21 appropriations are designated for this project. When combined with an additional \$754,568 in accrued interest earnings, the total funding intended to be “restricted” by the Board of Trustees for the Effluent Export Pipeline Project amounts to \$14,213,435. Funds designated for the Effluent Export Pipeline Project represent a portion of funds received by the District from utility rate revenues established and collected specifically for Utility capital improvement projects.

Notwithstanding the Board’s action to designate funding for the Effluent Pipeline Project, this funding remains in the unrestricted net position of the District’s business-type activities on the government-wide Statement of Net Position. This is due to the determination that the Board’s designation does not rise to the level of meeting the criteria set forth in GASB Statement No. 34 for restricted net position within proprietary funds.

17. LEASE OBLIGATIONS

Revenue:

Miscellaneous revenue includes rent received for cell towers on District property. Under an agreement with American Tower, \$21,305 was paid for a tower at the Mountain Golf Course. The current five-year term is from April 2017 and ends in 2022, with the option for extensions every five years through 2037, cancelable by either party. Rent increases 3% per year. Under an agreement with AT&T \$20,159 was paid for a tower at the Mountain Golf Course. The current five-year term is from October 2015 and ends in 2020, with automatic extensions every five years, through 2035, cancelable by the tenant. Rent increases 3% per year. Under an agreement with AT&T \$6,400 was paid for a tower at Diamond Peak Ski Resort. The current five-year term is from July 2018 ends in 2023, with extensions every five years, cancelable by the tenant, through 2038. Rent increases 3.5% per year. Revenue in the amount of \$11,197 was also received from T-Mobile (assigned to Crown Castle) for a cell tower lease at Diamond Peak Ski Resort. Its term is June 2017 to 2022 with one option to renew for 5 years.

District leases 1.5 acres of property adjacent to the Incline Village Middle School to the Parasol Foundation for \$1.00 per year.

District leases property located at 969 Tahoe Boulevard to the Reno-Sparks Convention and Visitor Authority for \$1.00 per year.

	American Tower Lease	AT&T	AT&T	T-Mobile	Parasol Foundation	Reno-Sparks Convention and
FY2022	\$ 21,945	\$ 20,764	\$ 68,724	\$ 11,384	\$ 1	\$ 1
FY2023		21,386	71,130		1	1
FY2024		22,028			1	1
FY2025		22,689			1	1
FY2026					1	1
FY2027					1	1
FY2028					1	1
FY2029					1	1

Expenses:

The District holds a Use Permit for Diamond Peak operations and activities on property owned by the U.S. Forest Service adjacent to District-owned property. The District pays an annual permit fee based on revenues generated by selected Ski operations. The fee amount for the fiscal year ending June 30, 2021 was calculated at \$57,237.

18. DUE TO OTHER GOVERNMENTS

The District collects money for boat inspections performed by the Tahoe Regional Planning Agency. The balance owed at the end of the year was \$15,126.

19. COMMUNITY SERVICES AND BEACH SPECIAL REVENUE FUNDS

The District provides recreation functions through two individual special revenue funds. Each serves a different set of venues and customer base. A significant source of revenue for these functions for operations, capital expenditure and debt service comes directly from a facility fee assessed by parcel for each function and expenditure type. Facility Fees have been listed separately by fund and function. The operating portion of the assessed facility fee is combined with charges for services to provide the resources for providing services. Charges for services are aggregated, while expenditures are provided by function. As stated in Note 1 T, part of the facility fee can be used to pay for charges for services in lieu of other forms of privileges. These are referred to as Punch Cards. The following are major functions included in Charges for Services and the approximate amounts of punch cards activity that is included.

	Charges for Services	Paid with Punch Cards
Community Services Fund:		
Championship Golf	\$ 3,214,950	\$ 25,180
Mountain Golf	809,745	5,289
Facilities	790,683	-
Ski	10,206,918	139,727
Community Programming	1,014,837	26,555
Parks	22,350	-
Tennis	156,631	93
Recreation Administration	<u>(123,602)</u>	<u>-</u>
Total	<u>\$16,092,512</u>	<u>\$ 196,844</u>
Beach Fund	<u>\$ 839,405</u>	<u>\$ 616,419</u>
District Total	<u>\$16,931,917</u>	<u>\$ 813,263</u>

20. COMMITMENTS AFFECTING FUTURE PERIODS

General Fund:

The District entered into an unemployment insurance contract with First Nonprofit Companies for total premiums of \$413,000 for calendar year 2021 services. As of June 30, 2021, \$206,500 in quarterly deposits are remaining as a part of the subsequent year's budget.

Capital Improvement Project Budget Carryover:

The District budgets for capital improvement projects one year at a time for spending authority. The actual execution of construction or acquisition can span one or more fiscal years. The District identifies carryover and unspent budget authority for those projects. The amounts for governmental fund types are re-budgeted for the subsequent fiscal year. The unused Utility Fund resources become part of Unrestricted Net Position, and are budgeted under cash flow on the State of NV budget forms. Amounts carried over at year-end are:

General Fund	\$ 66,947
Utility Fund	3,341,387
Community Services Fund	2,110,924
Beach Fund	453,019

Budgeting for the Fiscal Year Ending June 30, 2022:

The District's budgeting for the fiscal year ending June 30, 2022 anticipates a reduction in Fund Balance and Net Position caused by completion of capital projects. The identified reductions include; General Fund by \$217,063 including implementation of a new Human Resources Management and Payroll System; Community Services reduction of \$3,757,491 (including \$550,000 for the Mountain Golf Course Path Replacement Project, \$800,000 for the Recreation Center Locker Room Improvement Project). The Beach Fund has a reduction of \$2,066,683 related to renovation of the Burnt Cedar Pool as well as Incline Beach Facility Improvements. The Utility Fund capital plan anticipates a draw-down in Net Position primarily due to advancing the Effluent Export Pipeline Project.

The District has committed to these contractual arrangements for capital improvement projects:

Contractor	Project	Contract Amount	Completed (6/30/21)	Remaining Amount
CORE West, Inc	Burnt Cedar Pool Imp	\$3,845,865	\$773,143	\$3,072,722
Avail Enterprises, LLC	Rec Center Lobby	159,832	-	159,832
Ward-Young Architects	Rec Center Lobby	39,724	16,237	20,487
Granit Construction	Effluent Pipeline	369,218	25,618	343,600

21. STATE OF NEVADA TAX ABATEMENTS AFFECTING DISTRICT REVENUES

The State of Nevada has entered into various tax abatement agreements that reduce the tax revenues of local governments. Taxes reduced include the Consolidated Tax, which includes allocated sales and use tax revenue. State law establishes the abatements. The District's estimated share of abatements for this fiscal year is \$41,360.

22. PRIOR PERIOD ADJUSTMENT

The Governmental Funds Statement of Revenues, Expenditures, and Change in Fund Balance has three prior period adjustments. The first is a transfer between the Community Services Special Revenue Fund and the Community Services Capital Projects Fund that was reported in the prior year \$1,637,400 lower than the entry in the financial reports. The second adjustment is for the \$243,512 that was reported as unavailable revenue but should have been recorded as revenue when received in prior years. There were several assets capitalized in prior years that the auditors determined should not have been capitalized. The total affect to the financial reports was \$3,267,861. \$3,166,966 was in the Utilities fund, including \$3,100,110 of the Effluent Pipeline project that was written off. Governmental activities had \$100,895 in book value of assets written off as a prior period adjustment.

INCLINE VILLAGE
GENERAL IMPROVEMENT DISTRICT

**REQUIRED
SUPPLEMENTARY
INFORMATION**

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
SCHEDULE OF EMPLOYER REQUIRED CONTRIBUTIONS
TO DEFINED CONTRIBUTION MULTI-EMPLOYER PLANS
FOR THE TEN MOST RECENT FISCAL YEARS**

For the year ending June 30:	Operating Engineers		
	Number of Participants	Covered Payroll	Required Contributions
2021	4	\$ 373,171	\$ 45,900
2020	4	323,455	39,810
2019	4	318,699	39,200
2018	4	308,114	37,898
2017	4	315,764	38,839
2016	5	346,008	42,559
2015	4	275,846	33,929
2014	5	346,797	42,656
2013	5	377,293	46,407
2012	7	395,512	48,648

See notes to required supplementary information

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
FOR THE YEAR ENDED JUNE 30, 2021**

	Budgeted Amounts		Actual	Variance
	Original	Final		
REVENUES				
Ad valorem taxes	\$ 1,770,000	\$ 1,770,000	\$ 1,760,049	\$ (9,951)
Personal Property Tax	12,000	12,000	52,909	40,909
Intergovernmental:				
Consolidated Tax	1,407,000	1,407,000	1,629,192	222,192
Local Government Tax Act	249,000	249,000	259,256	10,256
Investment income	131,400	131,400	68,489	(62,911)
Miscellaneous	2,400	2,400	253,315	250,915
Central Services Revenue	1,471,440	-	-	-
Total revenues	<u>5,043,240</u>	<u>3,571,800</u>	<u>4,023,210</u>	<u>451,410</u>
EXPENDITURES				
General Government - All Functions:				
Function Summary (see next page)	<u>5,170,249</u>	<u>3,698,811</u>	<u>2,922,799</u>	<u>776,012</u>
Total expenditures	<u>5,170,249</u>	<u>3,698,811</u>	<u>2,922,799</u>	<u>776,012</u>
Excess (deficiency) of revenues over expenditures	<u>(127,009)</u>	<u>(127,011)</u>	<u>1,100,411</u>	<u>1,227,422</u>
OTHER FINANCING SOURCES (USES)				
Contingency	<u>-</u>	<u>300,000</u>	<u>-</u>	<u>(300,000)</u>
Net change in fund balance	<u>(127,009)</u>	<u>172,989</u>	<u>1,100,411</u>	<u>927,422</u>
Fund Balance, July 1	<u>4,630,149</u>	<u>4,630,149</u>	<u>4,630,149</u>	<u>-</u>
Fund balance, June 30	<u>\$ 4,503,140</u>	<u>\$ 4,803,138</u>	<u>\$ 5,730,560</u>	<u>\$ 927,422</u>

See notes to required supplementary information

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
FOR THE YEAR ENDED JUNE 30, 2021**

	Budgeted Amounts		Actual	Variance
	Original	Final		
EXPENDITURES				
General Government:				
General Administration				
Salaries and Wages	\$ 29,967	\$ 29,967	\$ 101,209	\$ (71,242)
Employee Benefits	20,311	20,311	21,329	(1,018)
Services and Supplies	479,718	479,718	442,712	37,006
Capital Outlay	650,150	650,150	92,485	557,665
Subtotal General Administration	<u>1,180,146</u>	<u>1,180,146</u>	<u>657,735</u>	<u>522,411</u>
General Manager				
Salaries and Wages	265,714	265,714	260,346	5,368
Employee Benefits	115,751	115,752	118,331	(2,579)
Services and Supplies	56,340	56,340	18,879	37,461
Subtotal General Manager	<u>437,805</u>	<u>437,806</u>	<u>397,556</u>	<u>40,250</u>
Trustees				
Salaries and Wages	106,114	106,114	105,084	1,030
Employee Benefits	32,904	32,904	33,542	(638)
Services and Supplies	77,000	77,000	5,096	71,904
Subtotal Trustees	<u>216,018</u>	<u>216,018</u>	<u>143,722</u>	<u>72,296</u>
Accounting				
Salaries and Wages	611,635	611,635	550,351	61,284
Employee Benefits	323,754	323,754	253,759	69,995
Services and Supplies	77,636	77,636	56,836	20,800
Central Services (Expenditure Offset)	-	(555,417)	(536,345)	(19,072)
Subtotal Accounting	<u>1,013,025</u>	<u>457,608</u>	<u>324,601</u>	<u>133,007</u>
Information Services				
Salaries and Wages	409,070	409,070	421,640	(12,570)
Employee Benefits	246,800	246,800	206,407	40,393
Services and Supplies	360,817	360,817	312,877	47,940
Capital Outlay	-	-	36,040	(36,040)
Subtotal Information Services	<u>1,016,687</u>	<u>1,016,687</u>	<u>976,964</u>	<u>39,723</u>
Human Resources				
Salaries and Wages	551,976	551,976	503,561	48,415
Employee Benefits	304,561	304,561	265,873	38,688
Services and Supplies	129,196	129,197	32,968	96,229
Central Services (Expenditure Offset)	-	(916,023)	(799,403)	(116,620)
Capital Outlay	-	-	237,353	(237,353)
Subtotal Human Resources	<u>985,733</u>	<u>69,711</u>	<u>240,352</u>	<u>(170,641)</u>
Health and Wellness				
Salaries and Wages	14,936	14,936	10,870	4,066
Employee Benefits	6,235	6,235	4,377	1,858
Services and Supplies	21,475	21,475	971	20,504
Subtotal Health and Wellness	<u>42,646</u>	<u>42,646</u>	<u>16,218</u>	<u>26,428</u>
Community & Employee Relations				
Salaries and Wages	91,868	91,868	94,665	(2,797)
Employee Benefits	54,803	54,803	54,106	697
Services and Supplies	131,518	131,518	16,880	114,638
Subtotal Comm. Relations	<u>278,189</u>	<u>278,189</u>	<u>165,651</u>	<u>112,538</u>
Function Subtotal	<u>\$ 5,170,249</u>	<u>\$ 3,698,811</u>	<u>\$ 2,922,799</u>	<u>\$ 776,012</u>

See notes to required supplementary information

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
COMMUNITY SERVICES SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
FOR THE YEAR ENDED JUNE 30, 2021**

	Budgeted Amounts		Actual	Variance
	Original	Final		
REVENUES				
Charges for Services				
Championship Golf	\$ 3,391,290	\$ 3,391,291	\$ 3,214,950	\$ (176,341)
Mountain Golf	818,834	818,834	809,745	(9,089)
Facilities	1,440,299	1,440,299	790,683	(649,616)
Ski	10,148,735	10,148,734	10,206,918	58,184
Community Programming	1,007,900	1,007,900	1,014,837	6,937
Parks	38,700	26,600	22,350	(4,250)
Tennis	100,400	100,400	156,631	56,231
Recreation Administration	(317,830)	(317,830)	(123,602)	194,228
Facility Fee:				
Championship Golf	32,812	32,812	33,019	207
Mountain Golf	221,481	221,481	222,882	1,401
Facilities	41,015	41,015	41,275	260
Ski	(1,640,400)	(1,640,400)	(1,650,784)	(10,384)
Community Programming	1,222,098	1,222,098	1,229,835	7,737
Parks	729,978	729,978	734,600	4,622
Tennis	114,828	114,828	115,555	727
Recreation Administration	1,041,833	1,041,833	1,009,230	(32,603)
Operating Grants	17,000	17,000	17,000	-
Interfund Services	98,849	98,849	91,769	(7,080)
Intergovernmental Services	21,700	21,700	36,997	15,297
Investment Earnings	52,500	52,500	4,471	(48,029)
Miscellaneous	118,130	130,230	119,697	(10,533)
Total revenues	<u>18,700,152</u>	<u>18,700,152</u>	<u>18,098,058</u>	<u>(602,094)</u>
EXPENDITURES				
Culture and Recreation - All Functions:				
Function Summary (see next page)	18,149,871	18,149,869	15,289,187	2,860,682
Total expenditures	<u>18,149,871</u>	<u>18,149,869</u>	<u>15,289,187</u>	<u>2,860,682</u>
Excess (deficiency) of revenues over expenditures	<u>550,281</u>	<u>550,283</u>	<u>2,808,871</u>	<u>2,258,588</u>
OTHER FINANCING SOURCES (USES)				
Sale of Assets	-	-	52,250	52,250
Transfers In	-	-	(537,835)	(537,835)
Transfers Out - Capital Projects	(5,594,546)	-	-	-
Net change in fund balance	<u>(5,044,265)</u>	<u>550,283</u>	<u>2,323,286</u>	<u>1,773,003</u>
Fund Balance, July 1, as reported	15,280,913	15,280,913	15,280,913	-
Prior period adjustment	(1,637,400)	(1,637,400)	(1,637,400)	-
Fund balance, July 1 as adjusted	<u>13,643,513</u>	<u>13,643,513</u>	<u>13,643,513</u>	<u>-</u>
Fund balance, June 30	<u>\$ 8,599,248</u>	<u>\$ 14,193,796</u>	<u>\$ 15,966,799</u>	<u>\$ 1,773,003</u>

Note: The State Budget Form 4404LGF recognized the Total Facility Fee revenue in the Community Services and Beach fund, while utilizing transfers to the Capital Projects and Debt Service Funds for expenditure by those Funds.

See notes to required supplementary information

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
COMMUNITY SERVICES SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
FOR THE YEAR ENDED JUNE 30, 2021**

	Budgeted Amounts		Actual	Variance
	Original	Final		
EXPENDITURES				
Community Services:				
Championship Golf				
Salaries and Wages	\$ 1,258,610	\$ 1,258,610	\$ 1,170,676	\$ 87,934
Employee Benefits	364,034	364,034	349,938	14,096
Services and Supplies	2,094,835	2,094,834	1,821,891	272,943
Subtotal Championship Golf	<u>3,717,479</u>	<u>3,717,478</u>	<u>3,342,505</u>	<u>374,973</u>
Mountain Golf				
Salaries and Wages	409,731	409,731	346,777	62,954
Employee Benefits	117,206	117,206	112,455	4,751
Services and Supplies	614,272	614,272	554,768	59,504
Subtotal Mountain Golf	<u>1,141,209</u>	<u>1,141,209</u>	<u>1,014,000</u>	<u>127,209</u>
Facilities				
Salaries and Wages	446,134	446,134	329,647	116,487
Employee Benefits	193,412	193,412	155,209	38,203
Services and Supplies	865,037	865,037	520,861	344,176
Subtotal Facilities	<u>1,504,583</u>	<u>1,504,583</u>	<u>1,005,717</u>	<u>498,866</u>
Ski				
Salaries and Wages	3,135,849	3,135,849	2,740,266	395,583
Employee Benefits	1,050,665	1,050,665	902,189	148,476
Services and Supplies	3,888,829	3,888,828	2,961,304	927,524
Subtotal Ski	<u>8,075,343</u>	<u>8,075,342</u>	<u>6,603,759</u>	<u>1,471,583</u>
Community Programming				
Salaries and Wages	1,037,021	1,037,021	966,114	70,907
Employee Benefits	327,605	327,605	274,637	52,968
Services and Supplies	847,529	847,529	697,660	149,869
Subtotal Community Programming	<u>2,212,155</u>	<u>2,212,155</u>	<u>1,938,411</u>	<u>273,744</u>
Parks				
Salaries and Wages	313,796	313,796	317,963	(4,167)
Employee Benefits	82,979	82,979	76,041	6,938
Services and Supplies	459,760	459,760	364,175	95,585
Subtotal Parks	<u>856,535</u>	<u>856,535</u>	<u>758,179</u>	<u>98,356</u>
Tennis				
Salaries and Wages	108,530	108,530	129,469	(20,939)
Employee Benefits	28,038	28,038	22,018	6,020
Services and Supplies	90,213	90,213	97,573	(7,360)
Subtotal Tennis	<u>226,781</u>	<u>226,781</u>	<u>249,060</u>	<u>(22,279)</u>
Community Services Administration				
Salaries and Wages	147,970	147,970	158,671	(10,701)
Employee Benefits	61,384	61,384	50,263	11,121
Services and Supplies	206,432	206,432	168,622	37,810
Subtotal Recreation Administration	<u>415,786</u>	<u>415,786</u>	<u>377,556</u>	<u>38,230</u>
Function Subtotal	<u>\$ 18,149,871</u>	<u>\$ 18,149,869</u>	<u>\$ 15,289,187</u>	<u>\$ 2,860,682</u>

See notes to required supplementary information

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
 BEACH SPECIAL REVENUE FUND
 SCHEDULE OF REVENUES, EXPENDITURES AND
 CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
 FOR THE YEAR ENDED JUNE 30, 2021

	Budgeted Amounts		Actual	Variance
	Original	Final		
REVENUES				
Charges for Services	\$ 831,955	\$ 831,955	\$ 839,405	\$ 7,450
Facility Fees	658,580	658,580	648,974	(9,606)
Investment Earnings	11,250	11,250	635	(10,615)
Total revenues	<u>1,501,785</u>	<u>1,501,785</u>	<u>1,489,014</u>	<u>(12,771)</u>
EXPENDITURES				
Salaries and Wages	810,930	810,930	800,751	10,179
Employee Benefits	221,093	221,093	198,994	22,099
Services and Supplies	874,276	874,276	700,677	173,599
Total expenditures	<u>1,906,299</u>	<u>1,906,299</u>	<u>1,700,422</u>	<u>205,877</u>
Excess (deficiency) of revenues over expenditures	(404,514)	(404,514)	(211,408)	193,106
Net change in fund balance	<u>(404,514)</u>	<u>(404,514)</u>	<u>(211,408)</u>	<u>193,106</u>
Fund Balance, July 1	<u>2,591,632</u>	<u>2,591,632</u>	<u>2,591,632</u>	<u>-</u>
Fund balance, June 30	<u>\$ 2,187,118</u>	<u>\$ 2,187,118</u>	<u>\$ 2,380,224</u>	<u>\$ 193,106</u>

Note: The State Budget Form 4404LGF recognized Facility Fee revenue in the Community Services and Beach fund, while utilizing transfers to the Capital Projects and Debt Service Funds for expenditure.

See notes to required supplementary information

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTAL INFORMATION - JUNE 30, 2021

The Budgetary Comparison Schedule – Budget to Actual (Non-GAAP Budgetary Basis) presented on the following pages provides a comparison of the original and final legally adopted budget with actual data on a budgetary basis. The original budget and related estimated revenues represent the spending authority approved by the board of trustees on May 27, 2020. Generally accepted accounting principles (GAAP) require that the final legal budget be reflected in the “final budget” column. The final legal budget also reflects encumbrances and multi-year projects budgetary carry-forwards from the prior fiscal year. The previous schedules represent the Budgetary Statement of Revenues, Expenditures and Changes in Fund Balance – General Fund and major Services Special Revenue Funds.

INCLINE VILLAGE
GENERAL IMPROVEMENT DISTRICT

**SUPPLEMENTARY
INFORMATION**

**INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
COMMUNITY SERVICES CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
FOR THE YEAR ENDED JUNE 30, 2021**

	Budgeted Amounts		Actual	Variance
	Original	Final		
REVENUES				
Sales of Assets and Intangibles	\$ -	\$ -	\$ 1,500	\$ 1,500
Facility Fees	533,195	533,195	536,571	3,376
Capital Grants	-	-	88,505	88,505
Total revenues	<u>533,195</u>	<u>533,195</u>	<u>626,576</u>	<u>93,381</u>
EXPENDITURES				
Championship Golf	1,653,827	1,653,381	860,893	792,488
Mountain Golf	347,380	347,380	127,365	220,015
Facilities	100,000	100,000	23,762	76,238
Ski	2,263,864	2,262,504	439,610	1,822,894
Community Programming	455,000	531,756	340,112	191,644
Parks	172,440	215,503	236,472	(20,969)
Tennis	1,045,230	1,045,230	872,040	173,190
Comm. Serv. Administration	90,000	90,000	7,000	83,000
Total expenditures	<u>6,127,741</u>	<u>6,245,754</u>	<u>2,907,254</u>	<u>3,338,500</u>
Excess (deficiency) of revenues over expenditures	<u>(5,594,546)</u>	<u>(5,712,559)</u>	<u>(2,280,678)</u>	<u>3,431,881</u>
OTHER FINANCING SOURCES				
Transfers In	5,594,546	5,594,546	537,835	(5,056,711)
Transfers Out	-	-	-	-
Total other financing sources	<u>5,594,546</u>	<u>5,594,546</u>	<u>537,835</u>	<u>(5,056,711)</u>
Net change in fund balance	<u>-</u>	<u>(118,013)</u>	<u>(1,742,843)</u>	<u>(1,624,830)</u>
Fund Balance, July 1, as reported	-	-	-	-
Prior period adjustment	<u>1,637,400</u>	<u>1,637,400</u>	<u>1,637,400</u>	<u>-</u>
Fund balance, July 1 as adjusted	<u>1,637,400</u>	<u>1,637,400</u>	<u>1,637,400</u>	<u>-</u>
Fund balance, June 30	<u>\$ 1,637,400</u>	<u>\$ 1,519,387</u>	<u>\$ (105,443)</u>	<u>\$ (1,624,830)</u>

Note: The State Budget Form 4404LGF recognized Facility Fee revenue in the Community Services and Beach fund, while utilizing transfers to the Capital Projects and Debt Service Funds for expenditure.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
 BEACH CAPITAL PROJECTS FUND
 SCHEDULE OF REVENUES, EXPENDITURES AND
 CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
 FOR THE YEAR ENDED JUNE 30, 2021

	Budgeted Amounts		Actual	Variance
	Original	Final		
REVENUES				
Facility Fees	\$ 3,207,672	\$ 3,207,672	\$ 3,196,016	\$ (11,656)
Total revenues	<u>3,207,672</u>	<u>3,207,672</u>	<u>3,196,016</u>	<u>(11,656)</u>
EXPENDITURES				
Beach				
Total expenditures	<u>454,500</u>	<u>1,712,789</u>	<u>1,245,205</u>	<u>467,584</u>
Excess (deficiency) of revenues over expenditures	<u>2,753,172</u>	<u>1,494,883</u>	<u>1,950,811</u>	<u>455,928</u>
Net change in fund balance	2,753,172	1,494,883	1,950,811	455,928
Fund Balance, July 1	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance, June 30	<u>\$ 2,753,172</u>	<u>\$ 1,494,883</u>	<u>\$ 1,950,811</u>	<u>\$ 455,928</u>

Note: The State Budget Form 4404LGF recognized Facility Fee revenue in the Community Services and Beach fund, while utilizing transfers to the Capital Projects and Debt Service Funds for expenditure.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
COMMUNITY SERVICES DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
FOR THE YEAR ENDED JUNE 30, 2021

	Budgeted Amounts		Actual	Variance
	Original	Final		
REVENUES				
Facility Fees	\$ 410,150	\$ 410,150	\$ 412,748	\$ 2,598
Total revenues	<u>410,150</u>	<u>410,150</u>	<u>412,748</u>	<u>2,598</u>
EXPENDITURES				
Community Services - GO Revenue Supported				
Principal	362,075	362,075	362,075	-
Interest	<u>21,097</u>	<u>21,097</u>	<u>21,097</u>	<u>-</u>
Total expenditures	<u>383,172</u>	<u>383,172</u>	<u>383,172</u>	<u>-</u>
Excess (deficiency) of revenues over expenditures	<u>26,978</u>	<u>26,978</u>	<u>29,576</u>	<u>2,598</u>
Net change in fund balance	26,978	26,978	29,576	2,598
Fund Balance, July 1	-	-	-	-
Fund balance, June 30	<u>\$ 26,978</u>	<u>\$ 26,978</u>	<u>\$ 29,576</u>	<u>\$ 2,598</u>

Note: The State Budget Form 4404LGF recognized Facility Fee revenue in the Community Services and Beach fund, while utilizing transfers to the Capital Projects and Debt Service Funds for expenditure.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
 BEACH DEBT SERVICE FUND
 SCHEDULE OF REVENUES, EXPENDITURES AND
 CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - BUDGETARY BASIS
 FOR THE YEAR ENDED JUNE 30, 2021

	Budgeted Amounts		Actual	Variance
	Original	Final		
REVENUES				
Facility Fees	\$ 7,748	\$ 7,748	\$ 7,720	\$ (28)
Total revenues	<u>7,748</u>	<u>7,748</u>	<u>7,720</u>	<u>(28)</u>
EXPENDITURES				
Beach				
Principal	5,925	5,925	5,925	-
Interest	345	345	345	-
Total expenditures	<u>6,270</u>	<u>6,270</u>	<u>6,270</u>	<u>-</u>
Excess (deficiency) of revenues over expenditures	(6,270)	(6,270)	(6,270)	-
Net change in fund balance	1,478	1,478	1,450	(28)
Fund Balance, July 1	-	-	-	-
Fund balance, June 30	<u>\$ 1,478</u>	<u>\$ 1,478</u>	<u>\$ 1,450</u>	<u>\$ (28)</u>

Note: The State Budget Form 4404LGF recognized Facility Fee revenue in the Community Services and Beach fund, while utilizing transfers to the Capital Projects and Debt Service Funds for expenditure.

INCLINE VILLAGE
GENERAL IMPROVEMENT DISTRICT

**STATISTICAL SECTION
(UNAUDITED)**

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

**District-wide Net Position, based on Statement of Net Position
Last Ten Fiscal Years - (unaudited)**

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Governmental Activities										
Net invested in capital assets	\$ 58,015,190	\$ 57,665,962	\$ 56,147,092	\$ 52,880,021	\$ 50,729,901	\$ 48,555,965	\$ 47,729,659	\$ 44,322,574	\$ 42,560,434	\$ 40,313,677
Restricted	142,727	142,135	136,993	183,037	180,564	178,426	187,825	246,604	270,359	955,415
Unrestricted	24,788,140	21,457,789	19,371,388	18,130,708	16,887,487	13,973,745	9,114,898	10,106,521	9,434,133	6,473,085
Total governmental activities net position	\$ 82,946,057	\$ 79,265,886	\$ 75,655,473	\$ 71,193,766	\$ 67,797,952	\$ 62,708,136	\$ 57,032,382	\$ 54,675,699	\$ 52,264,926	\$ 47,742,177
Business-type activities										
Net invested in capital assets	\$ 60,139,428	\$ 63,202,365	\$ 64,549,358	\$ 64,377,397	\$ 59,817,845	\$ 57,974,014	\$ 57,365,832	\$ 56,875,962	\$ 56,144,425	\$ 56,598,673
Restricted	324,306	322,895	316,611	309,344	305,022	226,208	225,435	225,185	224,951	226,777
Unrestricted	16,521,859	15,172,503	12,442,309	9,971,293	12,536,210	12,026,276	11,228,881	10,113,847	9,197,509	5,554,147
Total business-type activities net position	\$ 76,985,593	\$ 78,697,763	\$ 77,308,278	\$ 74,658,034	\$ 72,659,077	\$ 70,226,498	\$ 68,820,148	\$ 67,214,994	\$ 65,566,885	\$ 62,379,597
Primary government										
Net invested in capital assets	\$ 118,154,618	\$ 120,868,327	\$ 120,696,450	\$ 117,257,418	\$ 110,547,746	\$ 106,529,979	\$ 105,095,491	\$ 101,198,536	\$ 98,704,859	\$ 96,912,350
Restricted	467,033	465,030	453,604	492,381	485,586	404,634	413,260	471,789	495,310	1,182,192
Unrestricted	41,309,999	36,630,292	31,813,697	28,102,001	29,423,697	26,000,021	20,343,779	20,220,368	18,631,642	12,027,232
Total primary government net position	\$ 159,931,650	\$ 157,963,649	\$ 152,963,751	\$ 145,851,800	\$ 140,457,029	\$ 132,934,634	\$ 125,852,530	\$ 121,890,693	\$ 117,831,811	\$ 110,121,774

Source: District Comprehensive Annual Financial Report Government-wide Statement of Net Position, restated to align classifications for all years to governmental activities. 2018 is restated for Prior Period Adjustment

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

**District-wide Changes in Net Position, based on Statement of Activities
Last Ten Fiscal Years - (unaudited)**

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Expenses										
Governmental activities:										
General government	\$ 2,887,892	\$ 4,098,969	\$ 4,194,237	\$ 3,828,917	\$ 3,814,458	\$ 3,672,661	\$ 3,220,478	\$ 3,189,596	\$ 2,929,928	\$ 3,265,830
Community Services	19,012,462	19,567,351	20,310,745	18,947,246	18,599,633	17,237,889	15,359,833	15,036,116	14,704,572	14,936,896
Beach	2,151,734	2,010,175	2,141,695	1,848,969	1,802,103	1,689,472	1,517,855	1,363,778	1,144,073	1,145,077
Internal services	-	-	3,306,507	3,053,400	2,947,302	2,972,060	2,503,958	2,267,111	1,792,260	1,949,861
Interest on long-term debt	18,671	29,643	35,017	97,083	160,366	205,263	201,882	252,324	371,938	476,635
Total governmental activities expenses	24,070,759	25,706,138	29,988,201	27,775,615	27,323,862	25,777,345	22,804,006	22,108,925	20,942,771	21,774,299
Business-type activities:										
Utilities	11,352,888	11,495,874	10,428,137	10,113,371	9,729,775	9,781,165	9,442,666	9,029,675	8,480,954	8,404,350
Interest on long-term debt	96,914	-	126,351	140,463	154,186	167,530	180,505	193,123	186,608	178,631
Total business-type activities expenses	11,449,802	11,495,874	10,554,488	10,253,834	9,883,961	9,948,695	9,623,171	9,222,798	8,667,562	8,582,981
Total primary government expenses	35,520,561	37,202,012	40,542,689	38,029,449	37,207,823	35,726,040	32,427,177	31,331,723	29,610,333	30,357,280
Program Revenues										
Governmental activities:										
Central Services Costs (& equivalent pre-2012)	-	-	1,169,400	1,094,000	1,177,200	1,123,000	1,101,000	1,068,996	1,000,200	1,074,000
Charges for services										
Community Services	16,221,278	15,597,229	17,765,644	14,743,788	16,820,165	15,596,222	10,485,799	10,634,172	10,900,298	10,435,232
Beach	839,405	1,619,582	1,492,687	1,266,613	1,065,015	1,002,518	989,602	1,032,621	980,240	568,277
Operating and Capital Grants	107,093	1,654,399	-	-	-	-	-	-	-	-
Internal Services	-	-	3,304,862	3,190,849	3,114,747	2,935,521	2,560,122	2,280,296	2,045,412	1,891,200
Total governmental activities revenues	17,167,776	18,871,210	23,732,593	20,295,250	22,177,127	20,657,261	15,136,523	15,016,085	14,926,150	13,968,709
Business-type activities:										
Charges for services										
Utilities	12,831,060	12,564,466	12,785,742	11,925,557	11,813,169	11,158,119	10,851,123	10,434,118	9,767,475	9,127,955
Operating Grants and Contributions	39,857	-	1,440	-	-	-	-	-	-	-
Total business-type activities revenue	12,870,917	12,564,466	12,787,182	11,925,557	11,813,169	11,158,119	10,851,123	10,434,118	9,767,475	9,127,955
Total primary government revenue	30,038,693	31,435,676	36,519,775	32,220,807	33,990,296	31,815,380	25,987,646	25,450,203	24,693,625	23,096,664
Net (Expense)/Revenue										
Governmental activities	(6,902,983)	(6,834,928)	(6,255,608)	(7,480,365)	(5,146,735)	(5,120,084)	(7,667,483)	(7,092,840)	(6,016,621)	(7,805,590)
Business-type activities	1,421,115	1,068,592	2,232,694	1,671,723	1,929,208	1,209,424	1,227,952	1,211,320	1,099,913	544,974
Total primary government net (expense)/revenue	(5,481,868)	(5,766,336)	(4,022,914)	(5,808,642)	(3,217,527)	(3,910,660)	(6,439,531)	(5,881,520)	(4,916,708)	(7,260,616)
General Revenues and Other Changes in Net Position										
Governmental activities										
Taxes										
Property taxes	1,812,958	1,722,896	1,622,486	1,546,575	1,476,148	1,498,519	1,377,337	1,293,676	1,307,715	1,325,436
Combined taxes	1,888,448	1,719,933	1,690,222	1,637,250	1,484,830	1,487,986	1,369,950	1,277,567	1,205,091	1,106,183
Facility Fees - Community Services	2,684,931	5,774,067	5,787,078	5,799,206	5,973,914	5,995,248	6,018,616	6,024,564	5,962,384	5,919,707
Facility Fees- Beach	3,852,710	966,817	969,332	972,316	775,337	777,574	778,149	780,716	775,102	899,565
Investment earnings	73,594	587,208	563,685	175,122	83,842	150,795	124,306	103,106	88,116	193,562
Miscellaneous	127,897	384,429	204,245	190,578	310,425	299,355	120,134	170,981	63,692	127,338
Grants and contributions	-	-	267	558,128	132,055	586,361	235,674	(407)	1,137,270	1,369,936
Transfers	-	(45,000)	(120,000)	-	-	-	-	-	-	-
Accounting Adjustments	-	-	-	-	-	-	-	(146,589)	-	-
Total governmental activities other changes	10,440,538	11,110,350	10,717,315	10,879,175	10,236,551	10,795,838	10,024,166	9,503,614	10,539,370	10,941,727
Business-type activities										
Investment earnings	33,681	298,225	282,484	77,280	60,132	154,162	81,996	61,007	55,666	86,010
Capital Grants and contributions	-	-	-	199,934	425,509	-	329,705	461,994	2,013,853	912,933
Miscellaneous	-	(22,332)	15,066	50,020	17,730	42,764	(34,499)	(4,712)	17,856	381
Transfers	-	45,000	120,000	-	-	-	-	-	-	-
Accounting Adjustments	-	-	-	-	-	-	-	(81,501)	-	-
Total business-type activities other changes	33,681	320,893	417,550	327,234	503,371	196,926	377,202	436,788	2,087,375	999,324
Change in Net Position										
Governmental activities	3,537,555	4,275,422	4,461,707	3,398,810	5,089,816	5,675,754	2,356,683	2,410,774	4,522,749	3,136,137
Business-type activities	1,454,796	1,389,485	2,650,244	1,998,957	2,432,579	1,406,350	1,605,154	1,648,108	3,187,288	1,544,298
Total primary government	\$ 4,992,351	\$ 5,664,907	\$ 7,111,951	\$ 5,397,767	\$ 7,522,395	\$ 7,082,104	\$ 3,961,837	\$ 4,058,882	\$ 7,710,037	\$ 4,680,435

Source: District Annual Comprehensive Financial Report Government-wide Statement of Activities, restated all years to align with the classifications of governmental activities. 2018 is restated for Prior Period Adjustment.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

Fund Balances of Governmental Funds Last Ten Fiscal Years (unaudited)

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
General Fund										
Non-spendable	\$ 582,459	\$ 159,611	\$ 196,742	\$ 224,707	\$ 213,462	\$ 268,005	\$ 218,623	\$ 237,021	\$ 191,780	\$ 174,157
Restricted	1,359,736	1,359,737	-	-	-	-	-	-	-	52,000
Committed	-	-	-	-	-	400,000	400,000	400,000	400,000	400,000
Unassigned	3,788,365	3,110,801	3,568,844	3,098,079	1,648,787	1,151,988	882,664	754,000	294,887	357,734
Total General Fund	\$ 5,730,560	\$ 4,630,149	\$ 3,765,586	\$ 3,322,786	\$ 1,862,249	\$ 1,819,993	\$ 1,501,287	\$ 1,391,021	\$ 886,667	\$ 983,891
Community Services										
Special Revenue Fund										
Non-spendable	\$ 617,076	\$ 503,176	\$ 936,311	\$ 868,600	\$ 878,949	\$ 751,640	\$ 660,409	\$ 658,053	\$ 705,131	\$ 685,798
Restricted	141,727	141,135	135,993	78,157	77,136	76,674	86,421	86,332	87,261	101,617
Committed	15,207,996	14,636,603	-	-	-	-	-	-	-	-
Assigned - operations	-	-	12,261,649	9,053,712	9,364,056	7,026,514	4,610,925	5,279,561	5,275,226	3,949,021
Capital Projects - Committed	(105,443)	-	-	2,327,477	2,423,806	2,061,541	-	-	-	-
Debt Service - Committed	29,576	-	-	51,553	27,394	2,111	-	-	-	-
Total Comm. Services	\$ 15,890,932	\$ 15,280,914	\$ 13,333,953	\$ 12,379,499	\$ 12,771,341	\$ 9,918,480	\$ 5,357,755	\$ 6,023,946	\$ 6,067,618	\$ 4,736,436
Beach										
Special Revenue Fund										
Non-spendable	\$ -	\$ -	\$ 34,532	\$ 47,075	\$ 30,328	\$ 19,614	\$ 23,520	\$ 19,328	\$ 17,222	\$ 18,265
Restricted	1,000	1,000	1,000	1,000	1,000	-	-	-	-	-
Committed	2,379,224	2,590,632	-	-	-	-	-	-	-	-
Assigned - operations	-	-	1,774,846	1,330,016	1,038,909	1,040,136	1,084,266	1,652,877	1,514,417	1,467,463
Capital Projects - Committed	1,950,811	-	-	85,740	5,155	20,379	-	-	-	-
Debt Service - Committed	1,450	-	-	4,606	3,104	1,572	-	-	-	-
Total Beach	\$ 4,332,485	\$ 2,591,632	\$ 1,810,378	\$ 1,468,437	\$ 1,078,496	\$ 1,081,701	\$ 1,107,786	\$ 1,672,205	\$ 1,531,639	\$ 1,485,728

Board of Trustee action to create the Special Revenue, Capital Project and Debt Service Funds was effective July 1, 2016, and thus start the separate commitments and assignments.

2018 is restated for Prior Period Adjustment.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

**Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years ended June 30 (unaudited)**

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Revenues										
Taxes	\$ 3,701,406	\$ 3,478,074	\$ 3,323,633	\$ 3,174,544	\$ 2,960,847	\$ 2,984,992	\$ 2,747,287	\$ 2,571,243	\$ 2,512,806	\$ 2,431,619
Charges for Services	17,062,123	17,105,010	19,241,331	15,993,401	17,886,620	16,598,740	11,458,401	11,560,555	11,783,415	10,925,809
Facility Fees	6,537,641	6,740,884	6,797,896	6,737,396	6,754,489	6,760,224	6,796,765	6,805,280	6,737,486	6,819,272
Central Services Charges	-	-	1,169,400	1,094,000	1,177,200	1,123,000	1,101,000	1,068,996	1,000,200	1,074,000
Operating and Capital Grants	105,505	1,654,399	17,000	17,000	17,000	19,880	17,000	106,238	97,123	77,700
Investment Earnings	73,595	587,208	563,325	161,551	81,366	115,690	99,634	78,855	65,199	54,112
Miscellaneous	128,060	193,552	114,779	111,495	198,729	516,763	116,224	111,315	72,307	75,468
Total Revenues	27,608,330	29,759,127	31,227,364	27,289,387	29,076,251	28,119,289	22,336,311	22,302,482	22,268,536	21,457,980
Expenditures										
General Government:										
General Fund - current	2,556,921	2,432,435	3,933,149	3,586,203	3,603,667	3,510,247	3,139,473	3,059,518	2,907,061	2,874,413
Capital Outlay	365,878	279,424	121,257	113,813	148,435	79,331	644,383	84,849	46,452	9,953
Recreation:										
Community Services - current	15,289,187	16,546,104	17,288,580	16,137,428	15,919,959	14,853,575	13,019,001	12,742,330	12,458,356	12,577,779
Community Services - Capital Projects	2,907,254	5,059,031	6,043,500	3,905,926	3,633,210	2,344,198	2,832,606	2,266,640	2,094,299	2,785,667
Community Services - Debt Service	383,172	384,354	381,401	1,285,340	1,284,257	1,283,074	1,761,635	1,758,931	2,239,198	2,271,093
Beach - current	1,700,422	1,758,394	1,906,516	1,619,746	1,587,259	1,493,554	1,368,428	1,226,285	1,026,756	1,028,133
Beach - Capital Projects	1,245,205	82,009	284,298	221,248	256,161	319,152	695,822	167,375	550,397	7,196
Beach - Debt Service	6,270	6,289	6,241	6,237	6,215	6,189	276,005	277,192	133,177	133,893
Total Expenditures	24,454,309	26,548,040	29,964,942	26,875,941	26,439,163	23,889,320	23,737,353	21,583,120	21,455,696	21,688,127
Other Financing Sources (Uses)										
Transfers In	537,835	-	474,356	800,000	-	-	-	-	-	-
Transfer (Out)	(537,835)	(45,000)	(120,000)	-	-	-	-	-	-	-
Sale of assets	53,750	44,639	40,159	88,415	141,216	37,016	3,910	67,213	(8,615)	51,531
Insurance Proceeds	-	243,548	50,300	-	-	-	-	-	-	-
Capital Grants	-	-	31,958	156,775	113,615	586,361	235,674	(407)	1,137,270	1,369,936
Washoe Co Tax Refund	-	-	-	-	-	-	-	-	(694,817)	(280,460)
Total Other Sources (Uses)	53,750	243,187	476,773	1,045,190	254,831	623,377	239,584	66,806	433,838	1,141,007
Net Changes in Fund Balance	\$ 3,207,771	\$ 3,454,274	\$ 1,739,195	\$ 1,458,636	\$ 2,891,919	\$ 4,853,346	\$ (1,161,458)	\$ 786,168	\$ 1,246,678	\$ 910,860

2018 is restated for Prior Period Adjustment.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

Assessed and Estimated Actual Value of Taxable Real Property Last Ten Fiscal Years (unaudited)

Fiscal Year Ended	Taxable Real Property Assessed Value	Direct Tax Rate	Estimated Actual Value	Ratio Of Total Assessed Value To Total Estimated Actual Value
2021	\$ 1,817,882,343	0.1311	\$ 5,193,949,551	35%
2020	1,717,224,973	0.1267	4,906,357,066	35%
2019	1,666,387,475	0.1224	4,761,107,071	35%
2018	1,623,315,601	0.1182	4,638,044,574	35%
2017	1,532,912,733	0.1183	4,379,750,666	35%
2016	1,484,624,556	0.1269	4,241,784,446	35%
2015	1,456,574,018	0.1157	4,161,640,051	35%
2014	1,392,531,036	0.1105	3,978,660,103	35%
2013	1,374,297,099	0.1153	3,926,563,140	35%
2012	1,368,961,464	0.1129	3,911,318,469	35%

SOURCE: State of Nevada Department of Taxation

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

**Direct and Overlapping Tax Districts
Last Ten Fiscal Years Ended June 30 (unaudited)**

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Incline Village GID-Direct	\$ 0.1311	\$ 0.1267	\$ 0.1224	\$ 0.1182	\$ 0.1183	\$ 0.1269	\$ 0.1157	\$ 0.1105	\$ 0.1153	\$ 0.1129
Overlapping-										
Washoe County	1.3917	1.3917	1.3917	1.3917	1.3917	1.3917	1.3917	1.3917	1.3917	1.3917
Washoe County School District	1.1385	1.1385	1.1385	1.1385	1.1385	1.1385	1.1385	1.1385	1.1385	1.1385
North Lake Tahoe Fire District	0.6480	0.6291	0.6291	0.6291	0.6291	0.6291	0.6291	0.6291	0.6414	0.5525
State of Nevada	0.1700	0.1700	0.1700	0.1700	0.1700	0.1700	0.1700	0.1700	0.1700	0.1700
Total Rate Per \$100 assessed valuation	\$ 3.4793	\$ 3.4560	\$ 3.4517	\$ 3.4475	\$ 3.4476	\$ 3.4562	\$ 3.4450	\$ 3.4398	\$ 3.4569	\$ 3.3656

SOURCE: Nevada Dept. of Taxation - Total Property Tax Rates by Taxing Unit

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

Principal Property Taxpayers

Current Fiscal Year and Nine Years Ago (unaudited)

Taxpayer	Type of Entity	Number of Parcels	2021 Assessed Value	% of Total Assessed Value	2012 Assessed Value	% of Total Assessed Value	Rank
Top Ten (Current Year):							
Hyatt Equities LLC	Hotel/Casino	2	\$ 28,807,974	1.58%	\$ 22,933,889	1.68%	1
Cascade Beach LLC	Residential Property	2	13,980,680	0.77%			
Tahoe Estates LLC	Residential Property	2	13,438,173	0.74%	7,992,695	0.58%	4
1145 Lakeshore Boulevard	Residential Property	1	11,290,556	0.62%			
Ponderosa Ranch LLC	Residential Property	22	10,665,178	0.59%	10,786,263	0.79%	3
Nevada Pacific Development Corp	Residential Property	43	10,032,118	0.55%	15,398,547	1.12%	2
Lakeshore Trust	Residential Property	1	9,379,722	0.52%	7,770,870	0.57%	6
SF Pacific LLC	Residential Property	1	9,045,360	0.50%	5,511,274	0.40%	8
KWS Nevada Residential LLC	Residential Property	3	7,165,565	0.39%	5,585,365	0.41%	7
HTS Ground Lake Tahoe INC	Residential Property	60	6,953,033	0.38%			
In Prior Top Ten:							
Duffield Trust, David A	Residential Property	11			7,935,927	0.58%	5
Ten-Four-One Realty Trust	Residential Property	1			5,498,705	0.40%	9
Erdman, Christian P	Residential Property	1			5,203,126	0.38%	10
			<u>\$ 120,758,359</u>	<u>6.64%</u>	<u>\$ 94,616,661</u>	<u>6.91%</u>	
Total IVGID Community			<u>\$ 1,817,882,343</u>	<u>100.00%</u>	<u>\$ 1,368,961,464</u>	<u>100.00%</u>	

SOURCE: Washoe County Assessors Office

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

**Tax Levies, Collections and Delinquencies - Washoe County as a Whole (In Thousands)
Last Ten Fiscal Years (unaudited)**

Fiscal Year Ending June 30,	Net Levy Roll	Current Tax Collected	Percent of Levy Collected	Delinquent Tax Collected	Total Cumulative Taxes Collected	Total Taxes Collected as a % of Net Levy Roll
2021	\$ 572,652	\$ 570,187	99.57%	\$ 3,057	\$ 567,124	99.03%
2020	535,123	532,811	99.57%	2,312	535,123	100.00%
2019	500,623	498,311	99.55%	1,817	500,128	99.90%
2018	473,365	471,229	99.55%	1,745	472,974	99.92%
2017	452,327	449,930	99.47%	2,295	452,225	99.98%
2016	440,185	438,074	99.52%	2,093	440,167	100.00%
2015	424,115	421,125	99.30%	2,983	424,108	100.00%
2014	411,260	407,469	99.08%	3,787	411,256	100.00%
2013	411,058	405,977	98.76%	5,075	411,052	100.00%
2012	422,799	416,849	98.59%	5,947	422,796	100.00%

SOURCE: Washoe County Comptroller's Office

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

Ratios of Outstanding Debt by Type Last Ten Fiscal Years (unaudited)

Fiscal Year Ended	Governmental-Type Activities:			Business-Type Activities:			Gross Bonded Debt	Percentage Payable by	Percentage Payable by	Population	Debt Per Capita
	G. O. & Revenue Pledged	General Obligation Only	Total	Revenue Pledged	General Obligation	Total		Property Taxes	Pledged Revenues		
2021	\$ 769,000	\$ -	\$ 769,000	\$ 721,499	\$ 2,824,734	\$ 3,546,233	\$ 4,315,233	0%	100%	9462	\$ 456
2020	1,137,000	-	1,137,000	936,301	3,148,637	4,084,938	5,221,938	0%	100%	9087	\$ 575
2019	1,498,000	-	1,498,000	1,144,565	3,464,361	4,608,926	6,106,926	0%	100%	9087	672
2018	1,848,000	-	1,848,000	1,346,488	3,772,116	5,118,604	6,966,604	0%	100%	9087	767
2017	2,190,000	845,000	3,035,000	1,542,263	4,072,102	5,614,365	8,649,365	0%	100%	9087	952
2016	2,523,000	1,635,000	4,158,000	1,732,078	4,364,517	6,096,595	10,254,595	0%	100%	9087	1,128
2015	2,847,000	2,395,000	5,242,000	1,916,115	4,649,552	6,565,667	11,807,667	0%	100%	9087	1,299
2014	3,901,000	3,125,000	7,026,000	2,094,548	4,927,395	7,021,943	14,047,943	0%	100%	9087	1,546
2013	4,925,000	3,825,000	8,750,000	2,267,548	5,198,228	7,465,776	16,215,776	0%	100%	9087	1,785
2012	5,495,000	5,195,000	10,690,000	2,435,281	3,495,379	5,930,660	16,620,660	0%	100%	9087	1,829

SOURCE: Incline Village General Improvement District Annual Indebtedness/Debt Management Reports/Restated for change in classification of the Community Services and Beach activities from Business-type to Governmental Type as of July 1, 2015.

Note: All outstanding bonds carry a revenue pledge, some also carry a secondary General Obligation pledge.
However, no tax levy is made to fund debt service because net revenues are sufficient to meet these obligations.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

OUTSTANDING OVERLAPPING GENERAL OBLIGATION INDEBTEDNESS

Last ten fiscal years (unaudited)

	General Obligation Indebtedness	Presently Self-Supported General Obligation Indebtedness	Percent Applicable * Incline Village	As of June 30, 2021 Applicable Net Debt
Washoe County	\$ 120,784,000	\$ 33,580,000	9.397%	\$ 8,194,128
Washoe County School District	1,128,974,000	-	9.397%	106,084,102
State of Nevada	1,210,570,000	323,512,000	1.301%	11,538,406
Total	2,460,328,000	357,092,000		125,816,636
Incline Village GID	4,315,233	4,315,233		-
Total	\$ 2,464,643,233	\$ 361,407,233		\$ 125,816,636
Applicable Net Debt June 30:				
2021				\$ 125,816,636
2020				123,510,730
2019				95,146,841
2018				99,064,878
2017				77,387,251
2016				73,677,678
2015				79,052,199
2014				92,762,454
2013				96,542,090
2012				94,180,056

*Percentage Applicable based on Assessed Valuation as reported by the Nevada Department of Taxation

SOURCE: Washoe County Comptrollers Office and Nevada Department of Taxation

Note: Overlapping governments are those that coincide, at least in part, with geographic boundaries of the District. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the property taxpayers of the Incline Village General Improvement District. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the property taxpayers should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

Utility Fund Net Pledged Revenues Last Ten Fiscal Years (unaudited)

Fiscal Year	Utility Service Charges	Less: Operating Expenses	Other Revenues (Expenses)	Net Available Revenue	Debt Service	Debt Service Coverage
2021	\$ 12,870,917	\$ 7,934,928	\$ (119,698)	\$ 4,816,291	\$ 643,132	7.49
2020	12,564,466	8,016,675	275,893	4,823,684	643,135	7.50
2019	12,785,742	7,274,328	297,550	5,808,964	643,134	9.03
2018	11,925,557	7,139,740	127,300	4,913,117	643,135	7.64
2017	11,813,170	6,783,853	78,554	5,107,871	643,133	7.94
2016	11,158,119	6,804,140	149,326	4,503,305	636,808	7.07
2015	10,851,123	6,549,802	20,591	4,321,912	636,781	6.79
2014	10,434,118	6,270,919	56,295	4,219,494	636,956	6.62
2013	9,767,475	5,867,114	73,522	3,973,883	965,108	4.12
2012	9,127,955	5,839,109	86,391	3,375,237	1,010,929	3.34

Notes- Details regarding the District's outstanding debt can be found in the notes to the financial statements. Expenses do not include interest, depreciation or amortization.

Debt service represents all outstanding debt of the Utility departments.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

Community Services and Beach Fund Net Pledged Revenues Last Ten Fiscal Years (unaudited)

Fiscal Year	Operating Revenues	Less: Operating Expenses	Other Revenues (Expenses)	Net Available Revenue	Debt Service	Debt Service Coverage
2021	\$ 19,618,840	\$ 16,989,636	\$ (537,835)	\$ 2,091,369	\$ 391,050	5.35
2020	24,245,304	18,304,498	288,187	6,228,993	390,643	15.95
2019	26,024,657	19,195,096	112,777	6,942,338	387,642	17.91
2018	22,730,797	17,757,174	71,591	5,045,214	1,291,577	3.91
2017	24,617,436	17,507,218	29,686	7,139,904	1,290,472	5.53
2016	20,666,327	16,347,129	69,701	4,388,899	1,289,263	3.40
2015	18,272,166	14,392,676	173,933	4,053,423	2,028,342	2.00
2014	18,472,073	14,002,615	196,763	4,666,221	2,025,584	2.30
2013	18,618,024	13,485,112	90,791	5,223,703	2,353,561	2.22
2012	17,771,350	13,605,912	153,785	4,319,223	2,385,541	1.81

Debt service represents all outstanding debt of the Community Service and Beach Funds, because proceeds from some issues were used by both funds.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

**Ratio of Annual Debt Service Expenditures
To Governmental and Business Type Expenditures/Expenses
For the last 10 Years (unaudited)**

Year	Governmental Type Debt Service Expenditures	Business Type Debt Service Expenditures	Total District Debt Service Expenditures	Total Governmental Type Expenditures	Total Business Type Expenses	Ratio Debt Service to Governmental Type Expenditures	Ratio Debt Service to Business Type Expenses
2021	\$ 391,050	\$ 643,132	1,034,182	\$ 24,054,816	\$ 11,387,762	1.63%	5.65%
2020	390,643	643,135	1,033,778	25,706,138	11,495,874	1.52%	5.59%
2019	387,642	643,134	1,030,776	28,795,542	10,554,488	1.35%	6.09%
2018	1,291,577	643,135	1,934,712	25,781,941	10,113,371	5.01%	6.36%
2017	1,290,472	643,135	1,933,607	25,261,963	9,729,775	5.11%	6.61%
2016	1,289,263	636,808	1,926,071	24,654,345	9,901,095	5.23%	6.43%
2015	2,028,342	636,781	2,665,123	23,737,353	9,442,666	8.54%	6.74%
2014	2,025,584	636,956	2,662,540	21,583,120	9,029,675	9.39%	7.05%
2013	2,353,561	965,108	3,318,669	21,455,696	8,480,954	10.97%	11.38%
2012	2,385,541	1,010,929	3,396,470	21,688,127	8,404,350	11.00%	12.03%

SOURCE: Incline Village General Improvement District Comprehensive Annual Financial Reports

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

Statutory Debt Limitation Last Ten Fiscal Years (unaudited)

Fiscal Year Ending June 30,	Assessed Valuation	Debt Limit	Outstanding and Proposed General Obligation Debt	Additional Statutory Debt Capacity
2021	\$ 1,817,882,343	\$ 908,941,172	\$ 4,315,233	904,625,939
2020	1,717,224,973	858,612,000	5,221,938	853,390,062
2019	1,666,387,475	833,193,738	6,106,926	827,086,812
2018	1,623,315,601	811,657,801	6,966,604	804,691,197
2017	1,532,912,733	766,456,367	8,649,365	757,807,002
2016	1,484,624,556	742,312,278	10,254,595	732,057,683
2015	1,456,574,018	728,287,009	11,807,667	716,479,342
2014	1,392,531,036	696,265,518	14,047,943	682,217,575
2013	1,374,297,099	687,148,550	16,215,766	670,932,784
2012	1,368,961,464	684,480,732	16,620,660	667,860,072

SOURCE: State of Nevada Department of Taxation

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

Demographic Statistics

<u>Year</u>	<u>Population</u>	<u>Median Age</u>	<u>County Personal Income</u>	<u>Housing Units</u>	<u>Occupied Housing Units</u>	<u>Housing Seasonal Use</u>	<u>Reno-Sparks Unemployment Rate ²</u>
2021	9462						4.9%
2020	9087						8.7%
2019	9087						4.0%
2018	9087						3.5%
2017	9087						4.0%
2016	9087						5.9%
2015	9087						6.4%
2014	9087						7.3%
2013	9087						9.8%
2012	9087						12.0%

1 Based on actual Census Data

2 Best available unemployment data, a rate is not determined for our immediate area.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

Principal Employers - Incline Village and Crystal Bay
 Current Fiscal Year and Nine Years Ago (unaudited)

Employer	2021	2012
HYATT LAKE TAHOE RESORT	1	1
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT	2	2
GRAND LODGE CASINO AT HYATT (and predecessors)	3	5
TAHOE BILTMORE	4	8
SIERRA NEVADA COLLEGE	5	3
RALEY'S	6	7
NORTH LAKE TAHOE FIRE PROTECTION DISTRICT	7	9
TAHOE FOREST HOSPITAL HEALTH	8	10
WASHOE COUNTY SCHOOL DISTRICT	9	
ASSOCIATED SIERRA NORTH	10	
CRYSTAL BAY CLUB CASINO		4
ACE TOTAL SERVICES INC (Excel)		8

SOURCE: Nevada Department of Employment, Training and Rehabilitation (DETR)
 DETR indicates the methodology for determining rankings has changed year on year.
 Data for all years is not available.
 Data for percentage to total employment is not available.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

**Position and Full Time Equivalent Personnel Summary
Community Services and All Other Activities
For the last Ten Years (unaudited)**

<u>Budget year ending June 30</u>		<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
Golf	Seasonal/Part Time Positions	114.0	123.0	122.8	113.8	117.9	105.2	107.2	97.5	103.5	72.3
	Season/Part Time FTE	40.8	40.6	41.2	38.4	38.4	35.0	37.0	35.3	36.8	27.4
	Full Time FTE	8.0	7.0	11.4	11.6	11.0	7.9	7.2	6.7	6.8	6.99
	Total FTE	48.8	47.6	52.6	50.0	49.4	42.9	44.2	42.0	43.6	34.39
Facilities	Seasonal/Part Time Positions	0.0	0.3	0.3	0.3	0.3	1.7	1.7	16.5	2.0	1.8
	Season/Part Time FTE	0.0	0.5	0.2	0.1	0.1	1.2	1.2	3.6	1.0	1.0
	Full Time FTE	1.4	2.0	1.2	1.3	1.2	1.1	1.1	3.4	2.0	1.1
	Total FTE	1.4	2.5	1.4	1.4	1.3	2.3	2.3	7.0	3.0	2.1
Ski	Seasonal/Part Time Positions	282.0	282.0	285.7	281.5	273.5	254.0	254.0	247.0	193.0	216.0
	Season/Part Time FTE	62.5	73.4	57.7	54.4	50.6	46.7	46.0	49.6	33.6	41.8
	Full Time FTE	11.9	13.0	16.7	16.4	15.2	14.5	14.4	11.7	9.8	12.8
	Total FTE	74.5	86.4	74.4	70.8	65.8	61.2	60.4	61.3	43.4	54.6
Parks & Recreation	Seasonal/Part Time Positions	91.2	91.5	91.5	91.5	91.0	102.3	103.4	94.3	101.8	100.9
	Season/Part Time FTE	20.8	21.5	23.9	24.9	24.8	25.0	25.5	25.9	27.7	28.4
	Full Time FTE	9.6	13.1	11.0	10.1	10.1	10.1	9.8	9.0	11.8	11.8
	Total FTE	30.5	34.6	34.9	36.0	35.9	35.1	35.3	34.9	39.5	40.4
Marketing	Seasonal/Part Time Positions	0.0	1.0	1.0	2.0	2.0	2.0	2.0	0.0	2.0	2.0
	Season/Part Time FTE	0.0	0.3	0.1	0.3	0.3	0.3	0.3	0.0	0.7	0.7
	Full Time FTE	2.8	3.0	3.1	2.8	2.8	2.9	2.9	3.0	2.0	3.0
	Total FTE	2.8	3.3	3.2	3.1	3.1	3.2	3.2	3.0	2.7	3.7
Food & Beverage	Seasonal/Part Time Positions									57.0	59.0
	Season/Part Time FTE									14.4	14.3
	Full Time FTE									4.0	5.0
	Total FTE									18.4	19.3
Other Recreation	Seasonal/Part Time Positions	4.8	4.8	4.8	4.8	4.8	4.8	2.8	0.8	3.1	3.2
	Season/Part Time FTE	1.4	1.1	1.8	1.8	1.8	1.8	1.4	0.1	1.1	1.6
	Full Time FTE	1.9	1.4	1.4	1.4	0.9	1.0	1.6	1.6	1.8	2.4
	Total FTE	3.3	2.5	3.2	3.2	2.7	2.8	3.0	1.7	2.9	4.0
Total Community Service	Seasonal/Part Time Positions	492.0	502.6	514.3	502.0	497.5	467.9	469.0	456.1	462.4	456.1
	Season/Part Time FTE	125.5	137.4	126.2	121.6	117.7	109.6	111.1	114.5	115.3	116.4
	Full Time FTE	35.7	39.5	41.7	40.9	38.5	34.7	34.1	35.4	38.2	41.7
	Total FTE	161.2	176.9	167.9	162.5	156.2	144.3	145.2	149.9	153.5	158.1
Beach	Seasonal/Part Time Positions	93.0	93.0	109.5	97.4	99.0	96.9	94.0	89.0	88.1	90.6
	Season/Part Time FTE	16.5	20.7	21.2	18.7	18.4	18.0	17.3	14.3	13.2	12.4
	Full Time FTE	4.6	1.5	4.6	3.9	3.9	4.0	3.0	2.8	2.1	2.5
	Total FTE	21.1	22.2	25.8	22.6	22.3	22.0	20.3	17.1	15.3	14.9
Administration	Seasonal/Part Time Positions	2.0	4.0	4.0	4.0	0.0	1.0	1.0	2.0	2.0	3
	Season/Part Time FTE	0.6	0.8	1.1	1.5	0.0	0.5	0.4	0.4	0.3	0.9
	Full Time FTE	22.3	23.0	22.2	21.8	22.8	22.7	20.7	22.6	20.7	20.2
	Total FTE	22.9	23.8	23.3	23.3	22.8	23.2	21.1	23.0	21.0	21.1
Engineering	Seasonal/Part Time Positions	0.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	Season/Part Time FTE	0.0	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
	Full Time FTE	4.9	4.8	4.8	3.8	3.8	3.8	2.8	2.8	2.8	2.8
	Total FTE	4.9	5.1	5.1	4.1	4.1	4.1	3.1	3.1	3.1	3.1
Fleet	Seasonal/Part Time Positions	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Season/Part Time FTE	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Full Time FTE	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0	6.0
	Total FTE	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0	6.0	6.0
Buildings	Seasonal/Part Time Positions	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	Season/Part Time FTE	0.9	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
	Full Time FTE	5.0	6.0	6.0	5.0	5.0	5.0	5.0	4.0	4.0	4.0
	Total FTE	5.9	6.5	6.5	5.5	5.5	5.5	5.5	4.5	4.5	4.5
Utilities	Seasonal/Part Time Positions	4.0	4.0	4.0	5.0	5.0	5.0	3.0	3.0	2.0	2.0
	Season/Part Time FTE	1.3	3.1	2.4	3.4	3.4	3.3	1.2	1.0	0.7	0.7
	Full Time FTE	34.1	31.1	32.2	31.2	31.2	31.2	31.2	31.2	30.2	31.2
	Total FTE	35.4	34.2	34.6	34.6	34.6	34.5	32.4	32.2	30.9	31.9
District Wide	Seasonal/Part Time Positions	593.0	605.6	633.8	610.4	603.5	572.8	569.0	552.1	556.5	553.7
	Season/Part Time FTE	144.8	162.8	151.7	146.0	140.3	132.2	130.8	131.0	130.3	131.2
	Full Time FTE	113.6	112.9	118.6	113.6	112.2	108.4	102.8	104.8	104.0	108.4
	Total FTE	258.4	275.7	270.3	259.6	252.5	240.6	233.6	235.8	234.3	239.6

After 2013 Included in Ski & Golf

Source: Incline Village General Improvement District Operating Budget for Authorized Positions.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

User Statistics, Last Ten Fiscal Years

Total number of users (unaudited)

Program	Unit Measured	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Water	Locations	4,275	4,272	4,269	4,270	4,251	4,243	4,234	4,229	4,223	4,217
Sewer	Locations	4,185	4,182	4,180	4,178	4,160	4,152	4,144	4,139	4,124	4,121
Refuse	Locations	4,410	4,384	4,345	4,345	4,338	4,177	4,162	4,138	4,151	4,149
Championship Course	Rounds played	20,796	23,446	21,650	23,139	21,353	22,881	23,142	23,784	23,744	22,860
Mountain Course	Rounds played	13,658	15,912	16,062	17,111	15,209	15,687	14,983	14,570	13,129	13,556
Beach	Individual visits	212,458	191,073	192,321	189,291	186,146	171,772	172,628	173,963	165,089	165,387
Tennis	Individual visits	9,167	11,837	13,082	13,630	14,683	14,823	14,129	13,337	13,009	14,398
Skier	Individual visits	126,621	99,424	130,922	120,847	160,613	167,064	84,568	93,935	103,397	98,818
Recreation Center	Individual visits	133,554	94,499	129,831	123,561	121,598	115,662	126,799	130,887	125,294	124,356

SOURCE: Incline Village General Improvement District

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

Budgeted Facility Fees per parcel, Last Ten Fiscal Years (unaudited)

Program	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Ski	\$ (200)	\$ (41)	\$ 29	\$ (83)	\$ (36)	\$ 13	\$ (27)	\$ (20)	\$ (88)	\$ (35)
Tennis	14	24	20	20	18	16	9	21	6	18
Parks	89	124	118	117	117	97	108	86	102	200
Recreation Center	342	285	262	268	269	197	241	204	241	112
Championship Golf	4	119	98	97	83	126	81	75	87	47
Mountain Golf	27	84	63	62	54	69	31	29	40	20
Beaches	500	125	125	125	100	100	100	100	100	115
Youth	26	25	25	26	26	24	21	20	15	25
Seniors	23	21	21	20	20	19	12	19	16	20
Adult Programs	-	-	-	-	-	-	1	1	2	2
Catering	-	-	-	-	-	-	-	(13)	(8)	26
Facilities	5	64	57	56	57	47	46	52	35	33
Reserves for Recreation	-	-	-	-	-	-	-	49	75	40
Golf/Tennis/Ski Bonds	-	-	-	-	-	-	85	85	85	85
Ski Lodge Bond	-	-	-	110	110	110	110	110	110	110
Defensible Space	-	-	12	12	12	12	12	12	12	12
Coverage sales	-	-	-	-	-	-	-	-	-	-
Other/Unclassified	-	-	-	-	-	-	-	-	-	-
Total	\$ 830	\$ 830	\$ 830	\$ 830	\$ 830	\$ 830	\$ 830	\$ 830	\$ 830	\$ 830
Total Collected (in 1,000's)	\$ 6,569	\$ 6,741	\$ 6,758	\$ 6,746	\$ 6,747	\$ 6,746	\$ 6,746	\$ 6,742	\$ 6,737	\$ 6,819

Bracketed amounts represent a venue that does not collect, but rather puts back an amount per parcel into the total for other venues to use the proceeds for operations.

The Facility Fee can be a resource for operating expenses, debt service or capital purchases. It is set annually by the Board of Trustees.

SOURCE: Incline Village General Improvement District

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

Water and Sewer Single Family Base Rates Last Ten Fiscal Years (unaudited)

Fiscal Year 6/30	Water Monthly Base Rate	Consumption Rate Per 1,000 gallons	Sewer Monthly Base Rate	Consumption Rate Per 1,000 gallons
2021	\$ 32.09	\$ 1.55	\$ 54.96	\$ 3.20
2020	33.45	1.00	59.00	3.35
2019	32.09	0.93	54.96	3.20
2018	30.84	0.93	52.76	3.10
2017	29.82	0.95	51.45	3.00
2016	28.86	0.97	49.83	2.90
2015	28.10	1.35	47.95	2.79
2014	27.03	1.32	41.85	2.68
2013	27.62	1.28	39.31	2.60
2012	27.62	1.28	39.31	2.60

The District charges are based on pay for what you use.
 Rate changes are considered for implementation May each year.
 In 2013 the changes were not effective until July 19, 2013.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

Water Sold by Customer Type
Last Ten Fiscal Years (unaudited)
(in millions of gallons)

Fiscal Year	Residential	Commercial	Total
2021	711	291	1,002
2020	627	259	886
2019	606	259	865
2018	633	282	915
2017	604	256	860
2016	594	255	849
2015	634	258	892
2014	673	292	965
2013	701	300	1,001
2012	626	312	938

Source: IVGID Utilities Billing Department

INCLINE VILLAGE
GENERAL IMPROVEMENT DISTRICT

COMPLIANCE SECTION

Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

Board of Trustees
Incline Village General Improvement District
Incline Village, Nevada

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Incline Village General Improvement District ("IVGID" or "The District"), as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise Incline Village General Improvement District's basic financial statements, and have issued our report thereon dated December 3, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Incline Village General Improvement District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Incline Village General Improvement District's internal control. Accordingly, we do not express an opinion on the effectiveness of Incline Village General Improvement District's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified certain deficiencies in internal control that we consider to be material weaknesses and other deficiencies that we consider to be significant deficiencies.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. We consider the following deficiencies in internal control to be material weaknesses:

2021-001 Material Adjusting Journal Entries

An important element of control over financial reporting is for management to identify adjustments necessary for financial statements to be fairly stated. Whenever possible, adjustments should be reflected in the accounting records prior to the start of the audit.

When this is not possible, management should identify and communicate to the auditors the potential areas of adjustment that may need to be addressed during the audit process. Auditing standards require the reporting of material adjustments identified through the audit process as weaknesses in an entity's internal control structure.

The following material adjustments detected as a result of the audit procedures:

- a) An entry to write off certain capital assets that either represented repairs and maintenance, master plans, and studies or were below the District's capitalization threshold. The effect of this entry resulted in a reduction of capital assets and associated accumulated depreciation for a net prior period adjustment of \$167,751.
- b) An entry to correct negative cash balances by recording transfers in and out between various funds totaling \$537,835.

Additionally, the underlying accounting records do not support the financial statements without significant adjustments to remove full accrual accounting transactions for the presentation of governmental fund types. We understand the District intends to modify the financial statement reporting in the future to conform to full accrual accounting.

Recommendation

We recommend that IVGID enhance its year-end closing procedures to include areas that resulted in audit adjustments.

Management's Response Regarding Corrective Action Taken or Planned

- a) Management is in the process of updating the Capitalization Policy for the District. This policy will include regular reviews of assets to ensure currently capital policies are being followed. The assets written off per auditor's recommendation were capitalized under previous capital policies and were not reviewed by staff in regards to the current capitalization policy.
- b) Management agrees to update the year-end closing procedure to include a review of the financial reports to identify and process any possible audit adjustments.

2021-002 Capital Assets

During our review of internal controls surrounding Capital Assets, as well as testing performed over the account balances of Capital Assets, we noted a number of deficiencies that resulted in the material adjustments. The underlying deficiencies are described below:

- a) All capital asset additions are run through the *Construction in Progress* accounts in the District's accounting system, regardless of whether or not the transactions represent construction activity. Capital assets acquired instead of constructed should be recorded as a capital asset at the time of the acquisition.
- b) As part of our tests over capital asset balances we reviewed a historical detailed listing of all capital assets held at year end. In reviewing this listing, we noted capital assets that did not meet minimum dollar thresholds for capitalization per the District's capitalization policy resulting in an audit adjustment.
- c) As part of our tests over capital asset balances we reviewed a historical detailed listing of all capital assets held at year end. In reviewing this listing, we noted capital assets recorded that represented repairs, maintenance, master plans or feasibility studies and should not have been capitalized per IVGID's capitalization policy resulting in an audit adjustment.

Given the combination of deficiencies noted as well as the resulting material adjusting entries recorded, we have considered this to be a material weakness in internal control over financial reporting.

Recommendation

We recommend that IVGID develop and implement procedures to ensure that *Construction in Progress* accounts are used only to record activity associated with construction projects. Best practice is to record capital asset activity in capital outlay expenditure accounts in the governmental fund financial statements and then to perform regular reviews of this activity for reclassification as either Capital Assets or repairs and maintenance expenditures. This process would reduce the risk of overstating the *Construction in Progress* accounts and capitalizing assets that do not meet the thresholds and definitions of capital assets per IVGID's capitalization policy.

Management's Response Regarding Corrective Action Taken or Planned

- a) Although our current financial systems setup requires all capital assets to run through the Construction-In-Process accounts, we have processes in place to ensure only projects in process remain in the account. As of July 1, 2022 the District is transitioning to a new financial software which will allow full GL account usage in projects, at which point projects will no longer be processed through the Construction-In-Process account.
- b) These assets below current threshold were capitalized under prior capital policies. It is not the current practice of the District to re-evaluate all assets each time the Capitalization Policy is updated.
- c) Management concurs that these items should be written off.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the following deficiencies in internal control to be significant deficiencies:

2021-003 Vendor Contracts

During our audit, we obtained a listing of payments by vendor, made during the fiscal year under audit and judgmentally selected 7 vendor contracts to test for compliance with IVGID procurement policies. We noted two instances in which there was no documentation available to support the required competitive bidding process. We have summarized these exceptions below:

- a) *Jacobs Engineering Group, Inc. (aka CH2M)* – This vendor was contracted to perform various professional services under 4 task orders totaling \$228,000. Services included on-call technical support, engineering design and bid document preparation for aeration improvements at the Water Resources Reclamation Facility, Network Security Upgrades, and construction contract monitoring services. Expenditures incurred during the period under audit were \$132,440. No support was provided to document that competitive bids were advertised, received or evaluated by management as required by IVGID's purchasing policy for public works contracts in excess of \$100,000.
- b) *HDR Engineering, Inc.* – This vendor was contracted in January 2019, via an *Additional Services Addendum (ASA) to Short Form Agreement dated July 29, 1991* to perform project management and condition assessment data analysis on the Effluent Export Pipeline. The value of the ASA was not to exceed \$42,181, of which \$3,797 was expended during the period under audit. No support was available to document that IVGID solicited

bids from at least three properly licensed contractors, as required by IVGID's purchasing policy over public works contracts between \$25,000 and \$100,000.

Recommendation

The issues noted above are due to certain ambiguities in the purchasing policy surrounding the applicability of bidding requirements for service contracts that are associated with Public Works projects. We recommend that the District update its Purchasing Policy to clarify these ambiguities and that procedures are developed and implemented to ensure future adherence to the Purchasing Policy.

Management's Response Regarding Corrective Action Taken or Planned

Management believes current District policy and NRS 332.115 clearly state the Professional Services, such as engineering services, or data assessment analysis, do not require competitive bidding. However, the District is in the process of updating District Policies related to Capital Project planning and administration, and will incorporate clarifying language, per Board direction.

During our audit, we also became aware of the following deficiencies in internal control other than significant deficiencies or material weaknesses, and other matters that are opportunities for strengthening internal controls and operating efficiency:

2021-004 Update Bank Signature Cards

During our review of internal controls over cash disbursements, we noted that checks are printed with two signatures in accordance with the District's policies. The bank also has signature cards that, at times, contain authorized signatures of individuals that are no longer employed or associated with the District.

Recommendation

We recommend that management review and update the authorized signatories at District's banking institutions to remove employees and Board members no longer affiliated with the District at least annually, as well as anytime a signatory leaves the organization.

Management's Response Regarding Corrective Action Taken or Planned

Management concurs that bank records should be reviewed regularly to ensure proper authorization for all banking transactions. Management has reviewed all banking accounts and can assure that no unauthorized personnel are on any of the bank signature cards.

2021-005 Temporary Meter Deposits

During our review of internal controls surrounding utility billing procedures, we noted that temporary meter deposits received from utility customers are held, and not deposited, until the temporary meter is done being used. While these deposits are tracked using an excel spreadsheet, they should be deposited into the bank like all other cash receipts.

Recommendation

We recommend that temporary meter deposits received from customers be deposited into the District's bank account upon receipt and that the cash be offset by deposits payable in the financial accounting system until the funds are returned through the normal cash disbursements process.

Management's Response Regarding Corrective Action Taken or Planned

Management will review the recommendation provided by the auditors. Prior analysis of temporary meter deposit checks suggested that it was not cost effective to process the deposits, monthly statements and issuing refund checks for temporary meters since there was minimal risk associated with not receiving payment at the end of the rental period. The majority of the temporary meters are rented for the summer during the construction season. In addition, the District has never had a contractor not follow through with payment of the fees, even with equipment damage charges, when the meter was returned.

2021-006 Review of User Accounts

During our review of Information Systems internal controls, we noted that the District does not regularly perform a review of user accounts to sensitive systems, including access to the network (Active Directory & VPN) and financial software. The District did indicate there are informal reviews performed periodically, but it is inconsistent and does not include all sensitive systems.

Recommendation

We recommend that the District perform a periodic review of user access to sensitive systems, including active directory, financial system, and remote access. The review should be completed at a period (e.g., quarterly, semi-annually, annually) based on the risk of the system/data risk.

Management's Response Regarding Corrective Action Taken or Planned

District staff has implemented processes to address the recommendation presented in this finding. Per the disclosure provided to the auditors, employee hire and termination processes have been in place and are enacted for Active Directory and Remote Access via VPN with 2FA enabled. These are being performed periodically across all systems. Staff will continue to address this finding through proper account control processes including formally documenting the periodic review of accounts across all District critical systems.

2021-007 Environmental Controls at the Administrative Facility Data Center

During our review of Information Systems internal controls, we noted that the District could improve environmental controls in the Administrative facility data center (i.e., the server room). Specifically, we noted there is no automated fire suppression system to detect or prevent damage.

Recommendation

We recommend that the District perform a risk assessment and feasibility analysis to determine what environmental control improvements can be implemented in the server room, including a fire suppression system.

Management's Response Regarding Corrective Action Taken or Planned

Management understands the concerns brought forth in this finding; however, the Server Room or Datacenter in question is in a building that does not have fire suppression. Management believes implementation of an isolated suppression system for the Server Room without addressing the entire building's fire suppression would be cost-prohibitive, and in most cases, ineffective at controlling the breakout of a fire in the building. Moreover, the risk identified in this audit recommendation is largely mitigated through redundant back-up of files stored on equipment in this data center.

Compliance and Other Matters

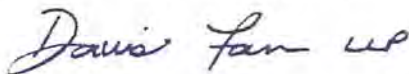
As part of obtaining reasonable assurance about whether Incline Village General Improvement District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

District's Response to Recommendations

The District's written response to the significant deficiencies and material weaknesses identified in our audit has not been subjected to the audit procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Irvine, California
December 3, 2021

December 3, 2021

Davis Farr
18201 Von Karman Avenue, Suite 1100
Irvine, CA 92612

This representation letter is provided in connection with your audit of the financial statements of Incline Village General Improvement District, which comprise the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information as of June 30, 2021, and the respective changes in financial position and, where applicable, cash flows for the period then ended, and the related notes to the financial statements, for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of December 3, 2021 the following representations made to you during your audit.

Financial Statements

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated April 29, 2021, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
- 2) The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) Significant assumptions we used in making accounting estimates, including those measured at fair value, are reasonable.



- 6) Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.
- 7) The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole for each opinion unit. There was a uncorrected adjustment detected during the audit within the net pension liability.
- 8) The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
- 9) Guarantees, whether written or oral, under which the District is contingently liable, if any, have been properly recorded or disclosed.
- 10) We have provided you with:
 - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters.
 - b) Additional information that you have requested from us for the purpose of the audit.
 - c) Unrestricted access to persons within the District from whom you determined it necessary to obtain audit evidence.
 - d) Minutes of the meetings of the Board of Trustees or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 11) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 12) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 13) We have no knowledge of any fraud or suspected fraud that affects the District and involves—
 - Management,
 - Employees who have significant roles in internal control, or
 - Others where the fraud could have a material effect on the financial statements.
- 14) We have no knowledge of any allegations of fraud or suspected fraud affecting the District's financial statements communicated by employees, former employees, regulators, or others.
- 15) We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.^{ee}
- 16) We have disclosed to you all known actual or possible litigation, claims, and

assessments whose effects should be considered when preparing the financial statements.

- 17) We have disclosed to you the identity of the District's related parties and all the related party relationships and transactions of which we are aware.

Government-specific

- 18) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 19) We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- 20) The District has no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or equity.
- 21) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.
- 22) We have identified and disclosed to you all instances that have occurred or are likely to have occurred, of fraud and noncompliance with provisions of laws and regulations that we believe have a material effect on the financial statements or other financial data significant to the audit objectives, and any other instances that warrant the attention of those charged with governance.
- 23) We have identified and disclosed to you all instances, which have occurred or are likely to have occurred, of noncompliance with provisions of contracts and grant agreements that we believe have a material effect on the determination of financial statement amounts or other financial data significant to the audit objectives.
- 24) We have identified and disclosed to you all instances that have occurred or are likely to have occurred, of abuse that could be quantitatively or qualitatively material to the financial statements or other financial data significant to the audit objectives.
- 25) There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
- 26) The District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 27) The District has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 28) The financial statements properly classify all funds and activities in accordance with

GASB Statement No. 34.

- 29) All funds that meet the quantitative criteria in GASB Statement Numbers 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 30) Components of net position (net investment in capital assets; restricted; and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
- 31) Investments, derivative instruments, and land and other real estate held by endowments are properly valued.
- 32) Provisions for uncollectible receivables have been properly identified and recorded.
- 33) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 34) Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- 35) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 36) Deposits and investment securities and derivative instruments are properly classified as to risk and are properly disclosed.
- 37) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated.
- 38) We have appropriately disclosed the District's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
- 39) We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
- 40) Tax abatement agreements have been properly disclosed in the notes to the financial statements.

Signature: _____

Title: General Manager

Signature: _____

Title: DIRECTOR OF FINANCE

Independent Auditor's Report

Board of Trustees
Incline General Improvement District
Incline Village, Nevada

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Incline Village General Improvement District, as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Incline Village General Improvement District, as of June 30, 2021, and the respective changes in financial position and, where applicable, cash flows and the statement of revenues for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

The financial statements for the year ended June 30, 2021 reflect certain prior period adjustments as described further in note 21 to the financial statements. Our opinion is not modified with respect to this matter.

Report on Summarized Comparative Information

The financial statements of Incline Village General Improvement District for the year ended June 30, 2020 were audited by other auditors whose report dated January 22, 2021 expressed an unmodified opinion on those financial statements. In our opinion, the summarized comparative information presented herein as of the year ended June 30, 2020 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the *management's discussion and analysis, schedule of employer required contributions to defined contribution multi-employer plans and budgetary comparison information* be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

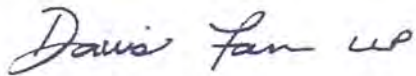
Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Incline Village General Improvement District's basic financial statements. The *introductory section* and the *statistical section* are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The *introductory section* and the *statistical section* have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 3, 2021 on our consideration of the Incline Village General Improvement District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Incline Village General Improvement District's internal control over financial reporting and compliance.



Irvine, California
December 3, 2021

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

Audit Communications

Year ended June 30, 2021

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

Audit Communications

Year ended June 30, 2021

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REQUIRED AUDIT COMMUNICATIONS

Board of Trustees
Incline Village General Improvement District
Incline Village, Nevada

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Incline Village General Improvement District (IVGID) for the year ended June 30, 2021. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated April 29, 2021. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Incline Village General Improvement District are described in Note 1 to the financial statements. The District implemented Governmental Accounting Standards Board (GASB) Statement No. 98 that establishes the term Annual Comprehensive Financial Report and its acronym ACFR to replace Comprehensive Annual Financial Report and its acronym. We noted no transactions entered into by Incline Village General Improvement District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Incline Village General Improvement District's financial statements were:

- Judgments involving the estimated useful lives and depreciation methodology used for capital assets, including certain infrastructure. We evaluated management's judgments for reasonableness.
- Judgments as to which District capital projects should be capitalized and depreciated in the government-wide financial statements and proprietary funds. We evaluated management's judgements for reasonableness.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. There were uncorrected adjustments detected during the to record net pension liability and increase accrued payroll. The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole for each opinion unit. The following material misstatements detected as a result of audit procedures were corrected by management:

- a) An entry to write off certain capital assets that either represented repairs and maintenance, master plans, and studies or were below the District's capitalization threshold. The effect of this entry resulted in a reduction of capital assets and associated accumulated depreciation for a net prior period adjustment of \$167,751.
- b) An entry to correct negative cash balances by recording transfers in and out between various funds totaling \$537,835.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 3, 2021.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to Incline Village General Improvement District's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as Incline Village General Improvement District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Restriction on Use

This information is intended solely for the information and use of the Board of Trustees and management of Incline Village General Improvement District and is not intended to be, and should not be, used by anyone other than these specified parties.

Davis Jan LP

Irvine, California
December 3, 2021

Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

Board of Trustees
Incline Village General Improvement District
Incline Village, Nevada

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Incline Village General Improvement District ("IVGID" or "The District"), as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise Incline Village General Improvement District's basic financial statements, and have issued our report thereon dated December 3, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Incline Village General Improvement District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Incline Village General Improvement District's internal control. Accordingly, we do not express an opinion on the effectiveness of Incline Village General Improvement District's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified certain deficiencies in internal control that we consider to be material weaknesses and other deficiencies that we consider to be significant deficiencies.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. We consider the following deficiencies in internal control to be material weaknesses:

2021-001 Material Adjusting Journal Entries

An important element of control over financial reporting is for management to identify adjustments necessary for financial statements to be fairly stated. Whenever possible, adjustments should be reflected in the accounting records prior to the start of the audit.

When this is not possible, management should identify and communicate to the auditors the potential areas of adjustment that may need to be addressed during the audit process. Auditing standards require the reporting of material adjustments identified through the audit process as weaknesses in an entity's internal control structure.

The following material adjustments detected as a result of the audit procedures:

- a) An entry to write off certain capital assets that either represented repairs and maintenance, master plans, and studies or were below the District's capitalization threshold. The effect of this entry resulted in a reduction of capital assets and associated accumulated depreciation for a net prior period adjustment of \$167,751.
- b) An entry to correct negative cash balances by recording transfers in and out between various funds totaling \$537,835.

Additionally, the underlying accounting records do not support the financial statements without significant adjustments to remove full accrual accounting transactions for the presentation of governmental fund types. We understand the District intends to modify the financial statement reporting in the future to conform to full accrual accounting.

Recommendation

We recommend that IVGID enhance its year-end closing procedures to include areas that resulted in audit adjustments.

Management's Response Regarding Corrective Action Taken or Planned

- a) Management is in the process of updating the Capitalization Policy for the District. This policy will include regular reviews of assets to ensure currently capital policies are being followed. The assets written off per auditor's recommendation were capitalized under previous capital policies and were not reviewed by staff in regards to the current capitalization policy.
- b) Management agrees to update the year-end closing procedure to include a review of the financial reports to identify and process any possible audit adjustments.

2021-002 Capital Assets

During our review of internal controls surrounding Capital Assets, as well as testing performed over the account balances of Capital Assets, we noted a number of deficiencies that resulted in the material adjustments. The underlying deficiencies are described below:

- a) All capital asset additions are run through the *Construction in Progress* accounts in the District's accounting system, regardless of whether or not the transactions represent construction activity. Capital assets acquired instead of constructed should be recorded as a capital asset at the time of the acquisition.
- b) As part of our tests over capital asset balances we reviewed a historical detailed listing of all capital assets held at year end. In reviewing this listing, we noted capital assets that did not meet minimum dollar thresholds for capitalization per the District's capitalization policy resulting in an audit adjustment.
- c) As part of our tests over capital asset balances we reviewed a historical detailed listing of all capital assets held at year end. In reviewing this listing, we noted capital assets recorded that represented repairs, maintenance, master plans or feasibility studies and should not have been capitalized per IVGID's capitalization policy resulting in an audit adjustment.

Given the combination of deficiencies noted as well as the resulting material adjusting entries recorded, we have considered this to be a material weakness in internal control over financial reporting.

Recommendation

We recommend that IVGID develop and implement procedures to ensure that *Construction in Progress* accounts are used only to record activity associated with construction projects. Best practice is to record capital asset activity in capital outlay expenditure accounts in the governmental fund financial statements and then to perform regular reviews of this activity for reclassification as either Capital Assets or repairs and maintenance expenditures. This process would reduce the risk of overstating the *Construction in Progress* accounts and capitalizing assets that do not meet the thresholds and definitions of capital assets per IVGID's capitalization policy.

Management's Response Regarding Corrective Action Taken or Planned

- a) Although our current financial systems setup requires all capital assets to run through the Construction-In-Process accounts, we have processes in place to ensure only projects in process remain in the account. As of July 1, 2022 the District is transitioning to a new financial software which will allow full GL account usage in projects, at which point projects will no longer be processed through the Construction-In-Process account.
- b) These assets below current threshold were capitalized under prior capital policies. It is not the current practice of the District to re-evaluate all assets each time the Capitalization Policy is updated.
- c) Management concurs that these items should be written off.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the following deficiencies in internal control to be significant deficiencies:

2021-003 Vendor Contracts

During our audit, we obtained a listing of payments by vendor, made during the fiscal year under audit and judgmentally selected 7 vendor contracts to test for compliance with IVGID procurement policies. We noted two instances in which there was no documentation available to support the required competitive bidding process. We have summarized these exceptions below:

- a) *Jacobs Engineering Group, Inc. (aka CH2M)* – This vendor was contracted to perform various professional services under 4 task orders totaling \$228,000. Services included on-call technical support, engineering design and bid document preparation for aeration improvements at the Water Resources Reclamation Facility, Network Security Upgrades, and construction contract monitoring services. Expenditures incurred during the period under audit were \$132,440. No support was provided to document that competitive bids were advertised, received or evaluated by management as required by IVGID's purchasing policy for public works contracts in excess of \$100,000.
- b) *HDR Engineering, Inc.* – This vendor was contracted in January 2019, via an *Additional Services Addendum (ASA) to Short Form Agreement dated July 29, 1991* to perform project management and condition assessment data analysis on the Effluent Export Pipeline. The value of the ASA was not to exceed \$42,181, of which \$3,797 was expended during the period under audit. No support was available to document that IVGID solicited

bids from at least three properly licensed contractors, as required by IVGID's purchasing policy over public works contracts between \$25,000 and \$100,000.

Recommendation

The issues noted above are due to certain ambiguities in the purchasing policy surrounding the applicability of bidding requirements for service contracts that are associated with Public Works projects. We recommend that the District update its Purchasing Policy to clarify these ambiguities and that procedures are developed and implemented to ensure future adherence to the Purchasing Policy.

Management's Response Regarding Corrective Action Taken or Planned

Management believes current District policy and NRS 332.115 clearly state the Professional Services, such as engineering services, or data assessment analysis, do not require competitive bidding. However, the District is in the process of updating District Policies related to Capital Project planning and administration, and will incorporate clarifying language, per Board direction.

During our audit, we also became aware of the following deficiencies in internal control other than significant deficiencies or material weaknesses, and other matters that are opportunities for strengthening internal controls and operating efficiency:

2021-004 Update Bank Signature Cards

During our review of internal controls over cash disbursements, we noted that checks are printed with two signatures in accordance with the District's policies. The bank also has signature cards that, at times, contain authorized signatures of individuals that are no longer employed or associated with the District.

Recommendation

We recommend that management review and update the authorized signatories at District's banking institutions to remove employees and Board members no longer affiliated with the District at least annually, as well as anytime a signatory leaves the organization.

Management's Response Regarding Corrective Action Taken or Planned

Management concurs that bank records should be reviewed regularly to ensure proper authorization for all banking transactions. Management has reviewed all banking accounts and can assure that no unauthorized personnel are on any of the bank signature cards.

2021-005 Temporary Meter Deposits

During our review of internal controls surrounding utility billing procedures, we noted that temporary meter deposits received from utility customers are held, and not deposited, until the temporary meter is done being used. While these deposits are tracked using an excel spreadsheet, they should be deposited into the bank like all other cash receipts.

Recommendation

We recommend that temporary meter deposits received from customers be deposited into the District's bank account upon receipt and that the cash be offset by deposits payable in the financial accounting system until the funds are returned through the normal cash disbursements process.

Management's Response Regarding Corrective Action Taken or Planned

Management will review the recommendation provided by the auditors. Prior analysis of temporary meter deposit checks suggested that it was not cost effective to process the deposits, monthly statements and issuing refund checks for temporary meters since there was minimal risk associated with not receiving payment at the end of the rental period. The majority of the temporary meters are rented for the summer during the construction season. In addition, the District has never had a contractor not follow through with payment of the fees, even with equipment damage charges, when the meter was returned.

2021-006 Review of User Accounts

During our review of Information Systems internal controls, we noted that the District does not regularly perform a review of user accounts to sensitive systems, including access to the network (Active Directory & VPN) and financial software. The District did indicate there are informal reviews performed periodically, but it is inconsistent and does not include all sensitive systems.

Recommendation

We recommend that the District perform a periodic review of user access to sensitive systems, including active directory, financial system, and remote access. The review should be completed at a period (e.g., quarterly, semi-annually, annually) based on the risk of the system/data risk.

Management's Response Regarding Corrective Action Taken or Planned

District staff has implemented processes to address the recommendation presented in this finding. Per the disclosure provided to the auditors, employee hire and termination processes have been in place and are enacted for Active Directory and Remote Access via VPN with 2FA enabled. These are being performed periodically across all systems. Staff will continue to address this finding through proper account control processes including formally documenting the periodic review of accounts across all District critical systems.

2021-007 Environmental Controls at the Administrative Facility Data Center

During our review of Information Systems internal controls, we noted that the District could improve environmental controls in the Administrative facility data center (i.e., the server room). Specifically, we noted there is no automated fire suppression system to detect or prevent damage.

Recommendation

We recommend that the District perform a risk assessment and feasibility analysis to determine what environmental control improvements can be implemented in the server room, including a fire suppression system.

Management's Response Regarding Corrective Action Taken or Planned

Management understands the concerns brought forth in this finding; however, the Server Room or Datacenter in question is in a building that does not have fire suppression. Management believes implementation of an isolated suppression system for the Server Room without addressing the entire building's fire suppression would be cost-prohibitive, and in most cases, ineffective at controlling the breakout of a fire in the building. Moreover, the risk identified in this audit recommendation is largely mitigated through redundant back-up of files stored on equipment in this data center.

Compliance and Other Matters

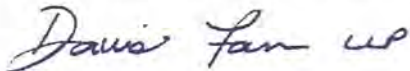
As part of obtaining reasonable assurance about whether Incline Village General Improvement District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

District's Response to Recommendations

The District's written response to the significant deficiencies and material weaknesses identified in our audit has not been subjected to the audit procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Irvine, California
December 3, 2021

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

New Accounting Standards Not Yet Effective

Year ended June 30, 2021

GASB Statement No. 87: Leases

The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement requires recognition of certain lease assets and liabilities for leases that were previously classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It established a single model for lease accounting based on the principle that leases are financing of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease receivable and a deferred inflow of resources.

The standard will be effective for the fiscal year ending June 30, 2022.

GASB Statement No. 90: Majority Equity Interests

The primary objectives of this Statement are to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization. It defines a majority equity interest and specifies that a majority equity interest in a legally separate organization should be reported as an investment if a government's holding of the equity interest meets the definition of an investment.

The standard will be effective for the fiscal year ending June 30, 2021.

GASB Statement No. 91: Conduit Debt Obligations

The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This statement clarifies the existing definition of a conduit debt obligation, establishes that a conduit debt obligation is not a liability of the issuer, establishes standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations, and improving required note disclosures.

The standard will be effective for the fiscal year ending June 30, 2022.

GASB Statement No. 92: Omnibus 2020

This Statement addresses a variety of topics and includes specific provisions about the reporting of intra-entity transfers of assets between a primary government employer and a component unit defined benefit pension plan or defined benefit OPEB plan, the applicability of GASB Statement No. 73 to reporting assets accumulated for postemployment benefits, applicability of certain requirements of GASB 84 to postemployment benefit arrangements, measurement of liabilities related to asset retirement obligations, and reporting by public entity risk pools for amounts that are recoverable from reinsurers or excess insurers.

The standard will generally be effective for the fiscal year ending June 30, 2022.

GASB Statement No. 93: Replacement of Interbank Offered

The objective of this Statement is to address those and other accounting and financial reporting implications that result from the replacement of an IBOR. This Statement achieves that objective by:

- Providing exceptions for certain hedging derivative instruments to the hedge accounting termination provisions when an IBOR is replaced as the reference rate of the hedging derivative instrument's variable payment
- Clarifying the hedge accounting termination provisions when a hedged item is amended to replace the reference rate
- Clarifying that the uncertainty related to the continued availability of IBORs does not, by itself, affect the assessment of whether the occurrence of a hedged expected transaction is probable
- Removing LIBOR as an appropriate benchmark interest rate for the qualitative evaluation of the effectiveness of an interest rate swap
- Clarifying the definition of reference rate, as it is used in Statement 53, as amended
- Providing an exception to the lease modifications guidance in Statement 87, as amended, for certain lease contracts that are amended solely to replace an IBOR as the rate upon which variable payments depend.

The standard will be effective for the fiscal year ending June 30, 2022.

GASB Statement No. 94: Public-Private and Public-Public partnerships and Availability Payment Arrangements

The primary objective of this Statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). As used in this Statement, a PPP is an arrangement in which a government (the transferor) contracts with an operator (a governmental or nongovernmental entity) to provide public services by conveying control of the right to operate or use a nonfinancial asset, such as infrastructure or other capital asset (the underlying PPP asset), for a period of time in an exchange or exchange-like transaction. Some PPPs meet the definition of a service concession arrangement (SCA), which the Board defines in this Statement as a PPP in which (1) the operator collects and is compensated by fees from third parties; (2) the transferor determines or has the ability to modify or approve which services the operator is required to provide, to whom the operator is required to provide the services, and the prices or rates that can be charged for the services; and (3) the transferor is entitled to significant residual interest in the service utility of the underlying PPP asset at the end of the arrangement. This Statement also provides guidance for accounting and financial reporting for availability payment arrangements (APAs). As defined in this Statement, an APA is an arrangement in which a government compensates an operator for services that may include designing, constructing, financing, maintaining, or operating an underlying nonfinancial asset for a period of time in an exchange or exchange-like transaction.

The standard will be effective for the fiscal year ending June 30, 2022.

GASB Statement No. 96: Subscription-Based Information Technology Arrangements

This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a

SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, Leases, as amended. This Statement requires a government to disclose descriptive information about its SBITAs other than short-term SBITAs, such as the amount of the subscription asset, accumulated amortization, other payments not included in the measurement of a subscription liability, principal and interest requirements for the subscription liability, and other essential information.

The standard will be effective for the fiscal year ending June 30, 2022.

GASB Statement No. 97: Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans

The primary objectives of this Statement are to (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. This Statement requires that for purposes of determining whether a primary government is financially accountable for a potential component unit, except for a potential component unit that is a defined contribution pension plan, a defined contribution OPEB plan, or an other employee benefit plan (for example, certain Section 457 plans), the absence of a governing board should be treated the same as the appointment of a voting majority of a governing board if the primary government performs the duties that a governing board typically would perform.

The standard will be effective for the fiscal year ending June 30, 2021.

EXHIBIT ONE

February 10, 2021 Annual Audit Committee Report to the IVGID Board of Trustees

EXHIBIT C

Memorandum

TO: IVGID Audit Committee

THROUGH: Matthew Dent
Audit Committee Chair

FROM: Clifford F. Dobler
Audit Committee At Large Member

SUBJECT: Effluent Pipeline Project - Phase II - Expensing costs which were recorded as capital assets through fiscal year 2019/2020 by applying best practices and recommendations by Moss Adams - Capitalization criteria and suggested expensing of costs capitalized through fiscal year 2019/2020.

DATE: February 1, 2021

I. CONCLUSION

\$3,179, 600 which had previously been capitalized through fiscal year 2019/2020 should have been expensed. The vast majority of the work performed was not part of the original budget and annual funds collected from customers were inappropriately used for the historic activities.

II. MOSS ADAMS REPORT OBSERVATIONS

On December 19, 2020, Jim Lanzarotta of Moss Adams presented a draft report dated November 16, 2020 to the Audit Committee for review. A revised draft, dated December 7, 2020, was received by members of the Audit Committee. A final report, dated January 11, 2021, was delivered to the Board of Trustees. On pages 28 and 29 is the section regarding applicable expenditures Capital Assets.

Excerpts from Moss Adams report

Applicable capital expenditure and best practice accounting guidance - GASB Concept Statement No. 4.

EXHIBIT ONE

February 10, 2021 Annual Audit Committee Report to the IVGID Board of Trustees

Accepted practice includes recognition of three stages of a project

- Preliminary
- Construction
- Post Construction

Preliminary stage activities include

- Conceptual formulation
- Evaluation of alternatives
- Determination of future needs
- Feasibility studies
- Development of financing alternatives

Costs incurred in the preliminary stages are **EXPENSED** as costs in this stage are not directly connected with creating service capacity of a particular asset.

III. SUMMARY OF HISTORICAL WORK PERFORMED AND COSTS INCURRED ON THE EFFLUENT PIPELINE – PHASE II PROJECT THROUGH FISCAL YEAR 2019/2020

Sources: Management presentation to the Board of trustees on January 29, 2020
Public Records requests obtained by Clifford F. Dobler

Project Description: Replace 6 miles of Effluent Pipeline along Highway 28 consisting of two segments of 17,300 linear feet in Segment 2 and 13,700 linear feet in Segment 3. Segment 1 and a portion of Segment three was completed prior to 2011 and considered Phase 1 of the Effluent Pipeline Project.

Time period: Fiscal year 2011- current.

Total accumulated costs of the Effluent Pipeline Project - Phase II as of 6/30/2019 - \$5,156,100

- Capitalized prior to Fiscal 2019 \$281,825.
- Capitalized in Fiscal 2019..... \$4,201,768.
- Remaining in CIP \$662,507.
- TOTAL \$5,156,100.

Work performed, entities involved and cost incurred

- A. Preliminary Planning – HDR \$367,000
- B. HDR Estimate of Costs - Replacing pipeline in center of Highway 28 and abandoning existing pipeline (included in A)

EXHIBIT ONE

February 10, 2021 Annual Audit Committee Report to the IVGID Board of Trustees

- C. Interlocal agreements with Tahoe Transportation District to explore co-locating pipeline in a future phase of bike paths - IVGID contribution of \$300,000
- D. Major Pipeline Break on 4/17/2014 - not listed
- E. Administrative Order on Consent with Nevada Department of Environmental Protection 12/3/2014 - the District's effluent export pipeline shall be evaluated for structural integrity and a plan for repair or replacement be prepared and implemented to mitigate risk of future releases in the Tahoe Basin
- F. Pipeline evaluations for wall thickness and joint damage - PICA and HDR and IVGID supplies..... \$1,604,800

Construct Launch and Retrieval Facilities -

First attempt failed at entry
Repair bore restriction
Remobilization Costs
Second attempt - only obtained joint locations in Segment 2 and completed all evaluation on Segment 3 - Overpaid on contract
Third attempt obtained all information required to satisfy conditions of Nevada Environmental Protection Order.
Parts, Pumps rentals and valves supplied by IVGID for evaluations
- G. Repair 1,100 linear feet of pipeline in 13 locations within Segment 3 - NDOT and HDR contract \$1,236,600 required to comply with the Order and Consent by Nevada Department of Environmental Protection. Compliance h was obtained in May 2019, 54 months after original order
- H. Attempt at obtaining partial financing from US Army Corp of Engineers for pipeline and pond lining.
- I. Replacement of Air Pressure Relief Values assumed for the entire 21-mile pipeline includes staff time)..... \$643,400
IVGID cannot identify \$75,000 of costs, NOT PART OF ORIGINAL BUDGET
- J. Administrative Order on Consent with Nevada Environmental Protection regarding closure of Wastewater Pond and obtaining an alternate temporary resolution
- K. Preliminary concepts on linings for the Wastewater Pond
..... \$12,300
- L. Meters and Valves replaced in areas outside of the Phase II Pipeline Project
..... \$86,500
NOT PART OF ORIGINAL BUDGET
- M. IVGID Staff time related to above items \$895,500

EXHIBIT ONE

February 10, 2021 Annual Audit Committee Report to the IVGID Board of Trustees

IV. CAPITALIZED COSTS WHICH SHOULD BE EXPENSED

- Item A \$367,000 EXPENSE
- Item B Staff time
- Item C \$300,000 EXPENSE
- Item D Unknown
- Item E Staff time
- Item F \$1,604,800 EXPENSE
- Item G \$1,236,600 SHOULD BE EXPENSED - CONDITION OF EPA.
COULD possibly be retained depending on current Granite
Construction contract.
- Item H Staff time
- Item I \$643,400 remain capitalized, however, many may be destroyed when
new pipeline is installed.
- Item J Staff time
- Item K \$12,300 EXPENSE
- Item L \$86,500 - remain Capitalized. May have value - Requires more
information. Many expenses were charged.
- Item M \$895,500 EXPENSE Most of Staff time was spent on preliminary
stage activities

V. SUMMARY

Based on actual facts and applying best practices guidance approximately \$3,179,600 of costs recorded as a capital asset for the Effluent Pipeline Project-Phase II should be expensed.



**INCLINE
VILLAGE**

GENERAL IMPROVEMENT DISTRICT
ONE DISTRICT ~ ONE TEAM

FY2022/23 Budget Workshop #1

**Board of Trustees
December 14, 2021**

Planned FY2022/23 Budget Workshops

■ BUDGET WORKSHOP #1 - December 14th

- Board Policies – Fiscal Management
- Internal Services
- Central Services Cost Allocation

■ BUDGET WORKSHOP #2 – January 26th

- District-wide Baseline Budget Assumptions
- Administration (General Fund)
- Public Works (Utility Fund)
- Venue Baseline Staffing/Budgets / Service-Levels / Outcomes
 - Golf Fund
 - Facilities / Special Events
 - Ski Fund
 - Parks
 - Tennis
 - Beaches

Planned FY2022/23 Budget Workshops

■ BUDGET WORKSHOP #3 - February

- Updates to Venue Operating Budgets (Workshop #2 follow-up)
- Capital Improvement Plan Update
- Preliminary FY22/23 Facility Fee – Rates & Allocation

■ BUDGET WORKSHOP #4 - March

- Updates to Capital Improvement Plan / CIP Budget
- Finalize FY22/23 Facility Fee / Rec Roll

■ Board Approval: TENTATIVE Budget – April

- Filed with State Department of Taxation by April 15th*

■ Board Approval: FINAL Budget – May

- Filed with State Department of Taxation by June 1st*

Budget Workshop #1

PART 1 - Board Policies: Guide Budget Development Process:

- Existing Board Policies
- Updating Board Policies (*from October 13 Board Discussion*)
 - Reserve / Working Capital Policy
 - Capitalization Policy
 - Central Services Cost Allocation Methodology
- New Board Policy
 - District-wide Pricing Policy

PART II - Overview: Internal Service Funds:

- **Fleet (Fund 410)**
 - District Fleet Inventory
 - Fleet Maintenance Operations
 - Internal Services Charge-Back Methodology
 - FY 2022/23 Budget Development: **Issues and Policy Considerations**



□ **Engineering (Fund 420)**

- Support to District Capital Projects and Infrastructure Repairs and Maintenance
- Internal Services Charge-Back Methodology
- FY 2022/23 Budget Development: **Issues and Policy Considerations**

□ **Building Maintenance (Fund 430)**

- District-wide Facility Assets
- Internal Services Charge-Back Methodology
- FY 2022/23 Budget Development: **Issues and Policy Considerations**

PART III - Central Services Cost Allocation

- Central Services Overhead Functions
- Cost Allocation Methodology
- Establishing Central Services “Overhead Rates”
- FY 2022/23 Budget Development: **Issues and Policy Considerations**



FY2022/23 Budget Workshop #1

PART I: BOARD POLICIES AND PRACTICES

Existing and Updated Board Policies and Practices

POLICY		Related Practice
Existing Policy Framework:		
Policy 2.1.0	Financial Standards	
Policy 4.1.0	Performance Measurement for Decision-Making	
Policy 5.1.0	Budgeting for Results and Outcomes	
Updated Board Policies / Practices		
Policy 7.1.0 / 19.1.0	Appropriate Level of Reserves	(Practice 7.2.0 / 19.2.0)
Policy 8.1.0 / 9.1.0	Capitalization of Fixed Assets	(Practice 2.9.0)
Policy 18.1.0	Central Services Overhead Cost Allocation Plan	(practice 18.2.0)
NEW Policy / Practice		
Policy 6.1.0	District-wide Pricing Policy (Practice)	New Practice 6.2.0

Existing Board Policies – Budget Development

■ Policy 2.1.0 – Financial Standards

- *The District has committed to a Strategic Planning Process to provide a context for policy direction for the budget process.*
 - 2.1 – IVGID’s process for establishing the financial goals for each of its departments will address both financial measures for operating and net income (loss) and cash flow.
 - 2.2 – As part of the operating budget process, IVGID will review each major venue’s cash flow needs for the upcoming year. On that basis, IVGID shall establish an allocation of the Recreation and/or Beach Facility Fee.

■ Policy 4.1.0 – Performance Measurement for Decision-Making

- The IVGID program and service performance measures will be developed and used as an important component of budgeting, financial planning and decision-making.
 - 1.0 – These measures will be linked to the District’s budgeting
 - 2.0 – The District will use performance measures as an integral part of the budget process...should be used to report on outputs and outcomes of each program

Existing Board Policies – Budget Development

■ Policy 5.1.0 – Budgeting for Results and Outcomes

- To achieve the objective of integrating Strategic Planning and performance in the budgetary process, the District will:
 - Conduct analysis of strategies and objectives
 - Prioritize results/outcomes as services and activities that matter most to the parcel owners as a whole
 - Allocate resources among highest priority results
 - Set measures, monitor outcomes, communicate performance results

- Finance and Accounting Department is responsible for:
 - Providing credible budget allocations and expected revenues
 - Advise on the allocation for administrative support functions / organizational infrastructure
 - Facilitate the process for budgeting for results



RESERVE POLICIES

Board Policy 7.1.0 – Appropriate Level of Fund Balance

Board Practice 7.2.0 – Appropriate Level of Fund Balance

Board Policy 19.1.0 – Appropriate Level of Working Capital

Board Practice 19.2.0 – Appropriate Level of Working Capital

DRAFT UPDATE – RESERVE POLICY

- **POLICY.** This policy establishes the minimum level of reserve funding to be maintained by the District within the fund balance of its governmental funds and net position of its proprietary funds. The policy further provides for the conditions under which reserve funds may be utilized, and a timeline for replenishment of reserve funds, when utilized

Purpose. The District desires to maintain prudent reserves for each of its major funds, consistent with best practices, to guard against the financial impacts associated with economic cycles, revenue fluctuation, and unanticipated emergencies and/or mandates.

In addition, this policy will also establish appropriate level of working capital that should be maintained within its Enterprise Funds in order to meet its cash flow requirements related to routine operations and maintenance, contractual obligations, capital program expenditures and debt service.

DRAFT UPDATE – RESERVE POLICY

2.0 Target Reserve Levels

2.1 General Fund Reserves. The policy of the District shall be to maintain a target fund balance within the General Fund equal to 15% of annual budgeted expenditures (less transfers and debt), to provide for economic uncertainty, fluctuations in General Fund revenues and unforeseen events that may require of unbudgeted expenditures.

- Of this amount, 5% is designated as a reserve for economic uncertainty in the event that general fund revenues received within the fiscal year fall short of the amounts assumed in the approved budget.
- An additional 10% is to be designated as an emergency reserve to cover unanticipated expenditures resulting from emergencies or unanticipated mandates.
- In no case shall the fund balance for the District's General Fund fall below the 4% of expenditures required under Nevada Administrative Code Section 354.
- *The target reserve level established for the District's General Fund shall be reviewed annually.*

DRAFT UPDATE – RESERVE POLICY

2.2 Proprietary Fund Reserves. The policy of the District shall be to maintain target levels of reserves within the Unrestricted Net Position of each of its proprietary funds (excluding Internal Service Funds), as follows:

Target Reserve Levels:

- Operating Reserve Target: 25% of annual budgeted operating expenses (*excluding depreciation and debt*).
- Capital Reserve Target: 1 year of 3-year average annual budgeted depreciation.
- Debt Reserve Target – The District’s approved annual budget will maintain required debt coverage ratios for all existing debt. In addition, should the District issue any variable-rate debt obligations, an additional debt reserve shall be established at a level equal to one year's interest expenses related to variable-rate debt.
- *The target reserve levels established for each of the District’s enterprise funds shall be reviewed annually.*



DRAFT UPDATE – RESERVE POLICY

■ 2.2.2 Internal Services Funds.

Internal Service Funds (Engineering, Buildings, Fleet) are intended to be self-funding business-type activities supporting internal customers. At year-end, adjustments are made to user charges to ensure fund revenues and expenditures are balanced. As such, operating reserves are not required to be maintained.

DRAFT UPDATE – RESERVE POLICY

3.0 Working Capital. The District will establish target levels of working capital that should be maintained within its Enterprise Funds in order to meet its cash flow requirements related to routine operations and maintenance, contractual obligations, capital program expenditures and debt service.

■ 3.1. Target Level of Working Capital:

- Working Capital Target = 90-days operating expenses (*inclusive of depreciation and interest expense*).
- Working Capital serves primarily as a measure of fund liquidity and, as such, should be viewed as a component of, and not incremental to, the target reserves levels otherwise established by this policy.

DRAFT UPDATE – RESERVE POLICY

4.0 Appropriate Use of Reserves

- The targeted level of reserves established by Board policy serve to address significant short-term issues, including unexpected revenue shortfalls, higher than anticipated expenditures, or unforeseen emergencies.
- It is the intent of the Board of Trustees to limit the use of reserves to address unanticipated, non-recurring needs. Fund balances should not be applied to recurring annual operating expenditures. Fund balances may, however, be applied buffer the impacts of a loss or reduction in revenues to allow time for the District to restructure its operations, but such use will only take place in the context of a Board-approved long-term financial plan.

DRAFT UPDATE – RESERVE POLICY

5.0 Excess Unrestricted Fund Balance or Net Position

- At the end of each fiscal year, the Finance Department will report on the audited year-end budgetary fiscal results. Should actual revenues exceed expenditures, including contractual obligations and carryforward items, a year-end surplus shall be reported
- Any year-end operating surplus which results in unrestricted fund balances or unrestricted net position in excess of the targeted reserve levels established by the policy, shall be deemed available for allocation to specific needs, subject to Board action.
- Priorities for possible allocation of available funds in excess of established target reserve levels include:
 - Payments toward unfunded liabilities, deferred maintenance and asset replacement.
 - Transfer to other funds, as deemed appropriate, to offset year-end deficits within those funds.
 - Allocation to capital projects with shortfalls in funding sources and/or to provide matching funds for awarded grants.
 - Re-appropriation within the subsequent year's operating budget to provide for one-time, non-recurring needs.

DRAFT UPDATE – RESERVE POLICY

6.0 Replenishment of Reserves

- If the any of the District's reserve balances are required to be drawn-down below the minimum level established by this policy, a plan will be developed and implemented to replenish fund balances. Replenishing fund balances will be a priority use of one-time resources, and minimum reserve balances will be restored within a maximum of two fiscal years.

DRAFT UPDATE – RESERVE POLICY

7.0 Utility Rate Stabilization Fund

- The District may establish a Utility Rate Stabilization reserve intended to mitigate potential future year's water and sewer rate adjustments necessary to meet operating, capital and debt obligations of the District's Utility Fund.
- Consideration for establishing an appropriate Utility Rate Stabilization Fund should be made in conjunction with development of a periodic multi-year Utility Rate Study as well as annual utility rate adjustments.
- Factors in determining whether, and to what extent, a Utility Rate Stabilization fund is warranted should include:
 - Managing long-term utility rates to avoid excessive rate increases in any single year (example = in excess of 2.5-times CPI)
 - Mitigating the rate impacts associated with financing significant one-time capital projects
 - Mitigating the potential impacts associated with significant fluctuations in charges for service revenues, beyond those associated with normal business cycles (example – mandated water conservation protocols).

DRAFT UPDATE – RESERVE POLICY

8.0 Other Classifications

The District will apply other classifications and accounting standards under GASB 54 including the use of Non-spendable, Restricted, Committed, Assigned, Unassigned and Unrestricted when presenting either a Statement of Net Assets or other forms of fund balance in its financial reports.

Governmental Funds

Non-Spendable

Restricted

Committed

Unassigned

Unreserved Fund Balance

Reserve (per Policy)

Proprietary Funds

Net Investment in Capital Assets

Restricted

Unrestricted

Designated

Operating

Capital

Debt

Other

Undesignated

Reserves (per Policy)



CAPITALIZATION POLICY

Board Policy 8.1.0 – Capitalization Thresholds

Board Policy 9.1.0 - Useful Life of Capital Assets

Board Practice 2.9.0 – Useful Life of Capital Assets

DRAFT UPDATE – CAPITALIZATION POLICY

- **Policy.** Capital assets include land, improvements to land, water rights, easements, buildings, building improvements, vehicles, machinery, equipment, right to use, infrastructure, construction in process (CIP), and all other tangible or intangible assets that are used in District operations that have initial useful lives extending beyond two years and meet defined capitalization thresholds.

- **1.0 Classification of Capital Assets.** The District classifies capital assets in the following groups for financial reporting:
 - Land
 - Buildings and structures
 - Venue Improvements
 - Service Infrastructure
 - Equipment and Vehicles
 - Right to Use
 - Construction in progress

DRAFT UPDATE – CAPITALIZATION POLICY

- **2.0 Capitalization Thresholds.** The District's capitalization threshold shall be as follows:

<u>ASSET CLASS</u>	<u>CAPITALIZATION THRESHOLD</u>	<u>CURRENT</u>
Land	All	
Right to Use	All	
Building and Structures	\$ 25,000	\$ 10,000
Venue Improvements	\$ 10,000	
Service Infrastructure.....	\$ 25,000	
Equipment and Vehicles	\$ 10,000	\$ 5,000

- **3.0 Cost Basis.** Capital assets purchased by the District are recorded at cost. Capital assets donated to the District are recorded at fair value on the date accepted.

DRAFT UPDATE – CAPITALIZATION POLICY

4.0 **Useful Life of Capital Assets.** Items should only be capitalized if they have an estimated useful life of three years or more.

4.1 Capital assets are depreciated using the straight-line method over the following estimated useful life:

■	<u>Asset Class</u>	<u>Years</u>
■	Building and Structures	10-40
■	Venue Improvements	10-25
■	Service Infrastructure	5-40
■	Equipment and Vehicles	3-20

Note: The Accounting Division will maintain Schedule of Useful Life for specific assets

DRAFT UPDATE – CAPITALIZATION POLICY

5.0 Criteria for Capitalization of Fixed Assets

- 5.1. Capital projects will be capitalized if they meet one of the following criteria:
 - The project is creating a new asset for the District
 - The project significantly extends the useful life of an asset beyond what was originally established as the estimated useful life for that asset, and/or
 - Significantly increases the service capacity of the asset
- 5.2 Right to Use assets represent leased equipment and will be capitalized using the current value of all future lease payments per GASB 87. If the lease does not have a stated interest rate to determine current value with, an imputed rate will be determined by other similar leases.
- 5.3 Expenditures that simply maintain a given level of service should be expensed.

DRAFT UPDATE – CAPITALIZATION POLICY

- 5.4. Three major categories of costs subsequent to original construction or acquisition are incurred relative to capital assets:
 - Capital Improvements - an improvement is the substitution of a better component for which possesses superior performance capabilities, whereas a replacement is the substitution of a similar component.
 - Capital Replacement - a replacement, which is a substitution of a component of the asset with one of similar quality is to be expensed. On rare occasions, a replacement can be considered improvements and be capitalized if it meets certain established criteria.
 - Capital Maintenance - activities budgeted as capital projects will be expensed as repair and maintenance expenses if they meet one of the following criteria:
 - The activity is performed on a regular and recurring basis to keep the District's assets in their normal operating condition over the course of the originally established useful life.
 - The project represents a repair activity that restores an asset to its original condition.

DRAFT UPDATE – CAPITALIZATION POLICY

- **6.0 Capital Project Phases.** Major capital projects, as defined in Board Policy 12.1.0, will often (but not always) be managed through defined project phases. These may include:
 - Feasibility
 - Planning
 - Design
 - Construction

- 6.1 Costs incurred in pre-planning phases, including Master Plans and Project Feasibility Studies, which explore potential capital projects are to be expensed. Once a master-planning or feasibility study results in a defined project, with a specific scope and cost estimate, and the Board determines that a funding plan is to be developed for inclusion in the District's Capital Improvement Budget, costs associated with advancing the capital project are to be capitalized.

DRAFT UPDATE – CAPITALIZATION POLICY

- 6.2 To facilitate the tracking of capital project costs to be expensed versus capitalized, the District will, when appropriate, establish separate capital project codes to distinguish between phases where costs will be expensed and those capital project phases where costs are to be capitalized.
- 6.3 Capital project costs to be capitalized will be reported as Construction In Progress until the capital project is completed and the capital asset is placed into service.

7.0 Responsibility and Roles

- 7.1 *The Board of Trustees approves District policy governing capital classes, thresholds, and useful lives.*
- 7.2 *The Accounting Division will capitalize assets, process monthly depreciation, and perform year-end reconciliation of capital assets.*
- 7.3 *The Controller is responsible for approving items to be capitalized, modified, or disposed.*



CENTRAL SERVICES COST ALLOCATION

Board Policy 18.1.0 – Central Services Cost Allocation Plan

Board Practice 18.2.0 – Central Services Cost Allocation Plan

Central Services Overhead

Board Policy 18.1.0

Board Practice 18.2.0

Preliminary Recommendations:

- 1) Update Board Policy 18.1.0 and Practice 18.2.0 to include direction relative to:
 - a) Goals and Objectives of Cost Allocation Plan
 - b) Overhead Cost Centers to be include in Cost Allocation Plan
 - c) Basis for allocating identified costs (FTE, Personnel Costs, Operating Costs, Transactions)
 - d) Accounting treatment for General Fund Charge-backs (*Moss Adams*)

- 2) Formalize transition from charging overhead “amounts” to use of overhead “rates” as basis for charges
(*As implemented for FY2021/22 budget*)

- 3) Establish formal procedure to ensure that (annual) charges stemming from Central Services Cost Allocations do not exceed ACTUAL costs incurred.
(*As implemented for FY2021/22 budget*)

- 4) Establish periodic review of Central Services Cost Allocation Plan scope and methodology

Practice 18.2.0 – Updates

■ 2.0 ALLOCATION METHOD

2.0.2 - The proportion of the allocation will be based on budget data in the form of statistics or amounts:

2.0.2.1 –Eighty percent (80%) of Budget and Accounting central overhead costs, net of credit for interest earnings, are to be allocated on the basis of Services and Supplies expenses, by fund.

2.0.2.2 – Human Resources, Payroll and twenty percent (20%) of Budget and Accounting costs are to be allocated on the basis of a blended rate of budget full-time equivalent positions, wages and benefits.

■ 3.0 BILLING RATES

- Monthly billings will be recorded and paid from the Enterprise Funds to the General Fund, based on actual expenditures incurred. The off-set to the charges billed to the Enterprise Funds will be recorded as an off-set to General Fund expenditures.
- The June billing each year, shall be adjusted such that the total charges to the Enterprise Funds, for the fiscal year ending that respective June, does not exceed the actual allowed incurred costs net of actual applicable credits.



NEW :

DISTRICT-WIDE PRICING POLICY

DRAFT – District-wide Pricing Policy

- **Board Policy 6.1.0 – Adoption of Financial Practices**

- **2.0 Revenue**

Understanding the revenue stream is essential to prudent planning. Most of these policies seek stability to avoid potential service disruptions caused by revenue shortfalls.

2.1 Revenue Diversification. The District shall adopt a process that encourages a diversity of revenue sources in order to improve the ability to handle fluctuations in individual sources.

2.2 Fees and Charges for Services. The District shall adopt process that identifies the manner in which fees and charges for services are set and the extent to which they cover the cost of the service provided.

2.3 Use of One-time Revenues. The District discourages the use of one-time revenues for ongoing expenditures.

Objectives of District Pricing Policy - (Board Presentation 11/10/21)

GLOBAL OBJECTIVES

District Pricing Structure should ensure that revenues are sufficient to cover full cost of providing services to its residents, guests and visitors.

Pricing should be based on sound financial planning principles to avoid volatility from year-to-year

To the extent possible, pricing principles should be applied consistently across all venues and programs

	Picture-Pass Holders	Guest	Non-Resident
Charges for Service:			
	Provide maximum discount in relation to annual Facility Fees assessed on parcels within the District.	Guest rates should be established to recover direct cost of services (less capital and debt)	Rates for Non-resident use of facilities and programs should be set to cover (no less than) 100% of full cost of services.
	Where Charges for Services are paid by Picture Pass Holders: <ul style="list-style-type: none"> Rates should be set to cover 100% of Operating Costs 	Guest rates may provide for discounts over Non-Resident Rates (Discounted to Resident Rate): <ul style="list-style-type: none"> With Punch Cards When accompanied by Picture-Pass Holders 	Pricing for Profit Centers should include specified minimum margin over cost. Management should retain flexibility to utilize DYNAMIC pricing in response to market conditions (within parameters)
Facility Fees:	Community Services – covers cost of Capital Outlay and Debt Service Payments Beach – covers cost of Capital Outlay, Debt Service AND Operating Costs (No cost for PPH Beach access)		
	Resident Pricing (Charges and Facility Fees) should be established so as to ensure that revenue from residents does not subsidize Non-Resident use of facilities or programs.		

Consideration in District Pricing Policy

- Need for consistent Cost-of-Service Analysis for District venues and programs
 - Operating Costs (Programs and Services)
 - Capital Outlay / Depreciation / Replacement Costs
 - Non-capital costs associated with Upkeep of District FACILITIES
 - Overhead cost burdens allocated to District Community Services and Beach venues

- Role of Facility Fees in Resident Pricing (Discounted Charges for Services)
 - Consider STANDARD Picture-Pass Holder Discount (as % of Non-Resident Rate)
 - Consider VARIABLE Picture-Pass Holder Discount, by venue, based on annual on level of Facility Fee

- How SURPLUS funds from profit-generating activities are applied to support other venues
 - Diamond Peak
 - Food & Beverage / Retail

- Dynamic Pricing for Non-Resident Rates

- Recreation and Community Programming
 - Cost-Recovery Pyramid -> Differing levels of Cost Recovery
 - Role of Facility Fees in covering “subsidies”
 - Role of General Fund in covering “subsidies”



District-Wide Pricing Policy - Outline

- Scope / Objective
- Definitions
- District-wide Pricing Guidelines
- Venue Pricing Guidelines
 - Golf Courses
 - Facilities / Special Events
 - Ski
 - Parks, Recreation and Tennis
 - Beaches
- Discounts
- Administration of District's Pricing Policy

DRAFT – District-wide Pricing Policy

This Practice shall be used to ensure consistent application of pricing policy across the District's Community Services and Beach venues in order to meet District-wide and venue-specific revenue and cost-recovery targets established through the annual budget process.

- The objective of the District's pricing policy is to:
 - Ensure that revenues, including Charges for Services and applicable Facility Fees, are sufficient to cover the full cost of providing services to Picture Pass holders (residents), Guests and Non-Residents (visitors).
 - Utilize sound financial planning principles to avoid volatility in charges and fees from year-to-year.
 - Promote consistent framework for pricing across all venues and programs, while providing for venue-specific pricing considerations.
 - Provide flexibility to management in modifying pricing during the fiscal year, based on market conditions, and establishment of new programs.

District-wide Pricing Guidelines

■ Residents (Picture-Pass holders):

- Rates charged to Picture-Pass Holders shall be discounted from the full-cost of services, in recognition of the Facility Fees assessed on parcels within the District.
- Rates established for Picture-Pass holders shall generally be set at no greater than the rate required to cover the operating costs of programs and services.
- In some cases, rates charged may exceed operating costs to the extent that the Facility Fee approved through the budget process are insufficient to cover the cost of annual capital and debt, as defined.

■ Guests:

- Guest rates may be set at a discount in relation to Non-Resident rates, provided that the guest rates shall, at a minimum, cover the operating costs of access to District venues and programs.
- Where Guest Rates are established, to access the discounted rates a Guest must either be accompanied by a Picture-Pass holder or provide a District-issued Punch Card. The latter can be used to pay-down the Non-Resident rate to either a Guest Rate, or Resident Rate, depending on the venue.

District-wide Pricing Guidelines

■ Non-Residents:

- Rates charged to Non-Residents for use of District facilities and programs shall be set to cover no less than 100% of the full cost of providing facilities and programs.
- Pricing for services and merchandise provided through District profit centers (Golf Shop, Food and Beverage) shall incorporate mark-up over costs, based on market-driven targeted profit margins established as part of the budget process.
- As it applies to daily rates charged to Non-Residents for programs and services, management is authorized to utilize dynamic pricing, based on changing market conditions, provided that doing so contributes positively to the net operating income of the venue. (The Board may establish a “floor” such as no lower than the Picture Pass-holder rate).

Next Steps

- Board Feedback
- Return to Board JANUARY 12th with Action Item for Approval of
 - Update Reserve Policy
 - Updated Capitalization Policy
 - Updated Central Services Cost Allocation Plan Policy
- Agendize Board Review of Updated District-wide Pricing Policy
 - Needed to guide product pricing and cost-recovery of FY2022/23 venue programs / services
- January 12th Board Meeting –
 - Receive Moss Adams Report – Updates to Capital Planning and Budgeting
 - Board Policy 12.1.0 – Multi-Year Capital Planning
 - Board Policy 13.1.0 – Capital Project Budgeting
 - Board Practice 13.2.0 – Capital Expenditures



FY2022/23 Budget Workshop #1

PART II: OVERVIEW OF INTERNAL SERVICES

FY2021/22 APPROVED FINAL BUDGET
May 26, 2021

	General Fund 100	Utilities 200	Golf 320	Facilities 330	Ski 340	Recreation 350	Rec Admin 360	Parks 370	Tennis 380	Beaches 390	Fleet 410	Engineering Bldgs. 420 430	Grand Total	
Row Labels														
Revenue														
Ad Valorem	(1,948,610)												(1,948,610)	
Consolidated Tax	(1,901,530)												(1,901,530)	
Charges for Services	(2,400)	(12,796,676)	(4,277,646)	(1,798,720)	(10,958,399)	(1,147,154)	262,000	(60,615)	(181,048)	(892,500)			(31,853,158)	
Facility Fee			-	-	-	-	(820,300)	-	-	(5,268,640)			(6,088,940)	
Interfund		(241,400)			(14,985)			(84,926)			(1,244,526)	(949,500)	(1,024,200)	(3,559,537)
Invest Inc.	(65,700)	(74,000)			(11,250)		(15,000)			(5,625)			(171,575)	
Capital Grants								(80,000)					(80,000)	
Other Source													-	
Operating Grants		(31,000)				(17,000)		(17,800)					(65,800)	
Misc. Rev.			(40,890)		(77,240)			(12,100)					(130,230)	
Transfers			(185,393)	(175,191)	(19,553)	(2,229)		(2,972)	(1,291)				(386,629)	
Revenue Total	(3,918,240)	(13,143,076)	(4,503,929)	(1,973,911)	(11,081,427)	(1,166,383)	(573,300)	(258,413)	(182,339)	(6,166,765)	(1,244,526)	(949,500)	(1,024,200)	(46,186,009)
Expense														
Wages	2,327,299	3,079,621	1,786,716	503,309	3,299,155	1,069,121	173,588	365,679	115,464	885,579	560,523	586,275	321,035	15,073,364
Benefits	1,154,282	1,644,339	524,638	218,627	1,131,813	327,197	63,879	89,419	24,203	229,705	317,959	276,070	173,826	6,175,958
Professional Services	400,475	182,050	12,150	1,170	23,700	5,850	-	1,170	585	17,850		9,000		654,000
Services & Supplies	1,095,433	2,752,576	1,347,546	510,732	2,000,361	612,845	49,418	410,653	80,925	639,716	358,150	56,543	469,228	10,384,125
Insurance	55,000	211,000	95,700	12,200	219,800	57,900		13,800	3,700	39,300	5,600	4,200	6,000	724,200
Utilities	108,000	933,004	321,040	55,720	621,260	145,640	8,604	96,360	9,610	139,064	1,680	3,120	6,720	2,449,822
Cost of Goods Sold			668,540	429,400	529,100	51,380			10,435	100,500				1,789,355
Central Services Cost	(1,546,624)	447,540	279,255	97,530	389,595	130,539	17,956	51,848	13,681	118,680				-
Defensible Space		100,000					100,000							200,000
Capital Expend.	441,438	5,216,500	1,054,780	86,400	1,268,250	885,000		249,000		3,419,060				12,620,428
Debt Service		643,129	185,393	175,191	19,553	2,229		2,972	1,291	6,296				1,036,054
Extraordinary	100,000													100,000
Transfers							386,629							386,629
Expense Total	4,135,303	15,209,759	6,275,758	2,090,279	9,502,587	3,287,701	800,074	1,280,901	259,893	5,595,750	1,243,912	935,208	976,809	51,593,934
Grand Total	217,063	2,066,683	1,771,829	116,368	(1,578,840)	2,121,318	226,774	1,022,488	77,554	(571,015)	(614)	(14,292)	(47,391)	5,407,925

FY2021/22 APPROVED FINAL BUDGET

Fund	400 - Internal Services		410 Fleet	430 Buildings	420 Engineering
	Object	Account Description			
Revenue					
Interfund	4300	Interfund Services Operations	\$ (1,244,526)	\$ (1,024,200)	\$ (108,000)
	4350	Interfund Services CIP			(841,500)
Revenue Total			\$ (1,244,526)	\$ (1,024,200)	\$ (949,500)
Expense					
Wages	5010	Regular Earnings	\$ 550,761	\$ 318,824	\$ 585,198
	5020	Other Earnings	9,762	2,211	1,077
	5030	Leave	-	-	-
Wages Sub-Total			\$ 560,523	\$ 321,035	\$ 586,275
Benefits Sub-Total			\$ 317,959	\$ 173,826	\$ 276,070
Personnel Total			\$ 878,482	\$ 494,861	\$ 862,345
Professional Services	6030	Professional Consultants			9,000
Services & Supplies	7010	Paid Advertising			1,500
	7310	Computer License & Fees	3,200	-	18,500
	7330	Contractual Services	64,000	-	4,200
	7340	Dues and Subscriptions			1,530
	7350	Employee Recruit & Retain	1,600	1,050	1,100
	7405	Office Supplies	1,300	1,200	700
	7415	Operating	5,900	8,400	10,284
	7420	Fuel	-	16,800	1,800
	7430	Uniforms	4,000	3,600	1,000
	7440	Tools	3,600	1,200	
	7450	Permits & Fees	950	-	
	7460	Postage			900
	7490	Repair Parts	258,800	-	
	7510	R& M General	10,950	-	
	7515	RM Preventitive		247,710	
	7520	R&M Corrective		158,168	
	7530	Janitorial		-	
	7540	Fleet Maintenance Services		25,100	3,779
	7680	Training & Education	1,850	3,600	8,750
	7685	Travel & Conferences	2,000	2,400	2,500
Services & Supplies Sub-Total			\$ 358,150	\$ 469,228	\$ 56,543
Insurance	7710	General Liability	5,600	6,000	4,200
Utilities	7840	Telephone	1,680	6,720	3,120
Expense Total			\$ 1,243,912	\$ 976,809	\$ 935,208
Grand Total			\$ (614)	\$ (47,391)	\$ (14,292)

Internal Service Fund Charges (FY21/22) By Fund

Internal Service Charges		Fleet		Buildings		Engineering	
100	General Fund	10,000	0.8%	45,324	4.6%	18,000	1.9%
200	Water (22)	186,260	15.0%	77,304	7.9%	66,000	6.9%
	Sewer (25)	164,800	13.2%	40,637	4.1%	-	0.0%
	Solid Waste (27)	5,170	0.4%	-	0.0%	-	0.0%
	Utilities Sub-Total	356,230	28.6%	117,941	12.0%	66,000	6.9%
320	Championship Course	310,734	25.0%	108,455	11.1%	6,000	0.6%
	Mountain Course	98,693	7.9%	69,647	7.1%	2,400	0.3%
	Golf Sub-Total	409,427	32.9%	178,102	18.2%	8,400	0.9%
330	Facilities	4,736	0.4%	156,248	15.9%	-	0.0%
340	Ski	281,880	22.6%	113,406	11.6%	6,000	0.6%
350	Recreation	26,190	2.1%	146,369	14.9%	6,000	0.6%
360	Rec Admin.	-	-	-	0.0%	-	0.0%
370	Parks	60,940	4.9%	64,468	6.6%	-	0.0%
380	Tennis	-	0.0%	26,375	2.7%	-	0.0%
390	Beaches	66,244	5.3%	131,711	13.4%	-	0.0%
410	Fleet	-	0.0%	-	0.0%	6,000	0.6%
420	Engineering	3,779	0.3%	-	0.0%	-	0.0%
430	Buildings	25,100	2.0%	-	0.0%	-	0.0%
		\$ 1,244,526	100.0%	\$ 979,944	100.0%	\$ 110,400	11.6%
	CIP Project Charges	\$ -	-	\$ -	-	\$ 841,500	88.4%
		\$ 1,244,526	100.0%	\$ 979,944	100.0%	\$ 951,900	100.0%

Fleet Maintenance (Fund 410)

- District Fleet Inventory
 - Over 600 pieces of Equipment and Vehicles
 - Current Asset Value: Cost - \$ 9.6 million
 Book Value - \$ 3.2 million
 - Total Replacement Cost \$11.25 million
 - 20-Year CIP Replacement Funding \$23.59 million

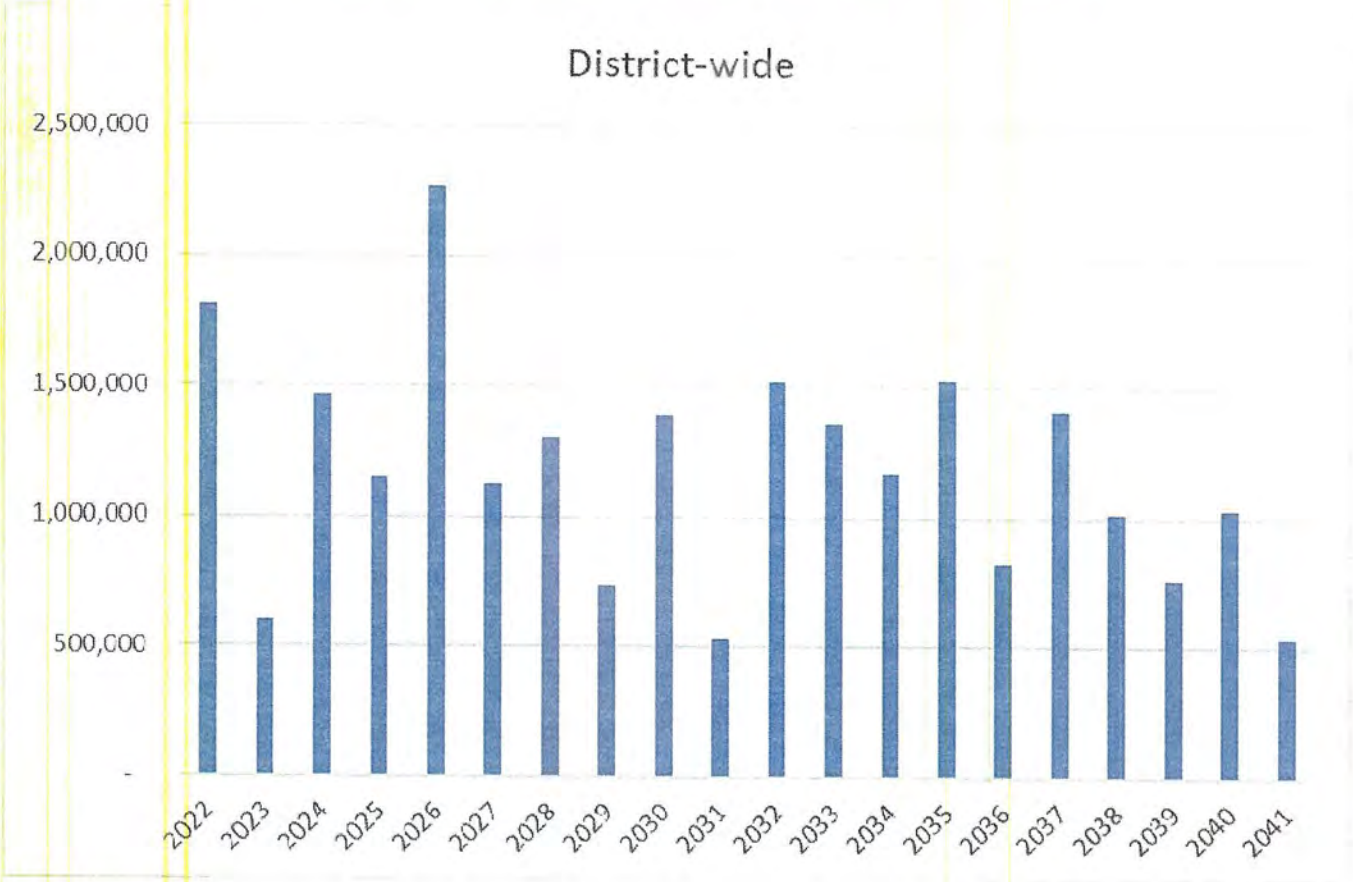
- Fleet Maintenance Operations
 - Sweetwater (PW), Golf Courses, Diamond Peak
 - Staffing 7.0 FTE
 - FY21/22 Budget = \$1.24 Million

- Internal Services Charge-Back Methodology
 - Budget Allocation
 - Actual Charges

- FY 2022/23 Budget Development: **Issues and Policy Considerations**

Fleet Replacement Costs – 20-year CIP

District-wide



Total Replacement Cost \$ 11,248,748

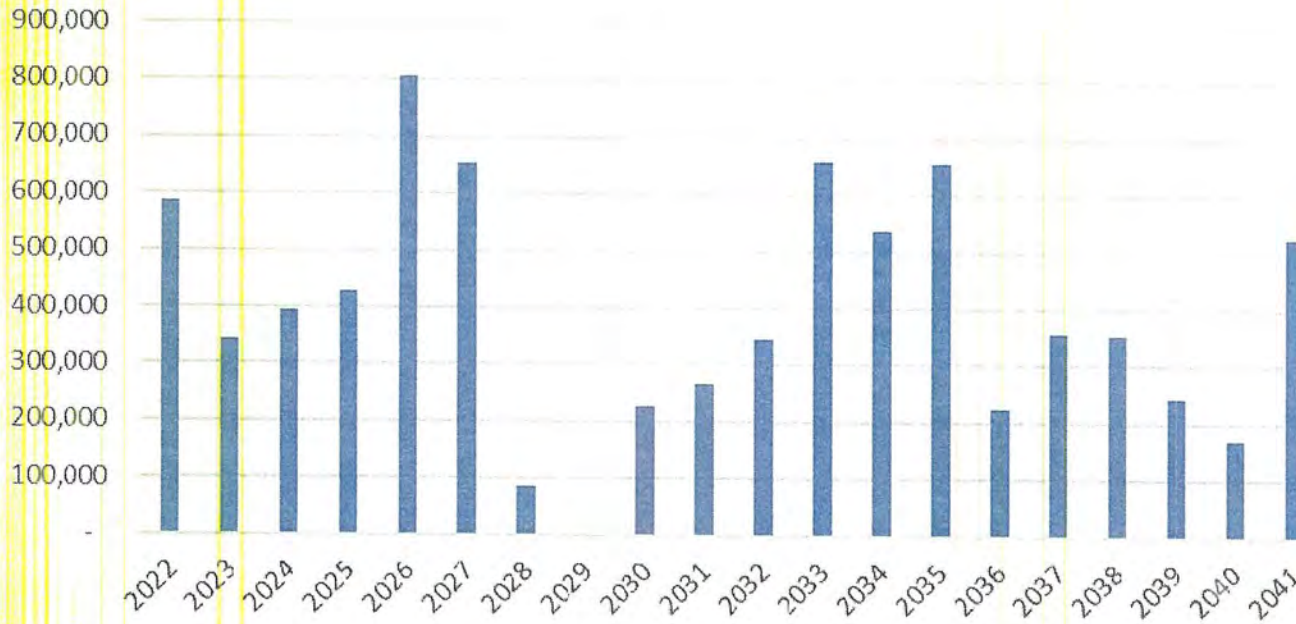
	CIP Plan	Avg. Annual
5-Year Plan	\$ 7,301,750	\$ 1,460,350
10-year Plan	\$ 12,405,425	\$ 1,240,543
20-Year Plan	\$ 23,594,575	\$ 1,179,729

Fleet Replacement Costs – 20-year CIP

Total Replacement Cost \$ 3,831,943

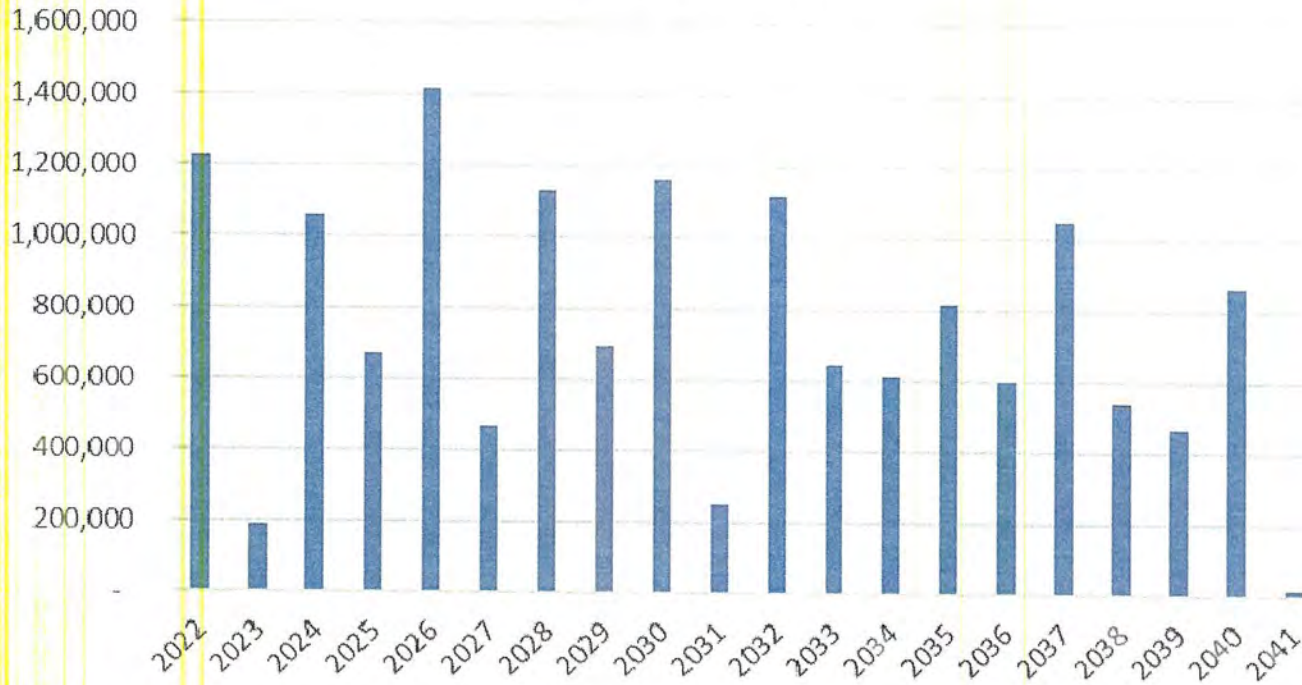
Utilities

	CIP Plan	Avg. Annual
5-Year Plan	\$ 2,561,700	\$ 512,340
10-year Plan	\$ 3,799,300	\$ 379,930
20-Year Plan	\$ 7,886,800	\$ 394,340



Fleet Replacement Costs – 20-year CIP

Community Services



Total Replacement Cost \$ 7,109,455

	CIP Plan	Avg. Annual
5-Year Plan	\$ 4,572,850	\$ 914,570
10-year Plan	\$ 8,288,925	\$ 828,893
20-Year Plan	\$ 15,041,075	\$ 752,054

Ski \$3.4 million
 Golf \$2.8 Million
 Parks \$0.75 million

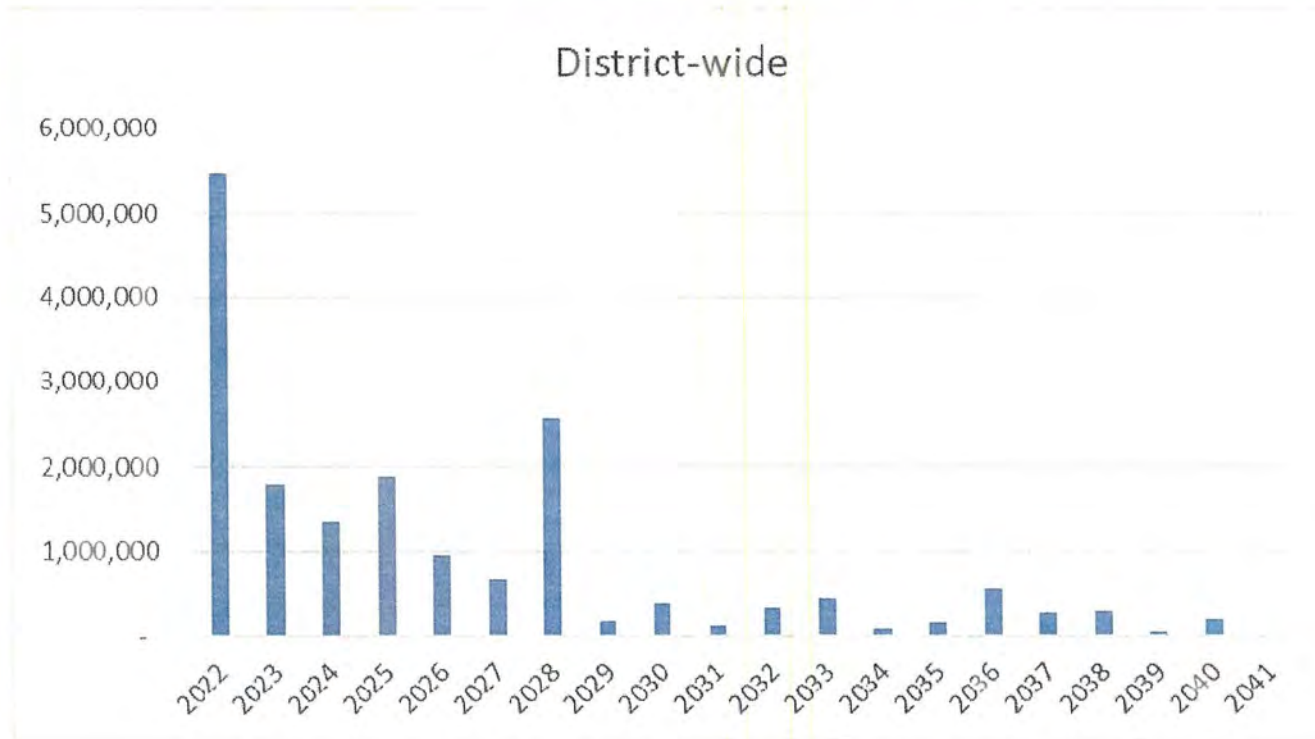
FY 2022/23 Budget Development: Issues and Policy Considerations

- Updating Baseline Budget
- Staffing Allocations across Fleet Maintenance Shops

- Allocations to User Departments
 - Update to Hourly billing Rates
 - Update budget allocations based on historical use
 - Adjustments for Golf Carts

- Long-Term
 - Consideration of establishing Fleet Replacement Fund to cover future replacement costs
 - Venue budgets would reflect level annual appropriations to cover planned replacement costs
 - Rolling 5-year or 10-year replacement costs

Facilities Capital Improvement Plan - 20-yr CIP (Incomplete)



5-Year	\$ 11,479,600
10-year	\$ 15,417,560
20-year	\$ 17,819,200



Building Condition Assessment

- Several of our facilities are in need of repairs that are outside normal projections
- Aging infrastructure and the change in maintenance and repair to keep these older structures operating
- Contributing factor: poor facility design for snow country and commercial use including subpar fit and finish due to lack of oversight during construction.

Consider including funding in FY2022/23 Budget for Comprehensive Facility Condition Assessment.

Building Condition Assessment

■ Facilities in good condition and requiring no special allowances

- Burnt Cedar lifeguard/snack bar*
- Ski –Lodge, skier services, Fleet*
- Mountain Golf Clubhouse*
- PW building A*
- Parks Office*
- Preston Field*
- Ski Beach*
- Village Green*
- Champ Golf Maintenance*
- Aspen Grove*
- Golf course bathrooms*

Building Condition Assessment

- **Facilities advanced age and will require major remodels or replacement.**
 - *Administration Building – ADA concerns, HVAC, Asbestos, Radon*
 - *Incline Beach- Serviceable just outdated*
 - *Burnt Cedar east side restrooms- Serviceable just out dated*
 - *Mountain Golf Maintenance- Roofing and siding*
 - *Snowflake- Serviceable outdated and limited in use*
 - *Champ Cart Barn- Siding needs re done and roof on 5-year plan rest of structure serviceable*
 - *Treatment plant- serviceable but showing age, roofing needs done 5-year plan*
 - *Ozone – serviceable but showing age*

Building Condition Assessment

- **Newer facilities with failures and concerns sooner than expected.**
 - *Chateau- Roof structure prone to leaks, exterior stone work failing, grading issues causing plumbing problems, HVAC issues equipment and placement of equipment. Interior finish of soft stained woods and slate very susceptible to wear in commercial setting.*
 - *PW Building C- Shop door issues having that assessed and bid, water issues with erosion Jim Youngblood handling this.*

- **Facilities in process of upgrades entering half-life and more maintenance projected**
 - *Recreation Center- Exterior stucco and paint, Pool infrastructure, doors and door hardware*
 - *PW Building B- roofing issues being handled this year*



FY2022/23 Budget Workshop #1

PART III: CENTRAL SERVICES COST ALLOCATION



Central Services Cost Allocation Plan

- Central Services Overhead Functions
 - Current Practice
 - Human Resources /Payroll
 - Finance / Accounting

- Baseline Budgets and Cost Allocation Methodology

- Establishing Central Services “Overhead Rates”

- Central Services Overhead Burdens
 - Budgeted CSO Allocations
 - Actual CSO Charges

- FY 2022/23 Budget Development: **Issues and Policy Considerations**

Central Services Overhead – Costs Allocated

Fund 100 - General Fund

Row Labels	Account Description	Revenue										
		010	100	110	120	130	140	150	160	170	990	Grand Total
Revenue												
Ad Valorem	Ad Valorem Property Tax	(1,948,610)										(1,948,610)
Ad Valorem Total		(1,948,610)										(1,948,610)
Consolidated Tax		(1,901,530)										(1,901,530)
Charges for Services	Rental Income	(2,400)										(2,400)
Charges for Services Total		(2,400)										(2,400)
Invest Inc.	Investment Earnings	(65,700)										(65,700)
Invest Inc. Total		(65,700)										(65,700)
Other Source	Funded Cap Res - Established											-
Other Source Total												-
Revenue Total		(3,918,240)										(3,918,240)
Expense												
Wages	Regular Earnings		289,452	126,688	743,318	449,875	88,622	477,095	1,197	95,536	31,862	2,303,645
	Other Earnings		6,219	1,424	3,982	504	2,045	6,900	-	1,844	736	23,654
Wages Total			295,671	128,112	747,300	450,379	90,667	483,995	1,197	97,380	32,598	2,327,299
Benefits			128,958	39,380	376,039	225,683	47,397	262,128	556	52,251	21,889	1,154,282
Professional Services			40,200	12,000		40,000		15,000		78,000	215,275	400,475
Services & Supplies			15,900	77,000	77,036	488,317	25,630	87,126	21,475	52,918	250,031	1,095,433
Insurance											55,000	55,000
Utilities			240		600	66,520	840	600		600	38,600	108,000
Central Services Cost	Central Services Cost Allocation				(853,573)			(693,051)				(1,546,624)
Central Services Cost Total					(853,573)			(693,051)				(1,546,624)
Capital Expend.	Capital Expenditure										441,438	441,438
Capital Expend. Total											441,438	441,438
Extraordinary	Extraordinary Items - Settlement Expenditure										100,000	100,000
Extraordinary Total											100,000	100,000
Expense Total			480,969	256,492	347,402	1,270,899	164,534	155,798	23,228	281,149	1,154,831	4,135,303
Grand Total		(3,918,240)	480,969	256,492	347,402	1,270,899	164,534	155,798	23,228	281,149	1,154,831	217,063

Central Services Cost - Allocation Methodology

	General	Utility	Championship Golf	Mountain Golf	Facilities	Ski	Recreation Center	Parks	Tennis	Comm. Services Admin	Beach	Internal Services	Total District
Base Cost													
Budgeted FTE by Fund Allocation	24.5 9.07%	37.5 13.89%	29.8 11.03%	13.6 5.05%	11.8 4.36%	77.2 28.61%	22.0 8.14%	8.5 3.15%	2.3 0.87%	3.8 1.42%	22.7 8.40%	16.2 6.01%	269.9 100%
Budgeted Wages by Fund Allocation	\$ 2,327,299 15.44%	\$ 3,079,620 20.43%	\$ 1,332,115 8.84%	\$ 454,601 3.02%	\$ 503,309 3.34%	\$ 3,299,155 21.89%	\$ 1,069,121 7.09%	\$ 365,679 2.43%	\$ 115,464 0.77%	\$ 173,588 1.15%	\$ 885,579 5.88%	\$ 1,467,833 9.74%	\$ 15,073,363 100%
Budgeted Benefits by Fund Allocation	\$ 1,154,282 22.30%	\$ 1,644,338 31.77%	\$ 392,310 7.58%	\$ 132,328 2.56%	\$ 218,627 4.22%	\$ 1,311,813 2.55%	\$ 327,197 6.32%	\$ 89,419 1.73%	\$ 24,202 0.47%	\$ 63,879 1.23%	\$ 229,705 4.44%	\$ 767,855 14.84%	\$ 5,175,955 100%
Budgeted Services & Supplies by Fund Allocation	\$ 1,567,008 10.56%	\$ 3,459,010 23.30%	\$ 1,816,292 12.24%	\$ 564,444 3.80%	\$ 927,842 6.25%	\$ 3,326,120 22.41%	\$ 848,635 5.72%	\$ 425,803 2.87%	\$ 100,095 0.67%	\$ 58,022 0.39%	\$ 834,109 5.62%	\$ 915,541 6.17%	\$ 14,842,921 100%
Budgeted Accounting - Invest. Int.	\$ 1,025,011												
Percentage of Costs Allocated	80%												
Allocation based on Services & Supplies	86,571	191,096	100,342	31,183	51,259	183,754	46,884	23,524	5,530	3,205	46,081	50,580	\$ 820,009
Blended Allocation	16%	22%	9%	4%	4%	18%	7%	2%	1%	1%	6%	10%	100%
Budgeted Human Resources	\$ 959,113												
HR + 20% Accounting	\$ 1,164,115												
Based on Wages, Benefits & FTE	181,660	256,444	106,522	41,207	46,270	205,841	83,656	28,325	8,151	14,750	72,599	118,690	\$ 1,164,115
Central Services Cost Allocation	\$ 268,231	\$ 447,540	\$ 206,865	\$ 72,390	\$ 97,530	\$ 389,595	\$ 130,539	\$ 51,848	\$ 13,681	\$ 17,956	\$ 118,680	\$ 169,269	\$ 1,984,124
Tentative Budget													
Annual Allocation per Tentative Budget	\$ 447,540	\$ 206,865	\$ 72,390	\$ 97,530	\$ 389,595	\$ 130,539	\$ 51,848	\$ 13,681	\$ 17,956	\$ 118,680	\$ 169,269	\$ 1,984,124	\$ 1,546,624
Overhead Rate for Charging vs Actuals	n/a	5.5%	5.8%	6.3%	5.9%	5.8%	5.8%	5.9%	5.7%	6.1%	6.1%	n/a	5.7%

Prepared and calculated in accordance with NRS 354.613 Subsection 1c and IVGID Board Policy 18.1.0

Issues and Policy Considerations

- Goals / Objectives of Central Services Cost Allocation Plan

- What costs should be incurred by General Fund versus Operating Funds?
- Importance of showing FULL-COST of Services
 - Budgeting
 - Pricing for Services

- What Administrative Costs should be included in Cost Allocation Plan:

- ★ Budgeting, Accounting, Payroll and Audit

- ★ Human Resources and Risk Management

Legislative costs for the Board of Trustees

Legal Costs

General Administration

Emergency Services

Public Relations

Contract, Procurement and Accounts Payable ★

Information Technology and Communications

Property Management

Grants Management

Grounds and Building Maintenance (Internal Service Fund)

Warehouse and Storage (N/A)

2022/23 BUDGET CALENDAR						
Date	Current (FY21/22) Budget	Rate-Setting Process: Pricing / Utilities / Rec Roll	Program / Venue Review	Capital Budget	Board of Trustees Calendar	State of Nevada - DOT
NOV	FY2021/22 1st Quarter Budget Report	Pricing Policy Discussion Utility Rate Study I		Review of CIP Data Sheets Refresh of Five-Year CIP (10 year / 20 - year)	Pricing Policy Discussion Utility Rate Study I FY2022/23 1st Quarter Budget Report	
DEC		Prelim Pricing / Revenue Estimates	Program / Venue Baseline	Review Schedule and Timing of CIP Project Phases	BOARD BUDGET WORKSHOP # 1 Internal Services Central Services Board Policies	
JAN	Mid-Year Projections Revenues Expenditures Mid-Year Budget Adjust.	Pricing Policy FY2022-23 Key Rates & Cost- Recovery Pyramid Proposed Utility Rate(s) II	Baseline Budget Review Budget Requests Budget Modifications	Draft #1 of Five-Year CIP	BOARD BUDGET WORKSHOP #2 Baseline Budget Assumptions Program Venue Budget / Financials	
FEB	FY22/23 Mid-Year Report Board of Trustees	Prelim Rec Roll	GM Budget Decisions		FY22/23 Mid-Year Report Set May Public Hearing Dates	
MAR		Final Rec Roll	Finalize Venue / Program Budget	Draft #2 - Five-Year CIP	BOARD BUDGET WORKSHOP #3 Venue Operating Budgets Prelim CIP Prelim Rec Roll	
APR	Review / Update FY2022 Year- End projections	Board Approval Utility Rate Ordinance			BOARD BUDGET WORKSHOP #4 Capital Improvement Plan Update FINAL Rec Roll	
MAY					BOT Approval: FY2020/21 Tentative Budget Public Hearings: FY2022-23 Rec Roll & FY2022-23 Annual Budget BOT Approval: FINAL FY2022/23 Budget Submit: State of Nevada	Tentative Budget Filed April 15, 2022
JUNE				Finalize Five-Year CIP Update		Final Approved Budget Form 4404LGF Filed June 1, 2022
Q1					Annual Statement of Indebtedness Report / 5-Year Capital Improvement Plan	Forms 4410LGF & Forms 4411LGF Filed August 1, 2022
Q2	FY2022/23 Q1 Budget Report (November)				FY2022/23 Q1 Budget Report (November)	
Q3	FY2022/23 Mid-Year Budget Report (February)				FY2022/23 Mid-Year Budget Report (February)	
Q4						

**PLANNED
FY2022/23 BUDGET WORKSHOPS**

BUDGET WORKSHOP #1 - December 14th

- Board Policies – Budgeting and Fiscal Management
 - Reserve / Working Capital Policy
 - Capitalization Policy
 - Central Services Cost Allocation Methodology
 - Pricing Policy
- Internal Services
 - Fleet (Fund 410)
 - Engineering (Fund 420)
 - Building Maintenance (Fund 430)
- Central Services Cost Allocation

BUDGET WORKSHOP #2 – January 26th

- District-wide Baseline Budget Assumptions
- Administration (General Fund)
- Public Works (Utility Fund)
- Venues – Baseline Staffing / Budgets / Service-Levels / Outcomes
 - Golf Fund
 - Facilities (Special Events) Fund
 - Ski Fund
 - Recreation
 - Parks
 - Tennis
 - Beaches

BUDGET WORKSHOP #3 - February

- Updates to Venue Operating Budgets (Workshop #2 follow-up)
- Capital Improvement Plan Update
 - FY 2022/23 CIP Budget
 - Five-Year Plan Update
 - 20-Year Capital Plan
- Facility Fee – Rates & Allocation

BUDGET WORKSHOP #4 - March

- Updates to Capital Improvement Plan / CIP Budget
- Finalize Facility Fee / Rec Roll

Approval of TENTATIVE Budget – April

Approval of FINAL Budget - May

BUDGET WORKSHOP #1

December 14, 2021

Part I: Board Policies – Budgeting and Fiscal Management

- Existing Board Policies
 - Policy 2.1.0 – Financial Standards
 - Policy 4.1.0 – Performance Measurement for Decision-Making
 - Policy 5.1.0 – Budgeting for Results and Outcomes
- Updates to Selected Board Policies:
 - Policy 7.1.0 Appropriate Level of Reserves / Working Capital
 - Policy 8.1.0 - Capitalization of Fixed Assets
 - Policy 18.1.0 - Central Services Cost Allocation Plan
- New: DRAFT District-wide Pricing Policy

Part II: Overview of Internal Service Funds

- **Fleet (Fund 410)**
 - District Fleet Inventory
 - Fleet Maintenance Operations
 - Internal Services Charge-Back Methodology
 - FY 2022/23 Budget Development: **Issues and Policy Considerations**
- **Engineering (Fund 420)**
 - Support to District Capital Projects and Infrastructure Repairs and Maintenance
 - Internal Services Charge-Back Methodology
 - FY 2022/23 Budget Development: **Issues and Policy Considerations**
- **Building Maintenance (Fund 430)**
 - District-wide Facility Assets
 - Internal Services Charge-Back Methodology
 - FY 2022/23 Budget Development: **Issues and Policy Considerations**

Part III: Central Services Cost Allocation

- Central Services Overhead Functions
 - Current Practice
 - Human Resources
 - Payroll
 - Finance
- Baseline Budgets and Cost Allocation Methodology
- Establishing Central Services “Overhead Rates”
- Central Services Overhead Burdens
 - Budgeted CSO Allocations
 - Actual CSO Charges
- FY 2022/23 Budget Development: **Issues and Policy Considerations**

FY2022/23 BUDGET WORKSHOP

Board of Trustees

December 14, 2021

PART 1: Board Policies – Budgeting and Fiscal Management

Policy 2.1.0 Financial Standards

Policy 4.1.0 Performance Measurement for Decision-Making

Policy 5.1.0 Budgeting for Results and Outcomes

Updates:

Policy 7.1.0 Appropriate Level of Reserves

Policy 8.1.0 Capitalization of Fixed Assets

Policy 18.1.0 Central Services Cost Allocation Plan

New:

District-wide Pricing Policy



Budgeting and Fiscal Management Financial Standards Policy 2.1.0

The Incline Village General Improvement District was formed to provide high quality services that are readily accessible to its parcel owners. Achieving this goal requires clear financial objectives, careful control of operations, and management of monetary and physical assets and its workforce.

The District has committed to a Strategic Planning Process to provide a context for policy and direction for the budget process.

POLICY: The Board of Trustees will maintain a set of Long Range Principles under the Strategic Planning Process. These Principles will include, at a minimum, an element for each of the following areas:

1.0 Resources and Environment

Promote and enhance the resources and environment of the Lake Tahoe Basin.

2.0 Finance

Continue to ensure the fiscal responsibility and sustainability of the District by maintaining sound effective policies for operation budgets, revenue and expenditures, fund balances, capital improvements, investments and risk management.

2.1 IVGID's process for establishing the financial goals for each of its departments will address both financial measures for operating and net income (loss) and cash flow.

2.2 As a part of the operating budget process, IVGID will review each major venue's cash flow needs for the upcoming fiscal year. On the basis of those reviews IVGID shall establish an allocation of the Recreation and/or Beach Facility Fee, considering established amounts of working capital and the predicted timing of revenues and expenditures for that fiscal year.

2.3 IVGID will review the consequences to each department's net income (loss) and cash flow based upon its expected Capital Improvement Projects and Debt Service obligations. The affects of these items will be



Budgeting and Fiscal Management Financial Standards Policy 2.1.0

incorporated into the applicable allocation of the Recreation and/or Beach Facility Fee.

2.4 REPORTING ON THE RECREATION AND BEACH FACILITY FEE -
The annual Recreation and Beach Facility Fee Allocation, based on the next fiscal year's Operating and Capital Improvement Project budgets and scheduled Debt Service, will be made available to each parcel owner, in accordance with Nevada Revised Statutes, prior to and subsequent to adoption of the fiscal year budget by the Board of Trustees. This summary will delineate the amount of Recreation and Beach Facility Fee allocated to each subfund. The summary will also indicate when amounts have been designated for reserve purposes.

2.5 REPORTING THE DISTRICT'S OVERALL FINANCIAL RESULTS -
The District will make its overall financial results available for public inspection by issuing a Comprehensive Annual Financial Report (CAFR). The CAFR results from the audit process for each fiscal year and is approved by the Board typically in November.

Other forms of information can be developed at the discretion of the Board of the Trustees or the General Manager.

3.0 Workforce

Maintain our highly qualified workforce and status as a premier employer in the Lake Tahoe Basin.

4.0 Services

Deliver high quality services balanced with maintaining financial performance.

4.1 SERVICES - IVGID will offer services contingent upon the need for them in the community and in compliance with Nevada Revised Statutes Chapter 318.

4.2 OPERATIONS - IVGID will review operating methods, on an annual basis, and make decisions based on an objective analysis of the service, quality and cost versus value to the users.



**Budgeting and Fiscal Management
Financial Standards
Policy 2.1.0**

4.3 UTILIZATION – IVGID will consider the constituency it serves and how those services can be best delivered for the District as a whole. The District provides services first and foremost to the District's parcel owners, who are also the primary connection to the community's businesses, civic and charitable organizations.

5.0 Facilities

Maintain and enhance the District's infrastructure to support service delivery.

6.0 Communications

Considering the best use of public funds, educate and engage the parcel owners and residents of the Crystal Bay and Incline Village community. The District will consider a variety of methods for communication to accommodate the spectrum of needs and formats.



**Budgeting and Fiscal Management
Performance Measurement for Decision Making
Policy 4.1.0**

POLICY. The Incline Village General Improvement District program and service performance measures will be developed and used as an important component of budgeting, financial planning and decision making.

- 1.0 These measures will be linked to the District's budgeting. Performance measures should:
 - 1.1 be based on Long Range Principles that tie to a statement of program mission or purpose;
 - 1.2 measure program outcomes;
 - 1.3 tie to services provided;
 - 1.4 measure efficiency and effectiveness for continuous improvement;
 - 1.5 be verifiable, understandable, and timely;
 - 1.6 be consistent throughout the budget, accounting and reporting systems and to the extent practical, be consistent over time;
 - 1.7 be reported internally and externally;
 - 1.8 be monitored and used in managerial decision-making processes;
 - 1.9 be limited to a number and degree of complexity that can provide an efficient and meaningful way to assess the effectiveness and efficiency of key programs; and
 - 1.10 be designed in such a way to motivate staff at all levels to contribute toward organizational improvement.

- 2.0 The District will use performance measures as an integral part of the budget process. Performance measures should be used to report on the outputs and outcomes of each program and should be related to the mission, Long Range Principles and objectives of each department.

- 3.0 In the final analysis, the District recognizes that the value of any performance measurement program is derived through positive behavioral change. Stakeholders at all levels must embrace the concept of continuous improvement and be willing to be measured against objective expectations.



Budgeting and Fiscal Management
Budgeting for Results and Outcomes
Policy 5.1.0

POLICY. To achieve the objective of integrating Strategic Planning and performance into the budgetary process, the District will:

- 0.1 Conduct analysis to determine what strategies, objectives and actions will best achieve the desired results.**
- 0.2 Prioritize the results or outcomes as services and activities that matter most to the parcel owners as a whole.**
- 0.3 Allocate resources among high priority results.** The allocations should be made in a fair and objective manner. Then budget resources to the most significant services and activities to maximize the benefit of the available resources as the best use of public funds.
- 0.4 Set measures of annual progress, monitor, and provide feedback.** These measures should spell out the expected results and outcomes and how they will be measured.
- 0.5 Monitor Outcomes for what actually happened.** This involves using performance measures to compare actual versus budgeted results.
- 0.6 Communicate performance results.** Internal and external stakeholders should be informed of the results in an understandable format.
- 0.7 The District Finance and Accounting Department responsibilities are:**
 - 1.1 Facilitating government-wide results and analytical support.
 - 1.2 Providing credible budget allocations and expected revenues in the light of current environmental factors.
 - 1.3 Advising on allocations for administrative support functions, which provide necessary organizational infrastructure for achieving community goals, but do not typically emerge as high priorities on their own.
 - 1.4 Design a work product to facilitate the process of budgeting for results and outcomes and in a reportable form.
 - 1.5 Serving as an advocate for outcomes and the process in general rather than for any particular department.

Board Policy Update:
(from October 13th Board Meeting)

**Appropriate Level of Reserves
Fund Balance/ Working Capital**

- Background/ Recommendations
- **DRAFT – Updated Board Policy 7.1.0**
 - *Replaces Board Policy 7.1 and Board Practice 7.2.0*
 - *Replaced Board Policy 19.1 and Board Practice 19.2.0*
- Current Board Policy 7.1.0 and Practice 7.2.0 (7/1/15)
- Current Board Policy 19.1.0 and Practice 19.2.0 (7/1/15)
- Best Practices / Guidelines

FUND BALANCE AND WORKING CAPITAL

Board Policy 7.1.0

Board Practice 7.2.0

Board Policy 19.1.0

Board Practice 19.2.0

Background -

- Board Policy 7.1.0 relates to "Appropriate Level of Fund Balance"
 - GFOA and GAAP guidelines and definitions
- Board Practice 7.2.0 relates to "Appropriate Level of Fund Balance"
 - Minimum requirement under NAC 354.650
- Board Policy 17.1.0 relates to "Appropriate Level of Working Capital"
 - GFOA and GAAP guidelines and definitions
- Board Practice 17.2.0 relates to "Appropriate Level of Working Capital"
 - Operating Working Capital = 25% of Operating Expenses
 - Debt = 1-year interest expense
 - Capital = 1-year of 3-year average depreciation

Best Practices and Resources:

- GFOA provides guidance on best practices for development of policies related to Unrestricted Fund Balance and Appropriate Level of Working Capital for Enterprise Funds.
 - Based on "risk" to be mitigated
- Best practices suggest that formal fund balance policies be established to provide for:
 - Appropriate level of fund balance
 - Appropriate use(s) of established reserves, and
 - Guidelines for replenishment of reserves when used.
- Fund Balance - General Fund
 - Nevada Administrative Code (NAC 354.650) establishes a (minimum) fund balance of 4% of operating expenditures for public agencies; the NAC further provides for notification/explanation to be provided to the Department of Taxation in the event that reported fund balances fall below 4% of actual expenditures.
 - The GFOA acknowledges that the appropriate level of fund balance for the General Fund should take into account each government's own unique circumstances, but recommends general-purpose governments maintain an unrestricted fund balance of no less than 2-months of regular general fund revenues or general fund expenditures.

- Working Capital - Enterprise Funds
 - o GFOA recommends that government's target for working capital be no less than 45-days of annual operating expenses (1.5 months).
 - o The District has contracted with an outside consultant (Raftelis) to review the Public Works operations and capital asset management and provide recommendations, to include appropriate level of working capital to inform update of Board Policy 17.1.0 and Board Practice 17.2.0.

Preliminary Recommendations:

- 1) It is recommended that Board Policy 7.1.0, Board Practice 7.2.0, Board Policy 17.1.0 and Board Practice 17.2.0 be updated to establish a target minimum fund balance(s) as well as incorporate fund balance policy language consistent with GFOA guidelines for best practices
- 2) It is recommended that Board Policy 17.1.0 and Board Practice 17.2.0 related to Appropriate Levels of Working Capital be updated to establish appropriate level of working capital for the District's Enterprise Funds, informed by pending recommendations from the review of the District's utility operations by third-party consultant.
 - a. Debt Service should be reviewed in relation to bond covenants; usually require annual revenues equal to 100-120% of annual debt payments, which have priority over operating expenses
 - b. Policy should distinguish between Capital Reserve (as a % of annual capital budget or depreciation) and Capital Asset Replacement fund (as a percentage of five-year CIP).
- 3) Staff is reviewing the applicability of establishing a Working Capital policy for its Internal Service Funds; while reported as Enterprise Funds, these funds activities are generally self-funded with year-end adjustments made to clear fund balances.
- 4) Board Practices 7.2.0 and 17.2.0 should also be updated to reflect the transition of the District's Community Services Fund and Beach Fund from Special Revenue Funds to Proprietary (Enterprise) Funds.
- 5) Consideration should be given to consolidating updates to Policies 7.1.0 and 17.1.0 as well as Practices 7.2.0 and 17.2.0 to provide for a comprehensive Policy and related Practice related to appropriate levels of fund balance and working capital across all District funds.

Budgeting and Fiscal Management
Appropriate Level of Reserves
Policy 7.1.0

(Replaces Policy 7.1.0 and 19.1.0 and Practice 7.2.0 and 19.2.0)

POLICY. This policy establishes the minimum level of reserve funding to be maintained by the District within the fund balance of its governmental funds and net position of its proprietary funds. The policy further provides for the conditions under which reserve funds may be utilized, and a timeline for replenishment of reserve funds, when utilized

1.0 Purpose. The District desires to maintain prudent reserves for each of its major funds, consistent with best practices, to guard against the financial impacts associated with economic cycles, revenue fluctuation, and unanticipated emergencies and/or mandates.

In addition, this policy will also establish appropriate level of working capital that should be maintained within its Enterprise Funds in order to meet its cash flow requirements related to routine operations and maintenance, contractual obligations, capital program expenditures and debt service.

2.0 Target Reserve Levels

2.1 General Fund Reserves. The policy of the District shall be to maintain a target fund balance within the General Fund equal to 15% of annual budgeted expenditures (less transfers and debt), to provide for economic uncertainty, fluctuations in General Fund revenues and unforeseen events that may require of unbudgeted expenditures.

Of this amount, 5% is designated as a reserve for economic uncertainty in the event that general fund revenues received within the fiscal year fall short of the amounts assumed in the approved budget.

An additional 10% is to be designated as an emergency reserve to cover unanticipated expenditures resulting from emergencies or unanticipated mandates.

In no case shall the fund balance for the District's General Fund fall below the 4% of expenditures required under Nevada Administrative Code Section 354.

The target reserve level established for the District's General Fund shall be reviewed annually.

2.2 Proprietary Fund Reserves. The policy of the District shall be to maintain target levels of reserves within the Unrestricted Net Position of each of its proprietary funds (excluding Internal Service Funds), as follows:

2.2.1 Target Reserve Levels

Operating Reserve Target: 25% of annual budgeted operating expenses (*excluding depreciation and debt*).

Capital Reserve Target: 1 year of 3-year average annual budgeted depreciation.

Debt Reserve Target – The District’s approved annual budget will maintain required debt coverage ratios for all existing debt. In addition, should the District issue any variable-rate debt obligations, an additional debt reserve shall be established at a level equal to one year’s interest expenses related to variable-rate debt.

The target reserve levels established for each of the District’s enterprise funds shall be reviewed annually.

2.2.2 Internal Services Funds.

Internal Service Funds (Engineering, Buildings, Fleet) are intended to be self-funding business-type activities supporting internal customers. At year-end, adjustments are made to user charges to ensure fund revenues and expenditures are balanced. As such, operating reserves are not required to be maintained.

3.0 Working Capital. The District will establish target levels of working capital that should be maintained within its Enterprise Funds in order to meet its cash flow requirements related to routine operations and maintenance, contractual obligations, capital program expenditures and debt service.

3.1. Target Level of Working Capital:

Working Capital Target = 90-days operating expenses (*inclusive of depreciation and interest expense*).

Working Capital serves primarily as a measure of fund liquidity and, as such, should be viewed as a component of, and not incremental to, the target reserves levels otherwise established by this policy.

4.0 Appropriate Use of Reserves

The targeted level of reserves established by Board policy serve to address significant short-term issues, including unexpected revenue shortfalls, higher than anticipated expenditures, or unforeseen emergencies.

It is the intent of the Board of Trustees to limit the use of reserves to address unanticipated, non-recurring needs. Fund balances should not be applied to recurring annual operating expenditures. Fund balances may, however, be applied buffer the impacts of a loss or reduction in revenues to allow time for the District to restructure its operations, but such use will only take place in the context of a Board-approved long-term financial plan.

5.0 Excess Unrestricted Fund Balance or Net Position

At the end of each fiscal year, the Finance Department will report on the audited year-end budgetary fiscal results. Should actual revenues exceed expenditures, including contractual obligations and carryforward items, a year-end surplus shall be reported

Any year-end operating surplus which results in unrestricted fund balances or unrestricted net position in excess of the targeted reserve levels established by the policy, shall be deemed available for allocation to specific needs, subject to Board action.

Priorities for possible allocation of available funds in excess of established target reserve levels include:

- 1) Payments toward unfunded liabilities, deferred maintenance and asset replacement.
- 2) Transfer to other funds, as deemed appropriate, to offset year-end deficits within those funds.
- 3) Allocation to capital projects with shortfalls in funding sources and/or to provide matching funds for awarded grants.
- 4) Re-appropriation within the subsequent year's operating budget to provide for one-time, non-recurring needs.

6.0 Replenishment of Reserves

If the any of the District's reserve balances are required to be drawn-down below the minimum level established by this policy, a plan will be developed and implemented to replenish fund balances. Replenishing fund balances will be a priority use of one-time resources, and minimum reserve balances will be restored within a maximum of two fiscal years.

7.0 Utility Rate Stabilization Fund

(To be updated in conjunction with pending Utility Rate Study)

The District may establish a Utility Rate Stabilization reserve intended to mitigate potential future year’s water and sewer rate adjustments necessary to meet operating, capital and debt obligations of the District’s Utility Fund.

Consideration for establishing an appropriate Utility Rate Stabilization Fund should be made in conjunction with development of a periodic multi-year Utility Rate Study as well as annual utility rate adjustments.

Factors in determining whether, and to what extent, a Utility Rate Stabilization fund is warranted should include:

- Managing long-term utility rates to avoid excessive rate increases in any single year (example = in excess of 2.5-times CPI)
- Mitigating the rate impacts associated with financing significant one-time capital projects
- Mitigating the potential impacts associated with significant fluctuations in charges for service revenues, beyond those associated with normal business cycles (example – mandated water conservation protocols).

8.0 Other Classifications

The District will apply other classifications and accounting standards under GASB 54 including the use of Non-spendable, Restricted, Committed, Assigned, Unassigned and Unrestricted when presenting either a Statement of Net Assets or other forms of fund balance in its financial reports.

Governmental Funds	Proprietary Funds
<i>Non-Spendable</i>	<i>Net Investment in Capital Assets</i>
<i>Restricted</i>	<i>Restricted</i>
<i>Committed</i>	<i>Unrestricted</i>
<i>Unassigned</i>	Designated
<i>Unreserved Fund Balance</i>	Operating
<i>Reserve (per Policy)</i>	Capital
	Debt
	Other
	Undesignated

}

Reserves (per Policy)

Board Policy Update:
(from October 13th Board Meeting)

Capitalization of Fixed Assets
Useful Life / Capitalization Thresholds for
Capital Assets

- Background/ Recommendations
- **DRAFT – Updated Board Policy 8.1.0**
 - *Replaces Board Policy 8.1.0*
 - *Replaced Board Policy 9.1.0 and Board Practice 2.9.0*
- Current Board Policy 8.1.0 (7/1/16)
- Current Board Policy 9.1.0 and Practice 2.9.0 (7/1/16)
- Best Practices / Guidelines

Preliminary Recommendations:

- 1) It is recommended that Board Policies 8.1.0 and 9.1.0 and Board Practice 2.9.0 be consolidated into a single, comprehensive Capitalization Policy to include direction related to:
 - a. Capitalization Thresholds
 - b. Estimated Useful Life of capital assets
 - c. Definition of capital expense to be capitalized versus repair and maintenance costs to be expensed in period incurred
 - d. Distinction of costs incurred at various phases of capital project life-cycle to inform expensing of costs incurred prior to establishment of formal project definition, scope and financing plan. *(Cross-reference to Board Policy 13.1.0 and Board Practice 13.2.0)*

- 2) Board Practice 2.9.0 should be updated to reflect:
 - a. ~~Updated numbering sequence (previously Practice 9.2.0)~~
 - b. Specific Capitalization Thresholds for ALL asset types
 - c. Default Estimated Useful Life for All asset types
 - d. Application of distinction between capital costs to be capitalized and repairs and maintenance costs to be expensed
 - e. Definition of pre-planning costs to be expensed versus capitalized

- 3) The updated capitalization policy will also need to reflect implementation of GASB 87, related to leases, which are required - as of 7/1/21 - to be reported as "intangible assets" and depreciated of the remaining lease term(s).

Accounting, Auditing and Financial Reporting
Capitalization of Fixed Assets
Policy 8.1.0
(Replaces Policy 8.1.0, 9.1.0 and Practice 2.9.0)

Policy. Capital assets include land, improvements to land, water rights, easements, buildings, building improvements, vehicles, machinery, equipment, right to use, infrastructure, construction in process (CIP), and all other tangible or intangible assets that are used in District operations that have initial useful lives extending beyond two years and meet defined capitalization thresholds.

1.0 Classification of Capital Assets. The District classifies capital assets in the following groups for financial reporting:

- Land
- Buildings and structures
- Venue Improvements
- Service Infrastructure
- Equipment and Vehicles
- Right to Use
- Construction in progress

2.0 Capitalization Thresholds. The District's capitalization threshold shall be as follows:

<u>ASSET CLASS</u>	<u>CAPITALIZATION THRESHOLD</u>
Land	All
Right to Use	All
Building and Structures	\$ 25,000
Venue Improvements.....	\$ 10,000
Service Infrastructure.....	\$ 25,000
Equipment and Vehicles	\$ 10,000

3.0 Cost Basis. Capital assets purchased by the District are recorded at cost. Capital assets donated to the District are recorded at fair value on the date accepted.

4.0 Useful Life of Capital Assets. Items should only be capitalized if they have an estimated useful life of three years or more.

4.1 Capital assets are depreciated using the straight-line method over the following estimated useful life:

<u>Asset Class</u>	<u>Years</u>
Building and Structures	10-40
Venue Improvements	10-25
Service Infrastructure	5-40
Equipment and Vehicles	3-20

Note: The Accounting Division will maintain Schedule of Useful Life for specific assets.

5.0 Criteria for Capitalization of Fixed Assets

- 5.1. Capital projects will be capitalized if they meet one of the following criteria:
 - o The project is creating a new asset for the District
 - o The project significantly extends the useful life of an asset beyond what was originally established as the estimated useful life for that asset, and/or
 - o Significantly increases the service capacity of the asset
- 5.2 Right to Use assets represent leased equipment and will be capitalized using the current value of all future lease payments per GASB 87. If the lease does not have a stated interest rate to determine current value with, an imputed rate will be determined by other similar leases.
- 5.3 Expenditures that simply maintain a given level of service should be expensed.
- 5.4. Three major categories of costs subsequent to original construction or acquisition are incurred relative to capital assets:
 - Capital Improvements - an improvement is the substitution of a better component for which possesses superior performance capabilities, whereas a replacement is the substitution of a similar component.
 - Capital Replacement - a replacement, which is a substitution of a component of the asset with one of similar quality is to be expensed. On rare occasions, a replacement can be considered improvements and be capitalized if it meets certain established criteria.
 - Capital Maintenance - activities budgeted as capital projects will be expensed as repair and maintenance expenses if they meet one of the following criteria:
 - o The activity is performed on a regular and recurring basis to keep the District's assets in their normal operating condition over the course of the originally established useful life.
 - o The project represents a repair activity that restores an asset to its original condition.

6.0 Capital Project Phases. Major capital projects, as defined in Board Policy 12.1.0, will often (but not always) be managed through defined project phases. These may include:

- Feasibility
- Planning
- Design
- Construction

- 6.1. Costs incurred in pre-planning phases, including Master Plans and Project Feasibility Studies, which explore potential capital projects are to be expensed. Once a master-planning or feasibility study results in a defined project, with a specific scope and cost estimate, and the Board determines that a funding plan is to be developed for inclusion in the District's Capital Improvement Budget, costs associated with advancing the capital project are to be capitalized.
- 6.2. To facilitate the tracking of capital project costs to be expensed versus capitalized, the District will, when appropriate, establish separate capital project codes to distinguish between phases where costs will be expensed and those capital project phases where costs are to be capitalized.
- 6.3. Capital project costs to be capitalized will be reported as Construction In Progress until the capital project is completed and the capital asset is placed into service.

7.0 Responsibility and Roles

- 7.1 *The Board of Trustees approves District policy governing capital classes, thresholds, and useful lives.*
- 7.2 *The Accounting Division will capitalize assets, process monthly depreciation, and perform year-end reconciliation of capital assets.*
- 7.3 *The Controller is responsible for approving items to be capitalized, modified, or disposed.*

Board Policy Update:

Central Services Cost Allocation Plan

- Background/ Recommendations
- Board Policy 18.1.0
- ***DRAFT UPDATE – Board Practice 18.2.0***

**CENTRAL SERVICES
COST ALLOCATION PLAN
POLICY**

Board Policy 18.1.0

Board Practice 18.2.0

Background:

- Board Policy 18.1.0 relates to “Adoption of Central Services Cost Allocation Plan”
- Board Policy 18.2.0 relates to “Central Services Cost Allocation Plan”

Best Practices and Resources:

- Moss Adams, LLP Identified several observations and recommendations related to central services cost allocation plans in their report, “Evaluation of Certain Accounting and Reporting Matters,” dated January 14, 2021, to include:
 - o Recommendation to document methodology used for allocating Central Services Overhead Costs
 - o Accounting treatment of off-sets for Central Services Costs charged from the General Fund to the District’s operating funds.

Preliminary Recommendations:

- 1) It is recommended that Board Practice 18.2.0 be updated to include language related to:
 - a. The basis used to allocate Central Services costs to operating budgets
 - b. Establishing billing rates on the basis of budget costs and statistics
 - c. Billing monthly Central Services costs on the basis of actual expenses
 - d. Adjusting June (year-end) billings to ensure that actual Central Services costs billed do not exceed actual Central Services costs incurred.



Budgeting and Fiscal Management Adoption of Central Service Cost Allocation Plan Policy 18.1.0

POLICY. The District will maintain practices in conformity with the Nevada Revised Statute Section 354.107 (Regulations) and 354.613(c) (Enterprise Funds Cost Allocation), including:

- 0.1 Central Service Cost Allocation Plan for accumulating, allocating and developing billing rates on allowable costs of services provided by the District's General Fund to departments, divisions and Enterprise Funds.
- 0.2 This Policy and related Practice can only be modified by a non-consent agenda item during a regular meeting of the Board of Trustees.

The District's adopted other Financial Policies (6.1.0) that should be used to frame major practice initiatives and be summarized in the budget document. This Policy is specific to the equitable distribution of general, overhead, administrative and similar costs incurred by the District's General Fund in the process of supporting the operation of the District's Enterprise Funds.

The underlying practice, along with any others that may be adopted for other financial purposes, will be reviewed during the budget process. The Finance and Accounting staff should review the practices to ensure continued relevance and to identify any gaps that should be addressed with new practices. The results of the review should be shared with the Board of Trustees during the review of the proposed budget. Each budget year, the current Central Service Cost Allocation Plan will be filed with the Nevada Department of Taxation as required.

Practice categories that should be considered for development, adoption and regular review are as follows:

- 0.1.1 Costs Allowed
- 0.1.2 Allocation Method
- 0.1.3 Billing rates for services provided



**Budgeting and Fiscal Management
Central Service Cost Allocation Plan
Practice 18.2.0**

RELEVANT POLICY: 18.1.0 Adoption of Central Service Cost Allocation Plan

1.0 COSTS ALLOWED

- 1.0.1 Costs will be determined in accordance with generally accepted accounting principles and approved by the Board of Trustees as part of the annual budget process, including any budget augmentation.
- 1.0.2 Costs incurred by a department, division or Fund specifically associated with their activities and operation will be Direct Costs to those departments, divisions or Funds.
- 1.0.3 Costs incurred for a common or joint purpose, benefitting more than one objective, will be considered Indirect Costs. These Indirect Costs must be necessary and reasonable for proper and efficient performance and administration.
- 1.0.4 Costs incurred may include, without limitation:
 - 1.0.4.1 Legislative costs for the Board of Trustees
 - 1.0.4.2 Legal Costs
 - 1.0.4.3 General Administration
 - 1.0.4.4 Emergency Services
 - 1.0.4.5 Public Relations
 - 1.0.4.6 Property Management
 - 1.0.4.7 Grants Management
 - 1.0.4.8 Contract, Procurement and Accounts Payable
 - 1.0.4.9 Grounds and Building Maintenance
 - 1.0.4.10 Budgeting, Accounting, Payroll and Audit
 - 1.0.4.11 Human Resources and Risk Management
 - 1.0.4.12 Information Technology and Communications
 - 1.0.4.13 Warehouse and Storage

Effective for the year ended June 30, ~~2012~~ 2021
upon acceptance by the Board of Trustees
Adopted February 29, 2012



**Budgeting and Fiscal Management
Central Service Cost Allocation Plan
Practice 18.2.0**

1.0.5 Applicable Credits

1.0.5.1 Applicable Credits will reduce the total costs allowed, when the credit relates directly to a transaction included in total costs.

1.0.6 Costs allowed should be deemed reasonable, ordinary and necessary for the operation of an Enterprise Fund.

2.0 ALLOCATION METHOD

2.0.1 The District's Proprietary Funds include both Enterprise and Internal Service Funds. The Internal Service Funds have and will continue to develop specific billing rates for services based on individual units of service to each department, division or Fund. Enterprise Funds will be billed an annual allocation of Indirect Costs Allowed, net of applicable credits, as evidenced by the adopted budget. The General Fund and Internal Service Funds be allocated a portion of these costs, but will not be billed, as it would only add a layer to recalculating their related rates and charges to the other funds.

2.0.2 The proportion of the allocation will be based on budget data in the form of statistics or amounts:

- 2.0.2.1 – Eighty percent (80%) of Budget and Accounting central overhead costs, net of credit for interest earnings, are to be allocated on the basis of Services and Supplies expenses, by fund.

- 2.0.2.2 – Human Resources, Payroll and twenty percent (20%) of Budget and Accounting costs are to be allocated on the basis of a blended rate of budget full-time equivalent positions, wages and benefits.

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Effective for the year ended June 30, 2012-2021
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Adopted February 29, 2012



**Budgeting and Fiscal Management
Central Service Cost Allocation Plan
Practice 18.2.0**

- 2.0.3 The basis of the allocation will be scheduled in support of current rates and be presented to the Board of Trustees in conjunction with establishing the Operating Budget for each fiscal year.
- 2.0.4 The Allocation Method for each Cost will be appropriate in relation to the cost's objective or measurement.

Effective for the year ended June 30, ~~2012-2021~~
upon acceptance by the Board of Trustees
~~Adopted February 29, 2012~~



**Budgeting and Fiscal Management
Central Service Cost Allocation Plan
Practice 18.2.0**

3.0 BILLING RATES

- 3.0.1 Monthly billings will be recorded and paid from the Enterprise Funds to the General Fund, based on a total as adopted with the District's Annual Operating Budget, including any Board approved amendments or budget augmentation actual expenditures incurred. The off-set to the charges billed to the Enterprise Funds will be recorded as an off-set to General Fund expenditures.
- 3.0.2 The June billing each year, may shall be adjusted such that the total charges to the Enterprise Funds, for the fiscal year ending that respective June, does not exceed the actual allowed incurred costs net of actual applicable credits. The District may bill less than the budgeted total for a fiscal year, but in no case can the total billing exceed the total approved with the adoption of the District Annual Operating Budget for that fiscal year, including any Board approved amendments or budget augmentation.
- 3.0.3 Payment for billings will be considered completed by an entry in the general ledger for the District, through the Cash Clearing Fund, with appropriate amounts posted to the General Fund and the respective Enterprise Fund(s).

Effective for the year ended June 30, 2012-2021
upon acceptance by the Board of Trustees
Adopted February 29, 2012

Board Policy Update:

NEW Policy District-wide Pricing Policy

- Background – Board of Trustees November 15, 2021
- **DRAFT – Updated Board Policy (Practice 6.2.0)**

DRAFT

**Budgeting and Fiscal Management
District-Wide Pricing for Products and Services
Practice 6.2.0**

RELEVANT POLICIES: 6.1.0 Adoption of Financial Policies

PRACTICE. It is the practice of the District to establish the manner in which fees and charges for services are set and the extent to which they cover the cost of services provided (per Policy 6.1.2.2)

1.0 SCOPE:

This Practice shall be used to ensure consistent application of pricing policy across the District's Community Services and Beach venues in order to meet District-wide and venue-specific revenue and cost-recovery targets established through the annual budget process.

The objective of the District's pricing policy is to:

- Ensure that revenues, including Charges for Services and applicable Facility Fees, are sufficient to cover the full cost of providing services to Picture Pass holders (residents), Guests and Non-Residents (visitors).
- Utilize sound financial planning principles to avoid volatility in charges and fees from year-to-year.
- Promote consistent framework for pricing across all venues and programs, while providing for venue-specific pricing considerations.
- Provide flexibility to management in modifying pricing during the fiscal year, based on market conditions, and establishment of new programs.

2.0 **Definitions** – for purposes of this practice, the following definitions shall be applied:

- Full-Cost is intended to represent the per-unit cost of providing access to, or use of, District venues, services and programs, and shall include operating costs (including overhead), capital depreciation and debt, as reflected in the annual budget for each activity.

- Operating Costs are defined to include direct personnel costs, non-personnel cost and overhead costs. For purposes of this definition, overhead applied to programs and services shall include appropriate allocation of Central Services Overhead as well as Department-specific administrative overhead.
- Direct Costs are defined as the incremental cost of providing for a access or services for a specific event or purpose. (Examples would include incremental cost (staffing, supplies, etc.) of providing access to a venue during normal business hours versus outside of normal operations).
- Capital Costs for programs and services provided through the District's Community Services and Beach Enterprise Funds shall be defined as the annual depreciation budgeted and allocated to each fund and cost center.
- Debt Costs for purposes of establishing full-cost recovery shall include principal and interest on outstanding debt allocated to each fund as included in the annual budget.

3.0 District-wide Pricing Guidelines

The District provides recreational amenities and programs to residents, guests and visitors. In addition the District provides restricted-access to District-owned beaches to residents and their guests. To support the District venues, facilities and activities, the District establishes, through the annual budget process, a Recreation Facility Fee and Beach Facility Fee which are assessed on dwelling units within the District.

As a result of the assessed Facility Fees, pricing established for access by District Picture-Pass holders and their guests are discounted from the pricing established for Non-Resident and visitors, as follows:

- Non-Residents:
 - Rates charged to Non-Residents for use of District facilities and programs shall be set to cover no less than 100% of the full cost of providing facilities and programs.

- Pricing for services and merchandise provided through District profit centers (Golf Shop, Food and Beverage) shall incorporate mark-up over costs, based on market-driven targeted profit margins established as part of the budget process.
- As it applies to daily rates charged to Non-Residents for programs and services, management is authorized to utilize dynamic pricing, based on changing market conditions, provided that doing so contributes positively to the net operating income of the venue. (The Board may establish a “floor” such as no lower than the Picture Pass-holder rate).
- Guests:
 - Guest rates may be set at a discount in relation to Non-Resident rates, provided that the guest rates shall, at a minimum, cover the operating costs of access to District venues and programs.
 - Where Guest Rates are established, to access the discounted rates a Guest must either be accompanied by a Picture-Pass holder or provide a District-issued Punch Card. The latter can be used to pay-down the Non-Resident rate to either a Guest Rate, or Resident Rate, depending on the venue.
- Residents (Picture Pass holders):
 - Rates charged to Picture-Pass Holders shall be discounted from the full-cost of services, in recognition of the Facility Fees assessed on parcels within the District.
 - Rates established for Picture-Pass holders shall generally be set at no greater than the rate required to cover the operating costs of programs and services. In some cases, rates charged may exceed operating costs to the extent that the Facility Fee approved through the budget process are insufficient to cover the cost of annual capital and debt, as defined.

4.0 Venue-Specific Pricing Guidelines

While applying District-wide pricing guideline as set forth in this practice, each District venue, as a unique business enterprise, may incorporate modifications to its pricing for programs and services, provided that the venue is able to achieve overall financial results consistent with the net

income targets established through the annual budget process. Such modifications may include, but are not limited to:

4.1 Golf Course Fees

- 4.1.1 Fees charged to Picture-pass holders, Guests and Non-Residents may vary based on seasonal, week-day, time-of-day, and partial (9-hole) use of the golf courses.
- 4.1.2 Play-Passes offered to Picture Pass holders may be priced at a discount from daily fees.
- 4.1.3 In doing so, management shall track and report average revenue-per-round, in relation to the defined cost-recovery targets for Picture-Pass holders, Guests, Non-Residents and Play-Pass rounds sold.

4.2 Facilities / Special Events

- 4.2.1 Fees set for Facility rentals and Special Events should be based on cost-recovery targets for the Facilities Enterprise Fund established through the budget process.
- 4.2.2 Rental fees for use of facilities by Non-Residents should take into account the historical utilization rates of rental facilities by incorporating a mark-up required to achieve overall cost-recovery targets.
- 4.2.3 Rentals provided to Picture-Pass holders should incorporate discounts, as appropriate, to reflect level of annual Recreation Facility Fee allocated to the Facilities Fund.
- 4.2.4 Fees charged for catered (Food and Beverage service) events should be set to cover the full direct cost of staff, operations and food and beverage, plus mark-up based on market conditions.
- 4.2.5 Consideration shall be given to maintain Facility rental and Special Events services competitive within the regional marketplace.

4.3 Ski

- 4.3.1 Rates charged Non-Residents for daily tickets and season passes should be set so as to remain competitive within the market.
- 4.3.2 Rates charged for Non-Resident daily tickets shall be no less than the full-cost of access to the ski venue, based on target level of skier visits for the season.
- 4.3.3 Rates charged for Picture Pass holder daily tickets and season passes shall be set at a discount – to the extent that

revenues from Non-Resident tickets and passes are sufficient to meet overall net revenue targets for the season.

- 4.3.4 Fees charged to Picture-pass holders and Non-Residents may vary based on peak periods, week-day, and full-day versus half-day passes.
- 4.3.5 The Ski Rental Shop and Ski Lessons operate as profit-centers, with rates being largely market-driven, to include appropriate profit margins. Rates are charged uniformly, with no discounts.

4.4 Parks, Recreation, and Tennis Center

- 4.4.1 The District's Parks, Recreation Center, Tennis Center and recreation programming are recognized as community amenities open to residents, guests and visitors.
- 4.4.2 Programs and memberships are provided to Picture-Pass holders at a discount, in relation to the Facility Fee assigned through the annual budget process.
- 4.4.3 Program pricing is based on industry-standard "Cost-recovery Pyramid" which provides for full-cost recovery for most programs.
- 4.4.4 Recreation Center and Tennis Center membership pricing is adjusted based on age, season, time-of-day and day of the week (peak and non-peak hours).
- 4.4.5 Management shall review memberships and program fees annually, and may adjust rates based on industry and regional rates.

4.5 Beaches

- 4.5.1 Beach access is restricted to use by picture-pass holders and their guests.
- 4.5.2 Funding to support the District beaches comes directly from the annual Beach Facility Fee assessed on properties within the District and, as such, beach access to Picture-pass holders is free-of-charge.
- 4.5.3 Guests, whether accompanied by a Picture-Pass holder or in possession of a District Punch Card, are charged a daily beach access fee. The daily Guest beach access fee is to be set annually in relation to operating cost (per beach visit) as established through the annual budget process.
- 4.5.4 The daily Beach access fee may vary based on time of year, and peak periods. Management shall report on the average daily guest rates for the season to ensure that pricing policy and beach revenue targets are met.

5.0 Discounts

- 5.1 Group Rates – Access to District venues for qualifying groups can be provided at a discount from the individual Non-Resident rates, provided that the discounted pricing is set so as to cover the full-cost of venue access. Discounts may vary based on venue availability (example: peak versus off-peak, mid-week versus weekend).
- 5.2 Community Non-Profits – Access to District facilities and venues to Community-based Non-Profits, as defined (Resolution 1701) can be provided at a discount from the Non-Resident rates, and should be no less than the direct cost of providing venue access.
- 5.3 The annual budget should provide for a funding allocation from the District's General Fund to be used to offset discounts provided to Community Non-Profit organizations. This funding is to be allocated to venues based on utilization by Community Non-Profits in order for mitigate impact of Community Non-Profit use on overall financial performance of District venues.

6.0 Administration of District's Pricing Policy

- 6.1 The Board of Trustees will establish overall financial performance targets for each District venue through the annual budget process.
- 6.2 The Board of Trustees will approve, through the budget process or when appropriate during the fiscal year Key Rates to include:
 - 6.2.1 Golf Rates for Picture Pass Holders, Play Passes, Guests and Non-Residents
 - 6.2.2 Picture-Pass Holder and Non-Resident Season Pass Rates, and Resident Daily Pass Rates for Diamond Peak
 - 6.2.3 Picture-Pass holder Recreation Center and Tennis Membership Rates
 - 6.2.4 Picture-Pass holder rental rates for District Facilities / Special Events
- 6.3 The General Manager is authorized to approve daily and group rates for all other programs, based on the recommendations of venue

managers, consistent with the parameters of the District's Pricing Policy.

- 6.4 The District's Director of Golf/Community Services is authorized to approve pricing for Food and Beverage and retail merchandise.
- 6.5 A comprehensive Fee Schedule shall be placed on the District's website, and shall be updated, as needed, to reflect current pricing, to the extent practical.

Framework for District Pricing Policy

Board of Trustees November 10, 2021

Objectives of Pricing Policy
Considerations in Pricing
Setting and Administering Pricing

SAMPLE Cost-Recovery Analysis

1

Overview of Pricing Policy Presentation

- Board Policy 6.1 (current)
- Developing a Formal District Pricing Policy
 - Objectives of Pricing Policy
 - Considerations in Pricing
- Setting and Administering Pricing

NEXT STEPS:

- Cost-of-Service Analysis – Foundation for Applying Pricing Policy

2

Board Policies & Practices Budget and Fiscal Management

Financial Practices – Policy 6.1.0

■ 2.0 Revenues

□ 2.1 Revenue Diversification

□ 2.2 Fees and Charges. *The District shall adopt process that identifies the manner in which fees and charges for services are set and the extent to which they cover the cost of the service provided.*

3

Objectives of District Pricing Policy

GLOBAL OBJECTIVES

District Pricing Structure should ensure that revenues are sufficient to cover full cost of providing services to its residents, guests and visitors.

Pricing should be based on sound financial planning principles to avoid volatility from year-to-year

To the extent possible, pricing principles should be applied consistently across all venues and programs

	Picture-Pass Holders	Guest	Non-Resident
Charges for Service:			
	Provide maximum discount in relation to annual Facility Fees assessed on parcels within the District.	Guest rates should be established to recover direct cost of services (less capital and debt)	Rates for Non-resident use of facilities and programs should be set to cover (no less than) 100% of full cost of services.
	Where Charges for Services are paid by Picture Pass Holders: <ul style="list-style-type: none"> • Rates should be set to cover 100% of Operating Costs 	Guest rates may provide for discounts over Non-Resident Rates (Discounted to Resident Rate): <ul style="list-style-type: none"> • With Punch Cards • When accompanied by Picture-Pass Holders 	Pricing for Profit Centers should include specified minimum margin over cost. Management should retain flexibility to utilize DYNAMIC pricing in response to market conditions (within parameters)
Facility Fees:	Community Services – covers cost of Capital Outlay and Debt Service Payments		
	Beach – covers cost of Capital Outlay, Debt Service AND Operating Costs (No cost for PPH Beach access)		
	Resident Pricing (Charges and Facility Fees) should be established so as to ensure that revenue from residents does not subsidize Non-Resident use of facilities or programs.		

4

Consideration in District Pricing Policy

- Need for consistent Cost-of-Service Analysis for District venues and programs
 - Operating Costs (Programs and Services)
 - Capital Outlay / Depreciation / Replacement Costs
 - Non-capital costs associated with Upkeep of District FACILITIES
 - Overhead cost burdens allocated to District Community Services and Beach venues

- Role of Facility Fees in Resident Pricing (Discounted Charges for Services)
 - Consider STANDARD Picture-Pass Holder Discount (as % of Non-Resident Rate)
 - Consider VARIABLE Picture-Pass Holder Discount, by venue, based on annual on level of Facility Fee

- How SURPLUS funds from profit-generating activities are applied to support other venues
 - Diamond Peak
 - Food & Beverage / Retail

- Dynamic Pricing for Non-Resident Rates

- Recreation and Community Programming
 - Cost-Recovery Pyramid -> Differing levels of Cost Recovery
 - Role of Facility Fees in covering "subsidies"
 - Role of General Fund in covering "subsidies"

5

Framework for Pricing Policy – GOLF

	Picture-Pass Holder	GUEST	NON-RESIDENT
Charges for Services	100% of Variable Operating Costs	100% of Variable Operating Costs	100% of Variable Operating Costs
	100% of Fixed Operating Costs	100% of Fixed Operating Costs	100% of Fixed Operating Costs
	100% of Total Operating Costs / Round	100% of Total Operating Costs / Round	100% of Total Operating Costs
	0% of Capital Costs (Depreciation)	% of Capital Costs (Depreciation)	100% of Capital Costs (Depreciation)
	0% of Debt Service Costs	% of Debt Service Costs	100% of Debt Service Costs
	% of Total Costs (Oper., Capital, Debt)	% of Total Costs (Oper., Capital, Debt)	100% of Total Costs / Round
Facility Fee			
Operating Costs	0.0% of Operating Costs		
Capital Improvements	100% of Capital Costs (Depreciation)		
Debt	100% of Debt Service Costs		

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Framework for Pricing Policy - BEACH

	Picture-Pass Holder	GUEST	NON-RESIDENT
Charges for Services	0% of Variable Operating Costs	X % of Variable Operating Costs	
	0% of Fixed Operating Costs	X % of Fixed Operating Costs	
	0% of Total Operating Costs / Round	X % of Total Operating Costs / Round	
	0% of Capital Costs (Depreciation)	% of Capital Costs (Depreciation)	
	0% of Debt Service Costs	% of Debt Service Costs	
	% of Total Costs (Oper., Capital, Debt)	% of Total Costs (Oper., Capital, Debt)	
Facility Fee			
Operating Costs	100% of Operating Costs		
Capital Improvements	100% of Capital Costs (Depreciation)		
Debt	100% of Debt Service Costs		

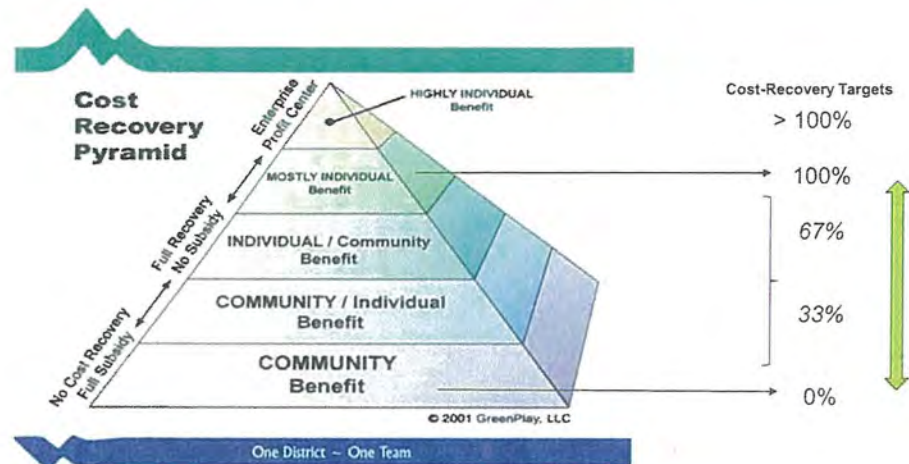
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Framework for Pricing Policy - SKI

	Picture-Pass Holder	GUEST	NON-RESIDENT
Charges for Services	100% of Variable Operating Costs		100% of Variable Operating Costs
	100% of Fixed Operating Costs		100% of Fixed Operating Costs
	100% of Total Operating Costs / Round		100% of Total Operating Costs
	0% of Capital Costs (Depreciation)		100% of Capital Costs (Depreciation)
	0% of Debt Service Costs		100% of Debt Service Costs
	% of Total Costs (Oper., Capital, Debt)		\$\$\$ Dynamic Pricing - Market Market-driven Pricing (2x-3x Cost)
Facility Fee			
Operating Costs	0% of Operating Costs		
Capital Improvements	0% of Capital Costs (Depreciation)		
Debt	0% of Debt Service Costs		

8

Framework for Pricing Policy - RECREATION



9

Setting and Administering Pricing

- District Pricing Policy should set clear roles / expectations
- Board:
 - Set Pricing Policy and Parameters
 - Approval of KEY Rates (to be defined)
 - Resident Rates
- Staff:
 - Propose KEY Rates for Board-approval – through Budget Process
 - Set and COMMUNICATE Rates to Board and Public
 - Manage DYNAMIC Pricing – (market-driven rates); as defined in Board Policy

10

District-Wide Pricing Policy - Outline

- Objective
- District-wide Pricing Guidelines
- Venue Pricing Guidelines
 - Golf
 - Facilities
 - Ski
 - Recreation / Tennis
 - Beaches
- Dynamic Pricing
- Discounts
 - Marketing / Promotions
 - Non-Profits
 - Employees
- Administration of Pricing Policy – Roles

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Background Information

COST-OF-SERVICE ANALYSIS

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Framework for Pricing Policy - BEACH

	Picture-Pass Holder	GUEST	NON-RESIDENT
Charges for Services	0% of Variable Operating Costs	X % of Variable Operating Costs	
	0% of Fixed Operating Costs	X % of Fixed Operating Costs	
	0% of Total Operating Costs / Round	X % of Total Operating Costs / Round	
	0% of Capital Costs (Depreciation)	% of Capital Costs (Depreciation)	
	0% of Debt Service Costs	% of Debt Service Costs	
	% of Total Costs (Oper., Capital, Debt)	% of Total Costs (Oper., Capital, Debt)	
Facility Fee			
Operating Costs	100% of Operating Costs		
Capital Improvements	100% of Capital Costs (Depreciation)		
Debt	100% of Debt Service Costs		

Cost Per Beach Visit-	Beach Visits =	199,802	
	Operating Costs		\$ (7.98)
	Operating with Ovhd		\$ (10.81)
	Operating, OVHD & Capital		\$ (12.03)
	Operating, OVHD Capital & Debt		\$ (12.06)

BEACH PRICING				
	Picture Pass Holder	Punch Card Holder	Daily Guest *	Peak
DAILY ADMISSION	FREE ADMISSION	PUNCH CARD DEDUCT NET ADMISSION FEE →	\$12.00 -12.00 \$0.00	\$12.00 \$15.00

* ADULT BE ACCOMPANIED BY PICTUREPASS HOLDER

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Framework for Pricing Policy - SKI

	Picture-Pass Holder	GUEST	NON-RESIDENT
Charges for Services	100% of Variable Operating Costs		100% of Variable Operating Costs
	100% of Fixed Operating Costs		100% of Fixed Operating Costs
	100% of Total Operating Costs / Round		100% of Total Operating Costs
	0% of Capital Costs (Depreciation)		100% of Capital Costs (Depreciation)
	0% of Debt Service Costs		100% of Debt Service Costs
	% of Total Costs (Oper., Capital, Debt)		\$55 Dynamic Pricing - Market Market-driven Pricing (2x-3x Cost)
Facility Fee			
Operating Costs	0% of Operating Costs		
Capital Improvements	0% of Capital Costs (Depreciation)		
Debt	0% of Debt Service Costs		

Resident Rates				Non-Resident Rates					
		Value	Weekend	Peak		Value	Weekend	Peak	
Skier Visist	110,000	Adult	\$ 25.00	\$ 25.00	\$ 35.00	Adult	\$ 109.00	\$ 124.00	\$ 134.00
Cost Per Skier Visit		Youth	\$ 20.00	\$ 20.00	\$ 30.00	Youth	\$ 89.00	\$ 104.00	\$ 125.00
Operating Costs	\$ 33.03	Senior	\$ 20.00	\$ 20.00	\$ 30.00	Senior	\$ 89.00	\$ 104.00	\$ 125.00
Operating Costs + OVHD	\$ 43.89	Child	\$ 15.00	\$ 15.00	\$ 25.00	Child	\$ 44.00	\$ 54.00	\$ 64.00
Oper. Costs, OVHD, Capital	\$ 56.33	Beginner	\$ 18.00	\$ 18.00	\$ 28.00	Beginner	\$ 59.00	\$ 59.00	\$ 89.00
Oper. Costs, OVHD, Capital, Debt	\$ 56.51	Under 6 / Over 80	Free	Free	Free	Under 6 / Over 80	Free	Free	Free

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FY2022/23 BUDGET WORKSHOP

Board of Trustees

December 14, 2021

PART 2: Overview of Internal Service Funds

Fleet Maintenance (Fund 410)

Engineering (Fund 420)

Building Maintenance (Fund 430)

FY2021/22 APPROVED FINAL BUDGET

May 26, 2021

	General Fund 100	Utilities 200	Golf 320	Facilities 330	Ski 340	Recreation 350	Rec Admin 360	Parks 370	Tennis 380	Beaches 390	Fleet 410	Engineering 420	Bldgs. 430	Grand Total
Row Labels														
Revenue														
Ad Valorem	(1,948,610)													(1,948,610)
Consolidated Tax	(1,901,530)													(1,901,530)
Charges for Services	(2,400)	(12,796,676)	(4,277,646)	(1,798,720)	(10,958,399)	(1,147,154)	262,000	(60,615)	(181,048)	(892,500)				(31,853,158)
Facility Fee			-	-	-	-	(820,300)	-	-	(5,268,640)				(6,088,940)
Interfund		(241,400)			(14,985)			(84,926)			(1,244,526)	(949,500)	(1,024,200)	(3,559,537)
Invest Inc.	(65,700)	(74,000)			(11,250)		(15,000)			(5,625)				(171,575)
Capital Grants								(80,000)						(80,000)
Other Source														-
Operating Grants		(31,000)				(17,000)		(17,800)						(65,800)
Misc. Rev.			(40,890)		(77,240)			(12,100)						(130,230)
Transfers			(185,393)	(175,191)	(19,553)	(2,229)		(2,972)	(1,291)					(386,629)
Revenue Total	(3,918,240)	(13,143,076)	(4,503,929)	(1,973,911)	(11,081,427)	(1,166,383)	(573,300)	(258,413)	(182,339)	(6,166,765)	(1,244,526)	(949,500)	(1,024,200)	(46,186,009)
Expense														
Wages	2,327,299	3,079,621	1,786,716	503,309	3,299,155	1,069,121	173,588	365,679	115,464	885,579	560,523	586,275	321,035	15,073,364
Benefits	1,154,282	1,644,339	524,638	218,627	1,131,813	327,197	63,879	89,419	24,203	229,705	317,959	276,070	173,826	6,175,958
Professional Services	400,475	182,050	12,150	1,170	23,700	5,850	-	1,170	585	17,850		9,000		654,000
Services & Supplies	1,095,433	2,752,576	1,347,546	510,732	2,000,361	612,845	49,418	410,653	80,925	639,716	358,150	56,543	469,228	10,384,125
Insurance	55,000	211,000	95,700	12,200	219,800	57,900		13,800	3,700	39,300	5,600	4,200	6,000	724,200
Utilities	108,000	933,004	321,040	55,720	621,260	145,640	8,604	96,360	9,610	139,064	1,680	3,120	6,720	2,449,822
Cost of Goods Sold			668,540	429,400	529,100	51,380			10,435	100,500				1,789,355
Central Services Cost	(1,546,624)	447,540	279,255	97,530	389,595	130,539	17,956	51,848	13,681	118,680				-
Defensible Space		100,000					100,000							200,000
Capital Expend.	441,438	5,216,500	1,054,780	86,400	1,268,250	885,000		249,000		3,419,060				12,620,428
Debt Service		643,129	185,393	175,191	19,553	2,229		2,972	1,291	6,296				1,036,054
Extraordinary	100,000													100,000
Transfers							386,629							386,629
Expense Total	4,135,303	15,209,759	6,275,758	2,090,279	9,502,587	3,287,701	800,074	1,280,901	259,893	5,595,750	1,243,912	935,208	976,809	51,593,934
Grand Total	217,063	2,066,683	1,771,829	116,368	(1,578,840)	2,121,318	226,774	1,022,488	77,554	(571,015)	(614)	(14,292)	(47,391)	5,407,925

FY2021/22 APPROVED FINAL BUDGET

Fund	400 - Internal Services		410	430	420
	Object	Account Description	Fleet	Buildings	Engineering
Revenue					
Interfund	4300	Interfund Services Operations	\$ (1,244,526)	\$ (1,024,200)	\$ (108,000)
	4350	Interfund Services CIP			(841,500)
Revenue Total			\$ (1,244,526)	\$ (1,024,200)	\$ (949,500)
Expense					
Wages	5010	Regular Earnings	\$ 550,761	\$ 318,824	\$ 585,198
	5020	Other Earnings	9,762	2,211	1,077
	5030	Leave	-	-	-
Wages Sub-Total			\$ 560,523	\$ 321,035	\$ 586,275
Benefits	5050	Taxes	44,673	25,478	47,060
	5100	Retirement Fringe Ben	98,052	51,990	101,141
	5200	Medical Fringe Ben	137,647	75,103	92,555
	5250	Dental Fringe Ben	9,916	5,559	6,708
	5300	Vision Fringe Ben	1,074	621	733
	5400	Life Ins Fringe Ben	1,050	559	1,082
	5500	Disability Fringe Ben	2,776	1,489	2,898
	5600	Unemployment Fringe Ben	8,761	5,001	9,237
	5700	Work Comp Fringe Ben	14,009	8,026	14,656
Benefits Sub-Total			\$ 317,959	\$ 173,826	\$ 276,070
Personnel Total			\$ 878,482	\$ 494,861	\$ 862,345
Professional Services	6030	Professional Consultants			9,000
Services & Supplies	7010	Paid Advertising			1,500
	7310	Computer License & Fees	3,200	-	18,500
	7330	Contractual Services	64,000	-	4,200
	7340	Dues and Subscriptions			1,530
	7350	Employee Recruit & Retain	1,600	1,050	1,100
	7405	Office Supplies	1,300	1,200	700
	7415	Operating	5,900	8,400	10,284
	7420	Fuel	-	16,800	1,800
	7430	Uniforms	4,000	3,600	1,000
	7440	Tools	3,600	1,200	
	7450	Permits & Fees	950	-	
	7460	Postage			900
	7490	Repair Parts	258,800	-	
	7510	R& M General	10,950	-	
	7515	RM Preventitive		247,710	
	7520	R&Mcorrective		158,168	
	7530	Janitorial		-	
	7540	Fleet Maintenance Services		25,100	3,779
	7680	Training & Education	1,850	3,600	8,750
	7685	Travel & Conferences	2,000	2,400	2,500
Services & Supplies Sub-Total			\$ 358,150	\$ 469,228	\$ 56,543
Insurance	7710	General Liability	5,600	6,000	4,200
Utilities	7840	Telephone	1,680	6,720	3,120
Expense Total			\$ 1,243,912	\$ 976,809	\$ 935,208
Grand Total			\$ (614)	\$ (47,391)	\$ (14,292)

Internal Service Charges		Fleet		Buildings		Engineering	
100	General Fund	10,000	0.8%	45,324	4.6%	18,000	1.9%
200	Water (22)	186,260	15.0%	77,304	7.9%	66,000	6.9%
	Sewer (25)	164,800	13.2%	40,637	4.1%		0.0%
	Solid Waste (27)	5,170	0.4%	-	0.0%		0.0%
	Utilities Sub-Total	356,230	28.6%	117,941	12.0%	66,000	6.9%
320	Championship Course	310,734	25.0%	108,455	11.1%	6,000	0.6%
	Mountain Course	98,693	7.9%	69,647	7.1%	2,400	0.3%
	Golf Sub-Total	409,427	32.9%	178,102	18.2%	8,400	0.9%
330	Facilities	4,736	0.4%	156,248	15.9%	-	0.0%
340	Ski	281,880	22.6%	113,406	11.6%	6,000	0.6%
350	Recreation	26,190	2.1%	146,369	14.9%	6,000	0.6%
360	Rec Admin.	-	-	-	0.0%	-	0.0%
370	Parks	60,940	4.9%	64,468	6.6%	-	0.0%
380	Tennis	-	0.0%	26,375	2.7%	-	0.0%
390	Beaches	66,244	5.3%	131,711	13.4%	-	0.0%
410	Fleet	-	0.0%	-	0.0%	6,000	0.6%
420	Engineering	3,779	0.3%	-	0.0%	-	0.0%
430	Buildings	25,100	2.0%	-	0.0%	-	0.0%
		\$ 1,244,526	100.0%	\$ 979,944	100.0%	\$ 110,400	11.6%
	CIP Project Charges	\$ -		\$ -		\$ 841,500	88.4%
		\$ 1,244,526	100.0%	\$ 979,944	100.0%	\$ 951,900	100.0%
				(44,256)		2,400	

Fixed Asset Listing for assets in use and fully depreciated as of 12.31.2021

Filtered to only Machinery and Equipment (except only Fleet Assets)

Further filtered to exclude FA Type Computer and IT Equipment as well as Descriptions for Items on Fleet Related

Fixed Asset#	Description	FA Type	FA Category	Department	Serial#	Cost	Accumulated Depreciation	Book Value	Est. Useful life (years)	In Use Date	Status	Tag#	FA Project	Remaining Useful life (years)
11291-A	#784 2018 Multi-Stage Tractor	Water Service Equipment	Machinery & Equipment	Water		77,000.21	25,500.00	51,500.21	10.00	06/10/2018	In Use	4125	2097H1231	6.57
11531-A	#808 2019 buyers salsdog sampler	Water Service Equipment	Machinery & Equipment	Water		3,914.66	1,370.04	2,544.62	5.00	01/31/2020	In Use		2097H13724	3.16
10496-1	3011 Portable Welder #848 - Ww	Water Service Equipment	Machinery & Equipment	Water	M8480445A	3,393.70	1,393.71	0.00	10.00	02/08/2011	Fully Depreciated			
11210-A	2017 Ross SNOWBLOW #761 (Water)	Water Service Equipment	Machinery & Equipment	Water	8C187270	3,242.14	668.54	5.00	10.00	10/18/2017	In Use	4106	2097H13723	0.87
11284-A	leader tire chains 2 sets	Water Service Equipment	Machinery & Equipment	Water		8,975.06	0.00	8,975.06	10.00	10/24/2017	Fully Depreciated		2097H13726	
10526	Wachs EVS 750 Valve Exerciser	Water Service Equipment	Machinery & Equipment	Water	78-000-01	15,272.86	6,912.27	8,360.59	20.00	07/22/2011	In Use			5.63
11292-A	#772 2018 Chevrolet Service Truck	Water Vehicles	Machinery & Equipment	Water	1G8YF1E7125256	15,476.63	6,979.33	12,497.30	10.00	03/07/2018	In Use	4124	2097H1248	6.29
11551-A	#810 2020 Chevrolet 1/2 ton pick-up	Water Vehicles	Machinery & Equipment	Water	1G8YF1E7125256	35,579.49	2,596.60	12,982.89	10.00	02/28/2020	In Use		2097H1247	8.24
11555-A	#825 2020 Chevrolet 1 Ton Dump Truck with snow plow - Water	Water Vehicles	Machinery & Equipment	Water	1G8YF1E7125256	40,943.63	2,942.00	32,362.11	10.00	10/01/2020	In Use		2097H1246	8.84
11556-A	#829 2020 CHEVROLET MEDIUM DUTY DUMP TRUCK - Water	Water Vehicles	Machinery & Equipment	Water	1H1FXPM5M16H95504	35,304.12	2,942.00	32,362.11	10.00	12/10/2020	In Use		2097H1254	9.02
11557-A	#835 2021 chevrolet, model #kolorado 1500 1 ton service truck	Water Vehicles	Machinery & Equipment	Water	1G8YF1E71M139556	21,518.13	1,793.20	19,724.93	10.00	07/22/2011	In Use		2097H1249	9.02
10644A	'12 Chevy Truck w/ Crane#669	Water Vehicles	Machinery & Equipment	Water	1G8YF1E71M139556	17,808.59	16,176.54	1,632.05	10.00	10/10/2012	In Use			0.85
10612-A	'12 Chevrolet 2500 Pick-up#688	Water Vehicles	Machinery & Equipment	Water	1G8YF1E71M139556	12,217.63	11,504.53	713.10	10.00	06/18/2012	In Use			0.54
8625	10 WHEEL DUMP TRUCK	Water Vehicles	Machinery & Equipment	Water	1MPC1900105615	55,942.00	70,424.50	0.00	15.00	11/17/2000	Fully Depreciated			
8771	10 WHEEL DUMP TRUCK #574	Water Vehicles	Machinery & Equipment	Water	1HKL0009791742	4,999.00	4,999.00	0.00	10.00	07/18/2006	Fully Depreciated			
8616	14 FOOT SNOWBLOW-BALDERSOR107A	Water Vehicles	Machinery & Equipment	Water	3110348-WATE	4,999.00	5,825.00	0.00	10.00	10/04/1996	Fully Depreciated			
8484	15 FOOT SNOWBLOW-BALDERSOR100A	Water Vehicles	Machinery & Equipment	Water	3W13615-WATE	5,825.00	5,825.00	0.00	10.00	10/04/1996	Fully Depreciated			
8486	15 FOOT SNOWBLOW-BALDERSOR100A	Water Vehicles	Machinery & Equipment	Water	3W13615-WATE	5,825.00	5,825.00	0.00	10.00	10/04/1996	Fully Depreciated			
10713-A	2 Sets of Loader Tires - Water	Water Vehicles	Machinery & Equipment	Water		15,611.99	15,611.99	0.00	8.00	08/01/2013	Fully Depreciated			
10031	2005 1/2 Ton Pickup Truck #553	Water Vehicles	Machinery & Equipment	Water		8,160.38	8,160.38	0.00	10.00	02/01/2005	Fully Depreciated			
10031	2005 3/4 Ton Pickup Truck #555	Water Vehicles	Machinery & Equipment	Water		15,270.63	15,270.63	0.00	10.00	02/01/2005	Fully Depreciated			
10057	2008 1/2 Ton Pickup Truck #811	Water Vehicles	Machinery & Equipment	Water		8,528.63	8,528.63	0.00	10.00	04/01/2005	Fully Depreciated			
10262	2009 1/2 Ton Pick-Up #633	Water Vehicles	Machinery & Equipment	Water		9,601.63	9,601.63	0.00	10.00	02/01/2005	Fully Depreciated			
10262	2009 1/2 Ton Pick-Up #632	Water Vehicles	Machinery & Equipment	Water		11,109.62	11,109.62	0.00	10.00	02/01/2005	Fully Depreciated			
10261	2009 1/2 Ton Pick-Up Truck #630	Water Vehicles	Machinery & Equipment	Water		18,136.25	18,136.25	0.00	10.00	02/01/2005	Fully Depreciated			
10491-1	2011 Chevy Truck #847	Water Vehicles	Machinery & Equipment	Water	1G8YF1E71M139556	18,900.13	18,900.13	0.00	10.00	01/15/2008	Fully Depreciated			
10731	2013 CHEVY EQUINOX #891	Water Vehicles	Machinery & Equipment	Water	1G8YF1E71M139556	18,400.89	18,400.89	0.00	10.00	01/14/2011	Fully Depreciated			
10846-A	2015 1 Ton Chevy Service Truck #708	Water Vehicles	Machinery & Equipment	Water		15,463.63	15,463.63	0.00	5.00	09/15/2015	Fully Depreciated	4010	2097P2304	1.94
10846-B	2015 1/2 Ton Chevy Crue Cab Pickup #707	Water Vehicles	Machinery & Equipment	Water		14,506.13	14,506.13	0.00	5.00	09/15/2015	Fully Depreciated	4012	2097P2305	3.75
10810-A	2015 Chevrolet Pick-up #702	Water Vehicles	Machinery & Equipment	Water	1G8YF1E71M139556	14,421.82	14,421.82	0.00	10.00	10/27/2014	In Use	4015	2097P2254	2.89
10879-A	2015 Chevrolet Service Truck with Crac #703	Water Vehicles	Machinery & Equipment	Water		16,608.86	16,608.86	0.00	10.00	11/24/2014	In Use	4016	2097P2301	2.97
11209-A	2017 CATERPILLAR BACKHOE/LOADER #755 (Water)	Water Vehicles	Machinery & Equipment	Water	HWC2339	61,890.63	23,724.12	38,166.51	10.00	12/13/2017	In Use		2097H1278	6.02
11211-A	2018 CHEVROLET 1/2-TON PICK-UP #764 (Water)	Water Vehicles	Machinery & Equipment	Water	1G8YF1E71M139556	33,899.63	5,444.01	8,455.62	10.00	11/28/2017	In Use	4109	2097H1278	5.98
11211-B	2018 CHEVROLET SERVICE TRUCK #770 (Water)	Water Vehicles	Machinery & Equipment	Water	1G8YF1E71M139556	20,752.13	7,781.85	12,970.28	10.00	01/23/2018	In Use	4113	2097H1270	6.14
11446-A	2019 VAC-COM Combination Vacuum Truck #807	Water Vehicles	Machinery & Equipment	Water	5XKAE12PL14818	208,281.75	54,240.00	154,041.75	8.00	09/10/2018	In Use		2097H1273	5.77
10656	Camera Van #615	Water Vehicles	Machinery & Equipment	Water		76,442.00	76,442.00	0.00	4.00	05/07/2008	Fully Depreciated			
8924	CATERPILLAR LOADER #500 #523	Water Vehicles	Machinery & Equipment	Water	CAT0950GE1W027	90,738.25	90,738.25	0.00	9.00	10/02/2002	Fully Depreciated			
8918	CATERPILLAR LOADER #500 #524	Water Vehicles	Machinery & Equipment	Water	CAT0950GE1W027	90,738.25	90,738.25	0.00	9.00	10/02/2002	Fully Depreciated			
10649A	Chevrolet 3-ton pickup #678	Water Vehicles	Machinery & Equipment	Water		13,281.63	11,732.08	1,549.55	10.00	12/27/2012	In Use			1.05
8764	CHEVROLET 1 TON TRUCK #473	Water Vehicles	Machinery & Equipment	Water		14,057.93	14,057.93	0.00	10.00	02/01/2001	Fully Depreciated			
8762	CHEVROLET 1/2 TON PICKUP #467	Water Vehicles	Machinery & Equipment	Water		10,189.09	10,189.09	0.00	10.00	10/25/2000	Fully Depreciated			
10650A	CHEVROLET 1/2 TON PICKUP #677	Water Vehicles	Machinery & Equipment	Water		10,448.63	8,275.42	2,173.21	10.00	12/27/2012	In Use			1.13
10652A	Chevrolet 3/4 Service Truck #680	Water Vehicles	Machinery & Equipment	Water		14,730.63	12,889.73	1,840.90	10.00	01/22/2013	In Use			1.06
10653A	Chevrolet 1/2-ton truck #679	Water Vehicles	Machinery & Equipment	Water		17,066.63	14,933.10	2,133.53	10.00	01/23/2013	In Use			1.13
10654	Flatbed Body #486	Water Vehicles	Machinery & Equipment	Water		6,033.24	6,033.24	0.00	10.00	05/20/2008	Fully Depreciated			
8631	FORKLEIF 4800	Water Vehicles	Machinery & Equipment	Water		21,400.50	21,400.50	0.00	10.00	10/17/2001	Fully Depreciated			
10360	GEO XT Trimble GPS/Hand Hld	Water Vehicles	Machinery & Equipment	Water	483210954-4	5,272.04	5,272.04	0.00	3.00	06/11/2009	In Use			7.53
9758	GMC 4X4 PICKUP TRUCK #635	Water Vehicles	Machinery & Equipment	Water		12,502.25	12,502.25	0.00	10.00	01/31/2017	In Use		2097H1240	0.16
11097-A	Recondition Victor #534	Water Vehicles	Machinery & Equipment	Water		14,025.27	13,323.75	701.52	5.00	01/11/2017	In Use			
10712-A	Snowblower Tractor #887	Water Vehicles	Machinery & Equipment	Water		54,370.00	54,370.00	0.00	8.00	08/01/2013	Fully Depreciated			
8228	VACTOR CS2000 SEVERE CLENER #534	Water Vehicles	Machinery & Equipment	Water	MT6-1630	13,170.00	13,170.00	0.00	8.00	07/17/2001	Fully Depreciated			
11293-B	#784 2018 Multi-Stage Tractor	Sewer Service Equipment	Machinery & Equipment	Sewer	1FVABXK244HM22	119,858.55	119,858.55	0.00	5.00	08/10/2018	In Use	4126	2097H1270	8.57
11295	#784 2018 Roars Pak Fall Mower	Sewer Service Equipment	Machinery & Equipment	Sewer		25,000.00	25,000.00	0.00	10.00	06/20/2018	In Use		2097H13721	8.57
11511-B	#809 2019 buyers salsdog sampler	Sewer Service Equipment	Machinery & Equipment	Sewer		7,481.00	7,481.00	0.00	5.00	01/31/2020	In Use		2097H13727	3.18
10496-2	3011 Portable Welder #848 - Sw	Sewer Service Equipment	Machinery & Equipment	Sewer	M8480445A	3,393.70	3,393.70	0.00	10.00	02/08/2011	Fully Depreciated			
11210-B	2017 Ross SNOWBLOW #763 (Sewer)	Sewer Service Equipment	Machinery & Equipment	Sewer	8C187270	3,343.13	2,673.60	669.53	5.00	10/18/2017	In Use	4110	2097H13728	0.87
11214	2018 FINE HUNTER #767	Sewer Service Equipment	Machinery & Equipment	Sewer	4ZV511CF1365	1,977.27	1,977.27	0.00	10.00	11/28/2017	Fully Depreciated		2548H1274	5.98
11294-B	leader tire chains 2 sets	Sewer Service Equipment	Machinery & Equipment	Sewer		8,975.06	8,975.06	0.00	10.00	10/24/2017	Fully Depreciated		2548H1275	15.57
11166	Trailer mounted 87 Emergency Pump	Sewer Service Equipment	Machinery & Equipment	Sewer		175,300.30	137,318.64	37,981.66	20.00	06/20/2017	In Use			
2306	#270 PIPELINE TRAILER	Sewer Vehicles	Machinery & Equipment	Sewer		3,849.15	3,849.15	0.00	10.00	03/26/1992	Fully Depreciated		2532H1001	
11292-B	#772 2018 Chevrolet Service Truck	Sewer Vehicles	Machinery & Equipment	Sewer		15,476.62	6,979.33	12,497.29	10.00	03/20/2018	In Use		2097H1248	6.29
11510-B	#810 2020 Chevrolet 1/2-ton pick-up	Sewer Vehicles	Machinery & Equipment	Sewer	1G8YF1E7125256	35,579.49	2,596.60	12,982.89	10.00	02/28/2020	In Use		2097H1247	8.24
11553-B	#825 2020 Chevrolet 1 Ton Dump Truck with snow plow - Sewer	Sewer Vehicles	Machinery & Equipment	Sewer	1G8YF1E7125256	40,943.62	2,942.00	32,362.12	10.00	10/01/2020	In Use		2097H1246	8.84
11556-B	#829 2020 CHEVROLET MEDIUM DUTY DUMP TRUCK - Sewer	Sewer Vehicles	Machinery & Equipment	Sewer	1H1FXPM5M16H95504	35,304.12	2,942.00	32,362.12	10.00	12/10/2020	In Use		2097H1254	9.02
11557-B	#835 2021 chevrolet, model #kolorado 1500 1 ton service truck	Sewer Vehicles	Machinery & Equipment	Sewer	1G8YF1E71M139556	21,518.12	1,793.20	19,724.92	10.00	07/22/2011	In Use		2097H1249	9.02
10648A	'12 Chevy Truck w/ Crane#669	Sewer Vehicles	Machinery & Equipment	Sewer	1G8YF1E71M139556	17,808.59	16,176.54	1,632.05	10.00	10/10/2012	In Use			0.85
10612-B	'12 Chevrolet 2500 Pick-up#688	Sewer Vehicles	Machinery & Equipment	Sewer	1G8YF1E71M139556	12,217.62	11,504.53	713.09	10.00	06/18/2012	In Use			0.54
8626	10 WHEEL DUMP TRUCK	Sewer Vehicles	Machinery & Equipment	Sewer	1MPC1900105615	55,942.00	70,424.50	0.00	15.00	11/17/2000	Fully Depreciated			
8772	10 WHEEL DUMP TRUCK #574													

Fixed Asset Listing for assets in use and fully depreciated as of 11.3.2021
 Filtered to only Machinery and Equipment (except tool fleet assets)
 Further filtered to exclude FA Type Computer and IT Equipment as well as Descriptions for items not (less) related

Fixed Asset#	Description	FA Type	FA Category	Department	Serial#	Cost	Accumulated Depreciation	Book Value	Est. Useful life (years)	In Use Date	Status	Tag#	FA Project	Remaining Useful life (years)
10073	Flashed Body - #468C	Machinery & Equipment	Sewer Vehicles	Sewer		4,033.23	6,033.23	0.00	10.00	05/20/2008	Fully Depreciated			
8952	FORKlift	Machinery & Equipment	Sewer Vehicles	Sewer	483210854-4	21,400.50	21,400.50	0.00	10.00	10/12/2001	Fully Depreciated			
9751	FORKlift - With Attachment#315	Machinery & Equipment	Sewer Vehicles	Sewer		11,288.68	11,288.68	0.00	15.00	11/01/1997	Fully Depreciated			
9341	GMC T27-TON PICK-UP TRUCK #540	Machinery & Equipment	Sewer Vehicles	Sewer		15,740.94	15,740.94	0.00	10.00	06/24/2004	Fully Depreciated			
9759	GMC 4X4 PICKUP TRUCK#315	Machinery & Equipment	Sewer Vehicles	Sewer	1076141422379	12,502.24	12,502.24	0.00	10.00	01/27/2000	Fully Depreciated			
11097-B	Groundwater Tracker# 4534	Machinery & Equipment	Sewer Vehicles	Sewer		14,025.26	11,223.75	701.51	5.00	07/11/2017	In Use			
10712-B	Groundwater Tracker# 4887	Machinery & Equipment	Sewer Vehicles	Sewer	MTE-1830	54,370.00	54,370.00	0.00	8.00	08/01/2013	Fully Depreciated		2007TR140	0.16
9228	VECTON COMBI SEWER CLEANER #534	Machinery & Equipment	Sewer Vehicles	Sewer	17V80AK248M122	119,858.55	119,858.55	0.00	10.00	07/17/2003	Fully Depreciated			
10822	F487 1204 JOHN DEERE TRACTOR	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	19V50T5178012488	6,700.00	6,700.00	0.00	5.00	10/03/2014	In Use	4014		2.82
8413	#877 - SPRIK/SEEDER	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course		2,575.00	2,575.00	0.00	4.00	04/09/2001	Fully Depreciated			
10055	#500 AERIFIER	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	210000177	18,200.00	18,200.00	0.00	7.00	10/01/2002	Fully Depreciated			
8822	#514 Toro HYDROJECT 3000	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	#0715-746284	17,644.00	17,644.00	0.00	5.00	06/19/2007	Fully Depreciated			
3084	#600 CLUB CAR BALL PUMP 2000	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	5011816	4,875.00	4,875.00	0.00	5.00	06/05/2008	Fully Depreciated			
10085	#616 PLANTAIN VERTICUTTER	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	TC01320055901C	25,382.44	25,382.44	0.00	4.00	06/05/2008	Fully Depreciated			
10114	#62 JD TC05 CORE HARVESTER	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	47MUS11880232	31,381.00	31,381.00	0.00	5.00	08/25/2008	Fully Depreciated			
10127	#625 Bands Brush Chipper	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	31100183	49,000.00	49,000.00	0.00	7.00	05/01/2011	Fully Depreciated			
10520	#650 2011 Toro 4000D Rough Mower	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	17C8500TC105013	55,988.00	52,283.74	3,704.26	30.00	07/28/2012	In Use			0.64
10523	#676 2010 Toro 4000D Rough Mower	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	17C8500D1060034	58,517.90	58,517.90	0.00	10.00	07/28/2012	In Use			1.61
10710	#683 John Deere Catrow Mower	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course		31,181.42	31,181.42	0.00	7.00	07/02/2014	Fully Depreciated			
10812	#693 Groundmaster Rotary Mower	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course		11,716.06	11,716.06	0.00	7.00	07/02/2014	Fully Depreciated			
10819	#694 Toro#1 Flex1250-D Mower	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	11C20AFH1010001	30,687.85	31,000.26	16,687.59	10.00	03/11/2018	In Use	4138		4.32
11281	#775 2018 John Deere Pragator	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	11C20AFH1010001	29,120.28	30,144.81	18,685.47	10.00	03/11/2018	In Use	4117		3.57
11284	#776 2018 John Deere Pragator	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	11C20AFH1010001	54,230.40	33,727.48	30,506.82	8.00	04/11/2018	In Use	4118		3.15
11285	#781 2018 Toro Multi-Pro Sprayer 5800	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	102090007	17,600.00	4,300.00	8,400.00	5.00	02/29/2009	In Use			3.24
15318	#811 2020 Htu turf roller	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	#8025	4,200.00	4,200.00	0.00	5.00	02/29/2020	In Use			1.24
15319	#812 2020 Htu turf roller	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	#8025	4,200.00	4,200.00	0.00	5.00	02/29/2020	In Use			9.24
15320	#813 2020 John Deere pragator	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	11C20SAFFK720201	34,875.85	32,571.40	28,798.45	10.00	04/30/2020	In Use			8.41
15334	#814 2020 chb car carryall	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	MA2036-103886	11,468.00	1,720.26	9,747.74	10.00	04/30/2020	In Use			8.41
15335	#815 2020 chb car carryall	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	MA2036-103888	11,468.00	1,720.26	9,747.74	10.00	04/30/2020	In Use			8.41
15336	#816 2020 chb car carryall	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	MA2036-103899	11,468.00	1,720.26	9,747.74	10.00	04/30/2020	In Use			8.41
15337	#817 2020 chb car carryall	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	MA1848-932114	14,450.00	1,529.12	8,938.88	10.00	06/30/2020	In Use			8.37
15354	#827 2030 GRADEN, COHTOUR SAND INJECTION VERTICUTTER	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	9355	14,450.00	1,529.12	8,938.88	10.00	06/30/2020	In Use			8.86
15361	#831 2011 PLANTAIR	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	18030400175911	23,000.00	2,625.00	24,375.00	6.00	01/11/2011	In Use			1.18
11560	#832 2011 TORO PROCCORE 1298 AERATOR	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	40778861	28,595.32	1,574.56	25,020.76	4.00	04/19/2021	In Use			1.18
11550	#833 2021 Toro proccore 1298 aerator	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	407540122	34,452.99	4,308.62	30,144.37	4.00	04/19/2021	In Use			1.18
11558	#834 2021 Toro v77 deep line aerator	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	407540122	37,101.99	4,387.78	27,714.20	4.00	04/19/2021	In Use			1.18
9218	#97-072 FAIRWAY MOWER REELS	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	M00224804242L	3,450.00	1,450.00	0.00	3.00	04/01/2003	Fully Depreciated			
9219	#97-073 FAIRWAY MOWER REELS	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	M00224804242L	3,450.00	1,450.00	0.00	3.00	04/01/2003	Fully Depreciated			
9220	#97-074 FAIRWAY MOWER REELS	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	M00224804242L	3,450.00	1,450.00	0.00	3.00	04/01/2003	Fully Depreciated			
9221	#97-075 FAIRWAY MOWER REELS	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	M00224804242L	3,450.00	1,450.00	0.00	3.00	04/01/2003	Fully Depreciated			
9222	#97-076 FAIRWAY MOWER REELS	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	M00224804242L	3,450.00	1,450.00	0.00	3.00	04/01/2003	Fully Depreciated			
10109	#97-083 GREENS MOWER CUT IHI	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	280006918	3,724.31	3,724.31	0.00	4.00	08/18/2008	Fully Depreciated			
10110	#97-084 GREENS MOWER CUT IHI	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	280006918	3,724.00	3,724.00	0.00	4.00	08/18/2008	Fully Depreciated			
10111	#97-085 GREENS MOWER CUT IHI	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	280006918	3,724.00	3,724.00	0.00	4.00	08/18/2008	Fully Depreciated			
10651	2015 CLUB CAR CARRIVAL #713	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	MA1450-520202	8,906.70	8,906.70	0.00	5.00	10/20/2015	Fully Depreciated	4023		3142H1404
10950	2015 CLUB CAR CARRIVAL #714	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	MA1450-520207	8,906.70	8,906.70	0.00	5.00	12/15/2015	Fully Depreciated	4025		3142H1406
10959	2015 CLUB CAR CARRIVAL #718	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	MA1614-835234	8,906.70	8,906.70	0.00	5.00	12/15/2015	Fully Depreciated	4027		3142H1407
10958	2015 CLUB CAR CARRIVAL #719	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	MA1614-835235	8,906.70	8,906.70	0.00	5.00	12/15/2015	Fully Depreciated	4028		3142H1408
10957	2015 CLUB CAR CARRIVAL #720	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	MA1614-835236	8,906.70	8,906.70	0.00	5.00	12/15/2015	Fully Depreciated	4029		3142H1409
10954	2015 CLUB CAR CARRIVAL #721	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	MA1614-835237	8,906.70	8,906.70	0.00	5.00	12/15/2015	Fully Depreciated	4030		3142H1410
10953	2015 TORO GREENSMASSTER 1800 #711	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	315001057	8,767.90	8,767.90	0.00	4.00	10/20/2015	Fully Depreciated	4032		3142H1412
10954	2015 TORO GREENSMASSTER 1800 #712	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	315001058	8,767.90	8,767.90	0.00	4.00	10/20/2015	Fully Depreciated	4033		3142H1413
11055	2016 Cushion T54 Refresher #724 - Bir Cart	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	315001059	80,097.00	80,097.00	0.00	3.00	07/21/2016	Fully Depreciated	4047		3142H1418
11054	2016 Cushion T54 Refresher #725 - Bir Cart	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	315001060	21,587.00	21,587.00	0.00	3.00	07/21/2016	Fully Depreciated	4051		3142H1419
10889	2016 Turfco Overseeder #729	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course		14,895.00	14,895.00	0.00	4.00	09/20/2016	Fully Depreciated	4051		3142H1420
11111	2017 Club Car Carryall #736	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	MA1736-815732	10,379.70	8,832.00	1,017.70	5.00	04/11/2017	In Use	4061		3142H1410
11112-A	2017 John Deere Pragator #734	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	MA1736-815733	10,379.70	8,832.00	1,017.70	5.00	04/11/2017	In Use	4060		3142H1411
11112-B	2017 JOHN DEERE TRACTOR #754 (Champ Golf)	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	11C2030M101009012	15,450.71	9,500.00	14,800.00	10.00	04/11/2017	In Use	4062		3197H1451
11203-A	2017 JOHN DEERE TRACTOR 5035E #761 (Champ Golf)	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	11V4064JH10110110	24,250.00	9,500.00	14,800.00	10.00	04/11/2017	In Use	4108		3197H1455
11209-A	2017 TORO GREENSTEER AERATOR #754 (Champ Golf)	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	11P5051L6G101476	23,930.81	9,383.41	13,547.40	10.00	09/25/2017	In Use	4109		3197H1454
11116	2017 Toro Groundmaster 35000 Rotary Mower #741	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	40131822	12,290.68	10,242.50	2,048.18	5.00	05/25/2017	In Use	4098		3197H1721
11117-A	2017 Toro Multi-Pro Sprayer #746	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	40024976	31,954.55	28,793.32	3,161.23	5.00	04/11/2017	In Use	4066		3142H1505
11117-B	2017 Toro Pro Force Blower #747	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	400522415	17,232.59	15,509.24	703.35	5.00	04/11/2017	In Use	4067		3142H1513
11207-A	2017 TORO PROCCORE 1298 AERATOR #756 (Champ Golf)	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	316000223	16,223.64	16,223.64	0.00	4.00	05/08/2017	Fully Depreciated	4105		3197H1725
11118-A	2017 Toro Proccore #84 Aerator #747	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	316001030	13,280.28	13,280.28	0.00	4.00	04/11/2017	Fully Depreciated	4068		3197H1720
11205-A	2017 TORO PROCCORE PROCCSSOR #758 (Champ Golf)	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	316001031	12,281.35	10,613.64	2,247.72	5.00	09/08/2017	In Use	4101		3197H1751
11206-A	2017 TORO MAE-O-VAC #757 (Champ Golf)	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	400413313	15,702.64	6,014.91							

Fleet Asset Listing for assets in use and fully depreciated as of 12.31.2021
 Filtered to only Machinery and Equipment (extract only Fleet Assets)
 Further filtered to exclude FA Type Computer and IT Equipment as well as Descriptions for Items not Fleet Related

Fleet Asset#	Description	FA Type	SA Category	Department	Serial#	Cost	Accumulated Depreciation	Book Value	Est. Useful Life (years)	In Use Date	Status	Tag#	FA Project	Remaining Useful Life (years)
11433	Green Brush attachment for Toro Greenmowers	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course		766.89	447.44	319.45	4.00	06/20/2019	In Use		3142E1275	1.57
11434	Green Brush attachment for Toro Greenmowers	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course		766.89	447.44	319.45	4.00	06/20/2019	In Use		3142E1275	1.57
11435	Green Brush attachment for Toro Greenmowers	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course		766.89	447.44	319.45	4.00	06/20/2019	In Use		3142E1275	1.57
10529.1	John Deere Cole Collector #663	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	TC0252E0070044	5,875.50	5,875.50	0.00	15.00	09/24/2010	In Use		3142E1275	1.57
10473.1	John Deere Tractor #643	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	V4320H23255	10,011.60	9,402.70	608.90	15.00	08/25/2011	In Use			4.72
10731	JohnDeere Spare Cutting Heads	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course	See notes	23,889.87	19,335.84	4,554.03	4.00	07/23/2011	In Use			3.80
10952	Yanor JD 2025 Toro Mower Top Heads	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course		6,417.69	5,417.69	1,000.00	5.00	08/01/2015	Fully Depreciated		3142E1275	1.61
10715	Toro Top Header #886	Recreation Service Equipment	Machinery & Equipment	Championship Golf Course		11,135.00	11,135.00	0.00	5.00	08/01/2013	Fully Depreciated		3142E1275	
11553	FurF Public Equipment Lift	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course		1,875.00	1,875.00	0.00	5.00	07/01/2020	In Use		318PM1710	
10036	MS00 AERIFIER	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course		2,575.00	2,575.00	0.00	5.00	10/12/2001	Fully Depreciated		318PM1710	8.58
10115	#621 JD TC125 CORE HARVEST	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	TC01250050914	4,875.00	4,875.00	0.00	5.00	07/01/2001	Fully Depreciated		318PM1710	
11286	#777 2018 Toro Pro Force Mower	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	402415084	7,234.34	2,388.60	4,845.74	10.00	03/17/2018	In Use		3242E1270	6.31
11287	#778 2018 Toro Groundsmaint 3500D Victory Mower	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	40124510	32,350.43	23,184.31	9,166.12	5.00	03/17/2018	In Use	4120	3242E1272	1.81
11288	#779 2018 Toro 3400 Turbo Greens Mower	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	40254221	57,390.36	33,433.52	23,956.84	6.00	04/02/2018	In Use	4121	3242E1270	2.33
11289	#780 2018 Toro 3400 Turbo Greens Mower	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	40254222	45,829.10	27,720.36	18,108.74	6.00	03/17/2018	In Use	4122	3242E1273	2.31
11541	#822 2020 chb car carryall	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	MA1849-R32258	11,488.00	382.28	11,105.72	10.00	04/11/2017	In Use		318TE1273	8.57
10955	2015 JOHN DEERE FAIRWAY MOWER #717	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	31C850001DF00034	61,061.68	36,128.35	24,933.33	10.00	11/20/2015	In Use	4030	3242E1275	3.99
10962	2015 JOHN DEERE FAIRWAY MOWER #717	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	31A000028	57,030.04	57,030.04	0.00	6.00	09/27/2015	Fully Depreciated	4031	3242E1273	
11064	2014 Cubman 5/4 Refresher #726 - Bu Cat	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course		24,914.00	24,914.00	0.00	3.00	07/21/2016	Fully Depreciated	4046	3242E1272	
11109	2017 Club Car Carryall #738	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	MA1736-R24107	10,379.70	9,342.00	1,037.70	5.00	04/11/2017	In Use	4054	3242E1272	0.35
11108	2017 Club Car Carryall #739	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	MA1736-R24107	10,379.70	9,342.00	1,037.70	5.00	04/11/2017	In Use	4055	3242E1272	0.35
11107	2017 Club Car Carryall #740	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	MA1736-R24107	10,379.70	9,342.00	1,037.70	5.00	04/11/2017	In Use	4056	3242E1272	0.35
11106	2017 Club Car Carryall #741	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	MA1736-R24107	10,379.70	9,342.00	1,037.70	5.00	04/11/2017	In Use	4057	3242E1272	0.35
11114	2017 John Deere Tractor #734	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	MA1736-R24107	10,379.70	9,342.00	1,037.70	5.00	04/11/2017	In Use	4058	3242E1272	0.35
11272.0	2017 JOHN DEERE TRACTOR #764 (Mountain Golf)	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	31C2090A1H0100072	16,470.71	13,905.54	2,565.17	5.00	04/11/2017	In Use		319TE1275	0.35
11273.0	2017 JOHN DEERE TRACTOR #761 (Mountain Golf)	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	31A000010	24,750.00	8,900.00	15,850.00	10.00	10/31/2017	In Use		318TE1275	5.93
11208.0	2017 JOHN DEERE TRACTOR #761 (Mountain Golf)	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	1PYS01E1G1015416	23,858.81	8,565.44	15,293.37	10.00	09/25/2017	In Use		319TE1275	5.81
11209.0	2017 JOHN DEERE TRACTOR #761 (Mountain Golf)	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	401318822	12,290.68	10,242.50	2,048.18	10.00	09/25/2017	In Use		319TE1275	0.72
11113.0	2017 Toro Multi-Pro Sprayer #746	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	000522415	17,325.58	15,009.34	2,316.24	5.00	04/11/2017	In Use	4053B	319TE1274	0.35
11280.0	2017 TORO PROCORE 1298 AERATOR #756 (Mountain Golf)	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	31A000023	16,223.63	16,223.63	0.00	4.00	09/08/2017	Fully Depreciated		319TE1275	
11118.0	2017 Toro Procore #64 Aerator #747	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	31A000100	13,260.27	13,260.27	0.00	4.00	04/11/2017	Fully Depreciated		319TE1275	
11205.0	2017 TORO PROCORE PROCESSOR #758 (Mountain Golf)	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	31A000110	10,819.64	10,819.64	0.00	4.00	04/11/2017	Fully Depreciated		319TE1275	
11206.0	2017 TORO MAKE-O-VAC #757 (Mountain Golf)	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	400411313	15,702.64	8,014.93	7,687.71	5.00	09/08/2017	In Use		319TE1275	0.76
11207.0	2017 TORO MAKE-O-VAC #752 (Mountain Golf)	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	41341767	15,702.64	6,281.78	9,420.86	10.00	10/02/2017	In Use		319TE1275	3.26
11114	2017 Toro Sand Pro 3040 #745	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	31A000071	14,978.58	13,480.56	1,498.02	5.00	04/11/2017	In Use	4064	319TE1275	0.35
11201.0	2017 TORO 3042 ZIP TIRE AERATOR #763 (Mountain Golf)	Recreation Service Equipment	Machinery & Equipment	Mountain Golf Course	31A000071	32,886.22	12,896.12	20,990.10	0.00	10/02/2017	In Use		3242E1275	
10452	JohnDeere 550B Forw Mwr #641	Recreation Service Equipment	Machinery & Equipment	Facilities	TC80000302025	55,824.72	55,824.72	0.00	5.00	10/02/2017	In Use	4064	319TE1275	
10730	2013 Chevrolet Truck #800	Recreation Vehicles	Machinery & Equipment	Facilities	10R1XZG50F18463	34,400.25	27,520.92	6,879.33	10.00	09/10/2010	Fully Depreciated			1.94
10918	#695 2014 Yamaha ATV	Recreation Vehicles	Machinery & Equipment	Diamond Peak Mountain Ops	5FAAJ53E1A102484	2,289.00	2,289.00	0.00	5.00	12/15/2014	Fully Depreciated			
11306	2 Fun Golf Snow Makers	Recreation Service Equipment	Machinery & Equipment	Diamond Peak Mountain Ops		92,050.01	13,807.44	78,242.56	20.00	11/01/2018	In Use		346E1002	16.81
10234	2011 Kubota Ace Wilder #651	Recreation Service Equipment	Machinery & Equipment	Diamond Peak Mountain Ops	MR230931H	8,816.41	8,816.41	0.00	10.00	07/20/2013	Fully Depreciated			
10733	2013 Polaris Snowmobile #68R	Recreation Service Equipment	Machinery & Equipment	Diamond Peak Mountain Ops	5N1PUS4C0050415	10,879.08	10,879.08	0.00	5.00	12/28/2016	In Use		346E1002	5.07
11098	2016 Kässbohrer Snow Bucket Attachment	Recreation Service Equipment	Machinery & Equipment	Diamond Peak Mountain Ops	0070731 R19 002 18	15,500.00	5,075.00	10,425.00	10.00	09/08/2016	Fully Depreciated	4054	346E1002	
11099	2017 Polaris Snowmobile #732	Recreation Vehicles	Machinery & Equipment	Diamond Peak Mountain Ops	5N1PIA0NHC099111	11,732.82	11,732.82	0.00	5.00	09/08/2016	Fully Depreciated	4054	346E1002	
11215	2016 POLARIS SNOWMOBILE #768	Recreation Service Equipment	Machinery & Equipment	Diamond Peak Admin	5N1FJ8PXC171590	11,801.11	10,657.74	1,143.37	5.00	12/31/2017	In Use	4111	346E1002	1.07
11350	2019 Polaris Snowmobile #785	Recreation Service Equipment	Machinery & Equipment	Diamond Peak Admin	5N1FJ8PXC24927	14,042.47	7,041.24	7,001.23	6.00	10/01/2018	In Use	4133	346E1001	2.91
11468	2019 Polaris Snowmobile #801	Recreation Service Equipment	Machinery & Equipment	Diamond Peak Admin	5N1FJ8PXC095421	14,517.88	6,791.22	7,726.66	5.00	08/28/2019	In Use	4133	346E1001	2.73
2294	PASSINGER TRAM TRAILER #267	Recreation Service Equipment	Machinery & Equipment	Diamond Peak Admin	DMVPS28198V	12,540.53	12,540.53	0.00	5.00	12/15/1991	Fully Depreciated			
11555	#838 2020 POLARIS SNOWMOBILE	Recreation Service Equipment	Machinery & Equipment	Diamond Peak Admin	5N1FJ8P4MC142421	14,451.50	2,408.54	12,042.96	6.00	10/10/2020	In Use		346E1001	4.87
11301	2008 Hyster Bully 380 SnowCat #935 - Additional Cost	Recreation Vehicles	Machinery & Equipment	Diamond Peak Admin		17,000.00	6,091.81	10,908.19	10.00	03/20/2018	In Use		346E1001	6.28
10477	2011 Hyster Bully Snow Cat#645	Recreation Vehicles	Machinery & Equipment	Diamond Peak Admin	WVUJ521K0A1010466	241,000.00	241,000.00	0.00	10.00	11/18/2010	Fully Depreciated			
10729	2013 Snow Blower #68A	Recreation Vehicles	Machinery & Equipment	Diamond Peak Admin	2803PXS	32,918.00	10,765.00	22,153.00	10.00	10/30/2013	In Use			1.90
10635	2013 Yamaha Blower #674	Recreation Vehicles	Machinery & Equipment	Diamond Peak Admin	5Y4A418Y3CA020874	11,222.25	11,222.25	0.00	5.00	09/16/2013	Fully Depreciated			
10932	2014 Kässbohrer Piston Bully Park Cat #700	Recreation Vehicles	Machinery & Equipment	Diamond Peak Admin	WVUJ521K0A1011207	333,632.00	236,322.95	97,309.05	10.00	11/25/2014	In Use	4018	346E1001	2.97
10933	2014 Kässbohrer Piston Bully Winch Cat #699	Recreation Vehicles	Machinery & Equipment	Diamond Peak Admin	WVUJ521K0A1011171	342,829.00	242,837.35	99,991.65	10.00	11/25/2014	In Use	4049	346E1001	2.97
10935	2014 Kässbohrer Piston Bully Winch Cat #699	Recreation Vehicles	Machinery & Equipment	Diamond Peak Admin		20,006.00	20,076.04	8,949.96	10.00	11/25/2014	In Use		346E1001	2.97
11064	2016 Polaris Ranger Crew #723	Recreation Vehicles	Machinery & Equipment	Diamond Peak Admin		15,365.98	10,215.45	5,150.53	8.00	07/19/2016	In Use	4049	346E1001	2.82
11095	2016 Polaris Ranger Crew #728	Recreation Vehicles	Machinery & Equipment	Diamond Peak Admin		17,029.95	10,821.40	6,208.55	8.00	07/21/2016	Fully Depreciated	4035	346E1001	2.82
10954	2016 POLARIS SNOWMOBILE #704	Recreation Vehicles	Machinery & Equipment	Diamond Peak Admin	5N1PUN51G1008105	10,908.66	10,908.66	0.00	6.00	07/21/2015	Fully Depreciated	4036	346E1001	
10953	2016 POLARIS SNOWMOBILE #705	Recreation Vehicles	Machinery & Equipment	Diamond Peak Admin	5N1PUN51G1008106	10,908.66	10,908.66	0.00	6.00	07/21/2015	Fully Depreciated	4036	346E1001	
11211	2017 KASSBOHRER PISTON BULLY #748	Recreation Vehicles	Machinery & Equipment	Diamond Peak Admin	318000190	372,500.00	133,479.31	239,020.69	10.00	03/20/2018	In Use	4107	346E1001	6.28
11529	2019 Kässbohrer Piston Bully #800 Park #804	Recreation Vehicles	Machinery & Equipment	Diamond Peak Admin	WVUJ521K0A1012114	374,500.00	78,020.75	296,479.25	10.00	09/30/2019	In Use		346E1001	7.82
11381	2019 POLARIS RANGER XP1000 #801	Recreation Vehicles	Machinery & Equipment	Diamond Peak Admin	4K4AR690R0803867	35,098.65	9,291.00	25,807.65	6.00	04/25/2019	In Use	4154	346E1001	3.38
11467	2019 Polaris Ranger XP1000 #805	Recreation Vehicles	Machinery & Equipment	Diamond Peak Admin	4K4AR690R0803866	35,098.65	7,489.04	27,609.61	5.00	08/28/2019	In Use		346E1001	2.73
9589	BRODGE CRANE #95-031													

Fixed Asset Listing for assets in use and fully depreciated as of 12.3.2021
 Filtered to only Machinery and Equipment to extract only Fleet Assets
 Further filtered to exclude FA Type Computer and IT Equipment as well as Descriptions for Items not Fleet Related

Fixed Asset#	Description	FA Type	FA Category	Department	Serial#	Cost	Accumulated Depreciation	Book Value	Est. Useful life (years)	In Use Date	Status	Tag#	FA Project	Remaining Useful life (years)
10579-2	John Deere Case Collector #661	Recreation Service Equipment	Machinery & Equipment	Parks & Recreation Admin	TC0125ERT070044	5,622.50	3,820.48	1,802.02	15.00	08/25/2011	In Use			4.72
10487	#646 - 2011 Chevy Truck	Recreation Vehicles	Machinery & Equipment	Parks & Recreation Admin	1GCHKPFD08F178077	20,893.25	20,893.25	0.00	10.00	01/14/2011	Fully Depreciated			
10755	#692 2014 Chevy 3500Dump Truck	Recreation Vehicles	Machinery & Equipment	Parks & Recreation Admin	1GBKZC0XEF150145	36,144.25	28,009.20	8,135.05	10.00	01/02/2014	In Use			2.08
11298	#782 2018 Chevrolet Flatbed Truck	Recreation Vehicles	Machinery & Equipment	Parks & Recreation Admin	1L2R9560	38,926.25	12,975.60	25,950.65	10.00	06/30/2018	In Use	4129	4378LV1733	6.57
11562	#836 2021 Chevrolet Flatbed truck, model #X3500	Recreation Service Equipment	Machinery & Equipment	Parks & Recreation Admin	1G8YS5E71MF154802	48,623.25	3,813.65	44,809.60	10.00	05/28/2021	In Use		4378LV1737	9.48
9490	2005 3/4 Ton Pickup Truck #554	Recreation Vehicles	Machinery & Equipment	Parks & Recreation Admin	1GCHZ4F75E2188	20,187.25	20,187.25	0.00	10.00	02/01/2005	Fully Depreciated			
10993	2015 JOHN DEERE PROGATOR #722	Recreation Vehicles	Machinery & Equipment	Parks & Recreation Admin	1TC203AF1080559	25,168.79	14,801.54	10,377.25	10.00	11/30/2015	In Use	4008	4378M1456	3.99
10952	2015 Abi Force 848 Field Groomer #706	Recreation Vehicles	Machinery & Equipment	Parks & Recreation Admin	5M1P14NS10C160816	16,174.28	16,174.28	0.00	8.00	07/14/2015	Fully Depreciated	4020	4378SV531	
11218	2018 JOHN DEERE ATV #771	Recreation Vehicles	Machinery & Equipment	Parks & Recreation Admin	1M0R25MAPAD031040	18,277.63	13,403.72	4,873.91	5.00	02/14/2018	In Use	4134	4378LV1726	1.20
9342	GM 1/2 TON PICK-UP TRUCK #541	Recreation Vehicles	Machinery & Equipment	Parks & Recreation Admin	1GTHK24U74E32327	19,586.91	19,586.91	0.00	10.00	06/25/2004	Fully Depreciated			
10125	GROUNDS MAINT. VEHICLE #624	Recreation Vehicles	Machinery & Equipment	Parks & Recreation Admin	1C203AF010109	23,925.00	23,925.00	0.00	5.00	09/04/2008	Fully Depreciated			
10473-2	John Deere Tractor #643	Recreation Vehicles	Machinery & Equipment	Parks & Recreation Admin	1V4120H710256	6,505.80	5,041.52	1,464.28	15.00	09/24/2010	In Use			3.80
10126	OVERSEER #622	Recreation Vehicles	Machinery & Equipment	Parks & Recreation Admin	574493	13,795.00	13,795.00	0.00	4.00	09/04/2008	Fully Depreciated			
11381	2019 John Deere ProGator #794	Recreation Service Equipment	Machinery & Equipment	Parks	1TC203AF AKT110147	31,111.21	7,777.80	23,333.41	10.00	04/05/2019	In Use	4148	4378E1729	7.33
11380	2019 ECV 1500 PTO SPREADER #793	Recreation Service Equipment	Machinery & Equipment	Parks	2321S11815709	6,791.00	2,122.20	4,668.80	8.00	04/05/2019	In Use	4147	4378E1723	5.33
11379	2019 Toro Groundsmaster 3500 Rotary Mower #792	Recreation Service Equipment	Machinery & Equipment	Parks	40349449	32,760.72	8,463.31	24,297.41	10.00	03/19/2019	In Use	4146	4378E1743	7.29
11551	#824 2020 Chevrolet 1 Ton Service Truck	Recreation Vehicles	Machinery & Equipment	Parks	1GBHK24U53E125190	43,063.25	5,024.04	38,039.21	10.00	08/05/2020	In Use		4378LV1736	8.67
11552	#830 2021 JOHN DEERE PRO GATOR	Recreation Vehicles	Machinery & Equipment	Parks	1TC203AFCL130090	35,169.86	1,758.48	33,411.38	10.00	04/07/2021	In Use		4378E1731	9.14
11075	2016 Chevrolet Flatbed Truck #730	Recreation Vehicles	Machinery & Equipment	Parks		33,069.25	16,810.39	16,258.87	10.00	09/30/2016	In Use		4378P2250	4.82
11062	2016 Barber Sandman #727	Recreation Service Equipment	Machinery & Equipment	Beaches		14,040.00	12,870.00	1,170.00	5.00	03/31/2017	In Use	4045	3972E1705	0.32
10821	# 498 2014 JOHN DEERE TRACTOR	Recreation Vehicles	Machinery & Equipment	Beaches	11V5075CELY245480	49,892.75	33,677.37	16,215.38	10.00	10/01/2014	In Use	4013		2.82
10473-3	John Deere Tractor #643	Recreation Vehicles	Machinery & Equipment	Beaches	1V4120H710256	6,505.80	4,777.34	1,728.46	14.00	06/01/2012	In Use			4.49
8364	#95-060 FIELD ORCHARD SPRAY	Administration Service Equipment	Machinery & Equipment	General Government	20000823	3,011.25	3,011.25	0.00	4.00	03/08/2001	Fully Depreciated			
9271	BRIDGE CRANE	Administration Service Equipment	Machinery & Equipment	General Government	531-23-02838	33,729.53	15,077.86	18,651.67	40.00	12/12/2003	In Use			22.01
10239	GOOSE NECK TRAILER - Equip#29	Administration Service Equipment	Machinery & Equipment	General Government	11815332713266	7,337.75	6,649.10	1,088.65	15.00	12/01/2008	In Use			1.99
9577	TRANSMISSION FLUID EXCHANGE	Administration Service Equipment	Machinery & Equipment	General Government	5031983	5,070.96	5,070.96	0.00	4.00	08/12/2005	Fully Depreciated			
11312	3/4 Ton Service Truck	Administration Vehicles	Machinery & Equipment	Buildings Maintenance		5,000.00	3,416.53	1,583.47	5.00	05/01/2018	In Use		5394V1721	1.49
8908	CHEVROLET 3/4 TON PICKUP #519	Administration Vehicles	Machinery & Equipment	General Government	1GCHK24U73E1224	23,414.71	23,414.71	0.00	10.00	10/01/2002	Fully Depreciated			
9237	EQUIPMENT TRAILER #539	Administration Vehicles	Machinery & Equipment	General Government	DMV41539V	3,794.87	3,794.87	0.00	10.00	01/06/2004	Fully Depreciated			
9167	SCISSOR LIFT #535	Administration Vehicles	Machinery & Equipment	General Government	GS3003-16437	8,682.80	8,682.80	0.00	5.00	08/20/2003	Fully Depreciated			
11260	#865 2012 Chevy Equinox	Administration Vehicles	Machinery & Equipment	Information Technology	20HFL55SC0215419	11,000.00	9,186.50	1,813.50	5.00	08/01/2017	In Use	4096	3213LV1702	0.66
10658	2012 AMC SportCap - #636	Administration Vehicles	Machinery & Equipment	General Government	226785-0805	11,330.00	9,818.68	1,511.32	10.00	01/23/2013	In Use			1.13
						\$ 9,618,775.60	\$	6,459,221.78	\$ 3,159,553.82					



2022 Capital Improvement Project Summary Report - 20 Year

Department Description	Project Number	Project Title	Manager	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041 Total		
Buildings	5394LE1723	2003 Genie Scissor Lift	Fleet Superintendent		30,000	12,000	28,000			16,000			17,000		18,000	18,000	30,000			40,000			207,000		
	5394LE1724	2004 Equipment Trailer (TR)	Fleet Superintendent				16,000										20,000						36,000		
	5394LV1721	2001 Service Truck 4X4 (3/4-ton) #473	Fleet Superintendent				5,200				45,000						7,500						12,700		
	5394LV1722	2004 Pick-up Truck 4X4 (1/2-ton) #540	Fleet Superintendent									42,000									50,000			95,000	
	5394LV1720	2005 Service Truck 4X4 (1-ton) #555	Fleet Superintendent					45,000							50,000							50,000		92,000	
			Total Internal Service			30,000	12,000	21,200	45,000		45,000	42,000		17,000	50,000	18,000	16,000	27,500			50,000	50,000		330,700	
Community Services Championship Golf	3142LE1722	2001 Shuttle/Inc Aerial #500	Fleet Superintendent			8,000																	18,000		
	3142LE1733	2005 Carryall Club Car #818	Fleet Superintendent									16,500										19,200	35,700		
	3142LE1734	2005 Carryall Club Car #819	Fleet Superintendent									16,500										19,200	35,700		
	3142LE1735	2005 Carryall Club Car #820	Fleet Superintendent									16,500										19,200	35,700		
	3142LE1736	2005 Carryall Club Car #821	Fleet Superintendent									16,500										19,200	35,700		
	3142LE1737	2006 Carryall Club Car #589	Fleet Superintendent									16,500										19,200	35,700		
	3142LE1738	2006 Carryall Club Car #590	Fleet Superintendent									16,500										19,200	35,700		
	3142LE1739	2006 Carryall Club Car #591	Fleet Superintendent									16,500										19,200	35,700		
	3142LE1747	2011 Toro Groundsmaster 4000D #650	Fleet Superintendent	68,400							71,000						73,000						75,500	281,900	
	3142LE1746	2012 JD #500 Fairway Mower #670	Fleet Superintendent	93,500									95,500								98,500			287,500	
	3142LE1750	2013 JD 3235 Fairway Mower #685	Fleet Superintendent		92,000									96,000								99,000		287,500	
	3142LE1758	2014 3500D Toro Rotary Mower #693	Fleet Superintendent	37,000							40,000												48,000	267,000	
	3142LE1744	2014 Toro Tri-Plex Mower 3250D #694	Fleet Superintendent	48,000											50,000								48,000	170,500	
	3142LE1725	2015 Carryall Club Car #720	Fleet Superintendent																		52,000			148,000	
	3142LE1726	2015 Carryall Club Car #721	Fleet Superintendent				15,000														18,000			33,000	
	3142LE1748	2015 Toro Groundsmaster 1600 #711	Fleet Superintendent			11,300															18,000			33,000	
	3142LE1749	2015 Toro Groundsmaster 1600 #712	Fleet Superintendent			11,300									12,500							13,000		13,250	62,050
	3142LE1741	2016 Bar Cart #724	Fleet Superintendent																				13,250	62,050	
	3142LE1742	2016 Bar Cart #725	Fleet Superintendent																					49,400	
	3142LE1727	2017 Carryall Club Car #736	Fleet Superintendent								15,300													49,400	
	3142LE1728	2017 Carryall Club Car #737	Fleet Superintendent								15,300													33,600	
	3142LE1729	2017 Carryall Club Car #738	Fleet Superintendent								15,300													33,600	
	3142LE1730	2017 Carryall Club Car #739	Fleet Superintendent								15,300													33,600	
	3142LE1731	2017 Carryall Club Car #740	Fleet Superintendent								15,300													33,600	
	3142LE1732	2017 Carryall Club Car #741	Fleet Superintendent								15,300													33,600	
	3142LE1745	2017 Toro 3500D Mower #743	Fleet Superintendent	37,000								40,000												170,500	
	3142LE1723	2017 Toro Force Debris Blower #742	Fleet Superintendent		10,000																			33,000	
	3142LE1743	2017 Toro Sand Pro 3020 #744	Fleet Superintendent																					67,400	
	3142LE1740	2019 Club Car Carryall Ball Picker #803	Fleet Superintendent										32,000											70,000	
	3142LE1753	2019 Toro Groundsmaster 2120 #797	Fleet Superintendent				17,600																	88,000	
	3142LE1754	2019 Toro Groundsmaster 2120 #798	Fleet Superintendent				17,600																	88,000	
	3142LE1755	2019 Toro Groundsmaster 2120 #799	Fleet Superintendent				17,000																	88,000	
	3142LE1756	2019 Toro Groundsmaster 2120 #800	Fleet Superintendent				17,000																	88,000	
	3142LE1757	2019 Toro Groundsmaster 2120 #801	Fleet Superintendent				17,000																	88,000	
	3142LE1758	2019 Toro Groundsmaster 2120 #802	Fleet Superintendent				17,000																	88,000	
	3142LE1720	2019 Ty-Crop Spreader #788	Fleet Superintendent																					88,000	
	3142LE1760	2019 John Deere 8500 #841	Fleet Superintendent																					77,500	
	3142LE1861	Toro Groundsmaster 1600 #796	Fleet Superintendent																					192,000	
	3197HV1749	1997 1-Ton Dump Truck #419	Fleet Superintendent	51,000																				62,050	
	3197LE1724	2000 Toro Spreader #462	Fleet Superintendent	17,500																				101,000	
3197LE1726	2001 Spikes/Seeder #477	Fleet Superintendent																				20,000	37,500		
3197LE1746	2004 John Deere 4410 Tractor #815	Fleet Superintendent						12,000															25,500		
																							74,000		



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Department	Project Number	Project Title	Manager	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041 Total
	3197LE1740	2005 John Deere Pro Gator #813	Fleet Superintendent									40,000											40,000
	3197LE1734	2008 Bandit Brush Chipper #625	Fleet Superintendent						45,000														45,000
	3197LE1733	2008 JD TC125 Core Harvester #621	Fleet Superintendent					14,500										16,000				50,000	55,000
	3197LE1731	2008 Planator HD50 #516	Fleet Superintendent						39,000														39,000
	3197LE2020	2010 JD 4120 Tractor #643	Fleet Superintendent					34,000															34,000
	3197LE1728	2013 Toro Top Dresser #886	Fleet Superintendent						15,000									42,000					76,000
	3197LE1742	2014 Vibratory Greens Roller #911	Fleet Superintendent																				15,000
	3197LE1741	2015 Greens Roller #812	Fleet Superintendent					20,000						20,000							20,000		60,000
	3197LE1732	2015 John Deere 1500 Fairway Aerator #716	Fleet Superintendent				32,500																32,500
	3197LE1752	2017 Deep Tine Aerator #763	Fleet Superintendent				27,800				35,000										37,000		140,500
	3197LE1745	2017 John Deere 4066 Tractor #764	Fleet Superintendent							47,000	28,500				29,000							28,800	115,100
	3197LE1744	2017 John Deere 5075E Tractor #761	Fleet Superintendent						42,000														57,000
	3197LE1736	2017 John Deere Pro Gator #734	Fleet Superintendent						38,000														52,000
	3197LE1721	2017 Toro Aerator #754	Fleet Superintendent				28,000																40,000
	3197LE2022	2017 Toro Core Processor #758	Fleet Superintendent				26,000																26,000
	3197LE1728	2017 Toro Multi-Pro Spray Rtg #746	Fleet Superintendent			41,000									28,000								28,500
	3197LE1735	2017 TORO Procore 864 Aerator #747	Fleet Superintendent				32,500				35,000							45,000					129,000
	3197LE2004	2017 TORO PROCORE 864 AERATOR #756	Fleet Superintendent				32,500				35,000											37,000	140,500
	3197LE2021	2017 Toro Rake O-Vac #757	Fleet Superintendent																				40,000
	3197LE1723	2017 Toro Rake O-Vac #762	Fleet Superintendent																				40,000
	3197LE1737	2018 John Deere Pro Gator #775	Fleet Superintendent							39,000													40,000
	3197LE1738	2018 John Deere Pro Gator #776	Fleet Superintendent							39,000													41,000
	3197LE1722	2018 Toro Multi-Pro Sprayer #781	Fleet Superintendent																				80,000
	3197LE1743	2019 John Deere 5075E Tractor #787	Fleet Superintendent			75,000																	80,000
	3197LE1739	2019 John Deere Pro Gator #790	Fleet Superintendent																				82,000
	3197LE1720	2019 Lely Fertilizer Spreader #789	Fleet Superintendent																				42,000
	3197LE1902	Garden Sand Injection Vorticator #827	Fleet Superintendent												9,000								9,000
	3197LE2003	JD TC125 Core Harvester #661	Fleet Superintendent					20,000					20,500										30,000
	3197LE1747	John Deere 5075E Tractor #697	Fleet Superintendent					14,500															16,000
	3197LE1748	Replace Blade Grinding Equipment	Fleet Superintendent					50,000															60,000
				300,400	102,000	330,900	209,300	185,000	270,800	481,800	440,000	442,500	149,900	325,100	206,500	218,000	89,800	487,400	509,800	294,500	177,000	862,300	5,962,800
Mountain Golf	3242LE1725	2005 Carryall Club Car #822	Fleet Superintendent																				19,200
	3242LE1721	2015 Carryall Club Car #713	Fleet Superintendent				15,000																18,000
	3242LE1727	2015 Carryall Club Car #714	Fleet Superintendent				15,000																18,000
	3242LE1723	2015 Carryall Club Car #718	Fleet Superintendent				15,000																18,000
	3242LE1724	2015 Carryall Club Car #719	Fleet Superintendent				15,000																18,000
	3242LE1729	2015 JD 3235 Fairway Mower #717	Fleet Superintendent																				83,000
	3242LE1728	2015 Toro 4005D Rough Mower #709	Fleet Superintendent																				68,400
	3242LE1726	2016 Bar Cart #726	Fleet Superintendent																				23,000
	3242LE1731	2017 Toro Sand Pro #745	Fleet Superintendent																				22,000
	3242LE1727	2018 Toro 3500D Mower #778	Fleet Superintendent																				49,000
	3242LE1720	2018 Toro Force Blower #777	Fleet Superintendent																				10,000
	3242LE1730	2018 Toro Tri-Plex 3250D Mower #779	Fleet Superintendent																				45,500
	3242LE1732	2018 Toro Tri-Plex Mower #780	Fleet Superintendent																				80,000
	3242LE2002	2019 Toro Tri-Plex Mower #795	Fleet Superintendent																				40,000
				68,400	10,000	22,000	238,500			75,000	88,500		22,400	186,900	109,500	45,500	88,400	75,000		88,000	58,000	67,200	1,290,300
				418,800	112,000	352,900	507,800	185,000	270,800	538,800	528,500	442,500	172,300	487,000	315,000	761,500	187,200	562,400	508,800	352,500	231,000	720,500	7,193,100
Facilities																							
Ski	3462LE1720	2016 Pelaris Ranger Crew #728	Fleet Superintendent				19,000																24,000
																							63,000



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Department	Project Number	Project Title	Manager	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041 Total		
Ski	3463E1721	2013 Snow Blower #85	Fleet Superintendent			165,900									175,000								340,900		
	3463E1722	Leader Two Chains (1-Set)	Fleet Superintendent	9,750			10,000					10,000				11,000						11,000		51,750	
	3463E1723	2002 Caterpillar 950G Leader #524	Fleet Superintendent	285,000																		280,000		565,000	
	3463E1724	Replace 2014 Winch Cat Grooming vehicle # 699	Fleet Superintendent				415,000											435,000						850,000	
	3463E1725	Replace 2016 Grooming vehicle # 700	Fleet Superintendent			415,000																		415,000	
	3463E1726	Replace 2006 Pisten Bully 300 Snowcat #748	Fleet Superintendent							410,000														410,000	
	3463E1727	Replacement of 2008 Grooming vehicle # 854	Fleet Superintendent									420,000												420,000	
	3463E1728	Replacement of 2011 Grooming Vehicle # 645	Fleet Superintendent	400,000											425,000									825,000	
	3464E1908	1983 Case 855C Track Backhoe # 348	Fleet Superintendent					282,000								250,000								532,000	
	3464E1601	Ski Resort Snowmobile Fleet Replacement	Fleet Superintendent	15,500	17,000	17,000	17,500	17,500	18,000	18,000	18,000	18,000	18,500	18,500	18,500	18,500	18,500	18,500	19,000	19,000	19,000	19,000	19,000	19,500	364,500
	3464E1729	Snowplow #304A	Fleet Superintendent	19,000											21,000									40,000	
	3464E1734	2016 Polaris Ranger Crew #723	Fleet Superintendent		19,000								20,000									20,000		59,000	
	3464E1730	2014 Yamaha ATV #695	Fleet Superintendent	19,000									20,000										22,000	61,000	
	3464E1731	2012 Yamaha ATV #683	Fleet Superintendent					18,000																38,000	
	3464E1732	2013 Yamaha Rhino (ATV) #874	Fleet Superintendent								22,000					20,000								45,000	
	3464E1733	2019 Polaris (UTV) #805	Fleet Superintendent																				24,000	24,000	
	3469E1729	Replace 2010 Shuttle Bus #635	Fleet Superintendent																					160,000	
	3469E1740	Replace 2010 Shuttle Bus #636	Fleet Superintendent																					160,000	
	3469E1725	2007 Chevy 1-Ton Pick Up #596	Fleet Superintendent											45,000										45,000	
	3469E1736	2007 Chevy 1-Ton Pick-Up #597	Fleet Superintendent											45,000										45,000	
	3469E1737	1991 Ski Passenger Tram #267	Fleet Superintendent																					22,700	
	3469E1738	1993 Ski Passenger Tram #283	Fleet Superintendent																					22,700	
			Ski		729,250	38,000	618,900	17,500	1,187,000	18,000	428,000	43,000	578,000	39,500	483,500	268,500	204,500	453,500	39,500	357,000	41,000	13,000	43,000	18,500	5,018,500
	Parks	4378E1738	2013 1-Ton Dump Truck #692	Fleet Superintendent				43,000								51,400							60,000	154,400	
		4378E1724	2005 Shafterline Axle #223	Fleet Superintendent														10,000						10,000	
		4378E1731	2008 JD Pro Gator #624	Fleet Superintendent											40,000									40,000	
		4378E1730	2008 JD Pro Gator #814	Fleet Superintendent								35,000											37,500	40,000	112,500
		4378E1725	2008 Land Pride Overseeder #622	Fleet Superintendent				17,000																20,000	37,000
4378E1729		2013 Ball Field Groomer #809	Fleet Superintendent						25,000								27,000							52,000	
4378E1740		2013 Ball Field Mower / Toro 3500D Groundmaster #816	Fleet Superintendent						39,000								43,000							82,000	
4378E1720		2013 Surf Rake #684	Fleet Superintendent			26,500											28,000							54,500	
4378E1742		2015 Ball Field Groomer #705	Fleet Superintendent								26,000												28,000	54,000	
4378E1727		2015 John Deere Pro Gator #722	Fleet Superintendent				32,000				34,575													104,575	
4378E1722		2017 Toro Rake-Q Vac #735	Fleet Superintendent							37,100														76,100	
4378E1726		2018 John Deere UTV #771	Fleet Superintendent				20,000																	66,000	
4378E1729		2019 John Deere Pro Gator #794	Fleet Superintendent																					73,000	
4378E1723		2019 Lely Fertilizer Spreader #793	Fleet Superintendent									8,000											9,000	17,000	
4378E1743		2019 Toro 3500D Rotary Mower #792	Fleet Superintendent				37,000																	42,000	
4378E1736		2003 1-Ton Service Truck #824	Fleet Superintendent																					50,000	
4378E1737		2004 Pick-up Truck 4x4 (1-Ton) #541	Fleet Superintendent																					50,000	
4378E1735		2005 Pick-up Truck 4x4 (1-Ton) #554	Fleet Superintendent	47,000																				50,000	
4378E1734	2011 Pick-Up with LR gate #546	Fleet Superintendent			44,500																		50,000		
4378E1732	2016 Pick-up Truck 4x4 (1-Ton) #730	Fleet Superintendent						46,000															50,000		
4378E1733	2018 Flabbed 4x4 (1-ton) #782	Fleet Superintendent								45,000													50,000		
		Parks		47,000	44,500	26,500	142,000		147,100	105,575	126,000	144,000	40,000	113,400		148,000	178,000		45,000		89,000	50,000	92,000	1,721,575	
Tennis																									
Recreation Center	4899E1721	2012 15-Passenger Van #607	Fleet Superintendent					45,800															57,800		
	4899E1722	2017 Chevy Compact SUV #751	Fleet Superintendent	32,000							35,000												49,000		
			Recreation Center	32,000				45,800		35,000													97,000		



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Department	Project Number	Project Title	Manager	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041 Total	
Community Services	499LV1802	2017 Dodge Caravan ADA #789	Fleet Superintendent			64,000				64,000					65,000					65,000			258,000	
			Comm. Dev. Admin			64,000				64,000					65,000					65,000			258,000	
		Total Community Services		1,227,850	192,800	1,000,300	874,300	1,468,700	470,900	1,134,375	694,900	1,164,500	251,800	1,122,900	648,500	614,000	\$19,200	691,400	1,861,600	638,500	472,000	664,500	19,500	15,841,575
Beaches		Total Beaches																						
Total				1,815,650	398,800	1,408,300	1,151,500	2,279,400	1,136,900	1,311,375	738,500	1,302,500	526,800	1,521,900	1,261,500	1,188,000	1,532,700	826,400	1,411,900	1,216,000	764,000	1,526,500	541,500	23,994,575

Fixed Asset Listing for assets in use and fully depreciated as of 12.31.2021
Filtered to Buildings and Renovations

Fixed Asset	Description	FA Type	FA Category	Department	Serial#	Cost	Accumulated Depreciation	Book Value	Est. Useful Life (years)	In Use Date	Status	Tag#	FA Project	Remaining Useful Life (years)
6801	Burnt Cedar Treatment Plant	Water Buildings and Structures	Building & Renovations	Water		1,473,491.36	935,501.27	487,990.29	40.00	03/01/1995	In Use			13.54
6881	Burnt Cedar Treatment Plant	Water Buildings and Structures	Building & Renovations	Water		5,282.00	4,175.81	1,106.19	30.00	02/18/1998	In Use			6.28
7764	BURNED CEDAR WWP OFFICE	Water Buildings and Structures	Building & Renovations	Water		5,069.54	5,069.54	0.00	20.00	07/31/1999	Fully Depreciated			
7788	BURNED CEDAR WWP OFFICE	Water Buildings and Structures	Building & Renovations	Water		2,357.25	2,357.25	0.00	20.00	07/31/1999	Fully Depreciated			
10994	Diamond Peak Air/Water 1 Building Improvements	Water Buildings and Structures	Building & Renovations	Water		62,832.24	37,151.52	25,680.72	10.00	04/29/2016	In Use			16.06
6843	MAINTENANCE FACILITY GARAGE	Water Buildings and Structures	Building & Renovations	Water		1,775.00	1,038.19	736.81	40.00	01/29/2016	In Use	229801902		4.32
6788	MAINTENANCE FACILITY GARAGE	Water Buildings and Structures	Building & Renovations	Water		42,350.60	25,265.04	17,085.56	40.00	12/31/1997	In Use			16.59
9216	MATERIAL STORAGE BINS	Water Buildings and Structures	Building & Renovations	Water		17,341.25	24,532.67	20,308.58	30.00	01/22/2007	In Use			13.13
10878-A	New Carport Building A - Water	Water Buildings and Structures	Building & Renovations	Water		17,341.25	24,532.67	20,308.58	30.00	01/22/2007	In Use			13.13
10878-B	Paint Interior Utilities Building A	Water Buildings and Structures	Building & Renovations	Water		18,398.72	18,398.72	0.00	5.00	07/01/2014	Fully Depreciated	2087801204		
9161	PUBLIC WORKS BUILDING	Water Buildings and Structures	Building & Renovations	Water		1,579,018.82	738,011.15	840,987.66	40.00	07/01/2014	Fully Depreciated	2087801202		
11342-A	Public Works Equipment Storage Building	Water Buildings and Structures	Building & Renovations	Water		50,694.28	50,694.28	0.00	40.00	04/29/2018	In Use			21.28
11215-B	Public Works Front Security Gate	Water Buildings and Structures	Building & Renovations	Water		25,730.22	11,149.84	14,580.38	10.00	07/01/2017	In Use			36.40
11340-A	Public Works Facing Facility Upgrade	Water Buildings and Structures	Building & Renovations	Water		300,000.00	34,999.86	165,000.14	20.00	04/30/2018	In Use			5.57
11394-A	Public Works Office Space Renovation	Water Buildings and Structures	Building & Renovations	Water		45,955.45	31,258.84	34,848.51	10.00	05/31/2019	In Use			16.40
11073-A	Pump Station Roof - Water	Water Buildings and Structures	Building & Renovations	Water		132,039.68	2,622.89	129,416.79	10.00	07/01/2016	In Use			7.49
11011-A	Replace Carport Building A Public Works	Water Buildings and Structures	Building & Renovations	Water		2,622.89	2,622.89	0.00	5.00	07/01/2016	Fully Depreciated	2087801204		14.57
11505	Retaining Wall at R2-2 & Access Gate Replacement	Water Buildings and Structures	Building & Renovations	Water		41,852.67	3,922.84	37,889.83	15.00	05/31/2020	In Use			13.49
7058	ROOF - Utility Office Build	Water Buildings and Structures	Building & Renovations	Water		13,450.00	12,450.00	1,000.00	10.00	08/31/1998	Fully Depreciated	2299501204		
4885	SEWER TRY GARAGE ADDITION	Water Buildings and Structures	Building & Renovations	Water		2,409.63	2,409.63	0.00	40.00	06/30/1991	In Use			8.55
6938	UPGRADE UTILITY BUILDINGS	Water Buildings and Structures	Building & Renovations	Water		2,105.37	1,598.46	506.91	20.00	06/30/1991	In Use			
4884	WAREHOUSE	Water Buildings and Structures	Building & Renovations	Water		145,620.00	145,620.00	0.00	40.00	11/30/1997	Fully Depreciated	2087801202		
9344	WAREHOUSE CASING	Water Buildings and Structures	Building & Renovations	Water		2,548.13	2,548.13	0.00	10.00	05/24/2004	Fully Depreciated			
11395-A	Water Warm Treatment Plant Crew Quarters	Water Buildings and Structures	Building & Renovations	Water		112,760.71	35,014.88	77,725.83	20.00	03/01/2019	In Use			17.24
4358	Water Plant	Water Buildings and Structures	Building & Renovations	Water		22,957.00	22,957.00	0.00	10.00	05/01/1993	Fully Depreciated			
11078	ADA Improvements Wetlands	Sewer Buildings and Structures	Building & Renovations	Sewer		33,000.00	30,310.20	20,666.80	15.00	10/31/2016	In Use			9.91
5075	ADDITION TO TRTMT PLANT	Sewer Buildings and Structures	Building & Renovations	Sewer		227.33	227.33	0.00	10.00	05/01/2012	Fully Depreciated	2599501103		
3002	BLDG BRT CUB LIFT STA.	Sewer Buildings and Structures	Building & Renovations	Sewer		8,600.00	6,600.00	0.00	40.00	10/31/1962	Fully Depreciated			
11071	Brestonway Control Repair	Sewer Buildings and Structures	Building & Renovations	Sewer		5,327.00	2,510.23	2,796.77	10.00	01/31/2017	In Use			5.36
4995	BUILDING LIFT STA. #2	Sewer Buildings and Structures	Building & Renovations	Sewer		163,800.00	163,800.00	0.00	40.00	10/31/1962	Fully Depreciated			
5000	BUILDING LIFT STA. #3	Sewer Buildings and Structures	Building & Renovations	Sewer		5,500.00	5,500.00	0.00	40.00	06/30/1992	Fully Depreciated			
5004	BUILDINGS FROM B-2	Sewer Buildings and Structures	Building & Renovations	Sewer		217,240.06	217,240.06	0.00	40.00	12/31/1975	Fully Depreciated			
5005	BUILDINGS FROM 73-1	Sewer Buildings and Structures	Building & Renovations	Sewer		31,622.08	31,622.08	0.00	40.00	12/31/1975	Fully Depreciated			
11167	Control Building Repairs (Windows & Structural)	Sewer Buildings and Structures	Building & Renovations	Sewer		7,812.00	2,136.80	5,675.20	10.00	05/27/2017	In Use	2599501203		10.54
11223	HVAC Equipment at Water Resource Recovery Facility	Sewer Buildings and Structures	Building & Renovations	Sewer		23,610.00	8,215.50	15,394.50	10.00	04/30/2018	In Use	2599801205		6.35
6522	INFIL BUILDING WWP	Sewer Buildings and Structures	Building & Renovations	Sewer		154,360.55	85,640.02	68,720.53	40.00	01/01/2005	In Use			23.07
6844	MAINTENANCE FACILITY GARAGE	Sewer Buildings and Structures	Building & Renovations	Sewer		1,771.96	1,038.19	736.81	40.00	04/30/1998	In Use			16.38
6789	MAINTENANCE FACILITY GARAGE	Sewer Buildings and Structures	Building & Renovations	Sewer		42,350.62	25,265.04	17,085.58	40.00	12/31/1997	In Use			16.06
9937	MATERIAL STORAGE BINS	Sewer Buildings and Structures	Building & Renovations	Sewer		57,841.25	28,512.67	29,308.58	30.00	01/22/2007	In Use			13.13
11868	Mechanical Room HVAC	Sewer Buildings and Structures	Building & Renovations	Sewer		96,007.88	25,014.36	71,073.52	20.00	08/31/2016	In Use	2599501202		14.14
9162	PUBLIC WORKS BUILDING	Sewer Buildings and Structures	Building & Renovations	Sewer		1,579,018.81	738,011.15	840,987.66	40.00	07/01/2014	Fully Depreciated	2087801202		
11342-B	Public Works Equipment Storage Building	Sewer Buildings and Structures	Building & Renovations	Sewer		50,694.28	50,694.28	0.00	40.00	04/29/2018	In Use			21.29
11215-B	Public Works Front Security Gate	Sewer Buildings and Structures	Building & Renovations	Sewer		25,730.22	11,149.84	14,580.38	10.00	07/01/2017	In Use			36.40
11340-B	Public Works Facing Facility Upgrade	Sewer Buildings and Structures	Building & Renovations	Sewer		200,000.00	34,999.86	165,000.14	20.00	04/30/2018	In Use			5.57
11394-B	Public Works Office Space Renovation	Sewer Buildings and Structures	Building & Renovations	Sewer		45,955.45	31,258.84	34,848.51	10.00	05/31/2019	In Use			16.40
10443	Public Works Solar Panels - Sewer	Sewer Buildings and Structures	Building & Renovations	Sewer		12,329.35	5,213.82	60,194.53	25.00	05/31/2020	In Use	208771602		7.49
7080	ROOF - Utility Office Build	Sewer Buildings and Structures	Building & Renovations	Sewer		12,450.00	12,450.00	0.00	10.00	08/31/1998	Fully Depreciated			13.40
11443	Roof Repair @ Control Bldg at wetlands	Sewer Buildings and Structures	Building & Renovations	Sewer		2,728.00	1,279.86	5,848.04	10.00	05/27/2018	In Use			7.56
5074	SEWAGE TREATMENT PLANT	Sewer Buildings and Structures	Building & Renovations	Sewer		719,591.48	719,591.48	0.00	40.00	05/27/1972	Fully Depreciated	2599501103		
5076	SHED GARAGE AT STP	Sewer Buildings and Structures	Building & Renovations	Sewer		730.00	730.00	0.00	40.00	02/08/1979	Fully Depreciated			
11070	South Aeration Basin Improvements	Sewer Buildings and Structures	Building & Renovations	Sewer		96,780.11	22,885.25	73,794.88	20.00	01/31/2017	In Use			15.16
11442	Treatment Plant Fire Panel Replacement	Sewer Buildings and Structures	Building & Renovations	Sewer		31,116.00	17,176.46	43,444.54	10.00	04/30/2020	In Use	2599801302		8.43
5072	TRTMT PLANT STRUCTURE	Sewer Buildings and Structures	Building & Renovations	Sewer		123,300.00	123,300.00	0.00	40.00	10/01/2008	Fully Depreciated			
30380	Upgrade Wetlands Facility	Sewer Buildings and Structures	Building & Renovations	Sewer		5,500.00	5,500.00	0.00	10.00	10/01/2008	Fully Depreciated			
80129	Upgrade Wetlands Facility #	Sewer Buildings and Structures	Building & Renovations	Sewer		5,472.00	5,472.00	0.00	10.00	10/01/2008	Fully Depreciated			
5211	WAREHOUSE CASING	Sewer Buildings and Structures	Building & Renovations	Sewer		154,380.00	154,380.00	0.00	40.00	07/01/1980	Fully Depreciated			
9601	WASTE WATER TREATMENT PLANT	Sewer Buildings and Structures	Building & Renovations	Sewer	F050950	2,548.13	2,548.13	0.00	10.00	05/24/2004	Fully Depreciated			
9602	WASTE WATER TREATMENT PLANT	Sewer Buildings and Structures	Building & Renovations	Sewer	F061101	4,125.30	4,125.30	0.00	10.00	10/01/2005	Fully Depreciated			
9603	WASTE WATER TREATMENT PLANT	Sewer Buildings and Structures	Building & Renovations	Sewer	F050951	4,125.19	4,125.19	0.00	10.00	10/01/2005	Fully Depreciated			
9604	WASTE WATER TREATMENT PLANT	Sewer Buildings and Structures	Building & Renovations	Sewer	F060656	4,125.19	4,125.19	0.00	10.00	10/01/2005	Fully Depreciated			
5753	WASTE WATER TREATMENT PLANT	Sewer Buildings and Structures	Building & Renovations	Sewer		2,017,848.53	1,444,441.57	573,407.99	40.00	03/31/1993	In Use			11.90
7120	WASTE WATER TREATMENT PLANT	Sewer Buildings and Structures	Building & Renovations	Sewer		8,093.85	8,093.85	0.00	10.00	11/01/1997	Fully Depreciated			
7121	WASTE WATER TREATMENT PLANT	Sewer Buildings and Structures	Building & Renovations	Sewer		21,041.82	21,041.82	0.00	10.00	11/30/1997	Fully Depreciated			
7122	WASTE WATER TREATMENT PLANT	Sewer Buildings and Structures	Building & Renovations	Sewer		27,079.68	27,079.68	0.00	10.00	11/30/1997	Fully Depreciated			
7415	WASTE WATER TREATMENT PLANT	Sewer Buildings and Structures	Building & Renovations	Sewer		6,448.75	6,448.75	0.00	5.00	06/01/1999	Fully Depreciated			
7424	WASTE WATER TREATMENT PLANT	Sewer Buildings and Structures	Building & Renovations	Sewer		3,389.00	3,389.00	0.00	10.00	05/31/1999	Fully Depreciated			
5354	WASTE WATER TREATMENT PLANT	Sewer Buildings and Structures	Building & Renovations	Sewer	\$1608700612	1,882,893.71	1,882,893.71	0.00	20.00	03/31/1993	Fully Depreciated			
5790	WASTE WATER TREATMENT PLANT	Sewer Buildings and Structures	Building & Renovations	Sewer		15,000.00	15,000.00	0.00	5.00	03/31/1993	Fully Depreciated			
11379-B	Waste Water Treatment Plant Crew Quarters	Sewer Buildings and Structures	Building & Renovations	Sewer		112,760.71	35,014.88	77,725.83	20.00	03/01/2019	In Use			17.24
11197	Wetlands Cutoff Wall between Cells 5 and Cell 6 (400ft)	Sewer Buildings and Structures	Building & Renovations	Sewer		18,648.55	5,140.00	13,448.55	15.00	08/01/2017	In Use			10.74
12077	Wetlands fence repairs and 2 gates	Sewer Buildings and Structures	Building & Renovations	Sewer		14,850.00	45,196.96	10,133.04	20.00	08/31/2015	In Use	2599501103		13.68
11583	WWTP New Entrance gate and controls	Sewer Buildings and Structures	Building & Renovations	Sewer		52,729.55	21,199.30	50,526.60	10.00	06/29/1995	Fully Depreciated	2599801205		9.48
6067	WWTP - ROOF	Sewer Buildings and Structures	Building & Renovations	Sewer		61,868.47	61,868.47	0.00	25.00	05/31/2016	Fully Depreciated			
11077	WWTP Garage Doors	Sewer Buildings and Structures	Building & Renovations	Sewer		3,653.28	1,848.16	1,205.13	10.00	07/01/2016	In Use	25995		

Fund Asset Listing for assets in use and fully depreciated as of 12.31.2021
Filtered to Buildings and Renovations

Fixed Asset	Description	FA Type	FA Category	Department	Serial#	Cost	Accumulated Depreciation	Book Value	Est. Useful life (years)	In Use Date	Status	Tag#	FA Project	Remaining Useful life (years)
9429	Security System	Recreation Buildings and Structures	Building & Renovations	Championship Golf Course		3,569.65	3,569.65	0.00	5.00	09/01/2004	Fully Depreciated			
9430	Tire	Recreation Buildings and Structures	Building & Renovations	Championship Golf Course		28,717.72	28,717.72	0.00	10.00	09/01/2004	Fully Depreciated			
11485	ADA Access grading Mt. Course Restrooms #6 & #13	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		7,871.35	864.81	6,826.54	20.00	07/05/2019	In Use			17.58
11447	ADA Access grading Mt. Course Restrooms #6 & #13	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		169,007.87	2,647.61	149,994.41	20.00	07/05/2019	In Use	3241801402		17.58
8970	Building Improvements	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		29,525.48	0.00	29,525.48	0.00	10/01/2002	Fully Depreciated			
8801	Building Improvements	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		26,119.43	0.00	26,119.43	0.00	07/01/2002	Fully Depreciated			
5561	BUILDING REPAIR EXEC '93	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		17,655.14	0.00	17,655.14	0.00	04/10/1992	Fully Depreciated			
7803	ENTRANCE SIGNS	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		2,479.00	0.00	2,479.00	0.00	11/30/1996	Fully Depreciated			
6411	EQUIPMENT STORAGE LOFT	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		71,614.35	0.00	71,614.35	0.00	05/01/1980	Fully Depreciated			
7872	EXEC MAINTENANCE BLDG	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		16,536.50	0.00	16,536.50	0.00	11/15/1995	Fully Depreciated			
6365	EXEC WASHMACK & STORAGE BI	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		17,196.37	0.00	17,196.37	0.00	05/01/1980	Fully Depreciated			
6364	EXEC WASHMACK & STORAGE BI	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		22,078.11	0.00	22,078.11	0.00	11/15/1995	Fully Depreciated			
6425	EXECUTIVE COURSE BATHROOM I	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		48,562.21	0.00	48,562.21	0.00	08/31/1996	Fully Depreciated			
6424	EXECUTIVE COURSE BATHROOM I	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		48,562.21	0.00	48,562.21	0.00	08/31/1996	Fully Depreciated			
11358	Golf Cart Barn Concrete	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		8,280.00	0.00	8,280.00	0.00	08/31/1996	Fully Depreciated			
11516	Mountain Clubhouse Renovation	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		1,581,982.51	56,382.71	1,525,599.80	40.00	10/31/2018	In Use	3299801909		1.91
11448	Mountain Golf Club House Roof	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		122,738.14	12,773.84	110,464.30	20.00	10/24/2018	In Use	3299801903		38.49
11392	ROOF - EXECUTIVE GOLF MAINT	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		14,200.00	3,113.24	10,886.76	10.00	06/01/2019	In Use	3299801903		17.89
11358	MI. Course Building Improvse	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		24,240.00	0.00	24,240.00	0.00	11/30/2004	Fully Depreciated			7.49
11291	MI. Course Fuel Tank Refurbishment	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		19,000.00	0.00	19,000.00	0.00	12/31/2017	In Use	3299801901		1.07
11486	Paints Exterior Mountain Course Clubhouse	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		10,080.00	4,088.52	14,931.48	7.00	05/01/2020	In Use	3299801905		5.41
8257	ROOF - EXECUTIVE GOLF MAINT	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		8,385.74	0.00	8,385.74	0.00	07/01/1995	Fully Depreciated			
8258	ROOF - EXECUTIVE GOLF MAINT	Recreation Buildings and Structures	Building & Renovations	Mountain Golf Course		10,639.45	0.00	10,639.45	0.00	07/01/1995	Fully Depreciated			
8036	ASPEN GROVE BNG	Recreation Buildings and Structures	Building & Renovations	Facilities		7,420.00	0.00	7,420.00	0.00	06/01/2000	Fully Depreciated			
11313	Aspen Grove Building Siding	Recreation Buildings and Structures	Building & Renovations	Facilities		15,556.50	2,112.20	13,444.30	7.00	09/10/2018	In Use	3351801502		3.57
11404	Aspen Grove Carpet	Recreation Buildings and Structures	Building & Renovations	Facilities		8,108.81	4,200.85	3,887.96	10.00	01/11/2018	In Use	3351801501		6.32
11322	Aspen Grove Facility Improvements	Recreation Buildings and Structures	Building & Renovations	Facilities		64,341.46	28,816.85	55,524.61	10.00	06/01/2018	In Use	3351801703		2.49
8110	ASPEN GROVE IMPROVEMENTS	Recreation Buildings and Structures	Building & Renovations	Facilities		3,998.88	3,998.88	0.00	5.00	03/31/2000	Fully Depreciated			
8493	ASPEN GROVE IMPROVEMENTS	Recreation Buildings and Structures	Building & Renovations	Facilities		22,800.00	22,800.00	0.00	7.00	07/04/2001	Fully Depreciated			
8605	ASPEN GROVE IMPROVEMENTS	Recreation Buildings and Structures	Building & Renovations	Facilities		1,851.88	1,851.88	0.00	10.00	10/31/2001	Fully Depreciated			
8606	ASPEN GROVE IMPROVEMENTS	Recreation Buildings and Structures	Building & Renovations	Facilities		1,851.88	1,851.88	0.00	10.00	10/31/2001	Fully Depreciated			
8607	ASPEN GROVE IMPROVEMENTS	Recreation Buildings and Structures	Building & Renovations	Facilities		1,851.88	1,851.88	0.00	10.00	10/31/2001	Fully Depreciated			
8608	ASPEN GROVE IMPROVEMENTS	Recreation Buildings and Structures	Building & Renovations	Facilities		1,851.89	1,851.89	0.00	10.00	10/31/2001	Fully Depreciated			
8609	ASPEN GROVE IMPROVEMENTS	Recreation Buildings and Structures	Building & Renovations	Facilities		1,851.89	1,851.89	0.00	10.00	10/31/2001	Fully Depreciated			
11025	Aspen Grove Rebuild Stairs	Recreation Buildings and Structures	Building & Renovations	Facilities		6,200.00	0.00	6,200.00	0.00	03/15/2016	In Use	3351801602		4.28
11402	Carpet In Chateau Grill	Recreation Buildings and Structures	Building & Renovations	Facilities		6,443.38	2,711.23	3,732.15	3.00	04/01/2019	In Use	3350801803		0.24
9427	CHATEAU	Recreation Buildings and Structures	Building & Renovations	Facilities		4,550.00	0.00	4,550.00	0.00	09/01/2004	Fully Depreciated			
9438	CHATEAU	Recreation Buildings and Structures	Building & Renovations	Facilities		68,869.82	0.00	68,869.82	0.00	09/01/2004	Fully Depreciated			
9501	CHATEAU	Recreation Buildings and Structures	Building & Renovations	Facilities		47,987.25	0.00	47,987.25	0.00	09/01/2004	Fully Depreciated			
9503	CHATEAU	Recreation Buildings and Structures	Building & Renovations	Facilities		15,596.75	0.00	15,596.75	0.00	09/01/2004	Fully Depreciated			
9510	CHATEAU	Recreation Buildings and Structures	Building & Renovations	Facilities		47,376.29	0.00	47,376.29	0.00	09/01/2004	Fully Depreciated			
9511	CHATEAU	Recreation Buildings and Structures	Building & Renovations	Facilities		5,922.03	0.00	5,922.03	0.00	09/01/2004	Fully Depreciated			
9415	CHATEAU	Recreation Buildings and Structures	Building & Renovations	Facilities		125.41	0.00	125.41	0.00	09/01/2004	In Use			32.73
9408	Chateau	Recreation Buildings and Structures	Building & Renovations	Facilities		2,283,358.93	956,065.60	1,836,393.33	50.00	09/01/2004	In Use			32.73
9499	CHATEAU	Recreation Buildings and Structures	Building & Renovations	Facilities		199,205.52	229,548.35	50,000.00	0.00	09/01/2004	In Use			32.73
9507	CHATEAU	Recreation Buildings and Structures	Building & Renovations	Facilities		48,112.41	7,700.12	40,412.29	20.00	09/01/2004	In Use			2.73
9432	CHATEAU	Recreation Buildings and Structures	Building & Renovations	Facilities		6,276.56	5,745.56	531.00	20.00	09/01/2004	In Use			2.73
11024	Chateau Entrance Pavers and Concrete	Recreation Buildings and Structures	Building & Renovations	Facilities		21,084.44	18,047.20	3,037.24	20.00	09/01/2004	In Use			2.79
10516	Chateau Exterior Doors	Recreation Buildings and Structures	Building & Renovations	Facilities		107,520.50	11,669.12	88,851.38	40.00	06/30/2016	In Use	3350801301		34.57
10108	Chateau Improvements - light	Recreation Buildings and Structures	Building & Renovations	Facilities		12,771.08	11,765.12	1,005.96	20.00	09/30/2011	In Use			9.56
11276	Chateau Magnetic Fire Door Chusers (5 doors)	Recreation Buildings and Structures	Building & Renovations	Facilities		6,608.90	5,999.00	609.90	0.00	10/31/2008	Fully Depreciated			
11621	Chateau Ventilation Ducts - Exterior snow splitters and roof seal	Recreation Buildings and Structures	Building & Renovations	Facilities		16,513.85	5,814.08	10,700.00	10.00	04/30/2018	In Use	3350801301		18.91
11484	Chateau Window Woodwork Upstairs Hallway	Recreation Buildings and Structures	Building & Renovations	Facilities		6,600.00	300.00	6,300.00	20.00	10/30/2020	In Use			6.40
10026	CHATEAU WINDOW SHADDS	Recreation Buildings and Structures	Building & Renovations	Facilities		9,275.00	3,691.60	5,583.40	5.00	02/29/2020	In Use	3350801805		3.24
10382	Chateau Window Woodwork Upstairs Hallway	Recreation Buildings and Structures	Building & Renovations	Facilities		21,695.00	0.00	21,695.00	0.00	09/27/2007	Fully Depreciated			
9434	Chateau Window Woodwork Upstairs Hallway	Recreation Buildings and Structures	Building & Renovations	Facilities		10,845.00	8,896.53	1,948.47	15.00	07/01/2009	In Use			2.57
10381	Chateau Window Woodwork Upstairs Hallway	Recreation Buildings and Structures	Building & Renovations	Facilities		18,872.88	10,778.46	8,094.42	30.00	09/01/2004	Fully Depreciated			12.73
10777	Chateau Window Woodwork Upstairs Hallway	Recreation Buildings and Structures	Building & Renovations	Facilities		13,164.00	11,164.00	2,000.00	7.00	04/01/2014	Fully Depreciated			
9431	Chateau Window Woodwork Upstairs Hallway	Recreation Buildings and Structures	Building & Renovations	Facilities		21,084.44	18,047.20	3,037.24	20.00	09/01/2004	In Use			2.73
5400	Chateau Window Woodwork Upstairs Hallway	Recreation Buildings and Structures	Building & Renovations	Facilities		14,802.33	41,502.13	0.00	7.00	01/31/1994	Fully Depreciated			
9428	Chateau Window Woodwork Upstairs Hallway	Recreation Buildings and Structures	Building & Renovations	Facilities		3,569.65	3,569.65	0.00	5.00	05/14/2014	In Use			12.44
9421	Chateau Window Woodwork Upstairs Hallway	Recreation Buildings and Structures	Building & Renovations	Facilities		28,717.72	28,717.72	0.00	10.00	09/01/2004	Fully Depreciated			
11188	Chateau Window Woodwork Upstairs Hallway	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		225,439.81	48,845.16	176,594.65	20.00	06/30/2017	In Use	344611301		15.57
10324	CERAMIC HARKO SHELL FLOOR	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		18,890.00	25,338.99	11,850.00	20.00	12/18/2008	In Use			7.03
10313	CERAMIC HARKO SHELL FLOOR	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		18,549.12	24,839.51	13,728.61	20.00	12/18/2008	In Use			7.03
11241	Floors First Aid Room Floor - SKI	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		5,100.00	2,292.44	2,807.56	7.00	12/25/2017	In Use	3448901710		3.03
10342	EXTERIOR PAINTING - SKI LODGE	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		58,212.00	58,212.00	0.00	7.00	12/18/2008	Fully Depreciated			
10329	FRONTAGE - SKI LODGE '08	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		6,366.00	4,999.33	1,366.67	20.00	12/18/2008	In Use			7.03
11100	Flooring - Club Ski Condo	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		8,450.00	8,164.14	285.86	20.00	12/15/2016	In Use	3448901710		0.03
10326	FURNACE - SKI LODGE DR REHD	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		55,100.00	57,476.99	17,623.04	20.00	12/18/2008	In Use			7.03
8616	FURNACE - SNO/STAKE	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		4,262.31	4,262.31	0.00	10.00	10/01/2001	Fully Depreciated			
9121	Improve Snowblow Lodge	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		20,326.69	0.00	20,326.69	0.00	12/15/2002	Fully Depreciated			
10341	INTERIOR PAINTING - SKI LODGE	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		15,015.00	0.00	15,015.00	0.00	12/18/2008	Fully Depreciated			
8668	INTERIOR STAIR REMODEL	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		40,362.98	0.00	40,362.98	0.00	12/31/2005	Fully Depreciated			
11453	Main Lodge Deck Resurfacing	Recreation Buildings and Structures												

Fixed Asset Listing for assets in use and fully depreciated as of 12.31.2023
Filtered to Buildings and Renovation

Fixed Asset#	Description	FA Type	FA Category	Department	Serial#	Cost	Accumulated Depreciation	Book Value	Est. Useful Life (years)	In Use Date	Status	Tag#	FA Project	Remaining Useful Life (years)
10553	Skier Services Building	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		4,263,897.50	1,202,070.45	3,061,827.05	40.00	12/01/2010	In Use			28.96
11454	Skier Services Building	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		13,785.00	2,081.88	11,703.12	10.00	08/31/2019	In Use		34599F1607	7.74
11877	Skier Services Building Main Starway Roof Snowbrake System	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		25,000.00	8,055.62	16,944.38	15.00	12/31/2010	In Use		3464L1501	10.07
10544	Skier Svcs Bldg Asphalt/Roof	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		41,744.00	23,496.46	18,257.54	20.00	12/01/2010	In Use			8.99
10553-B	Skier Svcs Bldg - Interest	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		300,000.00	85,000.00	215,000.00	40.00	12/01/2010	In Use			28.99
3552	SHOW FLAKE LODGE	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		28,524.00	28,524.00	0.00	25.00	07/01/1976	Fully Depreciated			
7521	Snowflake Water & Gas Lin	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		21,220.00	21,220.00	0.00	10.00	12/31/1998	Fully Depreciated			
8799	Snowflake Improvements 2001	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		8,880.01	8,880.01	0.00	10.00	12/31/2001	Fully Depreciated			
5887	SNOWFLAKE LODGE DECK EXTENS	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		105,082.32	105,082.32	0.00	15.00	12/01/1994	Fully Depreciated			
11236	Snowflake Lodge Door Replacement	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		11,918.00	2,218.50	9,700.00	10.00	06/16/2017	In Use			
11363	Snowflake Roof Maintenance	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		16,867.00	2,606.36	14,260.64	20.00	09/30/2014	In Use		3453F1706	10.70
10552	SSR Intergrated Airo Facility	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		87,939.00	87,939.00	0.00	10.00	12/31/2010	Fully Depreciated		34599B1803	16.82
10548	SSR Infrared Blast	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		4,783.00	4,783.00	0.00	10.00	12/31/2010	Fully Depreciated			
10547	SSR Sheet Coasting	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		4,783.00	4,783.00	0.00	10.00	12/31/2010	Fully Depreciated			
10545	SSR Thermoplastic/Membrane Roof	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		99,587.00	56,046.96	43,540.04	10.00	12/31/2010	Fully Depreciated			
10325	TRAY RUNNER - SKI LODGE DR	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		12,997.75	8,307.13	4,690.62	20.00	12/31/2010	In Use			8.99
10528	WATER WPS 4 & 8 SKI (SH)	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		150,000.00	88,730.00	61,270.00	40.00	07/01/2011	In Use			7.01
10332	WATER HEATER - SKI LODGE V	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		31,557.28	9,920.57	21,636.71	25.00	12/18/2008	In Use			2.03
10319	WINDOWS/DOORS - SKI LODGE 2	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Admin		188,111.00	96,887.30	91,223.70	25.00	12/18/2008	In Use			12.03
10763	Resurface floor Main Kitchen	Recreation Buildings and Structures	Building & Renovations	Diamond Peak Skier Services		39,762.50	39,762.50	0.00	15.00	09/30/1992	Fully Depreciated			
4589	NIKE PATIUBRIDGE COMM CEN	Recreation Buildings and Structures	Building & Renovations	Recreation Center		87,742.58	87,742.58	0.00	5.00	03/15/2014	Fully Depreciated			
11095	Roof Heting	Recreation Buildings and Structures	Building & Renovations	Recreation Center		11,479.24	11,479.20	0.04	5.00	10/31/2016	In Use			
11360	Conditioning Unit 2	Recreation Buildings and Structures	Building & Renovations	Recreation Center		35,840.00	10,134.78	25,705.22	10.00	12/31/2018	In Use		4884001702	7.02
11351	Conditioning Unit 4	Recreation Buildings and Structures	Building & Renovations	Recreation Center		35,840.00	10,134.78	25,705.22	10.00	12/31/2018	In Use		4884001901	7.02
6845	Convert Fitness Rooms	Recreation Buildings and Structures	Building & Renovations	Recreation Center		133,024.45	4,514.44	128,510.01	10.00	02/28/1999	Fully Depreciated			
6217	EQUIPMENT STORAGE SHED	Recreation Buildings and Structures	Building & Renovations	Recreation Center		4,543.44	4,543.44	0.00	5.00	01/29/1995	Fully Depreciated			
9729	FIRE ALARM PANEL	Recreation Buildings and Structures	Building & Renovations	Recreation Center		17,819.00	17,819.00	0.00	10.00	07/01/2008	Fully Depreciated			
10600	Flowing Rec Cir Fitness Room	Recreation Buildings and Structures	Building & Renovations	Recreation Center		18,525.00	17,989.99	535.01	10.00	01/22/2012	In Use			
9536	GYM FLOOR	Recreation Buildings and Structures	Building & Renovations	Recreation Center	Exterra Classic	20,116.51	16,315.36	3,801.15	20.00	08/01/2005	In Use			0.13
9815	Gym Lights	Recreation Buildings and Structures	Building & Renovations	Recreation Center		12,743.00	12,743.00	0.00	10.00	11/20/2006	Fully Depreciated			3.67
6008	HANDICAP DOORS - REC CENTE	Recreation Buildings and Structures	Building & Renovations	Recreation Center		4,328.72	4,328.72	0.00	10.00	05/12/1995	Fully Depreciated			
10420	HWAC Split System	Recreation Buildings and Structures	Building & Renovations	Recreation Center		17,855.00	17,855.00	0.00	10.00	01/28/2010	Fully Depreciated			
10418	Inkjet Room The Rec. Centre	Recreation Buildings and Structures	Building & Renovations	Recreation Center		14,742.07	12,011.55	2,730.52	15.00	06/31/2009	In Use			2.73
9529	INTERCOMUNICATION SYSTEMS	Recreation Buildings and Structures	Building & Renovations	Recreation Center		233,065.48	233,065.48	0.00	15.00	11/30/2004	Fully Depreciated			
11513	New elevator system for elevator and modernization	Recreation Buildings and Structures	Building & Renovations	Recreation Center		87,680.03	3,850.40	84,027.43	20.00	12/31/2020	In Use		4899ME2001	19.08
11452	North East Stair and deck rail replacement - Rec Center	Recreation Buildings and Structures	Building & Renovations	Recreation Center		134,330.25	9,700.64	124,629.61	30.00	08/31/2019	In Use		4884001502	17.74
11523	Paver Recreation Center Walkway	Recreation Buildings and Structures	Building & Renovations	Recreation Center		69,613.00	2,272.52	64,410.48	20.00	04/30/2020	In Use			18.41
11522	Pool Facility Deck/Plaza Re-pave	Recreation Buildings and Structures	Building & Renovations	Recreation Center		19,810.00	5,941.06	13,868.94	5.00	04/30/2020	In Use			1.41
10727	Rec. Center Rec. Center Pool	Recreation Buildings and Structures	Building & Renovations	Recreation Center		83,990.00	6,872.24	14,097.76	10.00	09/25/2013	In Use			1.81
9264	Rec. Center Message Room	Recreation Buildings and Structures	Building & Renovations	Recreation Center		5,969.15	5,969.15	0.00	5.00	02/14/2003	Fully Depreciated			
10723	Rec. Center Pool Lights	Recreation Buildings and Structures	Building & Renovations	Recreation Center		17,448.80	17,448.80	0.00	7.00	09/23/2013	Fully Depreciated			
11046	Rec. Center Safety Platform	Recreation Buildings and Structures	Building & Renovations	Recreation Center		19,034.90	10,627.54	8,407.36	10.00	03/15/2016	In Use			4.28
10176	Rec. Center Gym Rubber Floor	Recreation Buildings and Structures	Building & Renovations	Recreation Center		25,504.67	25,504.67	0.00	10.00	10/04/2008	Fully Depreciated			
10816	Rec. Center Lobby Cabinets	Recreation Buildings and Structures	Building & Renovations	Recreation Center		6,036.40	6,036.40	0.00	5.00	11/01/2014	Fully Depreciated			
10828	Rec. Center Lobby Floors	Recreation Buildings and Structures	Building & Renovations	Recreation Center		19,685.00	13,451.28	6,233.72	10.00	10/31/2014	In Use			2.90
10837	Rec. Center Pool Deck Counter	Recreation Buildings and Structures	Building & Renovations	Recreation Center		10,678.00	7,207.38	3,470.62	10.00	11/01/2014	In Use			2.91
10838	Rec. Center Public Kitchen Counter	Recreation Buildings and Structures	Building & Renovations	Recreation Center		5,508.20	1,171.90	4,336.30	10.00	02/01/2015	In Use			3.96
4600	RECREATION CENTER	Recreation Buildings and Structures	Building & Renovations	Recreation Center		5,595,897.01	4,208,892.55	1,047,004.46	40.00	12/15/1992	In Use			11.16
9829	RECREATION CENTER FENCE	Recreation Buildings and Structures	Building & Renovations	Recreation Center		5,589.80	5,589.80	0.00	15.00	04/28/2002	Fully Depreciated			
10972	Recreation Center Roof Replacement	Recreation Buildings and Structures	Building & Renovations	Recreation Center		272,601.46	88,052.52	184,005.94	20.00	02/17/2015	In Use		4884001304	13.20
11622	Replace Walkway Bulard Lights Rec Center	Recreation Buildings and Structures	Building & Renovations	Recreation Center		100,053.00	7,070.24	98,982.76	20.00	07/01/2020	In Use		4884001703	18.58
10657	Upgrade HVAC SYSTEM	Recreation Buildings and Structures	Building & Renovations	Recreation Center		71,407.00	31,538.18	39,868.82	20.00	12/31/2012	In Use			11.04
6489	UPGRADE HVAC SYSTEM	Recreation Buildings and Structures	Building & Renovations	Recreation Center		58,610.16	58,610.16	0.00	15.00	09/11/1999	Fully Depreciated			
13412	Chateau Roof Fall Protection	Recreation Buildings and Structures	Building & Renovations	Recreation Center		10,480.00	3,016.55	7,463.45	10.00	12/01/2018	In Use			6.99
10108	ALPINE CANTONMENT-PARKS B	Recreation Buildings and Structures	Building & Renovations	Parks & Recreation Admin		8,702.50	7,617.72	1,084.78	15.00	10/01/2008	In Use			1.82
10313	CARPET - PARKS BUILDING	Recreation Buildings and Structures	Building & Renovations	Parks & Recreation Admin		3,555.00	3,555.00	0.00	7.00	10/01/2008	Fully Depreciated			
10305	CERAMIC TILE - PARKS BLDG	Recreation Buildings and Structures	Building & Renovations	Parks & Recreation Admin		36,970.00	12,712.41	24,257.59	20.00	10/01/2008	In Use			6.82
10311	COMPRESSOR STORAGE - PARKS B	Recreation Buildings and Structures	Building & Renovations	Parks & Recreation Admin		3,035.70	3,035.70	0.00	10.00	10/01/2008	Fully Depreciated			
10302	DOORS - PARKS BUILDING	Recreation Buildings and Structures	Building & Renovations	Parks & Recreation Admin		31,405.00	16,416.08	14,988.92	25.00	10/01/2008	In Use			11.82
11257	Dumpster Pool - Incline Park	Recreation Buildings and Structures	Building & Renovations	Parks & Recreation Admin		7,450.00	1,241.60	6,208.40	20.00	06/30/2018	In Use		4378001701	16.57
10306	FURNACE HVAC - PARKS BLDG	Recreation Buildings and Structures	Building & Renovations	Parks & Recreation Admin		40,390.00	26,526.15	13,863.85	20.00	10/01/2008	In Use			6.82
10310	GRINDER PUMP - PARKS BLDG	Recreation Buildings and Structures	Building & Renovations	Parks & Recreation Admin		5,725.00	5,725.00	0.00	10.00	10/01/2008	Fully Depreciated			
10312	KITCHEN EQUIPMENT - PARKS B	Recreation Buildings and Structures	Building & Renovations	Parks & Recreation Admin		8,818.45	8,818.45	0.00	10.00	10/01/2008	Fully Depreciated			
10304	LIFT STATION - PARKS BLDG	Recreation Buildings and Structures	Building & Renovations	Parks & Recreation Admin		22,141.00	21,608.77	532.23	25.00	10/01/2008	In Use			11.82
10307	LOCKERS - PARKS BLDG	Recreation Buildings and Structures	Building & Renovations	Parks & Recreation Admin		3,430.00	2,252.60	1,177.40	20.00	10/01/2008	In Use			6.82
10314	PAINTING - PARKS BUILDING	Recreation Buildings and Structures	Building & Renovations	Parks & Recreation Admin		15,290.00	15,290.00	0.00	7.00	10/01/2008	Fully Depreciated			
10301	PARKS BUILDING - MAIN STREET	Recreation Buildings and Structures	Building & Renovations	Parks & Recreation Admin		398,020.44	258,094.42	139,926.02	40.00	05/31/2017	In Use			26.82
11151	Resurface & Coat Preston Park Bathroom and Mechanical Room	Recreation Buildings and Structures	Building & Renovations	Parks & Recreation Admin		26,175.00	11,408.16	14,766.84	25.00	10/01/2008	In Use		4378001604	0.49
10303	ROOFING - PARKS BLDG	Recreation Buildings and Structures	Building & Renovations	Parks & Recreation Admin		25,735.00	13,408.16	12,326.84	25.00	10/01/2008	In Use			11.82
10571	Siding on Mt. Ararat & BLDG WF	Recreation Buildings and Structures	Building & Renovations	Parks & Recreation Admin		19,890.00	19,890.00	0.00	10.00	07/01/2011	Fully Depreciated			
11420	Steel Bridge - Incline Creek - Hole ID	Recreation Buildings and Structures	Building & Renovations	Parks & Recreation Admin		99,000.00	8,600.00	90,400.00	10.00	10/31/2019	In Use		4371815048	17.91
10538	Village Green Bathroom Remodel ADA Compliant	Recreation Buildings and Structures	Building & Renovations	Parks & Recreation Admin		272,966.32	70,314.87	202,651.45	25.00	05/31/2015	In Use			18.48
10544	Replace Tennis Roof	Recreation Buildings and Structures	Building & Renovations	Tennis		3,200.00	1,500.13	1,699.87	20.00	07/01/2012	In Use			

Fixed Asset Listing for assets in use and fully depreciated as of 12.31.2021
 Filtered to Buildings and Renovations

Fixed Asset#	Description	FA Type	FA Category	Department	Serial#	Cost	Accumulated Depreciation	Book Value	Est. Useful life (years)	In Use Date	Status	Tag#	FA Project	Remaining Useful life (years)
10593	Ski Beach Bathroom Remodel - ADA Compliant	Recreation Buildings and Structures	Building & Renovations	Beaches		336,453.86	85,234.76	251,219.10	25.00	06/30/2015	In Use		3999801303	18.57
10598	Ski Beach Bathroom Remodel - ADA Compliant	Recreation Buildings and Structures	Building & Renovations	Beaches		2,368.08	598.64	1,768.44	25.00	06/30/2015	In Use		3999801303	18.57
11019	Ski Beach Driveway Gate	Recreation Buildings and Structures	Building & Renovations	Beaches		5,100.00	2,720.00	2,380.00	10.00	06/30/2016	In Use		3972801602	4.57
11090	Ski Beach Entrance Gate	Recreation Buildings and Structures	Building & Renovations	Beaches		11,240.00	11,019.81	220.19	7.00	01/31/2017	In Use		3999801703	2.16
10782	1st Floor BussCenter Snackbar	Recreation Buildings and Structures	Building & Renovations	Beaches		11,880.00	11,880.00	0.00	7.00	01/01/2014	Fully Depreciated			
10005	2007 - ADMIN BUILDING BAMP	Administration Buildings and Structures	Building & Renovations	General Government		41,841.65	28,234.59	12,617.15	20.00	10/10/2007	In Use			5.84
11357	A V. building downstairs breakroom & bathroom	Administration Buildings and Structures	Building & Renovations	General Government		60,628.01	33,345.51	27,282.50	5.00	12/31/2008	In Use		1099801704	2.07
9768	ADM REMODEL-CARPET	Administration Buildings and Structures	Building & Renovations	General Government		37,156.00	37,156.00	0.00	5.00	09/30/2006	Fully Depreciated			
9769	ADM REMODEL-PAINT	Administration Buildings and Structures	Building & Renovations	General Government		42,521.23	42,521.23	0.00	5.00	09/30/2006	Fully Depreciated			
6712	ADMIN REMODEL - 1997	Administration Buildings and Structures	Building & Renovations	General Government		27,043.07	27,043.07	0.00	10.00	09/30/1997	Fully Depreciated			
2035	ADMIN REPAVE/TANK REMOVAL	Administration Buildings and Structures	Building & Renovations	General Government	PROJECT80	53,194.22	53,194.22	0.00	5.00	06/30/1991	Fully Depreciated			
11493	Administrative Fire Panel Replacement	Administration Buildings and Structures	Building & Renovations	General Government		27,466.90	5,035.58	22,431.32	10.00	11/30/2019	In Use		1099801803	7.99
2082	COST OF LAND & BUILDING	Administration Buildings and Structures	Building & Renovations	General Government		112,999.43	112,999.43	0.00	40.00	06/30/1974	Fully Depreciated			
8306	IMPROVE ADMIN BUILDING-FOYER	Administration Buildings and Structures	Building & Renovations	General Government		24,654.64	24,654.64	0.00	5.00	03/01/2000	Fully Depreciated			
8965	IMPROVE ADMIN BUILDING 2ND	Administration Buildings and Structures	Building & Renovations	General Government		21,392.91	21,392.91	0.00	5.00	08/14/2002	Fully Depreciated			
2083	OFFICE ADDITION - WOLDEN	Administration Buildings and Structures	Building & Renovations	General Government		40,033.74	40,033.74	0.00	40.00	05/31/1976	Fully Depreciated			
2084	OFFICE BLDG ADDITION B & G	Administration Buildings and Structures	Building & Renovations	General Government		33,556.72	33,556.72	0.00	40.00	03/31/1978	Fully Depreciated			
2087	REMODEL MAIN OFFICE	Administration Buildings and Structures	Building & Renovations	General Government		34,302.61	34,302.61	0.00	40.00	11/30/1980	Fully Depreciated			
5973	ROOF - ADMINISTRATION BULD	Administration Buildings and Structures	Building & Renovations	General Government		39,897.86	39,897.86	0.00	10.00	11/30/1994	Fully Depreciated			
5974	UPGRADE ELECTRICAL SYSTEM	Administration Buildings and Structures	Building & Renovations	General Government		7,085.96	7,085.96	0.00	10.00	09/30/1994	Fully Depreciated			
10039	UPGRADE HVAC SYSTEM	Administration Buildings and Structures	Building & Renovations	General Government	514002068	6,708.11	6,708.11	0.00	5.00	09/21/2007	Fully Depreciated			
2088	WAREHOUSE	Administration Buildings and Structures	Building & Renovations	General Government		206,208.11	206,208.11	0.00	40.00	12/31/1980	Fully Depreciated			
						\$ 49,887,911.59	\$ 25,880,336.67	\$ 24,007,574.92						



2022 Capital Improvement Project Summary Report - 20 Year

Department Description	Project Number	Project Title	Manager	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041 Total	
General Fund	1213BD2106	Network Closet Updates (HVAC)	Buildings Superintendent		15,000	15,000																	30,000	
	1099BD1502	Upgrade Public Bathrooms at Administration for ADA Compliance	Buildings Superintendent		75,000																			75,000
	1099BD1701	Administration Services Building	Engineering Manager		50,000																			50,000
	Total General Fund					140,000	15,000																	155,000
Utilities Public Works Shared	2097BD1202	Paint Interior Building #A	Buildings Superintendent		49,000							56,200											105,200	
	2097BD1204	New Carpet Building #A	Buildings Superintendent		47,000					49,120														96,120
	2097BD1702	Replace Public Works Front Security Gate	Buildings Superintendent				79,320													87,120				166,440
	2097BD1704	Replace Roof Public Works #B	Buildings Superintendent	60,000																				60,000
	2097BD2301	Building B Replacement	Engineering Manager									100,000												100,000
				PW Shared	60,000	96,000		79,320			49,120		156,200							87,120				527,760
Sewer	2599BD1105	Roof Replacement Water Resource Recovery Facility	Utility Superintendent				50,000	275,000															325,000	
	2599BD1105X	Building Upgrades Water Resource Recovery Facility	Utility Superintendent	60,000	30,000																		90,000	
	2599SS1901	Wastewater Resource Recovery Facility (WRRF) Drainage	Senior Engineer				12,500																12,500	
			Sewer	60,000	42,500		30,000	275,000																427,500
Total Utilities				120,000	138,500	30,000	354,320			49,120		156,200			87,120								953,260	
Total Internal Services																								
Community Services Championship Golf	3142BD1303	Replace Roof Chama Golf Maintenance	Buildings Superintendent																165,000			130,000	295,000	
	3144BD2602	Carl Barn Replacement	Grounds Superintendent Golf Courses							1,400,000													1,400,000	
	3144FF1702	Replace Icebreaker Championship Golf Course Carl Barn	Buildings Superintendent	10,980					11,970															22,950
	3153BD2001	Recent Chateau FAB Grill and Catering Kitchen Floors	Buildings Superintendent		39,700					45,500	950				52,000									138,150
	3153FF1204	Champ Grille Kitchen Equipment	Food and Beverage Manager										8,400											8,400
Mountain Golf	3299BD1702	Replace Roof - Mountain Golf Clubhouse	Buildings Superintendent																			165,000	1,664,500	
	3299BD1705	Paint Exterior of Mountain Golf Clubhouse	Buildings Superintendent				31,000																115,000	
			Mountain Golf	638,900	620,500	699,500	890,200	35,000	437,500	895,000	91,000		22,400	191,900	119,500	49,000	98,400	75,000	115,000	84,000	55,000	87,200	5,168,000	
Facilities	3350BD1103	Chateau - Replace Carpet	Buildings Superintendent		49,500	68,000				55,500														173,000
	3350BD1302	Resurface Patio Deck - Chateau	Buildings Superintendent						35,400															35,400
	3350BD1505	Paint Interior of Chateau	Buildings Superintendent		40,500																			40,500
	3350BD1506	Paint Exterior of Chateau	Buildings Superintendent	47,000							52,500													99,500
	3350BD1702	Upgrade Chateau Community Room Lighting Control Module	Buildings Superintendent				25,620								29,120		34,200							88,940
	3350BD1803	Replace Carpet in Chateau Grill	Buildings Superintendent	23,000																				23,000
	3350BD1808	Chateau Community Room Ceiling and Beam Refurbishing	Buildings Superintendent			25,000																		25,000
	3350FF1204	Catering Kitchen Equipment	Food and Beverage Manager										60,300											60,300
	3351BD1501	Aspen Grove - Replace Carpet	Buildings Superintendent	11,000																				11,000
	3351BD1703	Aspen Grove Outdoor Seating BBQ and Landscaping	Parks Superintendent	41,400	10,000																			51,400
3351BD2101	Dumpster enclosure - Village Green/Aspen Grove	Parks Superintendent	45,000																				45,000	
Ski	3453BD1806	Basic Lodge Walk In Cooler and Food Prep Reconfiguration	Engineering Manager	167,400	100,000	33,000	25,620			90,900	52,000		80,300						29,120		34,200			653,040
	3453FF1705	Replace Main Lodge/Snowflake Lodge Dining Furniture and Fixtures	Food and Beverage Manager		49,000							54,000												103,000
	3453FF1707	Replacement of Main and Snowflake Lodge Kitchen Equipment	Food and Beverage Manager		53,000		11,000																	64,000
	3464BD1403	Resurface Main Lodge Decks	Buildings Superintendent				65,600						80,000											145,600



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Department Description	Project Number	Project Title	Manager	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041 Total
	3489BD2101	Replace Ski Lodge Facility Equipment	Ski Resort General Manager	115,000																			115,000
	3489L1105	Pavement Maintenance, Diamond Peak and Ski Way	Senior Engineer	25,000				10,000															35,000
	3489BD1710	Diamond Peak Facilities Flooring Material Replacement	Mountain Operations Manager	36,000	20,000	20,000	8,000	57,000			100,000	20,000		100,000		20,000		160,000					375,000
			Ski	176,000	382,000	20,000	61,000	67,000			100,000	54,000	190,000		100,000	20,000		100,000					1,183,000
Parks	4378BD1603	Resurface and Coat Incline Park Bathroom Floors	Buildings Superintendent				14,500				14,500			16,500									45,500
	4378BD1604	Resurface and Coat Preston Park Bathroom, Mechanical Room, and Beacher Floors	Buildings Superintendent	53,200				63,400															116,600
	4378BD1605	Aspen Grove Flatscape and Retaining Wall Enhancement	Senior Engineer		145,000	105,000																	250,000
	4378BD1701	Dumpster enclosure - Incline Park	Parks Superintendent		45,000																		45,000
	4378BD1710	Storage Container replacement	Senior Engineer						20,000														20,000
	4378BD1713	Upgrade Lights for LP Pathway	Buildings Superintendent	27,000																			27,000
	4378BD1801	Preston Field Retaining Wall Replacement	Engineering Manager			40,000	390,000																430,000
	4378BD2001	Ground Repair Upstairs Parks Office & Tile Replacement	Buildings Superintendent	10,000																			10,000
			Parks	90,200	190,000	145,000	404,500	63,400	20,000	14,500				16,500									844,100
Tennis	4588BD1602	Paint All Court Fences and Light Poles	Buildings Superintendent					30,000		27,500													57,500
	4588RS1401	Resurface Tennis Courts 8-9-10-11	Superintendent of Parks and Recreation						19,000						20,500								39,500
	4588RS1402	Resurface Tennis Courts 3 thru 7	Superintendent of Parks and Recreation			23,000					24,000					25,000							72,000
	4588RS1501	Resurface Tennis Courts 1 and 2	Superintendent of Parks and Recreation				10,000					11,000					12,000						33,000
			Tennis	5,000	5,000	33,000	32,500	35,000	41,000	27,500	38,500	33,500		33,000	25,000	32,000	310,000						648,000
Recreation Center	4884BD1702	Replace Bird Netting	Buildings Superintendent			17,720						19,720											37,440
	4884BD1703	Replace Walkway Bollard Lights	Buildings Superintendent														5,000	62,500					67,500
	4884BD1803	UV Replacement at Recreation center	Buildings Superintendent																				75,000
	4884BD1804	Chemical System for Recreation Center Pool	Buildings Superintendent		22,000																		22,000
	4884BD1901	Replace Condensing Unit 2 and 4	Buildings Superintendent											49,700									49,700
	4884FF1501	Resurface Recreation Center Patio Deck	Buildings Superintendent				35,000																35,000
	4884RS1503	Replaster Recreation Center Pool	Buildings Superintendent			200,000														200,000			400,000
	4885BD1606	Pool Facility Deck/Floor Re-coat	Buildings Superintendent					38,000							45,000								83,000
	4899BD1305	Paint Interior of Recreation Center	Buildings Superintendent	15,500		15,500							49,500										80,500
	4899FF1202	Rec Center Locker Room Improvements	Engineering Manager	800,000																			800,000
			Rec Center	815,500	22,000	233,220		35,000	39,000			18,720	49,500	169,700		5,000	82,500		200,000				1,650,140
		Total Community Services		1,803,980	1,329,200	1,213,720	1,436,820	235,400	664,870	2,480,450	181,500	221,920	123,900	308,400	351,320	81,000	169,800	547,500	200,000	289,800	95,000	197,200	12,111,780
Beaches	3972BD2601	Burnt Cedar Swimming Pool and Site Improvements	Engineering Manager	3,350,000																			3,350,000
	3972BD1501	Beaches Flatscape and Retaining Wall Enhancement and Storage Container replacement	Senior Engineer	55,000	55,000	55,000	55,000																220,000
	3972BD1710	Storage Container replacement	Senior Engineer							40,000													40,000
	3972BD2101	Ski Beach Boat Ramp Improvement Project	Engineering Manager				20,000	715,000															735,000
	3972BD2102	Beach Access Improvement Project	Engineering Manager	45,000																			45,000
	3973FF1204	Incline Beach Kitchen	Food and Beverage Manager	7,200																			7,200
	3974FF1101	Burnt Cedar Beach Kitchen	Food and Beverage Manager	6,800																			6,800
	3999BD1702	Resurface Burnt Cedar Pool Patio Deck	Buildings Superintendent				29,100																29,100
	3999BD1703	Replace Ski Beach Entrance Gate	Buildings Superintendent			19,100								24,500									44,000
	3999BD1708	Ski Beach Bridge Replacement	Senior Engineer		120,000	74,500	104,500	715,000			40,000			24,500									120,000
		Total Beaches		3,464,000	170,000	74,500	104,500	715,000	664,870	2,509,570	181,500	221,920	123,900	332,900	438,440	93,000	168,800	547,000	200,000	288,000	95,000	197,200	17,819,200
Total				5,488,840	1,792,700	1,333,220	1,895,240	1,950,400	664,870	2,509,570	181,500	221,920	123,900	332,900	438,440	93,000	168,800	547,000	200,000	288,000	95,000	197,200	17,819,200
							\$ 11,479,600					\$ 15,417,560											17,819,200

FY2022/23 BUDGET WORKSHOP

Board of Trustees

December 14, 2021

PART 3: Central Services Cost Allocation Plan

Fund 100 - General Fund

Row Labels	Account Description	Revenue		GM	Trustees	Accounting	IT	Risk	HR	Health &	Comm	Grand Total
		Column Labels						Mgmt		Wellness	Relations	
		010	100	110	120	130	140	150	160	170	990	
Revenue												
Ad Valorem	Ad Valorem Property Tax	(1,948,610)										(1,948,610)
Ad Valorem Total		(1,948,610)										(1,948,610)
Consolidated Tax		(1,901,530)										(1,901,530)
Charges for Services	Rental Income	(2,400)										(2,400)
Charges for Services Total		(2,400)										(2,400)
Invest Inc.	Investment Earnings	(65,700)										(65,700)
Invest Inc. Total		(65,700)										(65,700)
Other Source	Funded Cap Res - Established											-
Other Source Total												-
Revenue Total		(3,918,240)										-
Expense												
Wages	Regular Earnings		289,452	126,688	743,318	449,875	88,622	477,095	1,197	95,536	31,862	2,303,645
	Other Earnings		6,219	1,424	3,982	504	2,045	6,900	-	1,844	736	23,654
Wages Total			295,671	128,112	747,300	450,379	90,667	483,995	1,197	97,380	32,598	2,327,299
Benefits			128,958	39,380	376,039	225,683	47,397	262,128	556	52,251	21,889	1,154,282
Professional Services			40,200	12,000		40,000		15,000		78,000	215,275	400,475
Services & Supplies			15,900	77,000	77,036	488,317	25,630	87,126	21,475	52,918	250,031	1,095,433
Insurance											55,000	55,000
Utilities				240	600	66,520	840	600		600	38,600	108,000
Central Services Cost	Central Services Cost Allocation				(853,573)			(693,051)				(1,546,624)
Central Services Cost Total					(853,573)			(693,051)				(1,546,624)
Capital Expend.	Capital Expenditure										441,438	441,438
Capital Expend. Total											441,438	441,438
Extraordinary	Extraordinary Items - Settlement Expenditure										100,000	100,000
Extraordinary Total											100,000	100,000
Expense Total			480,969	256,492	347,402	1,270,899	164,534	155,798	23,228	281,149	1,154,831	4,135,303
Grand Total		(3,918,240)	480,969	256,492	347,402	1,270,899	164,534	155,798	23,228	281,149	1,154,831	217,063

**Incline Village General Improvement District
Central Services Cost Allocation Plan
For the Fiscal Year Ending June 30, 2022**

	General	Utility	Championship Golf	Mountain Golf	Facilities	Ski	Recreation Center	Parks	Tennis	Comm. Services Admin	Beach	Internal Services	Total District
Base Cost													
Budgeted FTE by Fund Allocation	24.5 9.07%	37.5 13.89%	29.8 11.03%	13.6 5.05%	11.8 4.36%	77.2 28.61%	22.0 8.14%	8.5 3.15%	2.3 0.87%	3.8 1.42%	22.7 8.40%	16.2 6.01%	269.9 100%
Budgeted Wages by Fund Allocation	\$ 2,327,299 15.44%	\$ 3,079,620 20.43%	\$ 1,332,115 8.84%	\$ 454,601 3.02%	\$ 503,309 3.34%	\$ 3,299,155 21.89%	\$ 1,069,121 7.09%	\$ 365,679 2.43%	\$ 115,464 0.77%	\$ 173,588 1.15%	\$ 885,579 5.88%	\$ 1,467,833 9.74%	\$ 15,073,363 100%
Budgeted Benefits by Fund Allocation	\$ 1,154,282 22.30%	\$ 1,644,338 31.77%	\$ 392,310 7.58%	\$ 132,328 2.56%	\$ 218,627 4.22%	\$ 131,813 2.55%	\$ 327,197 6.32%	\$ 89,419 1.73%	\$ 24,202 0.47%	\$ 63,879 1.23%	\$ 229,705 4.44%	\$ 767,855 14.84%	\$ 5,175,955 100%
Budgeted Services & Supplies by Fund Allocation	\$ 1,567,008 10.56%	\$ 3,459,010 23.30%	\$ 1,816,292 12.24%	\$ 564,444 3.80%	\$ 927,842 6.25%	\$ 3,326,120 22.41%	\$ 848,635 5.72%	\$ 425,803 2.87%	\$ 100,095 0.67%	\$ 58,022 0.39%	\$ 834,109 5.62%	\$ 915,541 6.17%	\$ 14,842,921 100%
Budgeted Accounting - Invest. Int.	\$ 1,025,011												
Percentage of Costs Allocated	80%												
Allocation based on Services & Supplies	86,571	191,096	100,342	31,183	51,259	183,754	46,884	23,524	5,530	3,205	46,081	50,580	\$ 820,009
Blended Allocation	16%	22%	9%	4%	4%	18%	7%	2%	1%	1%	6%	10%	100%
Budgeted Human Resources	\$ 959,113												
HR + 20% Accounting	\$ 1,164,115												
Based on Wages, Benefits & FTE	181,660	256,444	106,522	41,207	46,270	205,841	83,656	28,325	8,151	14,750	72,599	118,690	\$ 1,164,115
Central Services Cost Allocation	\$ 268,231	\$ 447,540	\$ 206,865	\$ 72,390	\$ 97,530	\$ 389,595	\$ 130,539	\$ 51,848	\$ 13,681	\$ 17,956	\$ 118,680	\$ 169,269	\$ 1,984,124
Tentative Budget													
Annual Allocation per Tentative Budget		\$ 447,540	\$ 206,865	\$ 72,390	\$ 97,530	\$ 389,595	\$ 130,539	\$ 51,848	\$ 13,681	\$ 17,956	\$ 118,680		\$ 1,546,624
Overhead Rate for Charging vs Actuals	n/a	5.5%	5.8%	6.3%	5.9%	5.8%	5.8%	5.9%	5.7%	6.1%	6.1%	n/a	5.7%

Prepared and calculated in accordance with NRS 354.613 Subsection 1c and IVGID Board Policy 18.1.0

By Paul Navazio, Director of Finance

FUND	100	200	200	200	200	200	320	320	330	340	350	360	370	380	Total CS	390	410	420	430	Internal Svcs.	District
Dept		22	25	27	28	Total	31	32	33	34	46/48	49	43	45	Total	39	51	52	53	Total	Total
FTE	24.49	15.64	19.42	1.67	0.75	37.48	29.78	13.62	11.77	77.22	21.98	3.82	8.49	2.34	169.02	22.66	7.00	4.75	4.48	16.23	269.88
Wages	2,327,299	1,361,416	1,542,836	118,268	57,100	3,079,620	1,332,115	454,601	503,309	3,299,155	1,069,121	173,588	365,679	115,464	7,313,032	885,579	560,523	586,275	321,035	1,467,833	15,073,363
	15.4%	9.0%	10.2%	0.8%	0.4%	20.4%	8.8%	3.0%	3.3%	21.9%	7.1%	1.2%	2.4%	0.8%	48.5%	5.9%	3.7%	3.9%	2.1%	9.7%	100.0%
Benefits	1,154,282	725,891	828,194	59,287	30,966	1,644,338	392,310	132,328	218,627	131,813	327,197	63,879	89,419	24,202	1,379,775	229,705	317,959	276,070	173,826	767,855	5,175,955
	22.3%	14.0%	16.0%	1.1%	0.6%	31.8%	7.6%	2.6%	4.2%	2.5%	6.3%	1.2%	1.7%	0.47%	26.7%	4.4%	6.1%	5.3%	3.4%	14.8%	100.0%
Total Payroll	3,481,581	2,087,307	2,371,030	177,555	88,066	4,723,958	1,724,425	586,929	721,936	3,430,968	1,396,318	237,467	455,098	139,666	8,692,807	1,115,284	878,482	862,345	494,861	2,235,688	20,249,318
Services & Supplies																					
Professional Services	400,475	87,850	94,200	-	-	182,050	7,980	4,170	1,170	23,700	5,850	-	1,170	585	44,625	17,850	-	9,000	-	9,000	654,000
Services & Supplies	1,005,433	1,108,294	797,507	153,575	80,700	2,140,076	937,952	348,594	429,732	1,939,360	589,845	49,418	314,953	75,925	4,685,779	538,715	358,150	56,543	469,228	883,921	9,253,924
Insurance	53,100	112,020	91,860	-	-	203,880	75,180	17,280	11,820	212,700	55,920	-	13,320	3,540	389,760	37,980	1,200	4,080	5,820	11,100	695,820
Utilities	108,000	464,566	466,188	1,710	540	933,004	231,740	89,300	55,720	621,260	145,640	8,604	96,360	9,610	1,258,234	139,064	1,680	3,120	6,720	11,520	2,449,822
COGS							563,440	105,100	429,400	529,100	51,380	-	-	-	10,435	1,688,855	100,500	-	-	-	1,789,355
Total Services & Supplies	1,567,008	1,772,730	1,449,755	155,285	81,240	3,459,010	1,816,292	564,444	927,842	3,326,120	848,635	58,022	425,803	100,095	8,067,253	834,109	361,030	72,743	481,768	915,541	14,842,921
	10.6%	11.9%	9.8%	1.0%	0.5%	23.3%	12.2%	3.8%	6.3%	22.4%	5.7%	0.4%	2.5%	0.7%	54.4%	5.6%	2.4%	0.5%	3.2%	6.2%	100.0%
		48.0%	45.0%	5.0%	2.0%																
	447540	214,819	201,393	22,377	8,951																

MINUTES

REGULAR MEETING OF NOVEMBER 10, 2021 Incline Village General Improvement District

The regular meeting of the Board of Trustees of the Incline Village General Improvement District was called to order by Chairman Tim Callicrate on Wednesday, November 10, 2021 at 6:06 p.m. via Zoom.

A. PLEDGE OF ALLEGIANCE*

The pledge of allegiance was recited.

B. ROLL CALL OF TRUSTEES*

On roll call, present were Trustees Tim Callicrate, Matthew Dent, Sara Schmitz, and Kendra Wong; Trustee Michaela Tonking was absent.

Members of Staff present were Director of Finance Paul Navazio, Human Resources Director Erin Feore, Director of Public Works Brad Underwood, Director of Information Technology Mike Gove, Diamond Peak General Manager Mike Bandelin, and Director of Golf/Community Services Darren Howard.

C. INITIAL PUBLIC COMMENTS*

Dick Warren said Business Item I.2, Janitorial Services – We are talking janitorial services at the Rec Center for 5 years at \$337K, Diamond Peak janitorial services for 4 years at \$169k, and janitorial services at Other Districts for \$475k; that's a total of \$981k, about a million spread over 5 years. So at least \$200k of hard dollar savings must be visible annually, and one could argue that even higher savings should be achieved because normally when one outsources it is to save even more money than is being spent internally. But where in the budgets have these savings been realized? Since the Rec Center contract has been ongoing for 2 years, around \$135k, where are the hard dollar savings of \$135k? In other words, were staff positions eliminated equal to this amount? And these savings should already have been reflected in actual expenses since October 2019. On page 49, first paragraph, there is a reference to the elimination of a full-time janitorial position. This was for Other District Venues, which is being contracted out at \$95k annually. I assume one would need to eliminate more than one janitorial position to achieve savings of at least \$95k. Still on page 49, under Financial Impact, they show where the funding will come from to pay for the outsourcing (totals around \$223k annually), but where is it shown what costs, like janitorial positions, cleaning supplies, etc., are being eliminated? From my point of view IVGID Management has shown on pages 47 through 49 that they will spend around a million over 5 years to outsource janitorial services that were internally handled before, but the

reduction in internal expenses is only one janitorial full-time position annually. I'm guessing a janitorial position pays around \$50k annually including benefits, say \$250k over 5 years. So why would we outsource janitorial services for a million or so over 5 years when we could only save \$250k over 5 years? Now according to our GM we would need 3 full-time janitors to handle ALL Venues, so that would equate to \$150k annually to handle ALL janitorial services, or \$750k over 5 years. So why are we outsourcing at a million over 5 years when we would only have to pay \$750k internally over the same period?? I'm all for outsourcing, but if one doesn't save at least a similar amount in-house, why do it? Thank you.

Mike Abel said exceeds expectations, our fawning Trustees says that our District General Manager exceeds expectations. He and the Senior Team have certainly exceeded his expectations with 12 pages of bovine excrement in the Board packet; this on the golf course cart path contract. Nothing like having the fox guiding the hen house. The Lumos letter was the frosting on the cake. Nothing like getting a trusted, repeat vendor or is that a co-conspirator to write a letter white-washing the clearly illegal and dishonest change of the bid specifications after the fact. It reminded him of the great Walt Disney story "Pinocchio". When Pinocchio told a lie, his nose grew. In the 1940's Walt Disney film, Pinocchio's wooden nose gets so long after a series of lies that it sprouts leaves, branches, and even a bird's nest. Sadly, for the Incline public, Pinocchio is just a fantasy story otherwise we would see a clear depiction of the deceit behind the cart path contract. The *Washington Post* fact checker column rates untruths on a scale of 1 to 4 Pinocchio. The District General Manager and the Staff certainly get a 4 on this one. And, oh yes, it has been over a month since he requested and have yet to receive as required by law, from Staff, e-mail correspondence between the parties involved in the Carson cart path mess. This despite her promise to deliver them by 10/29. He cannot imagine the hours that the District General Manager and our Staff have spent answering questions in the storm created by their screw up on the cart path project. The District General Manager either has a defective moral compass or is just incompetent but that is for our Trustees to deal with. And before the IVGID Staff does something, if they would only ask themselves 6 questions:

1. Is it legal?
2. Is it honest?
3. Is it in the best interest of the community?
4. Is this something that needs to be brought before the Board for decision?
5. Is this within the scope of IVGID's rules and regulations?
6. Do I need to talk to people who know more about this than me?

If your exceeds expectations District General Manager and his Staff took this test before he and his Staff jumped into a river of crap they wouldn't screw up every project that they touch then they would not be busy sweeping up after the elephant on every project. Whether it is the poorly configured reconstruction of the Mountain Golf Course clubhouse, whether the \$1.1 million micro sized Tennis Center with the super hot, burn your feet Trex decking or the totally screwed up Mountain Golf Course path project. Now, once again, IVGID has screwed the pooch on the Burnt Cedar swimming pool project. As any casual observer would say – who's watching the store? In the case of IVGID, obviously, nobody. For the 180 days to work on the swimming pool.

Ellie Dobler read from a submitted written statement which is attached hereto.

Judith Miller said first a few words on golf. Since there is no written report included in the packet she can only hope that the Golf Advisory Committee has addressed the continued requirements for huge subsidies. In his General Manager's report, the District General Manager said that the members were once again focused on showing that a golf course increases the values of properties in the community. She has read studies from the 90's that made that claim but here is an excerpt from a May 2020 article by John L. Croming, PhD that appears on the National Parks and Recreation Association website entitled "*How Much Does Living Close to a Golf Course add to property values?*" and she quotes "*Almost all the premium is confined to those residences fronting onto a golf course*". For a community like ours where we have trails, skiing in the winter, and most importantly our beautiful Lake Tahoe, the value of golf courses other than to those lots directly facing the course is negligible. Once and for all, let's put to bed the myth that golf courses increase property value for the community as a whole. Next, according to the General Manager, the committee was trying to convey the message that their clubs benefit the course. Even if they do, that doesn't change the fact that the courses don't come anywhere near paying for themselves. Hopefully, the committee is looking beyond these and has identified numerous ways to reduce costs. Now onto the pricing strategy and budgeting. The pricing strategy should strive to eliminate the need for the Recreation Fee for anything but new property owner approved bonds for capital projects. That's how other governments fund their capital projects. IVGID receives property taxes and C-taxes, millions of dollars that could be used to subsidize those services that have little or no associated fees like the parks or those of most value to our community as a whole. Central services cost allocations may have to expand to cover all the central services needed by these enterprises like golf and ski but it would finally give everyone a more realistic picture of the bottom line. We can't just look at pricing however. Costs, including central services, should be scrutinized and/or compared to outsourcing. We need an internal auditor for that. With cost savings identified and pricing adjustments

there should really be no reason to charge a Recreation Fee for the coming year. And before we commit to another high Beach Fee assessment, please survey the property owners and see if they want to spend millions on a new beach house or would they rather spend money on technology and improvements to secure the entrances to our beaches; thank you.

Cliff Dobler read from a submitted written statement which is attached hereto.

Aaron Katz said he has several written statements to be attached to the minutes of the meeting. First, he wants to talk about the cart paths. The Director of Public Works new cover his ass and cover Carson's ass memo changes nothing. The contract terms and conditions mandate recommendation of the engineer substitute aggregate rock for pulverize; no recommendation has been made, at best, it is acceptable. Further, the recommendation must be in writing, no writing. Further, the substitution must be executed in a change order, no change order. Translation – no modification. Let's go to the Utility Rate report and he hopes Mr. Koorn is listening to this – we never needed an independent rate study to determine our likely future costs or capital needs for utilities. What we needed was a rate study because ours is flawed because it grants discriminatory pricing and preferences to IVGID recreation businesses to the detriment of residential customers and it results in unjust and unreasonable rates. And you think you are going to get the truth meeting with Staff and asking for their goals and when Staff instruct you to not speak to him, what makes you think they have the public's best interest in mind? It is a joke. We need new customer classes. We need a review of the District's capacity adjustment formula which is flawed because it is based upon capacity rather than actual use. Diamond Peak uses over 10 thousand times the amount of water the median residential customer uses in a month and yet it only pays 76.65 times the CIC cost that's not fair. The sewer fees are not based on effluent discharge into the public system but rather water use. Diamond Peak has a base lodge that experiences thousands of flushes on a busy week day now compare that to your residential customer and yet Diamond Peak only pays 5.33 times more which is not fair. Then a residential customer uses 20,000 gallons in a month for his landscaping and he gets charged excess water fees. Diamond Peak uses 30 million gallons in a month and pays nothing. What is fair and just about that? Listen to him and address the problems with the current rate structure. Thank you, this is fairness.

Scott Hill said this is a personal comment to each of our Board of Trustees, to our GM, to his staff, to our community employees, to our Audit Committee members, and to the many other volunteers who give their time and best efforts to make IV/CB the place that it is today. You all have so much on your plates: whether it's pools or pipelines, cart paths or bathrooms, strategic plans or strategic plan

initiatives . . . staffing issues, COVID protocols, Board packets as long as “War and Peace,” endless public records requests, internal controls issues, fund accounting alternatives, beach overcrowding and Ordinance 7 revisions, or Dillon’s Rule . . . there is just so much to do, review, assess, juggle and to decide. These past years he has watched this Board and Community make and implement many decisions, mostly good ones, but some that were made too slowly . . . and some not made at all . . . some that were made against his best wishes, and some that were probably wrong . . . but at least are in the process of being corrected. Notwithstanding his disagreements with certain decisions and approaches, and although he feels obligated to voice those concerns and also to engage you in healthy discussions about those concerns, on an overall basis he supports what you do because he knows that you are acting with good intentions to do what you believe is right, with the goal being to better our community. Finally, he especially wants you to know that, in spite of the personal attacks which may come your way, and in spite of the occasional comments which lack a modicum of respect and manners (that most of us learned in Kindergarten) . . . please know that the *overwhelming majority* of our residents support what we have here in Incline Village and Crystal Bay, and support each of you as you do your best to maintain and improve our community.

D. APPROVAL OF AGENDA (for possible action)

Board Chairman Callicrate asked that General Business J.5. be moved to General Business J.0. and then asked if there were any other concerns or questions. Hearing no response, Board Chairman Callicrate said he would like to have a flexible agenda and District General Counsel Nelson what we need to do to accomplish that. District General Counsel Nelson said that we need to note, that by consensus, that we will be proceeding with a flexible agenda and also making the change that you requested; moving J.5. to J.0. Board Chairman Callicrate asked for any comments regarding the aforementioned process; none were received. Board Chairman Callicrate said that is what we will adopt.

E. PUBLIC HEARING (TIME CERTAIN FOR 6 P.M.) – Medium-Term Installment Purchase Agreement for golf carts for the Championship Golf Course in the not-to-exceed amount of \$644,352.00

Board Chairman Callicrate asked for a motion to open the public hearing; Trustee Wong made a motion to open the public hearing and Trustee Dent seconded the motion. Board Chairman Callicrate called the motion and it was unanimously passed by the Trustees present.

Board Chairman Callicrate then opened the public hearing at 6:13 p.m. and confirmed, via Director of Finance Paul Navazio, that the District has complied with all the posting required for a public hearing. Board Chairman Callicrate then announced that the public may comment on this item and this item only and that they are limited to 3 minutes only.

Michael Abel passed on his opportunity to speak.

Aaron Katz said that this is an installment purchase, it is not a lease. The NRS clearly states "*if there is no option to purchase, there is no installment purchase*" so let's get it straight on what we are doing. The NRS states "*The resolution must recite the terms of the sale*". Here the resolution omits reference to the payment of the additional \$164,000 for the trade-in allowance – that is defect number 1 with the resolution. The NRS states "*There must be a finding that the installment purchase agreement is required*" here it is not required as you have over \$15 million in the Community Services fund balance – that is defect number 2 with the resolution. The NRS states "*That you must recite facts which support your findings that an installment purchase agreement is required*" – where are the facts – this is defect number 3 with the resolution. The resolution states that the installment purchase, at the interest rate of not to exceed 4%, is the best use of the Community Services fund balance. Given the latest Comprehensive Annual Financial Report states that we only realized less than 1% interest income on our investments and we have a 4% interest rate, where is the evidence that this is the best use of the fund balance? Do as the NRS declares, not the ends justify the means, and it would only take two of you to kill the resolution, kill it. Now, according to Staff, 26 carts have new batteries and they should last for 4 years. The cost to replace batteries in the remaining 54 carts is \$55,000 through Sierra Golf Carts and Auto then they too should last for 4 years. So instead of spending \$544,000 here to lease new carts, why not spend \$55,000 and keep our existing fleet for 4 years? And as a bonus, in 4 years our existing cart fleet will probably be worth \$164,000. How about doing the smart thing versus the stupid thing? Thank you.

Judith Miller said please include the comments in the minutes of the meeting. With the huge net position as pointed out by prior speakers in Community Services, how can you possibly say that the public interest requires a lease purchase? That simply is not true. The proposal is lease 80 golf carts with GPS for 5 seasons at the cost of over a half a million dollars really shouldn't have been considered and unless and until there is a firm plan to reduce costs and/or increase revenues, property owners shouldn't have to subsidize the costs of maintaining and operating not 1 but 2 golf courses. Nevertheless, if you have already committed to ordering the carts, there is just no reason to enter the 5-year lease rather than purchase outright the golf carts with an 8-year battery life. Please opt for the purchase and

adjust the budget to spend down the outrageously high net position in Community Services. Thank you.

Trustee Wong made a motion to close the public hearing and Trustee Dent seconded the motion. Board Chairman Callicrate called the motion and it was unanimously passed by the Trustees present. The public hearing was closed at 6:38 p.m.

F. DISTRICT GENERAL MANAGER UPDATE (for possible action)

F.1. Verbal report to the Board of Trustees by the District General Manager's Golf Advisory Committee

District General Manager Winquest introduced Katherine Holland and Mike Cornell who are two members of this committee and asked Ms. Holland to go first with her report.

Hi, I'm Katherine Holland a member of the Golf Advisory Committee. I've called Incline Village home since 2000. We have a great committee and we are working well together. We still have much work to do, but we have unanimously come to 2 definitive conclusions.

1. The golf courses are first and foremost for the residents. While we fully understand non-resident play is important to the overall golf courses financial health, it is secondary to residents.
2. The global golf report is outdated & no longer relevant as times have changed. That report was prepared where the residents were not the primary focus, rather it focused on ways to dramatically increase the number of non-residents playing the courses to the detriment to residents. And golf play was a bit stagnant. This is no longer that case. Play by residents is up. Resident rounds this year was 69%, down a bit from last year 75% as the smoke had a dramatic impact on rounds played. New golf clubs have been formed to reflect some changing demographics of our community, e.g. the Tahoe Working Bears who are much younger than both our average resident/resident club members, there are more full time residents, and membership in all the resident clubs is up double digits.

All other topics we are working on are still works in progress. These include:

1. Focusing on service levels: Ways to balance increase availability of tee times for all residents, especially those who do not currently belong to a resident club, especially during 'prime times', the quality of the course & associated services like food & beverage, while doing all in a fiscally responsible way.
2. But we really need direction from the Board regarding the financial and cost recovery objectives so we can work on a pricing model that would affect rates for every round and play passes prices as well. We need this for both the Champ AND the Mountain course as they are both important, but quite different and a one size fits all model is probably not viable.

Service levels are crucial to all amenities, especially golf courses. Course conditions being the most crucial. But food & beverage, pro shop offerings, pace of play, etc. are all part of the total equation. We want all golfers, residents and non-residents to walk away saying "*Wow what a great day of golf*". Let's not forget, Incline Village is a fabulous place to live in large part due to our terrific amenities, they bring new residents here, they are highly valued by all residents and have a direct correlation to our property values. Golf is a premiere amenity.

Mike Cornell said thank you for the opportunity to discuss with the Board such an important topic as the golf courses represent a catalyst for many, many members of the community to get together for golf and also to connect and to more a part of and integrated into the community. He thinks Ms. Holland's point about the new groups as well as the resident clubs provide a real opportunity to differentiate Incline Village from almost anywhere else in America. From the quality of the golf to the community members who enjoy the golf and then finally for what that can do to promote youth activities and the benefits of the kids growing up in Incline. Let him try to address that really quickly one at a time. First of all, he agrees 100% that the golf courses need to be available to the residents, we all agreed and there was absolutely no debate whatsoever that it should be residents first with regards to the golf facilities. In the past, there has been more of an appetite to try and attract folks from elsewhere to come to Incline and play golf but we feel like the amenity and the quality of the golf course should be enjoyed by the residents first. Secondly, the residents club of which he is not a member of any of them, so to be clear, he sort of learned this through the process of this committee, do an excellent job of bringing together many community members as possible to enjoy the golf courses and efficiently as possible. So they use the facility and the tee times in the most efficient manner that

he could imagine that they could be used. As a result, the clubs, all of them, whether it is the clubs that have just started like the one that Ms. Holland just referred to or long standing clubs like TIGC and IVGC are integral and important not just for the golf courses but for the community. Thirdly, we all agreed that fiscal responsibility is a cornerstone of what we need to do and should do with the golf courses and to try and balance, as best as possible, to represent the everybody's wish for fiscal responsibility. He thinks that the current budget and financial numbers reflect that and that it will be good to see the final numbers that Ms. Holland referred to and noted that there is some wait and see with regards to the budget as it relates to the actual financials and we are all looking forward to that. It appears that the golf courses are being managed well and reflect both the community aspect and fiscal responsibility. Those are important things and, as a subsidiary point, it is also the view of the committee that we need to work vigilantly on providing as much access as possible to the residents. He is a 28-year resident of Incline and some of you may know that he has been at the golf course quite a bit and so has his family. He really feels that it has been a benefit for the community and a tremendous amount of lift in some many different areas. Please let him focus on just one – in the time that he has been in Incline, there has been no less than 7 young people who have gone on to play golf, principally at the Champ, and maybe all of them also played at the Mountain, and they have moved on to either Division 1 or 2 golf opportunities in college – names like Jordan Wright, Kaitlyn Wright, Ryan Mitchell, Justin Visage, Joey Visage – these are individuals who have succeeded tremendously in golf because we have, as a community, supported this effort with our golf courses and the access for Juniors and college players. It has made a huge difference and he can tell you that there is one young man in town who played Division 1 golf for an Ivy League school who wouldn't have gotten into that school but for the Incline Village golf courses. He was afforded that opportunity to play every day in a manner that was both cost effective for the golf course and a tremendous access and great golf for him. Sometimes we can sit here and talk about the financial aspects of the golf carts. He would like to close by saying one of the most important community catalyst for Incline Village that no doubt has attracted many people over the years and really recently to come to our town to live and thrive is because of the golf courses. We can't let this get lost in the plusses and minuses of decisions as we should also view it as what it is which is one of the reasons why many, many people live and buy property in Incline Village. He is very proud of what the Staff has done and quite frankly what the Grounds Superintendent has done to make our facility

one of the best in the region with again this idea of fiscal responsibility always in mind.

Board Chairman Callicrate thanked Mr. Cornell and Ms. Holland for their input and thanked everyone on the committee for doing an exception job of vetting through all of this and making sure we are all on the right track and you are the folks that are directly in the community for golfing and it means a lot that you have stepped up to the plate and that you are volunteering your services to hash this out the right way and get us back on track so again thank you to both of you and your colleagues on this committee. Trustee Wong said thank you to Ms. Holland and Mr. Cornell for coming and speaking today. She is serving on the golf committee representing the Board and that we have had some fantastic discussions as a group and as a golfing community and it has been really refreshing for her to hear everybody's perspectives and she is really excited to work with this group as it is great to be working on something that the community cares so much about. Everybody that is participating in this committee brings great comments to the table and we have had some great conversations so she is really looking forward to sharing the rest of the conclusions that the group comes up with.

G. REVIEW OF THE LONG RANGE CALENDAR (for possible action)

District General Manager Winquest reviewed the long range calendar with the following highlights:

- We need to schedule and December and January budget workshop and do so independently of a Board meeting so we have the ability to focus and he asked for the thoughts of the Board for the week of December 13 – the consensus was to schedule the workshop on Tuesday, December 14. For the January workshop, he proposed January 26 and we will populate the long range calendar once it is finalized.
- Staff will be populating the long range calendar with the other budget items as per the calendar that was distributed at the last meeting along with a few other items.

H. REPORTS TO THE BOARD* - Reports are intended to inform the Board and/or the public.

H.1. Treasurers Report – Requesting Trustee: Treasurer Michaela Tonking

H.1.A. Payment of Bills

Board Chairman Callicrate stated that Board Treasurer Tonking was unable to make this meeting due to a work circumstance and stated that if there were any concerns on the payment of bills to send those over to Board Treasurer Tonking.

H.2. Presentation: District Pricing Policy - Review of Framework for Establishing District-wide Pricing Policy (Requesting Staff Member: Director of Finance Paul Navazio/Requesting Trustee: Trustee Kendra Wong)

Director of Finance Navazio gave an overview of the submitted materials. Trustee Wong said thank you to Staff for all their work on this project and that this is a conversation that we, as Trustees, started back in February and that it is good to circle back around and have a conversation on the front end of the budget cycle for next year and it is an opportunity to provide direction to our Staff especially as it relates to key rates. By providing this framework, it allows our Staff to just come back as show us how they have applied this policy and framework in the upcoming budgets. Trustee Schmitz said she really appreciates the presentation from the golf committee and this presentation and that she just has a question about some of the comments that they made and tying it into this pricing policy. If you will recall that one of the things that we decided, as a Board, was to review and discuss service levels and it does sound like, based on the comments made by the golf committee, that those things are being reviewed. So her question is how does the issue and discussion about service levels fit into the discussion about this pricing policy specifically for golf? District General Manager Winquest the quick answer is we are not sure yet because we haven't gotten into the specific service levels. If the committee comes up with some areas of service levels where we can reduce, we will look at those and adjust accordingly. However, one of the things that we discussed at the last golf committee meeting is that labor is going up as are expenses for materials. This means one of two things has to happen – the Recreation Fee allocation has to be adjusted or fees have to be raised. It is very important that we get through the discussion of cost recovery so the committee can do their work to look at how we are going to set fees whether that is in year one or smooth it out over a course of a few years to get to that desired cost recovery. He would expect that the next time the group updates the Board, which he is hoping will be December 8, there should be more information. Director of Finance Navazio said that for the January workshop we are looking at alternative service levels so it is important to keep these kind of connected.

H.3. Mountain Golf Course Cart Path Replacement Project Verbal Update by Director of Public Works Brad Underwood

Director of Public Works Underwood gave an overview of the submitted materials and added that there was a meeting held with the Contractor on November 3 that wasn't noted in the summary due to having to get this ready for the Board packet. Director of Public Works Underwood then gave a summary of the change orders issued to date and that there were 2 so far that total about \$24,000 which is underneath the contingency that was provided by the Board at the sum of \$35,700. Change Order #3 is regarding the method and means of getting the construction done and Staff is working with the Contractor on a cost reduction however the Contractor has indicated to Staff that this is a no cost change order and while it is a different level of work that there is still the same level of work involved in the changed work. Change Order #4 is an increase in quantities from the original contract, Change Order #5 deals with a pave over, and Change Order #6 is an increase on curbs. Those changes exceed authority and will be brought back to the Board for approval with all the detail. Two representatives from Lumos & Associates are on the call as is a representation from F.W. Carson. Board Chairman Callicrate read the following statement from Trustee Tonking regarding this matter:

I am not happy with the error that occurred and I believe we as a district can and will do better. We make mistakes and have to learn from them. Lumos know their mistake, Staff had worked to make sure this mistake will not happen in the future by enhancing and expanding our engineering staff and making sure that we have better contract policies in place. Part of life is mistakes and mistakes are important if we learn and enhance our skills to make sure they don't happen again. I believe we have that and we need to move on.

Board Chairman Callicrate then asked for any further comments. Hearing none, Board Chairman Callicrate said that we all learn from mistakes and it is time for us to regroup. District General Manager Winqest said that he wanted to remind everyone that we have representatives from Lumos & Associates and F.W. Carson on this meeting and that it is unclear as to whether or not we will have them at the meeting of December 8. Trustee Schmitz said that she concurs with the comments made by Trustee Tonking and she thinks that a couple of things that we have learned aren't identified in the Board packet here is that changes from the bid documents and changes from the bid contract documents, when it is something that is a

means and method change, we should either re-bid or it should come back for the Board approval because this was a significant change from what the bid documents were and our other vendor didn't have an opportunity to put in a bid for an alternate method. It was a change from the intended design and in reading these comments, it is very unfortunate that it sounds like there were an awful lot of things that were done verbally and with contracts you have bid documents, you have contract documents, and, unfortunately, it seems like there were some verbal changes that deviated from that and she agrees again with Trustee Tonking's comments that we all make mistakes and this is one that she would have liked to not to have made but we need to reflect on what happened and make sure that we change our processes so that they don't reoccur in the future. Director of Public Works Underwood said that he just wants to assure the Board that we have had those discussions internally, we have also had those discussions with both Lumos and the contractor about communicating with us early on as well and we will make the necessary improvements in fact we have already made some adjustments to our processes. Troy Carson said that everything was in writing and contract documents provided the ability to make the change; yes, it was a change in means and methods but by no means did your Engineering Staff, your design consultant, or your awarded contractor try to blow smoke or pull the towel over your head. We are there to execute a project, we had a very short period of time to do it and we looked at collateral damage in how we could execute the project in the most efficient manner and provide a superior product to the community. With that said, he defends Lumos and their intent with the design and your staff and the project management of the project. He would like to reassure the community that there is no collusion involved and there is no rebid necessary for this project. There should have been documented change internally through IVGID between Lumos and Carson, everything was documented in writing. That should have been followed up in a formal change – understood. Lumos was also appointed as the project engineer and they were also the owners' representative and to assume all rights, responsibilities and authorities under Article 3, Section 3.02. That said, the contractor was unaware that their correspondence with Lumos was the incorrect process. We would like to diligently work through this with IVGID and we just want to make sure that everybody knows that there was no collusion in this bid process. Board Chairman Callicrate said we will get this rectified and move forward.

H.4. Effluent Pipeline Project Verbal Update by Director of Public Works

Director of Public Works Underwood said that this was just an update of where we are on the pipeline project and to really just provide an early estimate. What is included in the packet is what would be the highest cost methodology that we would go with. The team that we have hired and the Public Works team is working to drive the cost down as part of CMAR. We are using this number in the rate study. There is one caveat to this number; since meeting with NDOT they are moving towards what they call “dormant pipeline” in the right of way which is what we would end up with going with the parallel pipeline and that could cause this number to increase. We are working to drive this number down with HDR and Granite and representatives from both companies are available tonight to answer any questions. No questions were asked by the Board of the Trustees. Director of Public Works Underwood said that the team will return to the Board at about the 30% design phase.

I. CONSENT CALENDAR (for possible action)

District General Manager Winqest said in response to a public comment, custodial services at the Recreation Center and Diamond Peak have been outsourced long before he started with the District which was 2003 and at Diamond Peak it has been even longer than that. He would encourage members of the public to have the facts before they speak under public comments. Director of Finance Navazio said to clarify an item, Item 2 on the Consent Calendar, back in October of 2019, the Board of Trustees approved a custodial contract that was multi-year at the Recreation Center. In review with District General Counsel, this is to ratify what was in place and may have not been clear in the initial approval. For Diamond Peak, the contract has been within the District General Manager’s approval authority however to align with the new purchasing procedures, we wanted to have the Board approve this item as it is a multi-year contract with the same vendor. The item considered in 2.C. is for all other venues except Diamond Peak and the Recreation Center. This contract is because the positions were eliminated in the budget and outsource this service which is a bit higher than the position elimination amount due to allowing, within this contract, an opportunity for special task orders which Staff would have contracted for all along. Trustee Schmitz said that with the janitorial contracts, the problem that she has is that we have contracts in the Board packet that are, once again, incomplete. The contracts don’t have the scope of services completed which is Exhibit A and for Alta Vista it doesn’t have Exhibit B. She would like to know what District General Counsel is recommending regarding these missing components of the contracts? District General Counsel Nelson said his recommendation would be that the Board consider approving them as set forth in the Staff report and that those items will be cleaned up

before anything is executed. Trustee Schmitz said, so to clarify, we are being asked, as a Board, to approve contracts that have no defined scope of services – is that what she is hearing from District General Counsel? District General Counsel Nelson said he believes that the scope of services is set forth in the Staff report and the packet and that we can put those in a form consistent with both of those and include them in Exhibit B before they are executed.

1. Award of Purchase Order for the purchase of one Toro Reelmaster 5010 Fairway Mower – 2019/2020 Capital Improvement Project (CIP): Fund: Community Service; Cost Center: Golf; Project # 3142LE1760; One Toro Reelmaster 5010 Fairway Mower – 2021/2022 Capital Improvement Project (CIP): Fund: Community Service; Cost Center: Golf; Project # 3142LE1746; One Toro Groundsmaster 4000 Rough Mower – 2021/2022 Capital Improvement Project (CIP): Fund: Community Service; Cost Center: Golf; Project # 3142LE1747; Vendor: Turf Star Inc.; GSA Contract Pricing (Requesting Staff Members: Director of Public Works Brad Underwood and Director of Golf/Community Services Darren Howard)

2. Review, discuss and possibly approve:

- a. Ratification of Board action from October 30, 2019 awarding a multi-year janitorial contract with CC Cleaning in the amount of not-to-exceed \$67,340 per year, with annual CPI adjustment, for the period from, October 31, 2019 through October 30, 2024
- b. Authorization of additional contract with CC Cleaning for janitorial services at Diamond Peak Ski Resort, in the amount of \$42,250 per year, with annual CPI adjustment, through October 2024
- c. Authorization of a janitorial contract with Alta Vista Janitorial in the amount of not-to-exceed \$95,000 for the period of July 1, 2021 to June 30, 2022

(Requesting Staff Member: Director of Finance Paul Navazio)

3. Reject all bids for the Wetlands Effluent Disposal Facility Improvements 2021/2022 Capital Improvement Project – 2599SS1103 - Fund: Utility; Division: Sewer, in accordance with NRS 338.1385, paragraph 6, subparagraph (d). (Requesting Staff Member: Director of Public Works Brad Underwood)

Trustee Wong made a motion to approve the Consent Calendar as submitted. Trustee Dent seconded the motion. Board Chairman Callicrate asked for any further comments; none were received. Board Chairman Callicrate called the question and Trustees Wong, Dent, and Callicrate voted in favor of the motion.

Trustee Schmitz said that she votes opposed to this motion because of incomplete contracts – Items 2.B. and 2.C. – as she will not vote for incomplete contracts.

The motion was passed.

At approximately 7:40 p.m., Board Chairman Callicrate called for a 5-minute break; the Board reconvened at approximately 7:45 p.m.

J. GENERAL BUSINESS (for possible action)

J.0. Review, discuss, and possibly adopt Resolution No. 1890 authorizing a Medium-Term Installment Purchase Agreement (via DLL Finance, LLC) for a lease term of 54-months, in the amount not to exceed \$379,469, through a Fair Market Value Lease Agreement to procure eighty (80) Club Car Tempo lithium battery-powered golf carts for the Championship Golf Course (Requesting Staff Member: Director of Finance Paul Navazio) (was General Business Item J.5.)

Director of Finance Navazio gave an overview of the submitted materials. Board Chairman Callicrate said at the October 13 Board meeting, we had a lot of back and forth and there was a public comment made by a member of our golfing community who wanted to lease the carts and now it seems, with tonight's public comment, that he has changed his mind and he doesn't know why but that was his decision to make. Based on that, Board Chairman Callicrate continued that he remembers polling his colleagues at the Board level saying that he didn't want to waste Staff's time in putting together a lease agreement and here we are possibly saying we don't want to lease them which is now a waste of Staff time and recalls that we did have a discussion about the 54-month versus the 60-month lease term.

Board Chairman Callicrate then read the following statement from Trustee Tonking:

I am in strong support of leasing the carts. We are in separate need of carts and the maintenance on them is more than the yearly cost of leasing. I feel leasing is a better option since it fits into our current framework and it's adaptive to our needs.

Trustee Schmitz said, a couple of things, a question about the lease – when it comes to the end of the lease of the software. Should the District go ahead and lease and then at the end of the lease, they decide to purchase the carts, because they should last longer with the lithium battery, what is the situation with how it works with the software? And is that different than how it works if we purchase them? Director of Finance Navazio said that is a good question and based on how the proposals were presented under a purchase option that price includes buying the GPS and there is no monthly service charge and under the lease he thinks it is .42 cents per month per cart. If we go forward with the lease, we are paying the monthly service charge for the GPS and if the District decided to purchase the cart at fair market value at the end of the lease, his assumption would be we might have the option to continue to purchase the monthly service or that there might be a cost to purchase a lump sum but if it is only going to be another year or two for those carts, we would probably just continue the service. Trustee Schmitz said based on comments, in public comment, what is the intended lift expectancy of lithium battery carts compared to the acid battery carts? Director of Golf/Community Services Howard said that the jury is still out because there is just not enough data but it is somewhere between 5 and 7 years. Trustee Schmitz said that one of the things she really appreciated is that she sat down and had the opportunity to meet with the Director of Finance on Monday and he walked her through page 167. If the lithium batteries in the carts would last 6 years and then we have a residual value at the end, then the financial review of it made sense financial to go ahead and purchase them. Given the interest rate that we are being charged, which is 3.9%, and we do have an excess of fund balance and given that these carts are expected to run longer and we don't use them year round and there is about a \$200,000 residual value that is projected at the end, Director of Finance did an excellent job of walking her through the numbers and it just seemed financially that it just makes sense, given the longer life span of the lithium batteries, to go ahead and purchase them and take good care of them, use them for the 6 years, have a residual value and spend down some of our excess fund balance rather than taking out a lease that is charging us interest that we aren't even getting on our fund balance. She really does appreciate the Director of Finance's time, we walked through it and it seemed like it made sense for a good decision for the District.

Trustee Wong made a motion to approve Resolution No. 1890 authorizing a Lease Agreement with DLL Finance, LLC for 80 (eighty) Club Car Tempo lithium battery-powered golf carts in the amount of \$379,469, which will be repaid through 54 (fifty-four) monthly payments of \$7,027.20. and authorize Staff to execute all documents based on a review as to form by General Counsel and Staff and after determining compliance with the State of Nevada Department of Taxation Guidance Letter 16-004 relative to leasing agreements and medium-term obligations. Board Chairman Callicrate seconded the motion. Board Chairman Callicrate asked for any further comments, none were received. Board Chairman Callicrate called the question – Trustees Wong and Callicrate voted in favor and Trustee Schmitz voted opposed. The motion dies.

Director of Finance Navazio said that on agenda packet pages 151 and 152 that the Staff did provide an alternative in the event that the Board preferred to go with the purchase option for the carts along with the required budget augmentation. District General Counsel Nelson said that unfortunately the agenda wasn't set up to accommodate that purchase so his recommendation would be that we agendaize this item at the next available opportunity for the alternative. Board Chairman Callicrate said we want to be in compliance with the law and that it is his recollection that direction was given to the Director of Golf/Community Services Howard last time on how to proceed forward so we can get these ordered so we are not going into our season without an appropriate golf fleet. Trustee Wong asked that for the next Board packet that she would like to have both the lease and purchase options because, hopefully, we will have a full Board present and she doesn't know if the vote could be different.

J.1. Receive a presentation from HDR's Shawn Koorn and provide input/direction on the preliminary results of the Public Utility Rate Study for Provision of Water and Sewer Services (Requesting Staff Member: Director of Public Works Brad Underwood)

Director of Public Works Underwood introduced Mr. Shawn Koorn which is with HDR and he is the principal on our utility rate study. Director of Public Works Underwood said that the District hasn't raised rates in a couple of years and that this was the Board's requested action to do a utility rate study. He then read Mr. Koorn's professional biography. Mr. Koorn then gave the Board of Trustees a PowerPoint presentation which is incorporated herewith by reference. At the end of the presentation, Board Chairman Callicrate

apologized for the mispronouncing his name and thanked him for the thorough presentation. Trustee Schmitz said thank you for the presentation which was very thorough and easy to understand. The only question she has is how do our venues such as Diamond Peak, the golf courses, etc. fit into your classification as a customer in your proposed model? Mr. Koorn said on the golf course side, and he will have to double check this, they fall into the irrigation water customer class that we are looking at and Diamond Peak would fall into the commercial side of that discussion and there is also a separate snowmaking component on the water side. Board Chairman Callicrate said that he thinks you are going to be coming back in January or February with some additional information as we push forward with this project. Director of Public Works Underwood then asked if we could return to the slide with the schedule on it and asked if there were any changes to that timing as shown on the right hand side of the schedule. There were no comments from the Board on those items. Trustee Wong said thank you for the presentation which is appreciated and this is consistent with past rate studies that she has seen and she is good with the recommendations as presented. There were no further comments from the Board of Trustees.

J.2. Review, discuss and possibly authorize an Additional Service Amendment #1 to the professional design services contract for the Mountain Golf Cart Path Replacement Project – Fund: Community Services; Division: Golf; CIP# 3241LI2001; Vendor: Lumos and Associates in the amount of \$44,500.00 (Requesting Staff Member: Director of Public Works Brad Underwood)

Director of Public Works Underwood gave an overview of the submitted materials and that there is one minor edit, on page 118 in the packet, third bullet from the bottom – strike out during construction; strike out these and put in additional services. There were no questions from the Board of Trustees.

Trustee Wong made a motion to authorize Additional Service Amendment #1 – Additional Engineering Design Services Contract for the Mountain Golf Cart Path Replacement Project – Fund: Community Services; Division: Golf; CIP# 3241LI2001; Vendor: Lumos and Associates in an amount not to exceed \$44,500.00, authorize Staff to execute change orders for additional work not anticipated at this time of up to approximately 10% of the contract; up to the amount of \$4,450.00 and authorize Staff to execute the contract documents. Trustee Dent seconded the motion.

Trustee Schmitz said that this should be delayed until the completion of Phase 1 and stay focused on wrapping up and figuring out where we are with Phase 1 before embarking on Phase 2. She feels it is important to have that all completed before we embark on the next one. Board Chairman Callicrate called the question and Trustees Callicrate, Dent and Wong voted in favor of the motion and Trustee Schmitz voted opposed to the motion. The motion passed.

J.3. Review, discuss and possibly approve a sole source finding and a Short Form Agreement including replacement parts and repairs for Diamond Peak C950 Snowmaking Air Compressor – 2021/2022 Operating Expense; Fund: Community Services; Division: Ski; Account# 340.34.630.7510 - Repairs and Maintenance; Vendor: Cisco Air Systems. in the amount of \$71,680.13 (Requesting Staff Member: General Manager Diamond Peak Ski Resort Mike Bandelin)

Diamond Peak Ski Resort General Manager Mike Bandelin gave an overview of the submitted materials. Trustee Wong said that you were going to reallocate funds and would like to know if that is going to put anything else at risk. Diamond Peak Ski Resort General Manager Bandelin said we won't forego any other maintenance on slope maintenance at Diamond Peak.

Trustee Wong made a motion to make the following sole source finding:

IVGID's purchase of a replacement parts, and professional services from Cisco Air Systems (Ingersoll Rand) is exempt from competitive bidding for the following reasons:

This purchase is for items which may only be contracted from a sole source (NRS 332.115.1.a). Cisco Air Systems (Ingersoll Rand) is the exclusive dealer for Ingersoll Rand Centrifugal Air Compressor Systems.

This purchase is for additions to and repairs and maintenance of equipment which may be more effectively added to, repaired or maintained by a certain person (NRS 332.115.1.C). Diamond Peak's snowmaking air compressor fleet is exclusively Ingersoll Rand which are sold exclusively by Cisco Air Systems Inc.

The equipment proposed for purchase, by virtue of the training of the personnel or of any inventory of replacement parts maintained by the local government is compatible with existing equipment (NRS 332.115.1.d). Diamond Peak's Snowmaking centrifugal air compressor fleet of three are exclusively of the Ingersoll Rand manufacturer.

Trustee Dent seconded the motion. Board Chairman Callicrate asked for further comments, there were none, and he called the question which passed unanimously.

Trustee Wong then made a motion to award a short form agreement including replacement parts and repairs for Diamond Peak C950 Snowmaking Air Compressor – 2021/2022 Operating Expense; Fund: Community Services; Division: Ski; Account # 340.34.630.7510 Repairs and Maintenance; Vendor: Cisco Air Systems Inc. in the amount of \$71,680.13 and authorize Staff to execute all purchase documents based on a review by Legal Counsel and Staff. Trustee Dent seconded the motion. Board Chairman Callicrate asked for further comments, there were none, and he called the question which passed unanimously.

J.4. Review, discuss and possible approval of format, structure, and contents of Board packets (Requesting Trustee: Sara Schmitz)

Trustee Schmitz said she would like to defer this item until Trustee Tonking is present and Board Chairman Callicrate is feeling better. Board Chairman Callicrate thanked Trustee Schmitz for this deferral and hopefully it can be brought back at the next meeting.

District General Counsel Nelson said that he would like to clarify that the Board is continuing the item on the Championship Golf Carts to its next meeting and therefore another public hearing will not be required. Board Chairman Callicrate concurred that the Board is continuing this item.

K. MEETING MINUTES (for possible action)

K.1. Meeting Minutes of October 13, 2021

Trustee Schmitz said that there was a date that was incomplete and she is sure that it is not 202 and that she has spoken to the District Clerk about

making that correction. Board Chairman Callicrate said, with that correction, the minutes are approved as revised.

- L. FINAL PUBLIC COMMENTS*** - Limited to a maximum of three (3) minutes in duration.

There were no public comments made at this time.

- M. ADJOURNMENT (for possible action)**

The meeting was adjourned at 8:52 p.m.

Respectfully submitted,

Susan A. Herron
District Clerk

Attachments*:

*In accordance with NRS 241.035.1(d), the following attachments are included but have neither been fact checked or verified by the District and are solely the thoughts, opinions, statements, etc. of the author as identified below.

Submitted by Iljosa Dobler – Public Comments – Iljosa Dobler – IVGID Board of Trustee meeting

Submitted by Clifford F. Dobler – Public Comment – by Clifford F. Dobler – IVGID Board of Trustee meeting of 11-10-2021

Submitted by Aaron Katz – Written statement to be included in the written minutes of this November 10, 2021 regular IVGID Board meeting – Agenda Item J(1) – HDR Engineering, Inc.'s ("HDR'S") request for input/direction insofar as its water and sewer utility rate study is concerned

Submitted by Aaron Katz – Written statement to be included in the written minutes of this November 10, 2021 regular IVGID Board meeting – Agenda Items E & J(5) – Proposed adoption of Resolution No. 1890 authorizing an installment purchase of 80 Champ golf course Club Car carts

Submitted by Aaron Katz – Written statement to be included in the written minutes of this November 10, 2021 regular IVGID Board meeting – Agenda Item H(4) – Staff's discussion of Phase II of the effluent export pipeline project discloses the public's price tag is likely to be substantially more than \$50 million!

November 10, 2021

Public Comments - Iljosa Dobler - IVGID Board of Trustee Meeting

To be included in the minutes of the Meeting

My comments relate to the procurement of 80 Club Car Tempo lithium battery-powered golf carts.

I would like to have an explanation of what is being accomplished

First, what is the name of the contract? It appears we have six choices.

- A Medium-Term Installment Purchase Agreement for a lease
- A Fair Market Value Lease Agreement
- A Lease Agreement
- A medium-term obligation financing
- An equipment Lease/Purchase Agreement
- An Installment Purchase Agreement

Second, The intent of acquiring golf carts with lithium batteries was because the batteries last 3 to 4 times longer than acid batteries. They cost more, have less maintenance, and may have some obscure environmental protection attributes.

For carts having acid batteries, batteries would be replaced between 4 and 5 years, normally much shorter than the life of the golf cart cab. So fleets have traditionally been exchanged ever 4 to 5 years.

Golf fleets with lithium batteries would probably be replaced every 6 to 7 years, possibly longer, especially because of the short time period the fleet is used each year.

If IVGID was to purchase the Carts my analysis is simple:

Why would we trade in the existing carts for \$164K, then pay \$379K over 54 months and then either walk away costing \$543K or purchase the carts for an additional \$240,000 (page 162)? All toll to purchase is \$783K. It is unimaginable that we would give up 30% (\$164K) for 54 months.

The cost to purchase the carts outright is \$697K. A savings of \$86K.

The budget would have to be augmented from \$378K to the \$697K. So what. There is plenty of available resources. Trading in the existing fleet would need proper accounting. A trade-in is the same as cash.

The community services fund has over \$10.7 million in excess cash fund balance and as of June 30, 2021 only made about \$3,000 in interest. In other words cash hardly makes any return.

If a purchase is made, someone should make sure that the Visage software is included or if there would be charges beyond the 54 months.

Public Comment - by Clifford F. Dobler - IVGID Board of Trustee meeting of 11-10-2021

This written statement is to be included in the minutes of this meeting.

The IVGID Board of Trustees is required under NRS 350.087 to adopt a resolution authorizing a medium-term obligation by a vote of two thirds of its members.

The resolution has the following requirements.

1) That this Board has findings that the public requires the borrowing. What are the facts that the public requires borrowing money and paying an interest rate not to exceed 4%? Based on the draft 6-30-2021 CAFR, the Community Services Special Revenue Fund has a Fund Balance of almost \$16 million. Effective 7-1-2021, the fund balance substantially became the Unrestricted Net Position because of the change to enterprise accounting.

In fiscal year 2021, the Community Service Special Revenue Fund earned only \$4,471 in interest on the average cash of approximately \$15.5 million held during the year or about .3%. Why pay 4%?

Borrowing money should only be considered if there is not available cash to purchase the Golf Carts and payments with interest over time is necessary. This is not the case, so how could borrowing money be necessary for the public interest?

As such, there are no facts to support borrowing money and the action is only arbitrary, capricious and reckless.

The resolution states "This form of acquiring the use of the equipment (the golf carts) is considered the best net outflow of resources to the operations of the Community Services Enterprise Fund".

There can be no facts that borrowing money and making payments over time is the best net outflow of resources. This board and staff could never determined that. This board and staff cannot even commit or restrict the excess money which currently exists.

What does that sentence even mean stating "**the best outflow of resources to the operations**".

2) NRS also requires that:

A. statement indentifying each source of revenues that is to be used to repay the borrowings. Is "operating revenues" adequate to describe each source of revenue?

B. the dollar amount that is anticipated to be available to repay the borrowing. There are no dollar amounts indicated in the resolution.

I can see no justification that the public interest requires IVGID to borrow money . Please pay for the carts with cash on hand. An upgrade of batteries is meant to have a longer benefit to the public. Thank you. By the way, the lease is over the budget by \$165K which is the amount of the trade in, so the lease is for \$543K not \$379K. Proper accounting must be adhered to.

WRITTEN STATEMENT TO BE INCLUDED IN THE WRITTEN MINUTES OF THIS NOVEMBER 10, 2021 REGULAR IVGID BOARD MEETING – AGENDA ITEM J(1) – HDR ENGINEERING, INC.’s (“HDR’S”) REQUEST FOR INPUT/DIRECTION INsofar AS ITS WATER AND SEWER UTILITY RATE STUDY IS CONCERNED

Introduction: At the Board’s September 2, 2021 meeting it awarded HDR a professional services contract for a public utility rate study to establish 5-year water and sewer utility rates for all customer types¹. Here HDR seeks “general input/direction from the Board,”² in part, insofar as “the...approach to customer classes of service, cost of service and rate structure”³ are concerned. This “Public Utility Rate Study...is intended to establish 5-year water and sewer utility rates for all customer types. (HDR’s) findings will be documented in a final written report and presentation⁴...at a future meeting².” Given my concern is with the District’s customer classes of services and the equitable distribution of costs based upon those classes, this written statement is submitted.

Preface 1 – District Staff Bias: I take issue with HDR’s scope of work because it relies upon biased staff input and outcomes which benefit their and their favored collaborators’ commercial business enterprises to the detriment of the public. In my opinion the problem has never been determining the revenue required to deliver the water and sewer services the District furnishes. Rather, it has been the equitable distribution of those revenue requirements amongst the District’s customer classes. And since the District is probably the largest single user of the utility services it provides, here staff have an inherent conflict of interest insofar as how those revenues are allocated. *So why would we be looking for staff input?*

For instance, in their initial proposal, HDR represented they would hold an “initial two-hour kick-off meeting (with)...key management/project team members (to)...confirm IVGID’s goals and objectives.”⁵ Their description of the importance of this meeting was that “it (would) provide...a key foundation for the rate study process (project team coordination)...allow(ing) both parties to discuss in detail the(ir) overall goals and objectives.”⁵

What about the public’s goals? As I will demonstrate the median residential customer consumes less than 3,000 gallons of water on a monthly basis. Yet some months Diamond Peak consumes 31 million or more of those same gallons for manmade snowmaking! Notwithstanding staff have a need

¹ See pages 24-61 of the packet of materials prepared by staff in anticipation of the Board’s September 2, 2021 meeting [https://www.yourtahoepace.com/uploads/pdf-ivgid/0902_-_Regular_-_Searchable_-_Part_1.pdf] (“the 9/2/2021 Board packet”).

² See page 108 of the 11/10/2021 Board packet.

³ See page 106 of the 11/10/2021 Board packet.

⁴ See page 107 of the 11/10/2021 Board packet.

⁵ See page 46 of the 9/2/2021 Board packet.

for and are using over 10,300 times the water the median residential customer needs and uses, it is being assessed only 76.65 times the Capital Improvement Cost (“CIC”).

Let me give another example of what I am talking about. The current water rate structure penalizes residential customers for their alleged excess water use. The stated purpose is to conserve water. So if a residential customer uses 20,000 gallons of water within a monthly billing period, the cost of the next 40,000 gallons he/she/it uses increases sixty percent (60%) [from \$1.55/1,000 gallons to \$2.48/1,000 gallons⁶]. And if he/she/it uses 60,000 gallons of water within a monthly billing period, the excess increases by a whopping 247% [from \$1.55/1,000 gallons to \$3.82/1,000 gallons⁶! Yet the District has carved out a preferential exception for itself and its favored collaborators (called the “Public Service Recreation” exemption⁷) which allows it to use an unlimited amount of water within a monthly billing period and yet pay no excess water charges whatsoever! In other words, the ordinary residential water customer is involuntarily subsidizing the excess water use of the District’s commercial business enterprises.

Now does anyone really believe that staff are going to point out this discriminatory feature of its current rate structure and argue it be eliminated in favor of uniformity?

Preface 2 – The Fact Your Staff Have Instructed HDR to NOT Communicate With Me, is Evidence They Intend to Pitch Their Methodology Which Favors Preferential Rates For Their Commercial Business Enterprise Venues to the Detriment of Residential Customers: After I learned that HDR had been selected to conduct the subject rate study, I reached out to HDR principal Shawn Koom to share the things I believe are wrong with the District’s current rate schedules. Although I was unable to reach Mr. Koom directly, I left voicemails clearly identifying who I was, and the nature of my calls. But Shawn wouldn’t return my call. After several calls and different times of the work day, I was actually able to reach Mr. Koom by telephone. He told me he had been instructed by IVGID Public Works employees Ronnie Rector⁸ and perhaps Brad Underwood⁹ that neither he nor anyone else on his staff speak to me. Rather, he should direct me back to either Ms. Rector or Mr. Underwood if I had any questions or issues. And that’s what he did because he viewed IVGID as his client and his loyalties lie with his client, rather than the public.

Before I reached Mr. Koom, I had a suspicion this had taken place because I already have vast experience with the IVGID mentality which permeates this District. So on October 4, 2021 I sent an e-

⁶ Go to https://www.yourtahoepace.com/uploads/pdf-public-works/Schedule_of_Service_Charges_-_2019_Resolution_1868.pdf.

⁷ See ¶12.40 of the District’s water ordinance (go to https://www.yourtahoepace.com/uploads/pdf-ivgid/Ordinance_4_-_04102019_Resolution_1867.pdf).

⁸ A Public Works employee who holds the position of Contracts Administrator II notwithstanding I have been informed she has no formal training, degree nor prior experience in this discipline.

⁹ Our Director of Public Works.

mail to our GM asking if IVGID staff was interfering with my efforts to speak to HDR and if so, that Indra reach out to Mr. Koom to advise it was fine to speak to me as a member of the public¹⁰. Indra never responded to this e-mail which tells me not only was my suspicion correct, but he was the one firmly behind Mr. Koom's reluctance to speak to me. *So much for representing the public's interests.*

Preface 3 – the Requirement That the District's Utility Rates be Just and Reasonable: The ultimate issue when reviewing utility rates is whether they are "just and reasonable."

Where a municipal corporation has a monopoly, as IVGID has when it comes to furnishing water and sewer services [NRS 318.170(1)(b)], its *only* justification for going into the utility business is that the public welfare will be subserved [*Springfield Gas & Electric Co. v. City of Springfield*¹¹ (1920) 292 Ill. 236, 126 N.E. 739, 748 (affirmed at 257 U.S. 66, 42 S.Ct. 24)]. Given IVGID is a public utility¹², *Springfield Gas & Electric Co., supra*, at 126 N.E. 744, common law [*Austin View Civic Association v. City of Palos Heights* (1980) 85 Ill.App.3d 89, 94-95, 405 N.E.2d 1256, 1262; 64 Am.Jur.2d §297, p.496], as well as public policy¹³ all dictate that its utility rates *must* be "just and reasonable."

Moreover, the American Water Works Association ("AWWA") has published a manual ("the AWWA Manual") which was "first written in 1954...(and now is in its 6th Ed.), developed by industry experts over decades using the best practices that have been implemented in the industry (which)... assists all water agencies in developing and implementing rate structures." At page 296 of the AWWA Manual, the AWWA instructs that water "rates must be just...reasonable and bear a rational relationship to a legitimate government interest."

What Do Just and Reasonable Utility Rates Mean? According to *Springfield Gas & Electric Co., Id.*, rates which are "simply high enough to produce revenue sufficient to bear all costs of maintenance...operation...interest charges on bonds and... accumulation of a surplus...sufficient to (service) all outstanding bonds." In other words,

¹⁰ That e-mail is attached as Exhibit "A" to this written statement.

¹¹ Cited with approval at A.G.O. 53-231 (February 9, 1953).

¹² See NRS 704.020(2)(a) [the term "public utility...includes...any plant or equipment, or any part of a plant or equipment, within this State for the production, delivery or furnishing for or to other persons, including private or municipal corporations, heat, gas, coal slurry, light, power in any form or by any agency, water for business, manufacturing, agricultural or household use, or sewerage service, whether or not within the limits of municipalities"].

¹³ See NRS 704.040 ("1. Every public utility shall furnish reasonably adequate service and facilities...The charges made for any service rendered or to be rendered, or for any service in connection therewith or incidental thereto, *must be just and reasonable*. 2. Every unjust and unreasonable charge for service of a public utility is *unlawful*").

1. Profits are *impermissible* [see *Clean Water Coalition v. The M Resort, LLC* (2011) 127 Nev. 301, 255 P.3d 247, 256; *City of Madera v. Black* (1919) 181 Cal. 306, 184 P. 397]; and,

2. Unduly discriminatory/preferential rates are *impermissible* [see *Springfield Gas & Electric Co., supra*, at 126 N.E. 746-48; 64 Am.Jur.2d §78, p.480; NAC 704.7563(2)]. Moreover, common law is in accord [*Amalgamated Trust & Savings Bank v. Village of Glenview* (1981) 98 Ill.App.3d 254, 261, 423 N.E.2d 1230; *Austin View, supra*, 405 N.E.2d 1262].

The Components to the District's Current Water Rate Structure: Not that we're required to replicate what has been done in the past, but all classes of water customers are assessed:

1. A base rate multiplied by the CAF⁶;
2. A CIC multiplied by the CAF⁶;
3. A consumption charge based upon a dollar rate multiplied by each 1,000 gallons of water actually consumed⁶;
4. Unless exempted⁷, an excess/variable water charge depending upon one of three (3) tiers of use⁶;
5. A defensible space charge assessed to each customer⁶ regardless of number of customers in an account; and,
6. An admin charge assessed to each account¹⁴ rather than customer⁶.

The Components to the District's Current Sewer Rate Structure: Not that we're required to replicate what has been done in the past, but all classes of sewer customers are assessed:

1. A base rate multiplied by the CAF⁶;
2. A CIC multiplied by the CAF⁶;
3. A discharge fee based upon a dollar rate multiplied by each 1,000 gallons of water¹⁵ actually used⁶; and,
4. An admin charge assessed to each account¹⁶ rather than customer⁶.

¹⁴ Even though staff provide the same services to every water or sewer customer regardless of how he/she/it is billed.

¹⁵ The District has no means of measuring effluent waste.

¹⁶ Even though staff provide the same services to every water or sewer customer regardless of how he/she/it is billed.

Executive Summary of Recommendations

The District's Rate Structure Requires Many More Classes of Service Which More Fairly Apportion the Public's Water and Sewer Services Costs:

Just Like Defensible Space Charges, Each Dwelling (Rather Than Each Water Account) Should be Charged a Water Administrative Charge:

Just Like Defensible Space Charges, Each Dwelling (Rather Than Each Sewer Account) Should be Charged a Sewer Administrative Charge:

Excess Water Charges Should be Eliminated:

Alternatively, Excess Water Charges Should be Applied Uniformly to ALL Customer Classes, Regardless of Their CAFs, at the Same Tier 1 and Tier 2 Rates Assessed to Residential Customers:

Variable Sewer Charges Should be Eliminated Because They Are Based Upon Water Consumption:

The Public Service Water Recreation Exemption Should be Eliminated:

Defensible Space Charges Should be Removed From Customers' Water Bills Inasmuch as They Have Zero to Do With the Cost IVGID Incurs to Provide Public Water Services:

Alternatively, the Current 225 or More Unimproved Lots Within IVGID's Boundaries Which Escape Defensible Space Charges Because They Are Not Water Customers, Should be Charged:

The District's Residential Customers Should Be the Ones Extended Preferential Claims to Water and Sewer Benefits:

Commercial Customers' Water CICs Should be Increased Based Upon Their Actual Water Consumption Rather Than the Diameter of Their Water Meters:

Commercial Customers' Sewer CICs Should be Increased Based Upon Their Actual Effluent Discharges Into the Public's System Rather Than the Diameter of Their Water Meters:

The Board Should Approve Wastewater Charges More Fairly Based on the Costs the District Incurs, and Users' Current Agreements Should Be Revoked Because of Lack of Staff Authority:

The Current 225 or More Unimproved Lots Within IVGID's Boundaries Who Are Not Connected to the District's Water System Should Be Charged "Standby Water Service Charges:"

The Current 225 or More Unimproved Lots Within IVGID's Boundaries Who Are Not Connected to the District's Sewer System Should Be Charged "Standby Sewer Service Charges:"

Backflow Prevention Device Inspection/Testing Fees Should Be Reduced to the District's Actual Costs Rather Than Being the Profit Center it Currently Is:

Arguments re Recommendations

The District's Rate Structure Requires Many More Classes of Service: The District represents it has three classes of utility service; residential, commercial and IVGID facilities¹⁷. But this is not true. It has only two classes; residential and commercial. In reality it should have many more given there are so many high quantity users. Such as irrigation for manmade snowmaking; irrigation for golf; irrigation for parks; remote state park (Sand Harbor and Spooner Summit) water and sewer; schools and education; fire protection [North Lake Tahoe Fire Protection District ("NLTFPD")]; wastewater (Clear Creek in Douglas County has entered into a contract to purchase the District's wastewater); etc.

Page 75 of the AWWA Manual observes that "the ideal solution to developing rates for water utility customers is to assign cost responsibility to each individual customer served and to develop rates that reflect that cost." In other words, the job of rate making regulators is "to assign costs to individually identified classes of customers in a nondiscriminatory, cost responsive manner so that (those) rates can be designed to closely meet the cost of providing service to such customer classes." For this reason page 76 of the AWWA Manual instructs that where a water supplier has "customers with individual water-use characteristics, service requirements, or other factors that differentiate them from other customers with regard to cost responsibility...as is often the case for...parks, fields..golf courses (and manmade snowmaking)...where such loads are significant in the system...the(y)...should have a separate class designation."

Given "Irrigation is characterized by the relatively high demands it places on the water system ...establishment of a *separate class designation* is warranted (especially) when (as here) separate metering for...irrigation is available." Therefore creating complete and fair classes of service which equitably disburse CICs amongst all users should be the first task of this rate study. As page 77 of the AWWA Manual recognizes, "the significant demands caused by irrigation can be recognized and reflected in the cost to provide this service."

The District's Residential Customers Are the Ones With a Preferred Claim to Benefits: Page 298 of the AWWA Manual instructs that when it comes to water/sewer rates, *a city's first duty is to its residential customers* who have a preferred claim as to benefits.

The District's Use of "Capacity Adjustment Factor" ("CAF") Does Not Fairly Distribute the Costs of the District's Water and Sewer Systems And Should Be Revamped: The District uses a CAF it has developed¹⁸ to align water and sewer rates to the *hypothetical* costs of providing service to each

¹⁷ See page 41 of the packet of materials prepared by staff in anticipation of the Board's February 26, 2020 meeting [https://www.yourtahoeplace.com/uploads/pdf-ivgid/2-26-2020_G.3._-_General_Business_-_IVGID_2020_Utility_Rate_Study.pdf ("the 2/26/2020 Board packet")].

¹⁸ At ¶2.10 of the District's sewer ordinance (go to https://www.yourtahoeplace.com/uploads/pdf-ivgid/Ordinance_2_-_04102019_Resolution_1866.pdf) it includes a table which addresses the various size meters and it is attached as Exhibit "B" to this written statement.

customer. CAF adjusts the “relative flow of each water service size¹⁹ as compared to that of a (residential) ¾” service.”²⁰ Therefore because a water customer with a 2” diameter meter has the capacity of flowing 5.33 times the water in a given period as that of a customer with a ¾” diameter meter, whether or not he/she/it actually does, the 2” diameter service customer is assigned a CAF of 5.33. And because a water customer with a 10” diameter meter has the capacity of flowing 76.65 times the water in a given period of a customer with a ¾” diameter meter, whether or not he/she/it actually does, the 10” diameter service customer is assigned a CAF of 76.65. And so on.

But in the real world, reality differs markedly from hypothetical.

Example 1; the Diamond Peak Base Lodge: I have obtained an older utility bill (for the period 12/19/2018-1/18/2019) to the Diamond Peak base lodge²¹. The Base Lodge includes a food court and men/women public restrooms. We can calculate that the Base Lodge is serviced by a 2” diameter water meter²². In other words, the water and sewer CICs the Base Lodge is charged are 5.33 times the comparable CICs charged to the residential customer. Similarly, the water consumption charges the Base Lodge is charged before excess/variable charges come into play is 5.33 times those charged to the residential customer.

As I have stated elsewhere, the median residential customer, on average²³, uses less than 3,000 gallons of water on a monthly basis. Here the Base Lodge used 52,720 gallons during the month long billing period in question. That’s 17.57 times the use of your median residential customer. Yet the Base Lodge is only being charged 5.33 times the CIC charged to the residential customer. This charge is unfair to the residential customer, and preferentially benefits one of the District’s commercial business enterprises.

¹⁹ Sewer CAF is based upon water service size inasmuch as the District has no means of measuring waste effluent flow [“Sewer Retroactive Capital Improvement Charges are based on water service size for billing purposes” (see https://www.yourtahoeplace.com/uploads/pdf-public-works/Schedule_of_Service_Charges_-_2019_Resolution_1868.pdf)].

²⁰ See ¶2.12 of the District’s water ordinance.

²¹ That bill is attached as Exhibit “C” to this written statement.

²² The bill instructs that the water CIC at the time assigned to a residential customer with a CAF of “1” was \$14.80. Similarly, the sewer CIC at the time assigned to a residential customer with a CAF of “1” was \$30.70. The water CIC billed to the Base Lodge was \$78.88. And the sewer CIC billed to the Base Lodge was \$163.63. If we divide the \$78.88 water CIC charged by the \$14.80 charged to the residential customer, we get 5.33. If we divide the \$163.63 sewer CIC charged by the \$30.70 charged to the residential customer, we get the same 5.33. If we examine the CAF table on Exhibit “B,” we see that a 5.33 CAF corresponds to a 2” diameter water meter.

²³ Remember, according to District staff, over 60% of residential homeowners reside elsewhere and use their Incline Village/Crystal Bay homes as vacation/second homes. This use tends to bring the median system wide residential water use number down.

Similarly, the residential customer is charged excess/variable water charges once 20,000 gallons are used within a monthly billing period. Since here the Base Lodge used 52,720 gallons, how much was it charged in excess/variable charges? An examination of the bill evidences the answer is NOTHING. How can this be? The District uses its CAF to increase the Base Lodge's water allotment before excess water/variable charges are assessed. In this case the residential customer's 20,000 gallon allotment is multiplied by a CAF of 5.33 = 106,600 gallons! Again, this allotment is unfair to the residential customer, and preferentially benefits one of the District's commercial business enterprises.

Finally, I want you to consider how many hundreds if not thousands or multiple thousands of toilet/urinal flushes are registered at the Diamond Peak Base Lodge on a busy holiday. Now compare this number to the number of toilet flushes at your typical residential dwelling unit which is used as a second/vacation home. Given sewer effluent discharge is not measured and instead it is based upon water use (see discussion below), that number is many, many times the simple 17.57 water use multiple.

Example 2; Diamond Peak Snowmaking: I have obtained an older utility bill (for the period 12/19/2018-1/18/2019) for Diamond Peak snowmaking²⁴. We can calculate that Diamond Peak's manmade snowmaking needs are serviced by a 10" diameter water meter²⁵. In other words, the water CICs snowmaking is charged are 76.65 times the comparable CIC charged to the residential customer. Similarly in a vacuum, were there not a "Public Service Recreation" exemption⁷, the water consumption charges snowmaking would be charged before excess/variable charges come into play would be 76.65 times those charged to the residential customer.

As I have stated elsewhere, the median residential customer, on average²³, uses less than 3,000 gallons of water on a monthly basis. Here Diamond Peak snowmaking used an unbelievable 30,934,200 gallons during the month long billing period in question. That's 10,311.4 times the use of your median residential customer. Yet Diamond Peak snowmaking is only being charged 76.65 times the CIC charged to the residential customer. This charge is grossly unfair to the residential customer, and preferentially benefits one of the District's commercial business enterprises.

Similarly, the residential customer is charged excess/variable water charges once 20,000 gallons are used within a monthly billing period. Since here Diamond Peak snowmaking used 30,934,200 gallons, how much was it charged in excess/variable charges? An examination of the bill evidences the answer is NOTHING. How can this be? Because of a "Public Service Recreation" exemption⁷ (discussed in more detail below).

²⁴ That bill is attached as Exhibit "D" to this written statement.

²⁵ The bill instructs that the water CIC at the time assigned to a residential customer with a CAF of "1" was \$14.80. And since this is an irrigation account only, no sewer charges are assessed. The water CIC billed on account of snowmaking was \$1,134.42. If we divide the \$1,134.42 water CIC charged by the \$14.80 charged to the residential customer, we get 76.65. If we examine the CAF table on Exhibit "B," we see that a 76.65 CAF corresponds to a 10" diameter water meter.

I Could Go Through a Similar Analysis For Each of the District's Other Commercial Business Venues to Demonstrate the Same Inequities/Preferential Charges Which Come at Residential Customers' Expense:

I Could Go Through a Similar Analysis For Each of the Other Roughly 200 Commercial Accounts to Demonstrate the Same Inequities Which Come at Residential Customers' Expense: Again, when it comes to commercial use, how many hundreds of daily toilet/urinal flushes are registered compared to the number at your typical residential dwelling unit which is used as a second/vacation home?

Since the District is Not the Only Water User Which Benefits From the Public Service Recreation Exemption, I Could Go Through a Similar Analysis to Demonstrate the Same Inequities/Preferential Charges Which Come at Residential Customers' Expense: I have been unable to confirm the number of water customers, in addition to IVGID, which benefit from the District's Public Service Recreation exemption. But given it extends to all "accounts where the primary irrigation water use is for outdoor parks and recreation accessible to the public, and as such are not subject to excess water charges as defined in the current Schedule of Service Charges. These include parks and recreation facilities, golf courses, snowmaking, and school playgrounds and fields," I assume the effect of the exemption is not inconsequential.

Excess Water Charges Should be Eliminated or Applied to All District Customers: The way the District calculates the amount of water a customer can use before the excess water charge kicks in (see discussion above), the only customers assessed excess water charges are under 120 residential customers who use District water for landscaping. The remaining approximate 8,000 water customers escape excess water charges altogether, even though they may consume more than 20,000 gallons of water in a monthly billing period. This occurs for primarily three reasons.

First, they have no landscaping or a second/vacation homeowners and for these reasons do not consume in excess of 20,000 gallons of water in a monthly billing period.

Second, although District staff have created the CAF which primarily exists to charge commercial users higher base fees and CICs based upon their larger diameter water meters, there are unintended (or maybe they are very much intended?) consequences. Namely, they are permitted to consume far more than 20,000 gallons of water in a monthly billing period and *escape* excess water charges altogether. By way of example, a residential customer with a CAF of "1" can use 20,000 gallons of water in a monthly billing period before his/her/its use is subjected to excess water charges. But a commercial customer with a CAF of "2" can use 40,000 gallons of water before he/she/it is subjected to excess water charges. This happens because under the current rate structure, the 20,000 gallon threshold is multiplied by the CAF. Since no commercial water customer to my knowledge, other than those benefitting from the Public Service Recreation exemption, uses this much water in a monthly billing period, the idea of excess water charges at least system wide is illusory. The simple fix to the problem is either to eliminate the excess water charge, or to treat all customers' use uniformly. In other words, to *not* increase a commercial water customer's 20,000 gallon monthly allotment before excess water charges apply.

Finally, customers entitled to the “Public Service Recreation” exemption allows them to consume as much water as they please, oftentimes well in excess of 20,000 gallons of water in a monthly billing period, without being assessed any excess water charge.

Given staff assert the purpose of excess water charges is to create a financial incentive for water customers to conserve water use, here we see the justification is nothing more than discriminatory lip service as excess water charge revenue is *de minimis* when compared to overall water revenue.

Commercial Customers’ Water CICs Should be Increased Based Upon Their Actual Water Use Rather Than the Diameter of Their Water Meters: What are the water infrastructure requirements commercial customers like IVGID placed on the public’s water system? How about up to “40 million gallons of water for snowmaking use (just) in a season” of 2-3 months just at Diamond Peak²⁶? Or IVGID’s two Lake Tahoe golf courses, each of which “typically uses 75 million gallons per year in irrigation water?”²⁶ Or “water...pumps” capable of pumping “as much as 3,000 gallons/ minute”²⁶ (half of IVGID’s system wide capabilities from Lake Tahoe), just for Diamond Peak snow-making? Or “water...tanks” capable of storing “as much as “3 million gallons” just for Diamond Peak snowmaking?”²⁶ Or a water system that can feed sixty-five percent (65%) of the “4.6 million gallons used community wide...during (just one) 24-hour period (at) Diamond Peak for its snowmaking?”²⁶ Or the staff coordination necessary for your Public Works “water staff to stay...in close contact with... Diamond Peak’s snowmaking staff?”²⁶ Commercial customers’ demands on the public’s water system are legion compared to those of the median residential customer. Why then is IVGID only being assessed a maximum of 76.65 times the CIC costs the residential customer is charged?

Variable Sewer Fees Should be Eliminated: ¶12.45 of the District’s sewer ordinance provides “that (a) portion of the monthly billing...pays for the variable costs of (sewer) service (and that it)...is calculated based on water use.” In other words, rather than the volume of effluent discharged into the public’s sewer system, variable charges are based upon the amount of water consumed. Because this is terribly unfair and ignores the massive imbalance between commercial and residential sewer use, the fee should be eliminated. That is unless the District implements a method of measuring sewer effluent discharged into the public’s sewer system the way it measure water used by a water customer.

Notwithstanding, Commercial Customers’ Sewer CICs Should be Increased Based Upon Their Actual Effluent Discharges Into the Public’s Sewer System: Given a customer’s use of water has little direct bearing on the amount of effluent he/she/it discharges into the public’s sewer system, another means of calculating sewer CICs should be implemented which fairly apportions that cost system wide.

The District’s Application of its “Public Service Recreation” Exemption Does Not Fairly Distribute the Costs of the District’s Water System And Should Be Revamped: In addition to the above-reasons in support, *IVGID has no power to be granting rate, toll and charge exceptions and*

²⁶ See IVGID’s December 2018 Public Works Newsletter.

exemptions to anyone! I have addressed this issue before and although there are many reasons, here I will highlight just two.

In order to exempt property from any kind of monetary exaction, there must be *express* constitutional or statutory authority [see *Chapman v. City of Albuquerque*²⁷, 65 N.M. 228, 335 P.2d 558, 563 (1959)]. Although Art. 8, sec. 2 of the Nevada Constitution²⁸ states that “the property of corporations formed for Municipal, Charitable, Religious, or Educational purposes may be exempted ...*(from) taxation...by law,*” the District’s water charges are *not* taxes. Therefore the Constitution provides no authority for the District’s *fee* exemptions.

Moreover, IVGID is precluded from creating its own rate, toll or charge exceptions because of established rules of construction insofar as unambiguous statutes [such as NRS 318.197(1)] are concerned. A comprehensive review of NRS 318 reveals that *nowhere* is a general improvement district (“GID”) empowered to exempt anyone or any property from the rates, tolls and charges it fixes for the facilities, services and availability of said facilities and services it allegedly furnishes.

“Judges interpret laws rather than reconstruct legislators’ (undisclosed) intentions. (Thus) where (as here) the language of those laws is clear, we are not free to replace it with an *unenacted* legislative intent”²⁹ as (we) “presume...[the] Legislature says in a statute what it means and means... what it says...(Thus our) inquiry begins with the statutory text, and *ends there as well* (where as here) the text is unambiguous.”³⁰

If the legislature could have easily provided for a given thing to take place (i.e., here a fee exemption), but did not so provide, it will *not* be presumed that the Legislature intended that for which it did not provide³¹. Given NRS 318.197(1) makes no reference to fee exceptions, the statute must be “enforce(d)...written”³² and any notion it intends GID Boards can create their own rate, toll and charge exemptions must be rejected.

Wastewater Charges: Besides the fact users of this product should be included in a separate customer class, NRS 318.199(1), (5) and (2) instruct that “the (IVGID) board...*shall* establish schedules showing *all* rates, tolls or charges for...sanitary sewer...or...water... services performed or products furnished...(and) adopt...resolution(s) establishing...new or changed rates, tolls, charges, services to be performed or products to be furnished.” For years District staff hid the fact they were selling waste-

²⁷ Go to <https://www.casemine.com/judgement/us/59149dfdadd7b04934655896>.

²⁸ Go to <https://www.leg.state.nv.us/const/nvconst.html#Art8Sec2>.

²⁹ See *INS v. Cardoza-Fonseca*, 480 U.S. 421, 452-53, 107 S.Ct. 1207 (1987) [concurring opinion of Justice Scalia].

³⁰ See *McDonald v. Sun Oil. Co.*, 548 F.3d 774, 780 (9th Cir. 2008).

³¹ See *Palmer v. Del Webb’s High Sierra*, 108 Nev. 673, 680, 838 P.2d 435 (1992).

³² See *In re George*, 128 Nev. Adv. Op. 32, 279 P.3d 187, 190 (2012).

water to customers *not* based in Incline Village/Crystal Bay at preferential rates and without Board or public knowledge. To my knowledge there are at least two such customers: Clear Creek Tahoe (<https://clearcreektahoe.com/>) including Clear Creek Golf Course, and Schneider Ranch in Clear Creek Valley, Carson City. Given NRS 318.140(1)(b) gives the Board the power to “sell any...sewer...product or by-product thereof and acquire the appropriate outlets within or without the district and extend the sewer lines of the district thereto,” the proposed rate structure should expressly include charges for wastewater.

Moreover, the fees these customers are paying for wastewater are nowhere near the costs the public incurs (especially CICs) to make wastewater available for these customers’ irrigation use. These rates need to be increased markedly. Given these customers have entered into contracts with the District which were never approved by the Board, they have no standing to assert their rates are fixed by those contracts.

Defensible Space Charges Should be Removed From Customers’ Water Bills Altogether Inasmuch as They Have Zero to Do With the Cost IVGID Incurs to Provide Water Services to its Customers, They Represent Taxes Rather Than Fees, and the District Has No Power to Levy Such Taxes: The District adds a defensible space charge to its water bills. This charge is assessed to reimburse the District for a portion of the yearly cost it incurs with the NLTFPD to create and maintain a protective “halo” in the forests surrounding Incline Village/Crystal Bay to protect these communities from a catastrophic fire such as the 2007 Angora Fire which devastated South Lake Tahoe. As such, they have nothing to do with a cost IVGID incurs to make water available to its water customers.

But IVGID has no power to levy fees to “eliminate fire hazards existing within the District,” nor to “clear public highways and private lands of dry grass, stubble, bushes, rubbish and other inflammable material which in its judgment constitute a fire hazard” [see NRS 318.1181(2)(3)]. Only GIDs “created wholly or in part for the purpose of furnishing fire protection” can exercise these powers³³.

Moreover, local property owners are already paying the NLTFPD *ad valorem* taxes so it can provide defensible space services (check your tax bill). Why then require IVGID’s water customers to pay the NLTFPD a second time under the label “defensible space?”

Also defensible space services benefit the general public as a whole rather than just those water customers who are assessed. For this reason no “special benefit” is being furnished to those who pay and as a result, the charge is a tax rather than legitimate fee. But IVGID has no power to levy a defensible space tax.

³³ See NRS 318.116(17). Because IVGID has never been granted the basic power to “furnish...facilities for protection from fire, as provided in NRS 318.1181” or otherwise, and GIDs can only assume those powers expressly granted by their County Board of Commissioners in their initiating [NRS 318.055(4)(b)] and supplemental [NRS 318.077] ordinance(s), and no others [A.G.O. 63-61, p.103 (August 12, 1963)], IVGID has no power to provide defensible space services.

For all of these reasons the defensible space charge should be eliminated from the District's rate structure. Assuming *arguendo* HDR feels differently, understand that there are approximately 225 vacant property owners who are not paying their fair share of defensible space costs because they do not receive a water bill. Therefore billing vacant property owners defensible space charges in conjunction with standby service charges (see discussion below) would be a very, very easy way to equitably pick up approximately 225 additional defensible space charges.

Water and Sewer Administrative Charges: The District charges a separate administrative charge "for administrative and customer service costs." Notwithstanding these same services are provided to all of the District's approximate 8,900 residential water and sewer users, they are only billed to each "account." Because most condominium and PUD water accounts service dozens if not hundreds of residential dwelling units, it turns out in excess of 4,500 dwelling units are not being charged any water administrative and customer service costs notwithstanding they benefit from the services furnished. And they must. Therefore just like defensible space costs are billed, each dwelling unit should be charged water and sewer administrative charges. This would be a very, very easy way to equitably pick up over 4,000 additional water and 4,000 additional sewer administrative fees.

The 225 or More Unimproved Lots Within IVGID's Boundaries Need to Be Charged Water and Sewer "Standby Service Charges:" According to staff there are approximately 225 vacant lots in Incline Village and Crystal Bay which do not receive/pay for water nor sewer services. Even though IVGID has incurred public moneys to construct water and sewer systems which are *available* for these 225 vacant lots to physically connect to and begin receiving water and sewer services if and when *they* choose to do so, the current water and sewer rates do not charge the owners of these parcels "standby service charges" for that availability. I find this practice to be excessively disingenuous given IVGID's penchant to charge these very same vacant lots Recreation ("the RFF") and Beach ("the BFF") Facility Fees given they allegedly represent the same type of "standby service charge" for the same type of *availability* to use. These vacant lots need to be charged something. This would be a very, very easy way to equitably pick up over 225 additional water and 225 additional sewer fees.

When they become actual water and sewer customers of the District, standby service charges can be eliminated.

Backflow Prevention Device Inspection/Testing³⁴ Fees Should be Reduced to the District's Actual Cost Rather Than the Profit Center it is Currently Administered as: Under the District's current schedule of charges, a \$65 charge is assessed for the inspection of each backflow prevention device. Moreover, putting aside the fact that the current fees exceed the District's actual inspection costs, where a customer has multiple devices installed on its property, he/she/it is assessed multiple inspection/testing fees.

³⁴ Which is mandatory under ¶16.03(D) of the District's water ordinance.

We know the District's charges are excessive because there are private sector sources who will do the same inspections but for less money. If the private sector can do the same work for less money, they why can't IVGID? The fee should be adjusted.

Conclusion: The law mandates that IVGID's water and sewer charges be just, reasonable and neither preferential nor discriminatory. But they are not. Because rather than treating its residential customers as the ones With entitled to preferred claims to benefits as the AWWA Manual instructs, the District has adopted a methodology which favors IVGID's and its favored collaborator commercial business enterprises to the detriment of local residential customers. Now that we have a third party professional who can scrutinize the current methodology and recommend modifications which more fairly allocate the costs to those who place the greatest demands on those systems. Only by making the structural changes I suggest, can the Board make its water/sewer rates just, fair, non-discriminatory and non-preferential. And given staff's obstructionist behavior (see Exhibit "A"), the public certainly can't rely upon staff to champion the public's interests.

And if you're an IVGID utility customer asking yourself why your utility rates have been increasing at such an alarming rate, I've just provided more evidence; the heretofore methodology for rate making is systematically flawed.

Respectfully, Aaron Katz (Your Community Watchdog), Because Only Now Are Others Beginning to Watch!

EXHIBIT "A"

Utility Rate Study

From: <s4s@ix.netcom.com>
To: <ISW@ivgid.org>
Subject: Utility Rate Study
Date: Oct 4, 2021 4:21 PM

Hello Indra -

I am reaching out to you first on this matter before I am forced to go any further.

I am interested in this study because without my input, I fear the study will be flawed.

So I have reached out to Kevin and Shawn of HDR identified in the board packet in support of approval of this matter. But neither has returned my calls.

IMO there is no reason for these gentlemen to not get back to me but for intervention from staff. Which is what I believe has occurred.

So I am asking if staff were contacted by Kevin and/or Shawn in response to my outreach, if so who were the staff, and did staff ask HDR personnel to not return my calls? And if any of this has taken place, I am asking you reach out to both gentlemen and assure them it's fine to speak to me as a member of the public.

Thank you for your cooperation. Aaron Katz

EXHIBIT "B"



2.02 Agent

Shall mean duly authorized individual to act for the legal owner. Agents are required to have a signed authorization from the legal owner.

2.03 Applicant

Shall mean the person, firm, association, corporation or governmental agency applying for water service.

2.04 Application

Shall mean the written request for water service as distinguished from an inquiry as to the availability or charges for such service.

2.05 Average Month

Shall mean thirty (30) days.

2.06 AWWA

Shall mean the American Water Works Association.

2.07 Billing Period

The regular billing period will be monthly or at the discretion of the District.

2.08 Board

Shall mean the Board of Trustees of the District.

2.09 Building

Shall mean any structure used for human habitation or a place of business, recreation or other purpose containing water facilities.

2.10 Capacity Adjustment Factor

The relative flow of each water service size as compared to that of a ¾" service.

<u>Water Service Size</u>	<u>Capacity Adjustment Factor (CAF)</u>
1"	1.67
1.5"	3.33
2"	5.33
3"	10.00
4"	16.67
6"	33.33
8"	53.33
10"	76.65

EXHIBIT "C"

Bill ID# 0238 00003562
Last: Ivgid Ski

IVGID Public Works . 1220 Sweetwater . Incline Village NV 89451 . OFFICE HOURS: M-F 8 AM to 4:30 PM
24 HR P: (775) 832-1203 . F: (775) 832-1260 . EMAIL: PW@IVGID.ORG . WWW.IVGIDPUBLICWORKS.ORG

DRINK TAHOE TAP®

WATER CHARGES
Water Base \$59.86
Water Capital Improvement \$78.88
Water Admin Fee \$3.76
Water Use \$79.08

SEWER CHARGES
Sewer Base \$97.54
Sewer Capital Improvement \$163.63
Sewer Admin Fee \$3.76
Sewer Use \$163.43

DEFENSIBLE SPACE
Defensible Space Fee \$1.05

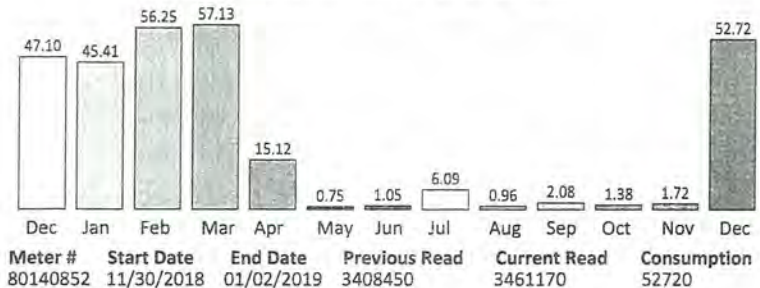
MISCELLANEOUS CHARGES
Backflow Fees \$180.00

ACCOUNT SUMMARY
Previous Balance \$416.39
Payments (\$416.39)
Total Current Charges \$830.99

Total Amount Due \$830.99

Payment Due Upon Presentation

Consumption in Thousands of Gallons



The IVGID Public Works office will be closed Jan 21 and Feb 18. In case of water or sewer emergency please call (775) 832-1203, 24 hours a day 7 days a week.

Service Address	Account Number	Billing Start Date	Billing End Date
1210 Ski Way	01328600-01	01/19/2019	02/18/2019

Rate Table

Water Base x CAF x Users*	\$11.23
Water Capital Imprv x CAF x Users*	\$14.80
Water Admin - per account	\$3.76
Water Use	\$1.50/1000 gal
Excess Water Tier 1 > 20K x CAF x Users*	\$0.93/1000 gal
Excess Water Tier 2 > 60K X CAF x Users*	\$1.30/1000 gal
Sewer Base x CAF x Users*	\$18.30
Sewer Capital Imprv x CAF x Users*	\$30.70
Sewer Admin - per account	\$3.76
Sewer Use	\$3.10/1000 gal
Defensible Space Fee x Users*	\$1.05

*Note: Single Family Residential CAF=1 Users=1

Online Account Access is available on our website! Use it to view your current balance, update your mailing address and contact information, view statements and meter reads, or make payments.

Never forget a payment again! It is FREE to sign up for auto payment of your bill from a checking account. Visit our website or contact our office for more information.

Visit our website for detailed information on rate studies, charge descriptions & how to read your bill.

Delinquent charges shall be subject to a 10 % penalty. Charges become delinquent the day after their due date. Late fees are charged if payment is not received by the last day of the month it was due.

Email addresses which have been provided on accounts will be used to send out courtesy notifications from Public Works. If you wish to add/remove your email please contact our office.

PLEASE KEEP THIS PORTION FOR YOUR RECORDS

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT



IVGID Public Works
1220 Sweetwater Rd
Incline Village NV 89451-9214

Service Address 1210 Ski Way
Account Number 01328600-01
Due Date 02/15/2019
Amount Due \$830.99

Amount Enclosed

Please, No staples or paperclips

Remit to:

IVGID Public Works
1220 Sweetwater Rd
Incline Village NV 89451-9214



Ivgid Ski
Lodge
Incline Village, Nv 89451

01328600010000830999

Bill ID# 0238 00003562
Last: Ivgid Ski

IVGID Public Works . 1220 Sweetwater . Incline Village NV 89451 . OFFICE HOURS: M-F 8 AM to 4:30 PM
24 HR P: (775) 832-1203 . F: (775) 832-1260 . EMAIL: PW@IVGID.ORG . WWW.IVGIDPUBLICWORKS.ORG

DRINK TAHOE TAP®

WATER CHARGES

Water Base \$860.78
Water Capital Improvement \$1,134.42
Water Admin Fee \$3.76
Water Use \$46,401.30

DEFENSIBLE SPACE

Defensible Space Fee \$1.05

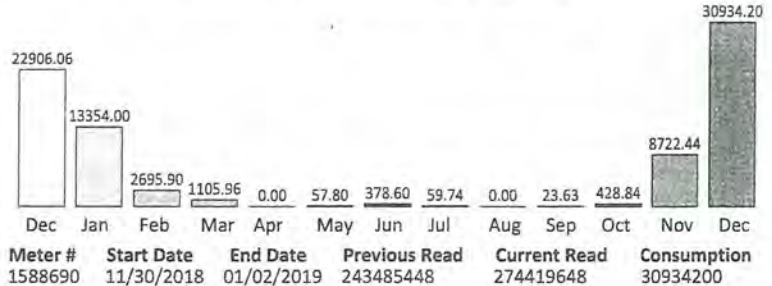
ACCOUNT SUMMARY

Previous Balance \$15,083.67
Payments (\$15,083.67)
Total Current Charges \$48,401.31

Total Amount Due \$48,401.31

Payment Due Upon Presentation

Consumption in Thousands of Gallons



Meter #	Start Date	End Date	Previous Read	Current Read	Consumption
1588690	11/30/2018	01/02/2019	243485448	274419648	30934200

The IVGID Public Works office will be closed Jan 21 and Feb 18. In case of water or sewer emergency please call (775) 832-1203, 24 hours a day 7 days a week.

Service Address	Account Number	Billing Start Date	Billing End Date
1210 Ski Way (PSRI)	01328900-01	01/19/2019	02/18/2019

Rate Table

Water Base x CAF x Users*	\$11.23
Water Capital Imprv x CAF x Users*	\$14.80
Water Admin - per account	\$3.76
Water Use	\$1.50/1000 gal
Excess Water Tier 1 > 20K x CAF x Users*	\$0.93/1000 gal
Excess Water Tier 2 > 60K X CAF x Users*	\$1.30/1000 gal
Sewer Base x CAF x Users*	\$18.30
Sewer Capital Imprv x CAF x Users*	\$30.70
Sewer Admin - per account	\$3.76
Sewer Use	\$3.10/1000 gal
Defensible Space Fee x Users*	\$1.05

*Note: Single Family Residential CAF=1 Users=1

Online Account Access is available on our website! Use it to view your current balance, update your mailing address and contact information, view statements and meter reads, or make payments.

Never forget a payment again! It is FREE to sign up for auto payment of your bill from a checking account. Visit our website or contact our office for more information.

Visit our website for detailed information on rate studies, charge descriptions & how to read your bill.

Delinquent charges shall be subject to a 10 % penalty. Charges become delinquent the day after their due date. Late fees are charged if payment is not received by the last day of the month it was due.

Email addresses which have been provided on accounts will be used to send out courtesy notifications from Public Works. If you wish to add/remove your email please contact our office.

PLEASE KEEP THIS PORTION FOR YOUR RECORDS

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT



IVGID Public Works
1220 Sweetwater Rd
Incline Village NV 89451-9214

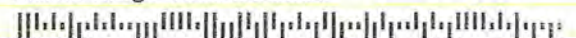
Service Address 1210 Ski Way (PSRI)
Account Number 01328900-01
Due Date 02/15/2019
Amount Due \$48,401.31

Amount Enclosed

Please, No staples or paperclips

Remit to:

IVGID Public Works
1220 Sweetwater Rd
Incline Village NV 89451-9214



Ivgid Ski
Snowmaking
Incline Village, Nv 89451

01328900010048401313

WRITTEN STATEMENT TO BE INCLUDED IN THE WRITTEN MINUTES OF THIS NOVEMBER 10, 2021 REGULAR IVGID BOARD MEETING – AGENDA ITEMS E & J(5) – PROPOSED ADOPTION OF RESOLUTION NO. 1890 AUTHORIZING AN INSTALLMENT PURCHASE OF 80 CHAMP GOLF COURSE CLUB CAR CARTS

Introduction: Here staff propose entering into an “installment purchase” agreement, pursuant to NRS 350.087¹, for 80 Champ Golf Club Car carts. Staff’s recommendations for its “preferred financing option”² is:

1. Entrance into a 54-month lease with the option to purchase all 80 carts at their then “fair market value” 4½ years from now³, with monthly payments of \$7,027.20 (for a total of \$379,468.80) commencing in May of 2022⁴ plus the trade-in of our existing cart fleet⁵ at an agreed upon trade-in allowance of \$2,050/cart⁶ (for a total of \$164,000) – total cost \$543,468.80 (\$6,793.36/cart); or,

2. “Outright purchase rather than any of the lease-purchase options presented” at an “up-front payment” of \$533,360 plus trade-in of our existing cart fleet at an agreed upon trade-in allowance of \$2,050/cart – total cost \$697,380⁷ (\$8,717.25/cart).

In order to enter into such an agreement:

1. ⅔ of the Board⁸ must vote in favor⁹;

2. The Board must find that “the public interest *requires* the medium-term obligation or installment-purchase agreement;”¹⁰

¹ Go to <https://www.leg.state.nv.us/nrs/nrs-350.html#NRS350Sec087>.

² See page 150 of the packet of materials prepared by staff in anticipation of this November 10, 2021 meeting [https://www.yourtahoeplace.com/uploads/pdf-ivgid/1110_-_Regular_-_Searchable.pdf (“the 11/10/2021 Board packet”)].

³ Which we know is going to be at least \$3,000/cart because this is the proposed balloon payment per car included on page 160 of the 11/10/2021 Board packet.

⁴ Although Club Car’s proposal evidences a delivery date of July 2022 (see page 159 of the 11/10/2021 Board packet).

⁵ Club Car’s proposal requires us to trade-in our existing cart fleet (see page 159 of the 11/10/2021 Board packet).

⁶ See page 163 of the 11/10/2021 Board packet.

⁷ See the top right corner of page 165 of the 11/10/2021 Board packet – “Purchase Price Proposal.”

⁸ In other words, a minimum of four (4) board members.

⁹ See NRS 350.087(1).

3. The Board must include “a statement of the facts upon which the finding required pursuant to paragraph (a) is based;”¹¹

4. “The Board must include a statement that identifies...each source of revenue...that is anticipated to be used to repay the medium-term obligation or installment-purchase agreement;”¹²

5. “The Board must include...the dollar amount that is anticipated to be available to repay the medium-term obligation or installment-purchase agreement from each such source;”¹³ and,

6. “The governing body shall publish notice of its intention to act thereon in a newspaper of general circulation for at least one publication. No vote may be taken upon the resolution until 10 days after the publication of the notice.”¹⁴

Because of the misstatements and omissions identified below I oppose this proposal. And that’s the purpose of this written statement.

The Proposed Lease Agreement is Not “in the Amount of \$379,469 Which Will be Repaid Through 54...Monthly Payments of \$7,027.20” as Staff Represent¹⁵: On October 12, 2021 I sent the District’s Director of Finance, Paul Navazio, an e-mail which asked the answers to two questions insofar as the proposed Champ Golf cart installment purchase were concerned. The first question was whether “Car Club require(s) us to trade in our existing cart fleet in order to get a lease price of \$386,352 over 5 years? Or need we trade in nothing and then presumably we can sell our existing fleet for \$164,000 or more which can be used to reduce the lease price to \$222,352 or less?

On October 13, 2021 Mr. Navazio responded as follows: “YES – the quoted prices include a credit for the trade-in value of the existing golf carts...Pricing assumes trade-in of existing carts.”

In other words as I represent, the cost of the proposed lease agreement is \$543,468.80 which will be repaid through a down payment trade-in of our existing Champ Golf cart fleet (valued at \$164,000) and 54 monthly payments of \$7,027.20 which equals \$6,793.36/cart.

¹⁰ See NRS 350.087(2)(a).

¹¹ See NRS 350.087(2)(b).

¹² See NRS 350.087(2)(c)(1).

¹³ See NRS 350.087(2)(c)(2).

¹⁴ See NRS 350.087(3). The District published notice of its “intention to authorize (entry) into a medium-term installment purchase agreement” in the Tahoe Daily Tribune Newspaper (see page 6 of the “Lake Tahoe Action” insert portion at <https://edition.pagesuite-professional.co.uk/html5/reader/production/default.aspx?pubname=&edid=298eeab6-bf78-4c76-9be4-12587f3bc8b8>) on October 29, 2021.

¹⁵ See page 147 of the 11/10/2021 Board packet.

This Means Staff Has *Not* Accurately Described the Installment Purchase Agreement it Proposes the Board Enter Into: Again, the agenda for this general business item was labeled as possible entrance into “a Medium-Term Installment Purchase Agreement.” Proposed Resolution No. 1890¹⁶ labels the resolution as “authorizing a medium-term obligation installment purchase agreement.” It describes the agreement as “an Installment Purchase Agreement with a principal amount not to exceed \$379,469, at an annual interest rate not to exceed 4% as of the time of closing the equipment’s lease, and to be repaid over fifty-four months.” But this description does *not* accurately describe the proposed agreement¹⁷. As demonstrated above, the proposed installment purchase agreement is \$543,468.80 which will be repaid through a down payment trade-in of our existing Champ Golf cart fleet (valued at \$164,000) and 54 monthly payments of \$7,027.20¹⁸.

Moreover, Resolution No. 1890 Does *Not* Describe “Each Source of Revenue the (District) Anticipates Being Used to Repay the Installment Purchase Agreement:” as NRS 350.087(2)(c)(1) mandates¹⁹. As aforesaid, although \$164,000 comes from a trade-in allowance for the District’s existing Champ Golf cart fleet, Resolution No. 1890 does *not* identify this source.

The Proposed Lease Agreement Includes a “Fair Market Value” Option to Purchase²⁰ Contrary to Staff’s Representation²¹: In other words as I represent, the proposal before the Board includes an option to purchase the subject carts at the end of the lease.

¹⁶ See page 153 of the 11/10/2021 Board packet.

¹⁷ NRS 350.0055 defines “installment purchase agreement” as “an agreement for the purchase of real or personal property by installment or lease.”

¹⁸ It is for this reason that on November 8, 2021 I e-mailed the Board asking members either remove this item from the agenda and return it when the proposed installment purchase agreement is accurately described, or simply, to vote no. My e-mail to the Board is attached as Exhibit “A” to this written statement.

¹⁹ NRS 350.087(2)(c)(1) instructs that “the resolution must contain...a statement that identifies...*each source of revenue* of the local government that is anticipated to be used to repay the medium-term obligation or installment-purchase agreement.”

²⁰ “This option would provide for an option for the District to purchase the golf carts at the end of the lease term at the ‘fair market value’ to be determined at that time.”²

²¹ As aforesaid, on October 12, 2021 I sent Mr. Navazio an e-mail which asked the answers to two questions insofar as the proposed Champ Golf cart installment purchase were concerned. The second question was “if we pay the \$386,352 represented and decide to exercise the option to purchase the carts at the end of 5 years, what is the option price?” On October 13, 2021 Mr. Navazio responded as follows: “The 60-month lease terms yielding the \$386,352 cost over the term is a straight (Fair Market Value) lease and *does not include a purchase option.*” Not only was this response false, but it means the transaction Mr. Navazio was describing was not an installment purchase agreement given NRS

Moreover, the Cost is a Whole Lot More Than the True \$543,468.80 – There’s the Cost of a “Minimum Insurance Amount (of) \$524,896.”²² Under the “Additional Terms and Conditions” provisions of the proposed lease provided by staff²³, “Lessee acknowledges and agrees that in addition to the terms and conditions contained on this page, the terms and conditions as set forth at www.seemyterms.com: 433L28K (‘Additional Terms and Conditions’)...(ii) are incorporated herein by reference as if fully set forth herein.” If one goes to www.seemyterms.com and logs in document no. 433L28K, one will pull up “LEASE AGREEMENT ADDITIONAL TERMS AND CONDITIONS (Golf & Turf).” ¶9 addresses Insurance and states “Lessee shall purchase and maintain, *at Lessee’s expense*, standard all-risk type property damage insurance for the full replacement value of the Equipment, and in no event less than the Minimum Equipment Insurance Amount Required, with a maximum deductible equal to the greater of \$500.00 or five percent (5.0%) of the adjusted loss in a form and from an insurer satisfactory to Lessor and shall keep such insurance in effect until all Payments have been made. Lessee further agrees, at its expense, to insure in an amount of at least one million dollars (five million dollars for motor vehicles) Lessee and Lessor, as an additional insured, against the risk of personal injury and physical damage arising out of or resulting from or because of the operation of the Equipment. Evidence of all such insurance shall be provided to Lessor²⁴.”

I don’t know how much this insurance is going to cost during the term of this lease, however, ***whatever the cost it must be added onto the real \$524,896 cost.***

And the Cost is a Whole Lot More Than the True \$543,468.80 – There’s the Cost at the End of the Lease Term to Ship 80 Carts “to a Location Designated by Lessor *at Lessee’s Expense*.”²⁵ I don’t know how much this shipping is going to cost²⁶, however, ***whatever the cost it must be added onto the real \$524,896 cost.***

And the Cost is a Whole Lot More Than the True \$543,468.80 – There’s the Cost to Restore the Carts to “Fleet Running Condition With Operating Chargers.”⁶ According to staff there are fifty-four

350.0055(2) instructs that “the term ‘installment-purchase agreement’ does *not* include an obligation to pay rent pursuant to a lease *which contains no option or right to purchase.*”

²² See the top of page 155 of the 11/10/2021 Board packet.

²³ See page 154 of the 11/10/2021 Board packet.

²⁴ Page 157 of the 11/10/2021 Board packet includes a “Customer Agreement to Provide Physical Damage Insurance” for the District to fill out and execute.

²⁵ ¶10 of the LEASE AGREEMENT ADDITIONAL TERMS AND CONDITIONS mandates “that Lessee... return the Equipment to a location designated by Lessor *at Lessee’s expense*...before the end of the (lease) Term.”

²⁶ Do we forget that it cost the District in excess of \$5,000 just to ship its old Diamond Peak uniforms to the National Ski Areas Association’s (“NSAA’s”) designated donee of choice?

(54) existing carts which have not had their nearly five (5) year old batteries replaced²⁷. Given those batteries have a life of but five (5) years, I can guarantee you that in May of 2022 when our existing fleet of carts is traded-in, some are *not* going to be in “fleet running condition.” I don’t know how much it is going to cost to turn all carts into “fleet running condition,” however, ***whatever the cost (including new battery cost) it must be added onto the real \$524,896 cost.***

And the Cost is a Whole Lot More Than the True \$543,468.80 – There’s the Option Cost of at Least \$240,000 to Purchase the Carts When the Lease Term Ends: Yes I understand the proposal is for a “fair market value” option price. However if that price can be locked in today at \$3,000/cart³, does anyone really believe that price will be lower fifty-four (54) months from now?

Where is the Evidence “the Public Interest Requires the (Subject)...Installment-Purchase Agreement?” As demonstrated above, NRS 350.087(2)(a) mandates that In order to enter into the subject installment-purchase agreement the Board must find entrance is *required*. So where is the evidence entrance into the subject agreement is *required*? The closest answer to this question appears in proposed Resolution No. 1890¹⁶ as follows: “this form of acquiring the use of this equipment is considered (to be) the best net outflow of resources to the operations of the Community Services Enterprise Fund.” Really?

According to Schedule B-12 at page 11 of the 2021-22 Budget²⁸, the beginning fund balance in the District’s Community Services Enterprise Fund is estimated to total \$15,280,913! If we have over \$15 million of unrestricted cash on deposit in the District’s Community Services Fund, then *why are we required to purchase the subject carts on installment purchase basis?*

Let’s answer this question a bit differently. According to the latest 2020 Comprehensive Annual Financial Report²⁹ (“the 2020 CAFR”), last year \$136,143 of interest (i.e., “investment income”) was earned on the fund balance in the District’s Community Services Fund³⁰. Given the ending fund balance was \$15,280,913 the interest rate on the investment income realized was less than 1% per annum (actually, .0899%). And according to Resolution No. 1890¹⁶ the interest rate to be assessed on the proposed lease is “at an annual interest rate not to exceed 4%.” *Please explain to me how “the best net outflow of resources to the operations of the Community Services Enterprise Fund” is realized when we have \$15,280,913 on deposit, the District is realizing less than 1% on this cash on deposit, and yet it must pay as much as 4% on an installment purchase versus simply paying with cash? Why don’t we just pay cash?*

²⁷ See page 386 of the packet of materials prepared by staff in anticipation of the Board’s October 13, 2021 meeting [“the 10/13/2021 Board packet” (https://www.yourtahoeplace.com/uploads/pdf-ivgid/1013_-_Regular_-_Searchable_-_Part_3_-_updated.pdf)].

²⁸ Go to https://www.yourtahoeplace.com/uploads/pdf-ivgid/Final_Budget_State_Form_4404LGF_06.09.21.pdf.

²⁹ Go to [https://www.yourtahoeplace.com/uploads/pdf-ivgid/2020_CAFR_Final_-_02_13_2021_\(002\).pdf](https://www.yourtahoeplace.com/uploads/pdf-ivgid/2020_CAFR_Final_-_02_13_2021_(002).pdf).

³⁰ See page 26 of the 2020 CAFR.

Moreover, Given Lithium Batteries Have So Much Longer a Life And Cost So Much More Than Our Current Lead Acid Batteries, Why Would We Go Out of Our Way to Lease Lithium Powered Carts For a Shorter Lease Term? According to <http://www.golfcarts.org>, “lead-acid batteries are significantly cheaper than lithium batteries and (the comparison) really isn’t even close. You can expect to pay almost double for lithium...lead-acid batteries (which) have the capacity (the maximum amount of energy that can be extracted from the battery) of around 300 charge cycles with a depth of discharge of 50%. This means that by the time the battery reaches 300 charge cycles, the battery’s capacity will reduce by as much as 50%. Lithium batteries have a much higher life cycle. A standard lithium battery has between 2,000 to 5,000 charge cycles with a depth of 80%. Compare that to 500 to 1,000 charges for a lead-acid battery.”³¹ So why pay *more* for lithium battery powered carts which have a longer life span and then go out of your way to select a shorter lease term? ***It makes no sense!***

Conclusion: According to staff the number one maintenance and repair expense is new batteries, and we’ve already replaced the batteries on 26 existing carts²⁷. That means they’re good to go for at least the next four (4) years. It also means that if we replace the batteries in our remaining fifty-four (54) existing carts, they too should be good to go for at least the next four (4) years. We can purchase the very same Trojan batteries, in quantity, from Sierra Golf Carts & Auto³² at less than \$158.62/each³³. Since each cart requires six (6) batteries, that’s a total of \$951.72/cart. Since I have demonstrated that we can’t trust our Internal Services staff to install these batteries in an expeditious and least expensive amount of time, and Sierra Golf Carts charges *less* (\$80/hour) in labor than our in-house Internal Services Department charges, and Sierra Golf Carts has represented six (6) batteries can be installed in less than one (1) hour, we’re talking about a cost of \$1,031.72 or less per cart. Times fifty-four (54) carts, that totals \$55,712.88 for a fleet of carts with new batteries. *So why wouldn’t we want to go this route versus giving up our existing cart fleet so Club Car can do the same thing, and paying DLL Finance, LLC \$7,027.20/month for the next fifty-four (54) months?*

Moreover, as I pointed out in my written statement on this subject I asked be included in the minutes of the Board’s November 3, 2021 meeting, there’s no need to use Trojan Batteries. After all, they’re not manufactured by Club Car. Trojan is nothing more than a third party battery manufacturer. As is Duracell. So how about using Duracell Batteries instead? SLIGC8V Duracell Ultra BCI Group GC8 8V 165AH Deep Cycle Golf Cart and Scrubber Batteries (“ideal for 8-volt deep-cycle applications” – 165Ah vs. 170Ah w/Trojan) are available from a number of retailers, including Batteries + Bulbs, for \$147.99/each less 10% (\$14.80) for online orders = net \$133.19/each³⁴. And with free local pick-up in Reno no less. Thus for six (6) batteries/cart, that’s a total of \$799.14 or \$152.58 *less*/cart than Trojan Batteries. And with installation, that’s \$3,919.32 less than the \$55,712.88 suggested above!

³¹ Go to <https://golfcarts.org/lead-acid-versus-lithium-ion-batteries-for-electric-carts/>.

³² Go to <https://www.sierragolfcart.com/>.

³³ Frank Wright has received a text estimate at this cost. A copy of that text is attached as Exhibit “B” to this written statement.

³⁴ Go to <https://www.batteriesplus.com/productdetails/sligc8v>.

Regardless, in either replacement battery purchase event, *it makes no sense* to make the subject proposed installment purchase!

And to those asking why their Recreation (“RFF”) and Beach (“BFF”) Facility Fee(s) are as high as they are, now you have another example.

Respectfully, Aaron Katz (Your Community Watchdog), Because Only Now Are Others Beginning to Watch!

EXHIBIT "A"

Because Your Staff Have Not Accurately Described the Installment Purchase Agreement it Proposes the Board Enter Into With Club Car, I Ask Agenda Item J(5) Be Removed From Wednesday's Board Meeting

From: <s4s@ix.netcom.com>
To: "Callicrate, Tim" <tim_callicrate2@ivgid.org>
Cc: "Dent, Matthew" <dent_trustee@ivgid.org>, "Wong, Kendra Trustee" <wong_trustee@ivgid.org>, "Schmitz, Sara" <schmitz_trustee@ivgid.org>, "Tonking, Michaela" <tonking_trustee@ivgid.org>
Subject: Because Your Staff Have Not Accurately Described the Installment Purchase Agreement it Proposes the Board Enter Into With Club Car, I Ask Agenda Item J(5) Be Removed From Wednesday's Board Meeting
Date: Nov 8, 2021 10:39 AM

Dear Chairperson Callicrate and Other Honorable Members of the IVGID Board -

I keep telling you. It's essentially everything your vaunted staff do.

Agenda J(5) to Wednesday's Board meeting seeks authorization to enter into an installment purchase agreement with Club Car (no the agreement is not with DLL Finance it's with Club Car) for 80 carts, The agreement, according to proposed Resolution No. 1890 is one "with a principal amount not to exceed \$379,489, at an annual interest rate not to exceed 4% as of the time of closing the equipment's lease, and to be repaid over fifty-four months."

However this is NOT the proposed agreement and because your staff feel they need to deceive the public, they have failed to accurately describe that agreement. And each of you knows this. For this reason I ask the Board either remove this agenda item from Wednesday's meeting, and it come back at a future meeting with an accurate description. Or simply refuse to enter into proposed Resolution No. 1890. It only takes two of you to defeat the proposed resolution.

For the record, an accurate description of the proposed agreement would be a principal payment of \$543,468.80 which will be repaid through a down payment trade-in of our existing Champ Golf cart fleet (valued at \$164,000), and 54 monthly payments of \$7,027.20.

Furthermore, because staff have hidden the true principal payment amount required by this agreement, the description now becomes an Open Meeting Law ("OML") violation inasmuch as the matter has not been "clearly and completely" described.

Thank you for your cooperation. Aaron Katz

EXHIBIT "B"

T-875 Trojan batteries are \$158.62 per battery with exchange cores. If no cores are available the core charge is \$28 per battery. That's what we are charged from our supplier. Thanks for letting us have an opportunity to work with you. Cindy Brent - Sierra Golf Cart. Large numbers of batteries ordered may receive a discount

The sender is not in your contact list.

Report Junk

WRITTEN STATEMENT REQUESTED TO BE INCLUDED IN THE WRITTEN MINUTES OF THIS NOVEMBER 10, 2021 REGULAR IVGID BOARD MEETING – AGENDA ITEM H(4) – STAFF’S DISCUSSION OF PHASE II OF THE EFFLUENT EXPORT PIPELINE PROJECT DISCLOSES THE PUBLIC’S PRICE TAG IS LIKELY TO BE SUBSTANTIALLY MORE THAN \$50 MILLION!

Introduction: For some twelve (12) or more years now I have been criticizing much of our senior staff as lacking competence, concealing material facts from the Board and the public, being grossly overpaid and over compensated, and being the willing poster children of “the IVGID culture.”¹ And now we have another example...again. Staff’s handling of the Phase II of the Effluent Export Pipeline project (“the project”) which in my opinion has been utterly abysmal. Staff’s admissions in the latest Board packet² provide evidence of what I am talking about. And that’s the purpose of this written statement.

IVGID’s Effluent Export Pipeline: IVGID constructed its Wastewater Reclamation Facility (i.e., Treatment Plant) on Sweetwater Road in 1962. In the early 1970s, “as part of a regional effort to eliminate all wastewater effluent discharges in the Lake Tahoe basin,”³ an “effluent export (pipe)line (was constructed which) transport(ed) treated wastewater...through a twenty-mile...pipeline...from IVGID’s...wastewater treatment plant to (a) disposal point at the wetlands southeast of Carson City⁴.

Phase II of IVGID’s Effluent Export Pipeline Project: As a result of the investigation of an August 2009 break in Segment 3 of the pipeline⁵, the project was approved by the Board as a capital improvement project (“CIP”). The project called for “*replacement* of the remaining [approximately 6 miles (aka 30,000 linear feet of) pipeline...within the Tahoe Basin”⁵ (i.e., that portion leading from Sand Harbor to Spooner Summit).

The May 23, 2012 \$23,053,763 Estimate to Complete the Project: On May 23, 2012 staff received a \$23,053,763 estimate from HDR Engineering, Inc. (“HDR”) for the “preliminary design

¹ A culture where un-elected staff care more about themselves, their colleagues and select “favored collaborators” than the public they were hired to serve.

² See pages 38-39 of the packet of materials prepared by staff in anticipation of this November 10, 2021 meeting [https://www.yourtahoeplace.com/uploads/pdf-ivgid/1110_-_Regular_-_Searchable.pdf (“the 11/10/2021 Board packet”)].

³ Go to <https://www.yourtahoeplace.com/public-works/sewer/about-our-sewer-system>.

⁴ The 2017 Project Summary for this project with an asterisk next to the quoted project description is attached as Exhibit “A,” at pages 263-264, of the packet of materials prepared by staff in anticipation of the Board’s November 13, 2019 meeting [https://www.yourtahoeplace.com/uploads/pdf-ivgid/BOT_Packet_Regular_11-13-2019updated.pdf (“the 11/13/2019 Board packet”)].

⁵ See page 266 of the 11/13/2019 Board packet.

(and)...estimate of probable construction costs” for the project⁶. That estimate was calculated upon the assumption of a “2021 construction start with (an) assumed 4% (annual cost) escalation.” In other words, today’s costs.

The January 29, 2020 \$38,774,338 Estimate to Complete the Project: Based upon information included in the packet of materials prepared by staff in anticipation of the Board’s January 29, 2020 meeting⁷, staff’s estimate of probable construction costs for the project mushroomed to at least \$38,774,338⁸. In other words, the estimate of probable construction costs for the project had increased by a whopping \$15,721,038.

Now the Current \$45,564,998 Estimate to Complete the Project: That’s right! The same HDR which created the original cost estimate has modified the same at Exhibit “A” to this written statement. According to staff this “cost estimate (i)s based upon constructing a parallel pipeline in new trench excavation, traffic control limitations and restrictions from Nevada Department of Transportation (NDOT) provided in 2011/2012. The excavation, backfill and paving amounts were re-calculated to reflect Granite’s assumptions of trench width resulting in increases in these quantities. The pricing was then updated to reflect current labor, equipment and material values.”⁹ *And we’re not done yet!*

Notice That the Notion of Re-Locating the Phase II Portion of IVGID’s Effluent Export Pipeline Project Under the Tahoe Transportation District’s (“TTD’s”) Proposed Pathway Extension Together With \$7 Million of Alleged Savings is DEAD: Beginning in 2013 the District began “work(ing) with the...TTD on the feasibility of co-locating the new (approximately 6 mile) section of effluent export pipeline with(in) the (proposed) Tahoe Bike Path...Depending on the total length of pipeline eventually (relocated)¹⁰...District Staff estimate(d)...the District could (possibly) save upwards of \$7 (million) via co-location¹¹ and cost sharing with TTD.”

⁶ The estimate is attached as Exhibit “M,” at pages 292-293 of the 11/13/2019 Board packet.

⁷ See page 202 of the packet of materials prepared by staff in anticipation of the Board’s January 29, 2020 meeting [“the 1/29/2020 Board packet (https://www.yourtahoeplace.com/uploads/pdf-ivgid/BOT_Packet_Regular_1-29-2020.pdf)].

⁸ See page 207 of the 1/29/2020 Board packet.

⁹ See page 38 of the 11/10/2021 Board packet.

¹⁰ It appears the \$7 million of cost savings was premised upon essentially all 30,000 linear-feet of the District’s remaining 16-inch pipe requiring replacement within the Tahoe Basin being relocated (see footnote 11 below).

¹¹ Although it is unclear exactly how IVGID staff were able to come up with a projected \$7 million cost savings, it appears this number came from an undated cost estimate prepared by HDR [this estimate is attached as Exhibit “A,” at page 371, of the packet of materials prepared by staff in anticipation of the Board’s December 11, 2019 meeting {https://www.yourtahoeplace.com/uploads/pdf-ivgid/BOT_Packet_Regular_12-11-19.pdf (“the 12/11/2019 Board packet”)}. Note the asterisk on that

So What Has Happened to the \$23 Million in Restricted Reserves We Have Been Collecting and Purportedly Saving to Fund the Project? At former Public Works Director Joseph Pomroy's 2013 utility rate study, he submitted a memorandum wherein he represented that there were two Utility Fund reserves; an "uncommitted reserve fund" he expected to fund to \$2.5 million over the next five (5) years, and an "accumulated savings (fund) for the (effluent) Export (pipeline) project" (aka a "reserve balance"). Mr. Pomroy went on to represent that with the 2012-13 budget, rate payers' would be making \$2 million in annual contributions towards the subject project¹². And to demonstrate these representations were *not* a mistake, Mr. Pomroy repeated them during his February 12, 2014 utility rate study¹³.

At the Board's March 11, 2020 meeting, staff revealed that instead of \$16 million plus accrued interest on the \$2 million annual contributions towards the subject project, only \$9,656,890 remained¹⁴. *So what happened to the missing \$6.5 million or more? Why the need to adopt a Board resolution which expressly restricted these accumulated funds for the subject project? And how much exists as of June 30, 2021? Let's answer the last question first.* "On August 12, 2020, the Board designated an additional \$1,912,767 (to the \$9,656,890 restricted on March 11, 2020) as 'restricted' for this purpose. As of June 30, 2021, an additional \$1,889,210 in unexpended FY2020/21 appropriations are designated for this project. When combined with an additional \$754,568 in accrued interest earnings, the total funding intended to be 'restricted' by the Board of Trustees for the Effluent Export Pipeline Project (as of June 30, 2021) amounts to \$14,213,435."¹⁵

The First Sewer Effluent Export Pipeline Break: Now let's answer the remaining two (2) questions (*what happened to the missing \$6.5 million or more, and why the need to adopt a Board*

exhibit which presumes inclusion of a full six (6) miles or "30,270 (linear feet of replacement) 16-inch DIP pipe."

¹² These representations appear on pages 244 of the packet of materials prepared by staff in anticipation of the Board's February 27, 2013 meeting. This page with asterisks next to the quoted representations are attached as Exhibit "A" (at page 169) of the packet of materials prepared by staff in anticipation of the Board's April 14, 2020 meeting [https://www.yourtahoeplace.com/uploads/pdf-ivgid/BOT_Packet_Regular-4-14-20.pdf ("the 4/14/2020 Board packet")].

¹³ See page 15 of the packet of materials prepared by staff in anticipation of the Board's February 12, 2014 meeting. This page with asterisks next to the quoted representations are attached as Exhibit "B" (at page 171) of the 4/14/2020 Board packet.

¹⁴ See pages 85-86 of the packet of materials prepared by staff in anticipation of the Board's March 11, 2020 meeting ["the 3/11/2020 Board packet" (https://www.yourtahoeplace.com/uploads/pdf-ivgid/3-11-2020-BOT_Packet_Regular.pdf)].

¹⁵ See Note 15 at page 51 of the packet of materials prepared by staff in anticipation of the Audit Committee's November 17, 2021 meeting ["the 11/17/2021 Audit Committee packet" (https://www.yourtahoeplace.com/uploads/pdf-ivgid/1117_-_Audit_-_Packet.pdf)].

resolution which expressly restricted these accumulated funds for the subject project?). "In August 2009 a pipe break within the *unreplaced* portion of Segment 3 washed out SR-28. Investigation... revealed areas of advanced corrosion on the damaged pipeline section, indicating that *unreplaced* portions of the export line may be nearing the end of their service"¹⁶ lives.

The Second Sewer Effluent Export Pipeline Break: "A second significant pipe break within the *unreplaced* portion of Segment 3 occurred on April 17, 2014...again caus(ing) significant damage to SR-28...(and) forc(ing) the shutdown of the southbound lane for two days."¹⁷ Although I am unable to determine the costs of these repairs, nor the environmental penalties assessed, if any, rest assured they were substantial and have offset an equivalent amount of IVGID staff's estimated \$7 million in alleged co-location savings (see discussion above).

Additional Repairs Necessitated to Address Piping Repairs to Remove (a) Bore Restriction in IVGID's Sewer Effluent Export Pipeline: Meanwhile "in early February 2015, the District exposed a pipeline dismantling joint outside the Spooner Pumping Station, drained the pipeline, and inserted a remotely operated track mounted camera into the pipe. The camera inspection revealed a reduction in the internal diameter of the pipe resulting from a short section...where there was excessive cement motor lining...(Thus) at the (IVGID Board's) February 25, 2015 meeting...(it) authorized a contract (at a cost of \$162,831)...to design and permit...necessary piping repairs to remove the bore restriction (and)...complete an additional round of confirmatory gauging test runs...(Although) the pipeline repair work was completed in August 2015,"¹⁸ I am unable to determine the cost of actual repair. Nevertheless, the cost of both repairs and testing offset an equivalent amount of IVGID staff's estimated \$7 million in alleged co-location savings (see discussion above).

Additional Repairs Necessitated to Prevent a Third Sewer Effluent Export Pipeline Break: In September of 2015 a condition assessment of "the entire length of...*unreplaced* portions of Segment 3 (was commissioned and)...13 locations were identified (which) require(d) immediate replacement (since they could)...not wait for final approach for pipeline replacement to be developed."¹⁹ Thus at the IVGID Board's August 22, 2017 meeting, it approved an interlocal agreement with the Nevada Department of Transportation ("NDOT") which allowed for "replace(ment of) 13 pipeline sections of

¹⁶ See the project summary for this project.

¹⁷ See page 11 of IVGID staff's January 11, 2019 Memorandum in support of its "Utility Rate Study Presentation – 2019."

¹⁸ See pages 4-5 of IVGID staff's July 13, 2018 Memorandum seeking Board authorization for \$1,322,600 in repairs to the effluent export pipeline.

¹⁹ See pages 5-7 of IVGID staff's August 11, 2017 Memorandum seeking Board authorization for \$1,322,600 in repairs to the effluent export pipeline.

80 to 100-linear feet (each for)...a total of 1,080 linear feet...over approximately 2.5 miles” at a cost of \$1,322,600²⁰.

Additional Repairs Necessitated For an Upper Wastewater Pond Liner: “IVGID currently owns, operates and maintains²¹ ...a wastewater collection, treatment, and effluent export system that serves the communities of Incline Village and Crystal Bay, NV...A critical component of this operation is the 2.4 million gallon primary...*earthen*²² ...effluent storage basin located adjacent to the wastewater resource recovery facility (aka Wastewater Treatment Plant). This storage basin was designed to provide...temporar(y)...automated back-up effluent storage...for brief durations²² ...in the event the Plant’s 500,000 gallon effluent storage tank fills to capacity...Lining the storage basin...allow(s) for effluent storage *during emergency situations* and planned effluent pipeline repair and replacement construction projects...(But) as a condition of IVGID’s current operating permit with the Nevada Department of Environmental Protection (“NDEP”), *the District is no longer allowed to use the primary effluent storage basin...because it is unlined*²³. This significantly hampers the District’s ability to conduct maintenance of the effluent pipeline system, and *puts IVGID at risk of a discharge of effluent to the waters of Lake Tahoe in the event of a significant emergency.*”²⁴

For these reasons, in 2017-18 staff unilaterally modified the “Project Summary” for phase II of the effluent pipeline project to include “lining of the upper (wastewater) pond (“the pond liner”)... located directly south of the Wastewater Treatment Plant.”²⁵ And on February 15, 2019 Mr. Pomroy, sent a “technical memorandum” to the United States Army Corps of Engineers (“USACE”) admitting

²⁰ See pages 4-5 of IVGID staff’s July 13, 2018 Memorandum seeking Board authorization for \$1,322,600 in repairs to the effluent export pipeline. Moreover, since these repairs were to a portion of piping included within phase II of the effluent export pipeline project, and no portion of that work can be salvaged once phase II is eventually prosecuted, this band aid patch has been a complete financial waste insofar as global replacement of the subject project is concerned.

²¹ See page 13 of the packet of materials prepared by staff in anticipation of the Board’s February 27, 2019 meeting [https://www.yourtahoepace.com/uploads/pdf-ivgid/BOT_Packet_Regular_2-27-19.pdf (“the 2/27/2019 Board packet”)].

²² See page 13 of the 2/27/2019 Board packet.

²³ As a result of the April 17, 2014 effluent pipeline break damaging SR-28 (see discussion above), NDEP issued an order barring IVGID from using this storage pond until it is properly lined.

²⁴ See page 15 of the 2/27/2019 Board packet.

²⁵ See the asterisk placed on page 132 of the packet of materials prepared by staff in anticipation of the Board’s January 23, 2019 meeting [https://www.yourtahoepace.com/uploads/pdf-ivgid/BOT_Packet_Regular_1-23-19.pdf (“the 1/23/2019 Board packet”)].

that “due to the regulatory limits associated with...use of the (pond liner)...there is *insufficient* operational storage,” and \$2,710,000 is required to install a pond liner²⁶.

Notwithstanding, at pages 183-184 of the packet of materials prepared by staff in anticipation of the Board’s December 12, 2018 meeting²⁷, former GM Pinkerton told the Board and the public that the aforesaid \$788,137 had been spent *actually installing the pond liner*, and that this expenditure had been properly charged to phase II to the effluent pipeline project. His rationale was as follows:

“The first thing to remember is no matter what words we have in the narrative, if it’s th(e)...effluent project (then)...there are a whole series of different things that are charged to (that)...project. People can argue left and right that (an assigned expense)...is not part of the effluent project. But...anything from the (treatment) plant to Douglas County that has to do with the delivery of that effluent, and related to any of the work we’re doing on phase II, is part of the effluent project.”²⁸

Putting aside the questions of whether this change to the scope of work associated with phase II of the effluent pipeline project was *ever approved by the Board*, and whether or not it is properly part of the subject project, it turns out *this liner was never installed*. When Mr. Pinkerton was confronted with this fact on December 12, 2018, he came up with another disingenuous explanation for the \$788.137 expenditure:

²⁶ See pages 15-17 of the 2/27/2019 Board packet.

²⁷ See https://www.yourtahoepace.com/uploads/pdf-ivgid/BOT_Packet_Regular_12-12-18.pdf (“the 12/12/2018 Board packet”).

²⁸ IVGID livestreams its Board meetings (<https://livestream.com/accounts/3411104>) and the quoted language can be viewed at 3:42:37-3:43:13 of the December 12, 2018 livestream [<https://livestream.com/IVGID/events/8489931/videos/184712346> (“the 12/12/2018 livestream”)].

"We had \$788,000 that we expended...related to all this planning we were doing for (phase II of the effluent pipeline)...project for current year expenditures that we always expected to do...And that's where this \$705,000 estimate...ended up being \$788,000...We put the word(s) 'pond liner' in the 'carry over' reference because we wanted to reference back to the CIP...to remind (the Board) that...pond lining (wa)s part of the effluent project because when you're shutting down your pipeline...you...have to have a place for all that effluent to go...So some of the work we were looking towards (doing) in the upcoming year was potentially for...pond lining. So it said 'pond lining' in the narrative in the May 22nd budget document...And I apologize if there was any confusion related to that. We put the word 'pond lining' in to remind you...how pond lining was going to be part of the project."²⁹

Bottom line, this critical pond liner *has never been installed*. And as a result of the most recent (September 26, 2019) pipeline break (see discussion below), the District was *put at risk of a discharge of effluent into the waters of Lake Tahoe!* Moreover, the \$788,137 assigned to the pond liner's installation has been expended as if it were legitimately on the subject project.

Second Set of Additional Repairs Necessitated to Prevent a Third Sewer Effluent Export Pipeline Break: On July 24, 2018 the Board awarded a \$480,000 "additional services (contract)...to remobilize in September (of 2018) and complete an additional round of confirmatory gauging test runs followed by (a) comprehensive SeeSnake RFT evaluation of (pipeline) Segments 2 and 3(, in part)...to confirm the success of...repair efforts conducted within Segment 3 (see discussion above)... Upon completion (an)...analysis of the collected RFT data (took place which)...provide(d) the District with a comprehensive condition assessment of the evaluated pipeline Segments...Upon receipt of the condition assessment report...District staff (was supposed to) evaluate the findings and develop next steps relative to overall scope of the Effluent Export Project – Phase II."³⁰

I have been informed that a condition assessment report has in fact been delivered to the District, and it identifies at least 12 additional Segment 3 pipeline sections requiring immediate replacement. District staff intentionally delayed presentation of this report to the Board because the

²⁹ The District livestreams its Board meetings (go to <https://livestream.com/accounts/3411104>). The livestream of the Board's December 12, 2018 meeting appears at <https://livestream.com/ivgid/events/8489931>. The quote language above appears at 3:46:54-3:48:11 of the 12/12/2018 livestream.

³⁰ See pages 5-6 of IVGID staff's July 13, 2018 Memorandum seeking Board authorization for \$480,000 in additional testing to the effluent export pipeline. Moreover, the \$480,000 assigned to this testing has been expended as if it were legitimately on the subject project.

news was not good, and it called for at least \$1 million or more of additional pipeline repairs, all of which would be expended as if it were legitimately on the subject project.

The Third Sewer Effluent Export Pipeline Break: On September 26, 2019 there was an actual third sewer effluent export pipeline break which again caused significant damage to SR-28. Moreover, since the necessitated repairs were to a portion of piping included within phase II of the effluent export pipeline project, and no portion of this work can be salvaged once this project is eventually prosecuted and completed, this band aid patch has been a complete financial waste insofar as global replacement of the subject project is concerned.

The Fourth Sewer Effluent Export Pipeline Break: There were a series of additional sewer effluent export pipeline breaks in December of either 2019 or 2020; I can't recall which. And I can't readily find the details. However, there was a fourth break and project funds were expended on repairs.

I Hope the Reader Can See That Since 2010-11 IVGID Has Incurred Essentially \$6.5 Million of Expenditures Associated With Phase II of the Effluent Export Pipeline Project Which Could Have Been Avoided Had the Approximately 6 Remaining Miles in the Tahoe Basin Had Been Replaced: Recently IVGID staff shared with the public all expenditures allegedly assigned to the Phase II of the Effluent Export Pipeline CIP since 2010-11, and they total \$4,811,782³¹. Combined with repairs necessitated because of the September 26, 2019 and December 2020 breaks, it is abundantly clear that by failing to diligently prosecute Phase II *replacement*, and wastefully pursuing the pipedream of possible co-location, *there will be no cost savings whatsoever!*

Moreover, These \$6.55 Million of Expenditures Have Reduced the Amounts Supposedly Accumulated Expressly For the Sewer Effluent Export Pipeline Project, Phase II: According to staff, "the effluent export project has been the major driver in raising...sewer rates (since) the District currently does not have sufficient reserves to fund this project."³² Staff tell us that "large sewer CIP rate increases occurred in 2011, 2012, 2013 and 2014 to raise the necessary capital funds for this project." In point of fact, in addition to other CIP components of past sewer rates' capital improvement costs³³ ("CICs"), IVGID has assessed and is currently assessing sewer customers, \$14,774,338³¹

³¹ See page 49 of the 1/23/2019 Board packet.

³² See page 22 of the 1/23/2019 Board packet.

³³ IVGID budgets *more/year* for water/sewer CIPs than simply the yearly reserve to fund the Effluent Export Pipeline Project, Phase II. For instance, in 2018/19 staff budgeted \$4,913,000 in CIP revenue to fund a like amount of CIP expenses. This was broken down as follows: \$685,674 in shared CIPs; \$1,310,000 in water CIPs; \$2,680,000 in sewer CIPs [see pages 1-2 of the 2018/19 CIP Budget (https://www.yourtahoeplace.com/uploads/pdf-ivgid/FY_18-19_5-year_CIP_Book_-_FINAL_5.23.18.pdf)] and presumably another \$237,326 in grants given this number is "net of grants." This number was well in excess of the \$2,000,000 budgeted just for the Effluent Export Pipeline Project, Phase II.

since 2010/11 (\$2,000,000/year from 2012-2017 as well as 2018-19, and \$1,000,000 for 2017-18³⁴), supposedly as a CIP reserve expressly to fund this \$23,000,000 project³⁵. Yet according to staff, \$4,811,782 of these monies have been spent on this project³¹. As I have demonstrated, *they have not!* Rather, staff have raided nearly \$6.5 million of what is supposed to be the reserve for phase II of the effluent export pipeline project to fund *other* CIC and emergency repair projects. Moreover, staff have admitted they intend to continue to charge sewer users an additional \$2,000,000/year to fund the subject project, for at least the next four plus fiscal years³⁶.

And Now a Second Pond Lining Project: At the Board's July 13, 2021 meeting, it approved utilization of Mill Creek Pond #2 for effluent storage. Thus "currently, IVGID has two (2) storage basins and a 500,000-gallon effluent storage tank adjacent to the WRRF. Both basins are unlined and are not to be utilized in an emergency situation due to recent changes from the NDEP. The storage tank is considered undersized for anticipated emergency needs. Due to the lack of available effluent storage at the WRRF, the District is not able to conduct planned maintenance of the effluent export system, which puts the District at risk of a discharge of effluent to the waters of Lake Tahoe in the event of a significant emergency. IVGID's design consultant, Jacobs Engineering...has...determined that lining Mill Creek Pond #2 will provide ample storage for an emergency situation as well as provide a four day construction window for the Phase II Effluent Export Pipeline Replacement Project. This could lead to reduced construction costs to allow work to continue for a longer period without having to put the system online for pumping." Of course it could not, and now there's an additional CIP to fund as part of the subject project.

³⁴ See pages 17 of the 1/23/2019 Board packet, as well as page 32 of the 1/24/2018 Board packet.

³⁵ Like possible relocation within the TTD's proposed shared use path (see discussion above), this \$23 million estimate *is a pipedream*. First of all, this is a "preliminary design (and) cost...estimate of (only) *probable* construction costs" that was made by HDR Engineering on May 30, 2012 (a copy of that estimate is attached as Exhibit "B" to this written statement). As we all know, construction costs have increased markedly in the last nearly seven years. Second of all, this estimate does not include all of the costs associated with replacement of this segment of pipeline (for instance, design costs were not included inasmuch as this was only a "pre-design cost estimate"). When these additional costs are added to the estimate, we're going to be looking at a far different number. Third of all, this estimate does not include the typical 10% add-on (here \$3.2 million) for "construction contingencies" (see page 6 of the 1/23/2019 Board packet for an example of what I am talking about). Fourth of all, staff have repeatedly demonstrated they do not know how to estimate accurately. One need only refer to recent revised construction costs for the Mountain Golf Pro Shop and Tennis Center renovations for confirmation of what I am talking about. Finally, now that our former GM Pinkerton has revealed allocated staff costs are allegedly added to *all* CIP costs, this project's total cost *is guaranteed to be many millions of dollars more*. And the longer staff wait to commence construction, the higher the cost is going to rise.

³⁶ See page 44 of the 1/23/2019 Board packet.

Conclusion: The history I have outlined demonstrates that for years IVGID staff have lacked the competence to replace any portion of the remaining six (6) miles of effluent pipeline requiring replacement notwithstanding we were told replacement would begin in the spring of 2015. Moreover, so far staff have spent in excess of \$6.5 million accumulated from rate payers for the Phase II of the Effluent Export Pipeline project on *other endeavors* with who knows how much more will be required on band aid repairs? And what we were told was a \$23,053,763 project cost has now mushroomed to \$45,564,998 or more and it's still growing! In other words, assuming we were to commence construction in the spring of next year, we would be at least \$31,351,563 *short*! So ***where is the money going to come from?*** And what are we going to do when we get the ultimate price tag and it's substantially above \$50 Million?

Meanwhile, for some time I and others have been warning that the question isn't whether there will be another failure of the portion of the pipeline requiring replacement, but rather, *when*. Or stated differently, staff have been playing "Russian Roulette" at the public's expense. And now that "when" has arrived and passed us, where exactly are we?

And You Wonder Why Our Sewer and Other Utility Rates Are as High as They Are? I've now provided more answers.

Respectfully, Aaron Katz (Your Community Watchdog), Because Only Now Are Others Beginning to Watch!

EXHIBIT "A"

Computation

Project	IVGID Export Pipeline CMAR Project	Computed	K. Calderwood
Subject	Estimate of Probable Construction Cost - 16 inch Effluent Pipeline	Date	10/21/2021
Task	PreDesign Cost Estimate	Reviewed	
File Name	IVGID Export Pipeline CMAR Pre-Design Cost Estimate_102121 - with soft costs.xls	Date	

	QUANTITY	UNITS	UNIT PRICE	TOTAL COST
DIVISION 1 - GENERAL REQUIREMENTS				
Mobilization and Demobilization	1	LS	\$3,854,828	\$3,854,828
Insurance and Bonds	1	LS	\$176,818	\$176,818
SUBTOTAL				\$4,031,646
DIVISION 2 - SITE WORK				
Mitigation and Environmental Controls	1	LS	\$250,000	\$250,000
Asphalt Cutting	59,400	LF	\$4.97	\$295,218
Repeving - Trench Section	222,750	SF	\$10.68	\$2,378,970
Asphalt Overlay (1 inch open-graded) and Rotomill	475,200	SF	\$1.76	\$836,352
Asphalt Stripping	59,400	LF	\$1.00	\$59,400
Excavation (Soil)	31,185	CY	\$105.65	\$3,294,695
Excavation (Rocks)	3,465	CY	\$320.30	\$1,109,840
Hauling and Disposal (Soil and Rocks)	34,650	CY	\$76.90	\$2,664,585
Shoring	29,700	LF	\$12.65	\$375,705
Backfill and Compaction (Intermediate)	10,560	CY	\$152.88	\$1,614,413
Backfill and Compaction (Initial Backfill)	10,311	CY	\$148.95	\$1,535,834
Bedding Material	1,650	CY	\$351.40	\$579,810
Aggregate Base	4,950	CY	\$149.55	\$740,273
Grout Existing Effluent Pipeline	1,536	CY	\$293.59	\$450,922
Traffic Control	1	LS	\$1,921,919.31	\$1,921,919
Blow off Valves (Installation and Miscell.)	5	EACH	\$2,417.56	\$12,088
AVRV manholes	11	EACH	\$6,859.25	\$75,452
SUBTOTAL				\$18,195,475
DIVISION 3 - CONCRETE				
Concrete Pipe Cover	2,475	CY	\$231.51	\$572,987
SUBTOTAL				\$572,987
DIVISION 15 - MECHANICAL				
PIPES				
8 inch DI (Blowoff)	75	LF	\$196.94	\$14,771
2 inch HDPE pipe	176	LF	\$129.29	\$22,755
16-inch DIP Pipe	29,700	LF	\$190.71	\$5,664,087
FITTINGS				
DIP Fittings (Assume 3.5% of Pipe Cost)	1	LS	\$206,616.58	\$206,617
VALVES				
2 inch AVRv	11	EACH	\$4,058.24	\$44,641
2 inch Gate Valve	11	EACH	\$757.51	\$8,333
8 inch Gate Valve (Blowoff)	5	EACH	\$1,888.90	\$9,445
16 inch Butterfly Valves	2	EACH	\$9,173.81	\$18,348
Valve Boxes (Blowoff)	10	EACH	\$900.26	\$9,003
Valve Extension Rod and Casing (Blowoff)	5	EACH	\$2,476.55	\$12,383
Tie-in	2	EACH	\$10,743.05	\$21,486
Pipeline Pressure Testing	29,700	LF	\$4.42	\$131,274
SUBTOTAL				\$6,163,150
Subtotal 1 (Division Total)				\$28,963,258
Contractor Overhead and Profit (14% of Subtotal 1)				\$4,054,856
Subtotal 2				\$33,018,115
Construction Contingencies				\$6,603,623
Design				\$2,641,449
Administrative Costs				\$660,352
Construction Management				\$2,641,449
Subtotal 3				\$45,564,998
TOTAL ESTIMATED PROJECT COST				\$45,564,998

EXHIBIT "B"

Computation					
Project		IVGID Export Pipeline Project, Phase II		Computed	HDR
Subject		Estimate of Probable Construction Cost - 16 inch Effluent Pipeline		Date	5/30/2012
Task		PreDesign Cost Estimate - Single Bld		Reviewed	IVGID
Start		2021 construction start with assumed 4% escalation		Date	6/4/2012
	QUANTITY	UNITS	UNIT PRICE	TOTAL COST	
DIVISION 1 - GENERAL REQUIREMENTS					
Mobilization and Demobilization (10%)	1	LS	\$1,311,829	\$1,311,829	
Insurance and Bonds (3%)	1	LS	\$393,549	\$393,549	
SUBTOTAL				\$1,705,377	
DIVISION 2 - SITE WORK					
Mitigation and Environmental Controls	1	LS	\$250,000	\$250,000	
Asphalt Cutting	59,400	LF	\$3.95	\$234,499	
Repaving - Trench Section	178,200	SF	\$5.26	\$937,596	
Asphalt Overlay (1 inch open-graded) and Rotomill	356,400	SF	\$1.32	\$468,598	
Asphalt Stripping	59,400	LF	\$0.99	\$58,625	
Excavation (Soil)	21,945	CY	\$32.90	\$721,953	
Excavation (Rocks)	1,155	CY	\$789.56	\$911,941	
Hauling and Disposal (Soil and Rocks)	14,135	CY	\$23.69	\$334,813	
Shoring	29,700	LF	\$10.53	\$312,665	
Backfill and Compaction (Intermediate)	8,965	CY	\$59.22	\$530,880	
Backfill and Compaction (Initial Backfill)	4,619	CY	\$59.22	\$273,498	
Bedding Material	1,100	CY	\$59.22	\$65,139	
Aggregate Base	3,300	CY	\$59.22	\$195,416	
Grout Existing Effluent Pipeline	1,816	CY	\$296.08	\$537,817	
Traffic Control	1	LS	\$200,000.00	\$200,000	
Blow off Valves (Installation and Miscell.)	5	EACH	\$986.95	\$4,935	
AVRV manholes	11	EACH	\$3,947.80	\$43,426	
SUBTOTAL				\$6,082,599	
DIVISION 3 - CONCRETE					
Concrete Pipe Cover	1,650	CY	\$263.19	\$434,257	
SUBTOTAL				\$434,257	
DIVISION 15 - MECHANICAL					
PIPES					
8 inch DI (Blowoff)	75	LF	\$105.27	\$7,896	
2 inch HDPE pipe	176	LF	\$6.58	\$1,158	
16-inch DIP Pipe	29,700	LF	\$210.55	\$6,253,308	
FITTINGS					
DIP Fittings (Assume 3% of Pipe Cost)	1	LS	\$188,000	\$188,000	
VALVES					
2 inch AVR V	11	EACH	\$2,631.86	\$28,950	
2 inch Gate Valve	11	EACH	\$197.39	\$2,171	
8 inch Gate Valve (Blowoff)	5	EACH	\$1,315.93	\$6,580	
16 inch Butterfly Valves	2	EACH	\$5,263.73	\$10,527	
Valve Boxes (Blowoff)	10	EACH	\$657.97	\$6,580	
Valve Extension Rod and Casing (Blowoff)	5	EACH	\$986.95	\$4,935	
Tie-in	2	EACH	\$6,579.66	\$13,159	
Pipeline Pressure Testing	29,700	LF	\$2.63	\$78,166	
SUBTOTAL				\$6,601,430	
Subtotal 1 (Division Total)				\$14,823,664	
Contractor Overhead and Profit (8% of Subtotal 1)				\$1,185,893	
Subtotal 2				\$16,009,557	
Construction Contingencies (20% of Subtotal 2)				\$3,201,911	
Design (8% of Subtotal 2)				\$1,280,765	
Administrative Costs (8% of Subtotal 2)				\$1,280,765	
Construction Management (8% of Subtotal 2)				\$1,280,765	
Subtotal 3				\$23,053,763	
TOTAL ESTIMATED PROJECT COST				\$23,053,763	